

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 at the September 4, 2024 meeting 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;

- 50 4. No adverse impacts to the natural environment are expected to occur as a result
51 of the approval of the request;
52
53 5. The requested Master Plan Amendment will result in a logical and orderly
54 development pattern;
55
56 6. The requested Master Plan Amendment is consistent with the applicable
57 Equestrian Overlay Zoning District (EOZD) regulations; and
58
59 7. The requested Master Plan Amendment complies with Article 11, Adequate
60 Public Facilities.
61

62 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
63 **FLORIDA, THAT:**
64

65 **SECTION 1.** The Landings of Wellington PUD Master Plan Amendment is hereby
66 APPROVED for the property described in Exhibit A, providing for the following:
67

- 68 1. To add one (1) access point along Aero Club Drive to access Lot 8 of Winding
69 Trails (Pod D-1).
70

71 **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the
72 following conditions:
73

- 74 1. Unless otherwise specified in this resolution, all previous conditions of The
75 Landings at Wellington PUD are still in full effect.
76
77 2. This approval is based on the Master Plan dated July 24, 2024.
78
79 3. A Minor Site Plan amendment for Lots 8 and 9 is required to add the additional
80 access point and reconfigure the lot line on the southern portion of Lot 8,
81 including the Lake Maintenance Easement. The Minor Site Plan amendment will
82 be approved administratively by staff once the Master Plan Amendment is
83 approved by Council.
84
85 4. A replat of Lot 8 is required to remove a portion of the limited access easement
86 to allow for the new access point and to reconfigure the lot line on the southern
87 portion of Lot 8, including the Lake Maintenance Easement east of the barn. The
88 replat shall be approved by Council prior to the issuance of any engineering
89 permits associated with the new access point.
90
91 5. The additional access point shall be used for egress only. Proper signage shall
92 be posted on site.
93

94 **SECTION 3:** This Resolution shall become effective immediately upon adoption.
95

96 **PASSED AND ADOPTED** this ____ day of _____, 2024.

97
98 **WELLINGTON**
99

100
101 BY: _____
102 Michael J Napoleone, Mayor
103

104
105 **ATTEST:**
106

107
108 BY: _____
109 Chevelle D. Hall, MMC, Village Clerk
110

111
112 **APPROVED AS TO FORM AND**
113 **LEGAL SUFFICIENCY**
114

115
116 BY: _____
117 Laurie Cohen, Village Attorney

118
119
120
121
122
123

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.