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**RESOLUTION NO. R2022-47**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2022-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 6 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 500 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 6; 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 Regulations, 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 7, 2022 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 13, 2022, recommended \_\_\_\_\_ of the Master Plan Amendment with a \_\_\_\_\_ vote ( - ); and

**WHEREAS**, the Council has taken the recommendations from the Local Planning Agency, Equestrian Preserve Committee, Wellington staff, 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;

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

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

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

- 67 1. To add one (1) access point along Aero Club Drive to access Lot 6 of Winding  
68 Trails (Pod D-1).  
69

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

- 73 1. All previous conditions of The Landings at Wellington PUD, unless otherwise  
74 specified in this resolution, are still in effect.  
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76 2. Approval is based on the Master Plan dated stamped May 4, 2022.  
77  
78 3. A vacation abandonment is required to be approved for the portion of the limited  
79 access easement where the driveway will be located prior to the issuance of any  
80 engineering permits.  
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82 **SECTION 3:** This Resolution shall become effective immediately upon adoption.  
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85 (Remainder of page intentionally left blank.)  
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**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**WELLINGTON**

BY: \_\_\_\_\_  
Anne Gerwig, Mayor

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle Addie, Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

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

**Resolution Exhibit A - Legal Description**

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Parcel 6, 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.