

RESOLUTION NO. R2025-06

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
ACCEPTING AND APPROVING BAXTER HILL GARDENS PLAT
BEING A REPLAT OF LOTS 45, 46 AND 47, GRAND PRIX FARMS
PLAT NO. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14
THROUGH 17, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA LYING IN SECTION 20, TOWNSHIP 44 SOUTH,
RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH
COUNTY, FLORIDA.**

WHEREAS, the proposed Baxter Hill Gardens Plat is to correct the water management and lake maintenance easement and to bring the subdivision into compliance with Wellington's LDR Article 8. The parcel of land is lying in Section 20, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida (Exhibit A – Baxter Hill Gardens Plat Location Map).

WHEREAS, the Baxter Hill Gardens Plat has been reviewed and found to be consistent with the preliminary replat approval for Technical Compliance; and

WHEREAS, all required documents upon which the replat is based are attached hereto;

WHEREAS, all necessary dedications and fees have been supplied to the Village of Wellington; and

WHEREAS, the Engineering Department recommends that Council accept and approve the proposed replat.

NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S COUNCIL that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct.

SECTION 2. The Wellington Council hereby accepts and approves the Baxter Hill Gardens Plat, a copy of which is attached (Exhibit B – Baxter Hill Gardens Plat), and hereby authorizes the Mayor and Clerk to execute the plat for recordation, subject to and conditioned upon the requirements of Article 8 of Wellington’s Land Development Regulations.

SECTION 3. Upon recordation of the plat, any prior plat encompassing this property or pre-existing subdivision of this property shall be automatically and simultaneously vacated and annulled.

SECTION 4. This Resolution shall become effective immediately upon adoption.

1 **PASSED AND ADOPTED** this ____ day of _____, 2025.
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6 **ATTEST:**

WELLINGTON

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9 By: _____
10 Chevelle D. Hall, Clerk
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By: _____
Michael J. Napoleone, Mayor

12 **APPROVED AS TO FORM**
13 **AND LEGAL SUFFICIENCY**
14

15
16 By: _____
17 Laurie S. Cohen, Village Attorney
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