



Legislation Details (With Text)

File #: PZ-0273 **Name:** CINDY DRIVE WELLINGTON PUD MASTER PLAN
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT
(PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT
DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH

Type: PZ-Master Plan/Amendment

In control: Planning, Zoning and Adjustment Board

On agenda: 10/19/2022

Final action: 10/19/2022

Title: CINDY DRIVE WELLINGTON PUD MASTER PLAN
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT
(PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT
DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH
LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING
0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD
AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED
HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS;
PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.

Code sections:

Attachments: 1. 0.Location Map-Cindy Dr, 2. 2a.Resolution No. R2022-64 DENIAL, 3. 2b.Exhibit A Legal
Description, 4. 2c.Resolution No. R2022-65 Approval, 5. 2d.Exhibit A Legal Description, 6. 2e.Exhibit
B Wellington PUD Master Plan, 7. 3.Staff Report-Cindy, 8. 3a.Exhibit A Plat, 9. 3b.Exhibit B Wellington
PUD Master Plan, 10. 3c.Exhibit C Applicant Justification Statement, 11. 3d.Exhibit D Comprehensive
Plan (GoalsObjectivesPolicies), 12. 3e.Exhibit E Public Comments 10062022, 13. PZAB-VC Legal Ad
November hearing

Date	Ver.	Action By	Action	Result
10/19/2022	1	Planning, Zoning and Adjustment Board	denied	

ITEM: WELLINGTON PUD MASTER PLAN AMENDMENT; 977 CINDY DRIVE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: The Wellington Planned Unit Development (PUD) Master Plan was approved in 1972 by Palm Beach County and included the Palm Beach Little Ranches East pod with 34 units. The plat for Palm Beach Little Ranches East of Wellington was recorded in 1974 with 34 platted lots with an average size ranging from three (3) to five (5) acres, and one (1) tract designated Open Space and Recreation Area (the 0.23-acre subject parcel). The intent of the Open Space and Recreation Area was to satisfy the residential subdivision/project requirement for a recreation area within Palm Beach Little Ranches East pod. Typically, these open space and recreation area parcels are dedicated to a homeowners' association or the local government.

The owner/applicant acquired the 0.23-acre subject parcel in 2006 by a tax deed sale. The owner/applicant was informed the subject parcel had no development approvals or entitlements and does not meet Wellington's Land Development Regulation (LDR) for a residential lot within Palm Beach Little Ranches.

The owner/applicant is requesting to amend the Wellington PUD Master Plan to add one (1) dwelling unit to the Palm Beach Little Ranches East pod and to allow site-specific development standards for the subject parcel.

SUMMARY: Resolution No. R2022-65 is provided with recommended conditions of approval if the EPC or PZAB intends to recommend approval and Council intends to approve the applicant's request.