



Legislation Details (With Text)

File #: PZ-0268 **Name:**
Type: PZ-Master Plan/Amendment **In control:** Planning, Zoning and Adjustment Board
On agenda: 9/13/2022 **Final action:** 9/13/2022
Title: 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.

Code sections:

Attachments: 1. 0.0 Location Map, 2. 1. Resolution R2022-47 MPA, 3. 2. Staff Report, 4. 4. Exhibit A - Proposed Master Plan, 5. 5. Exhibit B - Proposed Site Plan, 6. 6. Exhibit C - Autoturn Analysis, 7. 7. Exhibit D - Traffic Statement, 8. 8. Exhibit E - Justification Statement, 9. 9.13.22 PZAB Legal Ad

Date	Ver.	Action By	Action	Result
9/13/2022	1	Planning, Zoning and Adjustment Board	approved with conditions	

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

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PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: David Milledge, Cotleur and Hearing, agent, on behalf of Bonnie and Nophar Silver, owners, is requesting a Master Plan Amedment to The Landings at Wellington PUD Master Plan to add an additional access to 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 access points 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 Village Engineer and Wellington's consultant Traffic Engineer have determined that the additional access point will not affect the level of service of Aero Club Drive and the design of the driveway meets/exceeds the requirements of the code.

SUMMARY: 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.