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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 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 approval of the Master Plan Amendment at the September 7, 2022 meeting with a 4-1 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 approval of the Master Plan Amendment with a 5-0 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;
4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;

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- 51 5. The requested Master Plan Amendment will result in a logical and orderly
- 52 development pattern;
- 53
- 54 6. The requested Master Plan Amendment is consistent with the applicable
- 55 Equestrian Overlay Zoning District (EOZD) regulations; and
- 56
- 57 7. The requested Master Plan Amendment complies with Article 11, Adequate
- 58 Public Facilities.
- 59

60 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**

61 **FLORIDA, THAT:**

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63 **SECTION 1.** The Landings of Wellington PUD Master Plan Amendment is hereby

64 APPROVED for the property described in Exhibit A, providing for the following:

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

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

70 following conditions:

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- 72 1. All previous conditions of The Landings at Wellington PUD, unless otherwise
- 73 specified in this resolution, are still in effect.
- 74
- 75 2. Approval is based on the Master Plan dated stamped May 4, 2022
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- 77 3. A vacation abandonment is required to be approved for the portion of the limited
- 78 access easement where the driveway will be located prior to the issuance of any
- 79 engineering permits.
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81 **SECTION 3:** This Resolution shall become effective immediately upon adoption.

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84 (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.