



## Legislation Text

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File #: 22-5470, Version: 1

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### 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 PLANNED UNIT OF 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.**

**REQUEST:** 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, restate current approvals, and reflect current site conditions within the subject area of Wellington.

**EXPLANATION:** The Wellington Planned Unit Development (PUD) Master Plan ("Master Plan") was approved by Palm Beach County in 1972, and consisted of over 7,300 acres and over 14,600 dwelling units (DU). The approved master plan has been amended various times throughout the years, which includes, modifying parcel boundaries, units within each tract/pod, unit types, uses of parcels/tracts and access points. With all the amendments over a 50-year span, the current Master Plan is difficult to use with illegible text and graphics.

The intent of this request 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 plan graphically, illustrate all previous approvals/notes as shown on the current 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. This is simply a more current version of the approved master plan.

On September 13, 2022, Wellington's Planning, Zoning and Adjustment Board (PZAB) recommended approval of the amendment with a 5-0 vote.

**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. R2022-51, a Master Plan Amendment to replace the

current Wellington PUD Master Plan with an updated graphical illustration of the plan, restate current approvals, and reflect current site conditions within the subject area of Wellington.