

# Staff Report - Exhibit E

## RESOLUTION 2013-09

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR PETITION 2012-064 MPA, ALSO KNOWN AS WHITE BIRCH FARM, LOCATED ON THE NORTH SIDE OF PIERSON ROAD APPROXIMATELY 2,300 FEET EAST OF SOUTH SHORE BOULEVARD, TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR A 36.8 ACRE PORTION OF TRACT 30C, TO BE KNOWN AS 30C-4, LABELING THE PROPOSED TRACT 30C-4 "PRIVATE RESIDENTIAL POLO FACILITY", ESTABLISHING ONE (1) ACCESS POINT ALONG THE NORTH SIDE OF PIERSON ROAD AND CONVERTING THE ASSIGNED HOUSING TYPE FROM TWO (2) MULTI-FAMILY DWELLING UNITS TO TWO (2) SINGLE FAMILY DWELLING UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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

**WHEREAS**, the Master Plan Amendment was reviewed and certified by the Development Review Committee as of December 12, 2012; and

**WHEREAS**, the Master Plan Amendment was reviewed and unanimously recommended for approval by the Equestrian Preserve Committee on January 9, 2013; and

**WHEREAS**, the Master Plan Amendment was reviewed and unanimously recommended for approval by the Planning, Zoning and Adjustment Board on February 6, 2013; and

**WHEREAS**, the Wellington Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

**WHEREAS**, the Wellington's Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;

**RECEIVED**

By Planning and Zoning at 1:50 pm, Jun 17, 2013

- 46 2. The subject request is consistent with the stated purposes and intent of the  
47 Land Development Regulations;  
48  
49 3. The requested Master Plan Amendment is consistent with the surrounding  
50 land uses and zoning districts;  
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52 4. The requested Master Plan Amendment requires an amendment to the  
53 Planned Unit Development Master Plan;  
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55 5. No adverse impacts to the natural environment are expected to occur as a  
56 result of the approval of the request;  
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58 6. The requested Master Plan Amendment would result in a logical and  
59 orderly development pattern;  
60  
61 7. The requested Master Plan Amendment is consistent with the applicable  
62 Equestrian Overlay Zoning District (EOZD); and  
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64 8. The requested Master Plan Amendment complies with Article 11, Adequate  
65 Public Facilities.  
66

67 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S**  
68 **COUNCIL, THAT:**  
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70 **SECTION 1.** The White Birch Master Plan Amendment is hereby APPROVED  
71 as described in Exhibit "A", providing for the following:  
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- 73 1) An access point onto the subject site at the southeast corner of the  
74 property along the north side of Pierson Road;  
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76 2) Two (2) single family dwelling units; and  
77  
78 3) Labeling the subject site as a "Private Residential Polo Facility".  
79

80 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified. The White  
81 Birch Farm Master Plan Amendment is hereby APPROVED as described in Exhibit "A",  
82 subject to the following conditions:  
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- 84 1) The subject site shall be platted and recorded within six (6) months from  
85 receiving Village Council approval.  
86  
87 2) This Master Plan and associated site development are restricted to:  
88  
89 A) 160 maximum daily trips;  
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B) Peak hour trips limited to 10% of daily trips; and  
C) Additional traffic allocations shall be requested and approved under  
provisions of Section 15.3.2 of the Village of Wellington Land

Development Regulations.

- 3) Applicant shall construct the proposed access and horse crossing on Pierson Road in accordance with the Village of Wellington Standards and permitted by the Village Engineer.
- 4) Applicant shall provide a 25 foot wide Maintenance Easement along east property line.
- 5) Applicant shall provide a 25 foot wide Maintenance Easement which includes a 15 foot wide Public Bridle Path Easement along the south property line.
- 6) The proposed Site Plan for Tract 30C-4 must be certified by the Village of Wellington Development Review Committee (DRC) and then submitted to the Village Council for review and approval prior to the issuance of building permit(s). The Site Plan shall not be subject to review by the Equestrian Preserve Committee (EPC) or the Planning, Zoning, and Adjustment Board (PZAB) prior to the submittal to the Village Council.

**SECTION 3.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of February 2013.

**RENDERED** the 4<sup>th</sup> day of April 2013.

**ATTEST:**

**WELLINGTON, FLORIDA**

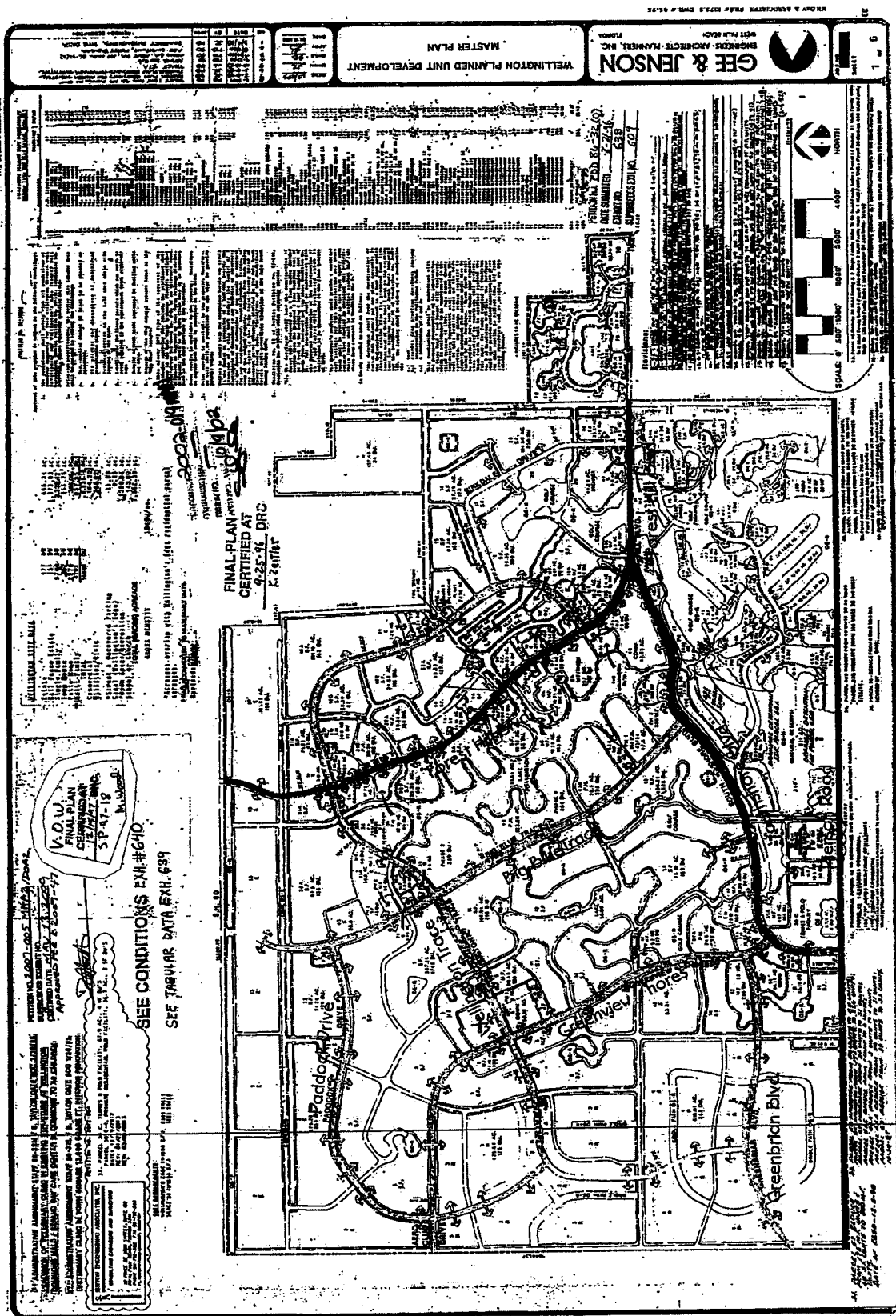
BY: Awilda Rodriguez  
Awilda Rodriguez, Village Clerk

BY: Bob Margolis  
Bob Margolis, Mayor

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

BY: Alvin J. Quinn  
Attorney for the Village of Wellington

## Master Plan



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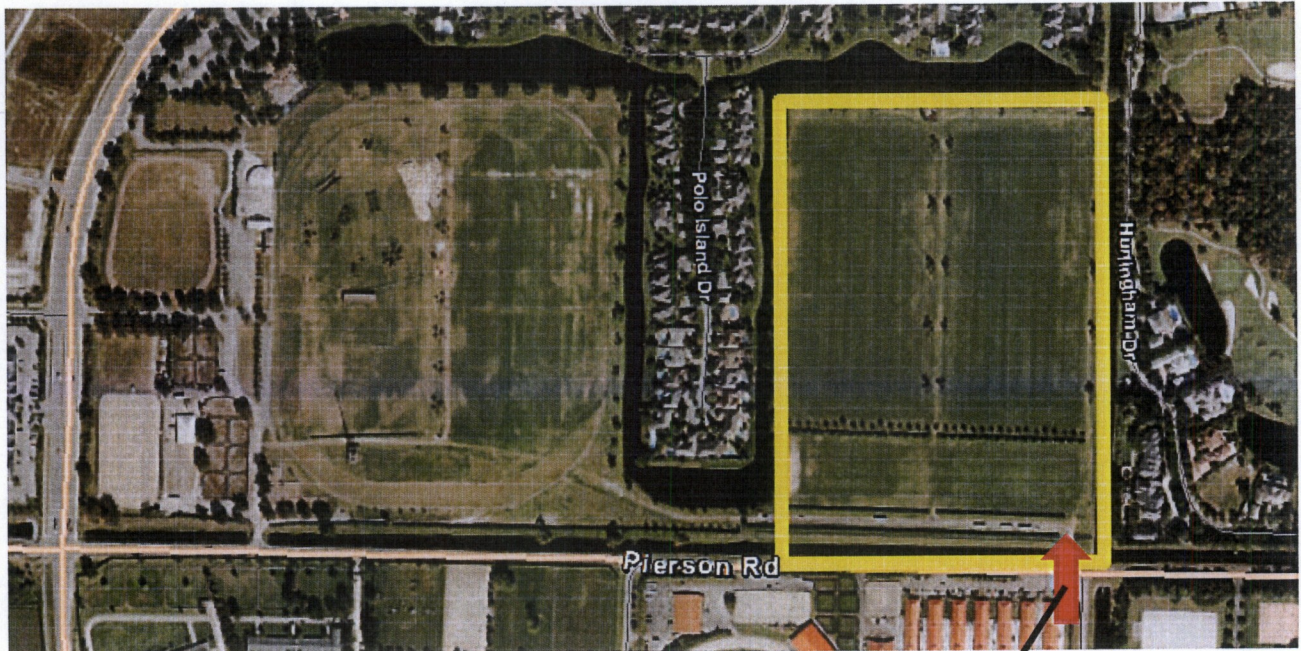
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EXHIBIT "B"



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Primary Access