



## Legislation Text

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File #: 22-5465, Version: 1

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**ITEM: RESOLUTION NO. R2022-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT - LOT 6 OF WINDING TRAILS ACCESS POINT)**

**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.**

**REQUEST:** Approval of Resolution No. R2022-47 to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 6 of Winding Trails.

**EXPLANATION:** Don Hearing, Coteleur and Hearing, agent, on behalf of Bonnie and Nophar Silver, owners, is requesting a Master Plan Amedment to The Landing at Wellington PUD Master Plan to add an additional access drive to access Lot 6 of Winding Trails.

The Master Plan is required to show all access points along the major thoroughfares (Aero Club Drive and Greenbriar Boulevard). The Master Plan Amendment that was approved in 2017 for Winding Trails limited the number of driveways along the major thoroughfares and had shared driveways for Lots 1 - 3, Lots 5 and 6, and Lots 8 and 9. The current owner of Lot 6 also owns Lot 5 and is proposing to unify the lots, construct one (1) barn with grooms quarters on Lot 5, and a separate single family residence situated on the northern portion of Lot 6. The owner is requesting a separate driveway entrance to Lot 6 so they don't have to construct an unnecessarily long driveway to the residence from the existing access point and so the residence has its own separate private entrance.

The Wellington Engineer and Traffic Engineer have determined that the additional access point will not affect the Level of Service (LOS) of Aero Club Drive and the design of the driveway meets/exceeds the requirements of the code.

The Equestrian Preserve Committee (EPC) recommended approval (4-1) at the September 6, 2022 EPC meeting.

The Planning, Zoning and Adjustment Board (PZAB) recommended approval (5-0) at the September 13, 2022 PZAB meeting. The request was approved to allow the new access drive to be designed with a 30 degrees radius, while the others were designed to exceed the standard at 45 degrees. The PZAB also added if the driveway was approved at a 30-degree radius, then a condition be added that the driveway be used for residential traffic only

**BUDGET AMENDMENT REQUIRED:** N/A

**PUBLIC HEARING:** YES

**QUASI-JUDICIAL:** YES

**FIRST READING:** YES

**SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Resolution No. R2022-47 to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 6 of Winding Trails.