# Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

## Legislation Details (With Text)

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| **File #:** | 18-2543 | **Name:** | RESOLUTION NO. R2018-67 (WELLINGTON COUNTRYPLACE PUD DEVELOPMENT ORDER AMENDMENT)<br><br>A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO DELETE CONDITION NO. 4 OF RESOLUTION R2008-111, FOR CERTAIN PROPERTY KNOWN AS WE |
| **Type:** | Development Order Amendments | | |
| | | **In control:** | Village Council |
| **On agenda:** | 12/11/2018 | **Final action:** | |
| **Title:** | RESOLUTION NO. R2018-67 (WELLINGTON COUNTRYPLACE PUD DEVELOPMENT ORDER AMENDMENT)<br><br>A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO DELETE CONDITION NO. 4 OF RESOLUTION R2008-111, FOR CERTAIN PROPERTY KNOWN AS WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT, POD F, TO ALLOW THE CONSTRUCTION OF PERMANENT ROAD AND BRIDLE TRAIL IMPROVEMENTS FOR GENE MISCHE WAY PRIOR TO THE APPROVAL AND RECORDATION OF THE RELATED PLAT; AND PROVIDING AN EFFECTIVE DATE. | | |
| **Code sections:** | | | |
| **Attachments:** | 1. 1. Resolution R2018-67, 2. 2. Staff Report, 3. 3. Resolution No. R2008-111 - Condition No. 4, 4. 4. Legal Ad Council 12.11.pdf | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|

**ITEM: RESOLUTION NO. R2018-67 (WELLINGTON COUNTRYPLACE PUD DEVELOPMENT ORDER AMENDMENT**)

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO DELETE CONDITION NO. 4 OF RESOLUTION R2008-111, FOR CERTAIN PROPERTY KNOWN AS WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT, POD F, TO ALLOW THE CONSTRUCTION OF PERMANENT ROAD AND BRIDLE TRAIL IMPROVEMENTS FOR GENE MISCHE WAY PRIOR TO THE APPROVAL AND RECORDATION OF THE RELATED PLAT; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Resolution No. R2018-67 amending a Development Order to delete Condition No. 4 of Resolution R2008-111 to allow for the construction of Gene Mische Way and the bridle trail proposed within the roadway easement.

**EXPLANATION:** Resolution No. R2008-111 was adopted for Wellington CountryPlace PUD, Pod F, Lot 1 and Lot 2, with a condition of approval requiring construction of permanent improvements prior to approval and recording of the plat of the subject site. At the time, the future lot configuration of the rest of Pod F was not planned. Since then, a Master Plan and Site Plan for Pod F have been approved. The Plat was submitted and has not yet been approved or recorded. The tentative hearing for the plat will be sometime early next year.


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Wellington would like to see the connection between Pierson Road and 40th Street be established as this will address some of the traffic congestion from peak events held at the venues during season. The property owners would also like to move forward with this construction. In order to do so, the Village will need to delete condition no. 4 of Resolution R2008-111.

The required road, bridle trail, landscape buffer and roadway drainage system are the only improvements that will be constructed prior to the plat recordation. Staff notes that permits will be issued for earthwork, clearing, grubbing, and removal of invasive vegetation, etc., in the areas required for staging during construction of the required improvements. All other improvements for development of the individual lots will not be allowed until the plat is approved and recorded.

This request requires Council consideration since it was a Council approved condition. This Development Order Amendment is not required to be heard by the Equestrian Preserve Committee or the Planning, Zoning and Adjustment Board. The request does not alter the development pattern, intensity, conceptual plan, use, density, or any other element of the approval. This request simply allows Gene Mische Way to be constructed prior to the recordation of the Plat. All other conditions of approval will remain intact and in full effect.

**BUDGET AMENDMENT REQUIRED:** NO

**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. R2018-67 amending a Development Order to delete Condition No. 4 of Resolution R2008-111 to allow for the construction of Gene Mische Way and the bridle trail proposed within the roadway easement.