



## Legislation Text

---

File #: PZ-0269, Version: 1

---

### ITEM: RESOLUTION NO. R2022-51 (WELLINGTON PUD MASTER PLAN)

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE WELLINGTON PLAN UNIT DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; 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 by Palm Beach County in 1972, and consisted of more than 7,300 acres and 14,600 dwelling units (DU). The Master Plan has been amended various times throughout the years. The amendments included modifying parcel boundaries, units within each tract/pod, unit types, uses of parcels/tracts, and access points. With all the amendments throughout the years, the current Wellington PUD Master Plan is difficult to use with illegible text and graphics.

The intent is to update the Master Plan in a manner similar to what was done recently with Wellington's Future Land Use Map and Official Zoning Map. The update to the Master Plan introduces the use of color to graphically illustrate the different use types. This amendment will update the master plan graphically, illustrate all previous approvals/notes as shown on the latest Wellington PUD Master Plan (1986 Master Plan), and reflect current site conditions, including showing the acreage, number of pods, access points, etc. This proposed update does not change the land use, zoning, or entitlements to any property within the Wellington PUD.

**SUMMARY:** Staff recommends approval of Resolution No. R2022-51, a Master Plan Amendment to replace the current Wellington PUD Master Plan with an updated graphical illustration of the plan, restated current approvals, and reflecting current site conditions within the subject area of Wellington.