

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49

**RESOLUTION NO. R2024-44**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2024-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 8 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 3,100 FEET NORTH OF THE INTERSECTION OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, BY ADDING ONE (1) ACCESS POINT ALONG AERO CLUB DRIVE TO ACCESS LOT 8; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulation is authorized and empowered to consider petitions related to zoning and development orders; and

**WHEREAS**, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied; and

**WHEREAS**, the Master Plan Amendment was reviewed and certified by the Development Review Manager; and

**WHEREAS**, The Equestrian Preserve Committee recommended \_\_\_\_\_ of the Master Plan Amendment on September 4, 2024, with a \_\_\_\_ vote; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on September 18, 2024, recommended \_\_\_\_\_ of the Master Plan Amendment with a \_\_\_\_\_ vote ( - ); and

**WHEREAS**, the Council has taken the recommendations from the Equestrian Preserve Committee, Local Planning Agency, Findings of Facts from Wellington staff, competent substantial evidence presented at the hearing, and the comments from the public into consideration when considering the proposed Master Plan Amendment; and

**WHEREAS**, The Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The requested Master Plan Amendment is consistent with the surrounding Land Uses and Zoning Districts;

4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The requested Master Plan Amendment will result in a logical and orderly development pattern;
6. The requested Master Plan Amendment is consistent with the applicable Equestrian Overlay Zoning District (EOZD) regulations; and
7. The requested Master Plan Amendment complies with Article 11, Adequate Public Facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:**

**SECTION 1:** The Landings of Wellington PUD Master Plan Amendment is hereby APPROVED for the property described in Exhibit A, providing for the following:

1. To add one (1) access point along Aero Club Drive to access Lot 8 of Winding Trails (Pod D-1).

**SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

1. Unless otherwise specified in this resolution, all previous conditions of The Landings at Wellington PUD are still in full effect.
2. This approval is based on the Master Plan dated July 24, 2024.
3. A Minor Site Plan amendment for Lots 8 and 9 is required to add the additional access point and reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement. The Minor Site Plan amendment will be approved administratively by staff once the Master Plan Amendment is approved by Council.
4. A replat of Lot 8 is required to remove a portion of the limited access easement to allow for the new access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement east of the barn. The replat shall be approved by Council prior to the issuance of any engineering permits associated with the new access point.
5. The additional access point shall be used for egress only. Proper signage shall be posted on site.

**SECTION 3:** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**WELLINGTON**

BY: \_\_\_\_\_  
Michael J. Napoleone, Mayor

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

120  
121  
122  
123  
124  
125

**Resolution Exhibit A - Legal Description**

Parcel 8, Winding Trails, as shown on the Plat thereof, recorded in Plat Book 125, Page 56 through 69, inclusive, of the Public Records of Palm Beach County, Florida.

CONTAINING 4.99 ACRES MORE OR LESS.