



Legislation Text

File #: EPC-240, Version: 1

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.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: David Milledge, Cottleur and Hearing, agent, on behalf of Bonnie and Nophar Silver, owners, is requesting a Master Plan Amendment (MPA) to The Landing at Wellington Planned Unit Development (PUD) Master Plan to add an additional access point on Aero Club Drive 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 approved in 2017 for Winding Trails limited the number of access points or 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 access 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 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.