

**ITEM: RESOLUTION NO. R2024-44 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 8 OF WINDING TRAILS ACCESS POINT)**

**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.**

**REQUEST:** Approval of Resolution No. R2024-44 to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 8 of Winding Trails.

**EXPLANATION:** Zach Cicera, Coteleur and Hearing, agent, on behalf of S/F Equestrian Farm FLA LLC, owners, is requesting a Master Plan Amedment to The Landing at Wellington PUD Master Plan to add an additional access drive to access Lot 8 of Winding Trails.

Master Plans are required to show all access points along the major thoroughfares (Aero Club Drive and Greenbriar Boulevard). The Master Plan Amendment approved in 2017 limited the number of driveways along the major thoroughfares and had shared driveways for Lots 1 – 3, Lots 5 and 6, and Lots 8 and 9. In 2022, a Master Plan Amendment was approved to allow for an additional access point to Lot 6 so the property owner could have a separate entrance for the residence, as the property owner owned both Lots 5 and 6. The owner of Lots 8 and 9 is also requesting an additional driveway on Lot 8 to be used specifically for service egress and to improve the circulation within the property.

The Village Engineer and Traffic Engineer has determined that the additional access point will not affect the level of service of Aero Club Drive and the design of the driveway meets/exceeds the requirements of the code.

**RECOMMENDATION:** All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and LDR, subject to conditions provided in the staff report.

Findings of Fact have been provided in the Staff Report to recommend approval of the Master Plan Amendment request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.