



Legislation Text

File #: 22-5663, Version: 1

ITEM: CINDY DRIVE WELLINGTON PUD MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: A Master Plan Amendment to amend the Wellington PUD Master Plan to add one (1) dwelling unit with site-specific development standards for a parcel designated Open Space and Recreation on the Palm Beach Little Ranches East Plat.

EXPLANATION: The Wellington Planned Unit Development (PUD) Master Plan was approved in 1972 and included the Palm Beach Little Ranches East pod with 34 units. The plat for Palm Beach Little Ranches East of Wellington was recorded in 1974 with 34 platted lots with an average size ranging from three (3) to five (5) acres, and one tract designated Open Space and Recreation Area (the 0.23-acre subject parcel). The intent of the Open Space and Recreation Area was to satisfy the requirement for a recreation area within Palm Beach Little Ranches East, which is required for development of residential subdivisions/projects. Typically, these open space and recreation area parcels are dedicated to a homeowners' association or the local government.

The owner/applicant acquired the 0.23-acre subject parcel in 2006 by a tax deed sale. The owner/applicant was informed the subject parcel had no development approvals or entitlements and does not meet Wellington's Land Development Regulation (LDR) for a residential lot within Palm Beach Little Ranches.

The owner/applicant is requesting to amend the Wellington PUD Master Plan to add one (1) dwelling unit to the Palm Beach Little Ranches East pod and to allow site-specific development standards for the subject parcel to develop as a single-family residential lot.

At the October 6, 2022 Equestrian Preserve Committee (EPC) meeting, the Committee received several comments from the public in opposition to the request. EPC recommends denial of the applicant's request.

At the October 19, 2022 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board received comments from the Palm Beach Little Ranches voluntary property owner's association in opposition to the development of the 0.23-acre subject parcel as a single-family residential lot. PZAB recommends denial of the applicant's request.

On December 12, 2022 the applicant requested a postponement from the December 13, 2022 Council meeting. The Council postponed this item to the January 10, 2023 meeting.

Staff recommends denial as provided in Resolution No. R2022-64.

Resolution No. R2022-65 is provided with recommended conditions of approval if Council intends to approve the applicant's request.

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: A Master Plan Amendment to amend the Wellington PUD Master Plan to add one (1) dwelling unit with site-specific development standards for a parcel designated Open Space and Recreation on the Palm Beach Little Ranches East Plat.