



**WELLINGTON
PLANNING & ZONING DIVISION
STAFF REPORT**

I. PETITION DESCRIPTION:

Petition Number: 18-200001 (2018-024 VAC)

Petition Name: Deeridge Farms Vacation/Abandonment

Owner: Solar Sportsystems, Inc.
250 Delaware Avenue
Buffalo, NY 14202

Agent: Chris Goetzfried, P.E.
Caulfield and Wheeler
7900 Glades Road
Suite 100
Boca Raton, FL 33434

Location Address: 12100 Pierson Road

Parcel Control
Number: 73-41-44-22-00-000-1020

Land Use: Residential B (0.1 du/1.0ac)

Zoning: Agricultural Residential/Equestrian Overlay Zoning District
(AR/EOZD) Subarea D

Project Manager: Kelly Ferraiolo, Senior Planner

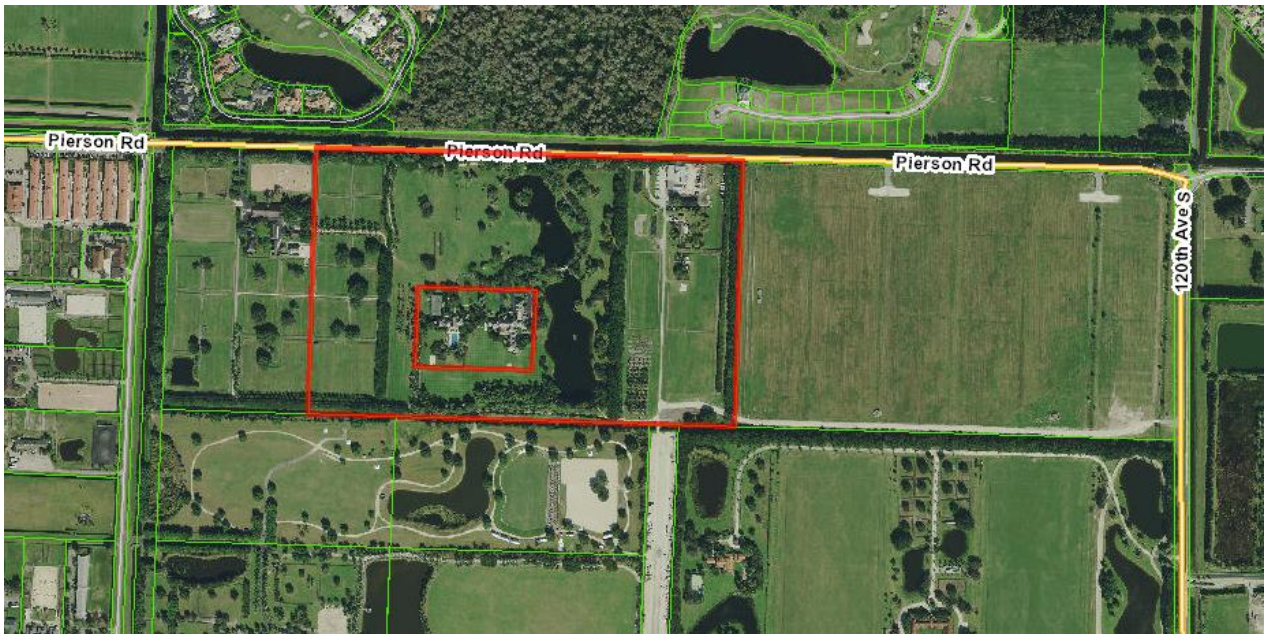
II. REQUEST:

To vacate/abandon a 0.25 acre portion of a 20-foot wide water easement located within Deeridge Farms. The owner is seeking the vacation/abandonment as required by the Village of Wellington's Utility Department as the public water easement should not be located within private property.

III. LOCATION:

The subject property is located on the southeast corner of Pierson Road and Southfields Road and is within Subarea D of the EOZD south of Lake Worth Road. Equestrian

facilities exists on the property (Exhibit A – Survey), and it is surrounded on the south, east, and west by similar equestrian properties and to the north by single family residences and the Big Blue Preserve.



IV. HISTORY:

The subject property was purchased by Solar Sportsystems, Inc. in 1983. The owner also owns the properties to the south (13170 and 13172 Southfields Road) the property to the east (12004 Pierson Road), the property to the west (12590 Pierson Road) and the property that consists of the single residence (12500 Pierson Road). The agent applied for this vacation/abandonment to abandon the public utility easement on private property in order to reconstruct the maintenance facility on site.

V. ANALYSIS:

The Wellington Code of Ordinances Chapter 54, Section 54(b) "Petitions for abandonment of rights-of-way and easements for utility, drainage or maintenance purposes", allows a property owner to petition Wellington to abandon, vacate, discontinue or close any existing easement following Wellington's prescribed application. The area of abandonment is a water easements internal to the property, not a right-of-way; and therefore, do not require consent from the abutting property owners, but only a public hearing and notice of intent to abandon through local newspaper publication.

The Engineering Services Department and Utilities Department have no objections to vacate and abandon the easement. The Utility Department required the abandonment as the public easement should not be located on private property. The proposed area to be vacated/abandoned is depicted on the Sketch and Description (Exhibit B – Sketch and Description) prepared by David Linley, Registered Land Surveyor with Caulfield and Wheeler, Inc. (Florida Certificate No. 3591).

The Engineering Services Department and Utility Department have determined this request to vacate a 0.25 acre portion of a 20-foot wide water easement within Deeridge Farms is consistent with the public interest and will not adversely affect utility or access to

other properties. With the abandonment of the easement, all existing water infrastructure shall revert to the underlying property owner who will have the perpetual responsibility to maintain it.

VI. STAFF RECOMMENDATION:

The Planning and Zoning Department recommends approval of Resolution No. R2018-41 Petition 18-200001 (2018-024 VAC) to vacate/abandon a 0.25 acre portion of a 20 foot wide water easement located within Deeridge Farms as depicted in Exhibit B – Sketch and Description, for the purpose of reconstructing the onsite maintenance facility.