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**RESOLUTION NO. R2019-025**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 19-004 (2019-003 MPA 1)] AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 30C FROM TENNIS POLO FACILITY TO MULTI-FAMILY; TO MODIFY THE ACREAGE OF POD 30C FROM 8.3 ACRES TO 5.58 ACRES; TO ALLOCATE 50 DWELLING UNITS TO POD 30C; TO ADD TWO (2) ACCESS POINTS ALONG SOUTH SHORE BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Council, as the governing body of the Village of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulation is authorized and empowered to consider petitions related to zoning and development orders;

**WHEREAS**, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied;

**WHEREAS**, the Master Plan Amendment was reviewed and certified by the Development Review Manager;

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on August 14, 2019, recommended \_\_\_\_\_ of the Master Plan Amendment with a \_\_\_\_\_ vote;

**WHEREAS**, the Council has taken the recommendations from the Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the proposed Master Plan Amendment; and

**WHEREAS**, The Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan;

- 46 2. The subject request is consistent with the stated purposes and intent of the Land  
47 Development Regulations;  
48  
49 3. The requested Master Plan Amendment is consistent with the surrounding Land  
50 Uses and Zoning Districts;  
51  
52 4. No adverse impacts to the natural environment are expected to occur as a result  
53 of the approval of the request; and  
54  
55 5. The requested Master Plan Amendment will result in a logical and orderly  
56 development pattern;  
57

58 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**  
59 **FLORIDA, THAT:**  
60

61 **SECTION 1:** The Landings of Wellington PUD Master Plan Amendment (Exhibit  
62 B) is hereby APPROVED for the property described in Exhibit A, providing for the  
63 following:  
64

- 65 1. To modify the Master Plan designation of Pod 30C from Tennis and Polo Facility to  
66 Multifamily.  
67  
68 2. To modify the acreage of Pod 30C from 8.3 acres to 5.58 acres.  
69  
70 3. To allocate 50 dwelling units to Pod 30C.  
71  
72 4. To add two (2) access points along South Shore Boulevard.  
73

74 **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the  
75 following conditions:  
76

- 77 1. All previous conditions of the Wellington PUD, unless otherwise specified in this  
78 resolution, are still in effect. (PLANNING AND ZONING)  
79  
80 2. Approval is based on the Master Plan dated stamped April 15, 2019. (PLANNING  
81 AND ZONING)  
82  
83 3. The project shall be required to be re-platted. The re-plat application shall be  
84 submitted within 60 business days of the Master Plan approval granted by Village  
85 Council and be recorded prior to the issuance of the first building permit.  
86 (ENGINEERING)  
87  
88 4. The developer shall be required to provide the land dedication for parks and  
89 recreation facilities as well as civic facilities pursuant to the Land Development  
90 Regulations. The land dedication required for parks and recreation is 0.75 acres  
91 (32,670 square feet). The civic dedication is 0.15 acres (6,534 square feet). In lieu  
92 of dedication the developer may pay a fee equal to \$37,500.00 for parks and

93 recreation and \$7,500.00 for civic dedications. A 10% credit may be available for  
94 passive recreational area if they are dedicated for public use. These fees shall be  
95 paid in full prior to the issuance of the first building permit. (PLANNING AND  
96 ZONING)  
97

98 5. In order to address the school capacity deficiency generated by this proposed  
99 development at the District high school level, the property owner shall contribute  
100 \$128,610.00 to the School District of Palm Beach County prior to issuance of first  
101 building permit. (PBC SCHOOL BOARD)  
102

103 6. A 25-foot wide Right-of-Way Landscape Buffer and Easement shall be required  
104 along the property line adjacent to South Shore Boulevard. (PLANNING AND  
105 ZONING)  
106

107 7. A 20-foot wide Incompatibility Landscape Buffer and Easement shall be provided  
108 along the property line adjacent to Commercial Recreation Future Land Use Map  
109 designation. (PLANNING AND ZONING)  
110

111 8. A 5-foot wide Compatibility Landscape Buffer and Easement shall be provided  
112 along the property line adjacent to Residential D Future Land Use Map  
113 designation. (PLANNING AND ZONING)  
114

115 9. The developer shall be required to take measures to ensure that during site  
116 development dust/debris particles from the development do not become a  
117 nuisance to the neighboring properties. (PLANNING AND  
118 ZONING/ENGINEERING)  
119

120 10. All gates shall be approved for emergency vehicle access with universal remote  
121 type to be approved by all emergency agencies, including but not limited to Palm  
122 Beach County Fire and the Palm Beach County Sheriff. (ENGINEERING)  
123

124 11. In order to comply with the Mandatory Traffic Performance Standards in place at  
125 the time of this approval, no building permits for the development shall be issued  
126 after December 31, 2023. A time extension for this condition may be approved  
127 based on a Traffic Study which complies with the Mandatory Traffic Performance  
128 Standards in place at the time of the request. (TRAFFIC)  
129

130 12. Prior to the first building permit for vertical construction, the Applicant shall obtain  
131 permits for any roadway and/or signal modification plans from the Village of  
132 Wellington and/or Palm Beach County Engineering Department for the  
133 modifications to the south approach of the Greenview Shores Boulevard/South  
134 Shore Boulevard intersection. Any signal modifications required to accommodate  
135 these changes, as well as modifications to other approaches and medians will also  
136 be the responsibility of the property owner, including but not limited to design plans,  
137 any required utility locations, right-of-way or easement acquisition, etc. (TRAFFIC)  
138

139 13. Prior to the issuance of a Certificate of Occupancy for the project, the Applicant  
140 shall complete construction of the necessary improvements for the modifications  
141 to the south approach of the Greenview Shore Boulevard / South Shore Boulevard  
142 intersection. (TRAFFIC)

143  
144 **SECTION 3:** This Resolution shall become effective upon the approval of the  
145 companion Comprehensive Plan Future Land Use Map Amendment (Ordinance No.  
146 2019-07) application.

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**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**WELLINGTON**

BY: \_\_\_\_\_  
Anne Gerwig, Mayor

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle Nubin, Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

**Exhibit A  
Legal Descriptions**

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All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

**COMMENCING** at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida:

Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet to the **POINT OF BEGINNING**; thence continue South, along said Easterly line, a distance of 158.53 feet: thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 98.38 feet; thence South 51 degrees 06 minutes 56 seconds West, along a line 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet: thence South 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 478.64 feet to the **POINT OF BEGINNING**.

**AND**

All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

**BEGINNING** at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 31, Page 120 Through 136, of the Public Records of Palm Beach County, Florida: Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet; Thence South 51 degrees 30 minutes 00 seconds West, a distance of 478.64 feet; A Thence West, a distance of 15.00 feet; Thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature of a curve to the left having a radius of 5.00 feet; thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South

256 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 36 degrees  
257 53 minutes 04 seconds West, a distance of 100.22 feet to an intersection with the  
258 Southerly right-of-way line of said South Shore Boulevard; being a curve concave to the  
259 Southeast having a radius of 1440.00 feet; thence Northeasterly, along the arc of said  
260 curve and along said Southerly right-of-way line, through a central angle of 24 degrees  
261 11 minutes 04 seconds, a distance of 607.82 feet to the **POINT OF BEGINNING**.

262  
263 **AND**

264  
265 A parcel of land in the unplatted portion of Section 16, Township 44 South, Range 41  
266 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of  
267 **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND**  
268 **COUNTRY CLUB WELLINGTON P. U. D.**, according to the plat thereof, recorded Plat  
269 Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more  
270 particularly described as follows:

271  
272 **COMMENCING** at the most Northerly corner of said Parcel "A"; said corner being on the  
273 Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW**  
274 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
275 Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence  
276 South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A",  
277 a distance of 110.55 feet; thence South, continuing along said Easterly Line, a distance  
278 of 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along  
279 said Easterly Line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence South  
280 51 degrees 06 minutes 56 seconds West, along the line 20.00 feet North and parallel to  
281 the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75  
282 degrees 45 minutes 16 seconds West, a distance of 36.25 feet; thence South 51 degrees  
283 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53  
284 minutes 04 seconds West; a distance of 83.00 feet; thence due West a distance of 195.00  
285 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to  
286 the point of curvature of a curve to the left having a radius of 5 feet; thence Northwesterly,  
287 Westerly and Southwesterly, along the arc of said curve, through a central angle of 90  
288 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**;  
289 thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence  
290 North 38 degrees 53 minutes 04 seconds West, a distance of 100.22 feet to a point of  
291 non-radial intersection with the Southerly right -of-way line of said South Shore Boulevard;  
292 being a curve concave to the Southeast having a radius of 1440.00 feet; said point bears  
293 North 58 degrees 15 minutes 40 seconds West from the radius point of said curve; thence  
294 Southwesterly along the arc of said curve and along said right-of-way line, through a  
295 central angle of 10 degrees 13 minutes 51 seconds, a distance of 257.13 feet to a point  
296 on said curve; said point bears North 68 degrees 39 minutes 31 seconds West from the  
297 radius point of said curve; thence due East along the Southerly line of said Parcel "A", a  
298 distance of 398.12; thence due North a distance of 70.00 feet; thence due East along the  
299 Southerly line of said Parcel "A", a distance of 110.00 feet; thence North 51 degrees 06  
300 minutes 56 seconds East along the Southeasterly line of said Parcel "A", a distance of

301 204.71 feet; thence North 38 degrees 53 minutes 04 seconds West along the Easterly  
302 line of said Parcel "A", a distance of 20.00 feet to the **POINT OF BEGINNING**.

303

304 **AND**

305

306 A parcel of land in the unplatted portion of Section 16, Township 44 South. Range 41  
307 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of  
308 **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND**  
309 **COUNTRY CLUB WELLINGTON P. U. D.**, according to the plat thereof, recorded Plat  
310 Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more  
311 particularly described as follows:

312

313 **COMMENCING** at the most Northerly corner of said Parcel "A"; said corner being on the  
314 Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW**  
315 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
316 Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence  
317 South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A",  
318 a distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of  
319 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along said  
320 Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds  
321 East, continuing along said Easterly line, a distance of 118.38 feet; thence South 51  
322 degrees 06 minutes 56 seconds West, along the Southeasterly line of said Parcel "A", a  
323 distance of 204.71 feet; thence due West, a distance of 68.82 feet to the **POINT OF**  
324 **BEGINNING**; thence continue due West, a distance of 41.18 feet; thence due South, a  
325 distance of 67.82 feet to a point of non-radial intersection with a curve concave to the  
326 Southeast having a radius of 1080.00 feet; said point bears North 60 degrees 50 minutes  
327 26 seconds West from the radius point of said curve; thence Northeasterly, along the arc  
328 of said curve, being also a curve 360.00 feet Southeasterly from and parallel with the said  
329 Southerly right-of-way line of South Shore Boulevard, through a central angle of 04  
330 degrees 12 minutes 37 seconds, a distance of 79.36 feet to the **POINT OF BEGINNING**.

331

332 **AND**

333

334 ALL that part of Parcel "A" of **EQUESTRIAN/ POLO VILLAGE AND COMPLEX OF**  
335 **PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.**, according to the  
336 plat thereof, as recorded in Book 35, Page 187, Palm Beach County, Florida, public  
337 records, being more particularly described as follows:

338

339 **COMMENCING** at the most Northerly corner of said Parcel "A", said corner being on the  
340 Southerly right of way line of South Shore Blvd., as shown on the plat of **GREENVIEW**  
341 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
342 Plat Book 31, Pages 120 through 136, Palm Beach County, Florida, Public Records;  
343 thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said  
344 Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly line, a  
345 distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds East, continuing  
346 along said Easterly line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence



347 continue South 38 degrees 53 minutes 04 seconds East, along said Easterly line, a  
348 distance of 12.00 feet; thence South 51 degrees 06 minutes 56 seconds West, along a  
349 line 8.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel  
350 "A", a distance of 150.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a  
351 distance of 12.00 feet; thence North 51 degrees 06 minutes 56 seconds East along a line  
352 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A"  
353 a distance of 150.00 feet to **POINT OF BEGINNING.**  
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### Exhibit B – Wellington PUD Master Plan Amendment – The Player's Club Residence

