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**ORDINANCE NO. 2019-07**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 19-003 (2019-002 CPA1)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wellington, Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

**WHEREAS**, Residential F (8.01 – 12.0 du/ac) Future Land Use Map designation allows the redevelopment of the site for multi-family condominium development; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on August 14, 2019 recommended approval of the Comprehensive Plan Amendment to modify the Future Land Use Map with a 7-0 vote; and

**WHEREAS**, the Village Council has taken the recommendations from the Petitioner, Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the amendments to the Comprehensive Plan that are the subject of this Ordinance; and

**WHEREAS**, the Village Council, after notice and public hearing, voted to transmit this proposed amendment to the Florida Department of Economic Opportunity and complied with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE WELLINGTON, FLORIDA COUNCIL THAT:**

**SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map designation for the property described in Exhibit A – Legal Description, The Players Club Residences (F.K.A. Equestrian Polo Village and Complex of Palm Beach Polo and Country Club), is hereby designated as Residential F (8.01 – 12.0 du/ac).

48           **SECTION 2:** The Manager is hereby directed to amend the Wellington Future Land  
49 Use Map (Exhibit B) to include the site specific Future Land Use Map designation for the  
50 property as described in Exhibit A, including an adopted date and ordinance number in  
51 accordance with this ordinance.  
52

53           **SECTION 3:** The Manager is hereby authorized and directed to transmit this  
54 Comprehensive Plan amendment to the Florida Department of Economic Opportunity  
55 pursuant to Chapter 163 Florida Statutes.  
56

57           **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of this  
58 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision  
59 shall not affect the validity of this ordinance as a whole or any portion or part thereof,  
60 other than the part to be declared invalid.  
61

62           **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this  
63 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington  
64 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of  
65 this Ordinance shall prevail to the extent of such conflict.  
66

67           **SECTION 6:** The effective date of this Comprehensive Plan Amendment shall be  
68 31 days after adoption by the Council, if there has not been a compliance challenge with  
69 the Division of Administrative Hearings. If the ordinance is challenged within 30 days  
70 after adoption, the ordinance shall not become effective until the state land planning  
71 agency or the Administrative Commission, respectively, issues a final order determining  
72 the amendment to be in compliance.  
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86 **PASSED** this \_\_\_ day of \_\_\_\_\_ 2019 upon first reading.

87  
88 **PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_ 2019, on second and final  
89 reading.

90	<b>WELLINGTON</b>		
91			
92		<b>FOR</b>	<b>AGAINST</b>
93			
94	BY: _____	_____	_____
95	Anne Gerwig, Mayor		
96			
97	_____	_____	_____
98	Michael J. Napoleone, Vice Mayor		
99			
100	_____	_____	_____
101	John T. McGovern, Councilman		
102			
103	_____	_____	_____
104	Michael Drahos, Councilman		
105			
106	_____	_____	_____
107	Tanya Siskind, Councilwoman		

108  
109 **ATTEST:**

110  
111  
112  
113 BY: \_\_\_\_\_  
114 Chevelle D. Nubin, Village Clerk  
115

116 **APPROVED AS TO FORM AND**  
117 **LEGAL SUFFICIENCY**

118  
119  
120  
121 BY: \_\_\_\_\_  
122 Laurie S. Cohen, Village Attorney

123 **Exhibit A**  
124 **Legal Description**

125  
126  
127 LEGAL DESCRIPTION

128 All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM**  
129 **BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat  
130 thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach  
131 County, Florida; being more particularly described as follows:  
132

133 **COMMENCING** at the most Northerly corner of said Parcel "A", said corner being on the  
134 Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW**  
135 **SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded  
136 in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida:  
137

138 Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of  
139 said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line,  
140 a distance of 125.77 feet to the **POINT OF BEGINNING**; thence continue South, along  
141 said Easterly line, a distance of 158.53 feet: thence South 38 degrees 53 minutes 04  
142 seconds East, continuing along said Easterly line, a distance of 98.38 feet; thence South  
143 51 degrees 06 minutes 56 seconds West, along a line 20.00 feet Northwesterly from and  
144 parallel with the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence  
145 North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet: thence South  
146 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38  
147 degrees 53 minutes 04 seconds West, a distance of 478.64 feet to the **POINT OF**  
148 **BEGINNING**.

149  
150 **AND**

151  
152 All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM**  
153 **BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat  
154 thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach  
155 County, Florida; being more particularly described as follows:  
156

157 **BEGINNING** at the most Northerly corner of said Parcel "A", said corner being on the  
158 Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW**  
159 **SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded  
160 in Plat Book 31, Page 120 Through 136, of the Public Records of Palm Beach County,  
161 Florida: Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly  
162 line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said  
163 Easterly line, a distance of 125.77 feet; Thence South 51 degrees 30 minutes 00 seconds  
164 West, a distance of 478.64 feet; A Thence West, a distance of 15.00 feet; Thence North  
165 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature  
166 of a curve to the left having a radius of 5.00 feet; thence Northwesterly, Westerly and  
167 Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00  
168 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South  
169 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 36 degrees

170 53 minutes 04 seconds West, a distance of 100.22 feet to an intersection with the  
171 Southerly right-of-way line of said South Shore Boulevard; being a curve concave to the  
172 Southeast having a radius of 1440.00 feet; thence Northeasterly, along the arc of said  
173 curve and along said Southerly right-of-way line, through a central angle of 24 degrees  
174 11 minutes 04 seconds, a distance of 607.82 feet to the **POINT OF BEGINNING**.

175  
176 **AND**

177  
178 A parcel of land in the unplatted portion of Section 16, Township 44 South, Range 41  
179 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of  
180 **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND**  
181 **COUNTRY CLUB WELLINGTON P. U. D.**, according to the plat thereof, recorded Plat  
182 Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more  
183 particularly described as follows:

184  
185 **COMMENCING** at the most Northerly corner of said Parcel "A"; said corner being on the  
186 Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW**  
187 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
188 Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence  
189 South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A",  
190 a distance of 110.55 feet; thence South, continuing along said Easterly Line, a distance  
191 of 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along  
192 said Easterly Line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence South  
193 51 degrees 06 minutes 56 seconds West, along the line 20.00 feet North and parallel to  
194 the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75  
195 degrees 45 minutes 16 seconds West, a distance of 36.25 feet; thence South 51 degrees  
196 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53  
197 minutes 04 seconds West; a distance of 83.00 feet; thence due West a distance of 195.00  
198 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to  
199 the point of curvature of a curve to the left having a radius of 5 feet; thence Northwesterly,  
200 Westerly and Southwesterly, along the arc of said curve, through a central angle of 90  
201 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**;  
202 thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence  
203 North 38 degrees 53 minutes 04 seconds West, a distance of 100.22 feet to a point of  
204 non-radial intersection with the Southerly right -of-way line of said South Shore Boulevard;  
205 being a curve concave to the Southeast having a radius of 1440.00 feet; said point bears  
206 North 58 degrees 15 minutes 40 seconds West from the radius point of said curve; thence  
207 Southwesterly along the arc of said curve and along said right-of-way line, through a  
208 central angle of 10 degrees 13 minutes 51 seconds, a distance of 257.13 feet to a point  
209 on said curve; said point bears North 68 degrees 39 minutes 31 seconds West from the  
210 radius point of said curve; thence due East along the Southerly line of said Parcel "A", a  
211 distance of 398.12; thence due North a distance of 70.00 feet; thence due East along the  
212 Southerly line of said Parcel "A", a distance of 110.00 feet; thence North 51 degrees 06  
213 minutes 56 seconds East along the Southeasterly line of said Parcel "A", a distance of  
214 204.71 feet; thence North 38 degrees 53 minutes 04 seconds West along the Easterly  
215 line of said Parcel "A", a distance of 20.00 feet to the **POINT OF BEGINNING**.

216

217 **AND**

218

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

225

226 **COMMENCING** at the most Northerly corner of said Parcel "A"; said corner being on the  
227 Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW**  
228 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
229 Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence  
230 South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A",  
231 a distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of  
232 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along said  
233 Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds  
234 East, continuing along said Easterly line, a distance of 118.38 feet; thence South 51  
235 degrees 06 minutes 56 seconds West, along the Southeasterly line of said Parcel "A", a  
236 distance of 204.71 feet; thence due West, a distance of 68.82 feet to the **POINT OF**  
237 **BEGINNING**; thence continue due West, a distance of 41.18 feet; thence due South, a  
238 distance of 67.82 feet to a point of non-radial intersection with a curve concave to the  
239 Southeast having a radius of 1080.00 feet; said point bears North 60 degrees 50 minutes  
240 26 seconds West from the radius point of said curve; thence Northeasterly, along the arc  
241 of said curve, being also a curve 360.00 feet Southeasterly from and parallel with the said  
242 Southerly right-of-way line of South Shore Boulevard, through a central angle of 04  
243 degrees 12 minutes 37 seconds, a distance of 79.36 feet to the **POINT OF BEGINNING**.

244

245 **AND**

246

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

251

252 **COMMENCING** at the most Northerly corner of said Parcel "A", said corner being on the  
253 Southerly right of way line of South Shore Blvd., as shown on the plat of **GREENVIEW**  
254 **SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in  
255 Plat Book 31, Pages 120 through 136, Palm Beach County, Florida, Public Records;  
256 thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said  
257 Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly line, a  
258 distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds East, continuing  
259 along said Easterly line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence  
260 continue South 38 degrees 53 minutes 04 seconds East, along said Easterly line, a  
261 distance of 12.00 feet; thence South 51 degrees 06 minutes 56 seconds West, along a  
262 line 8.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel  
263 "A", a distance of 150.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a

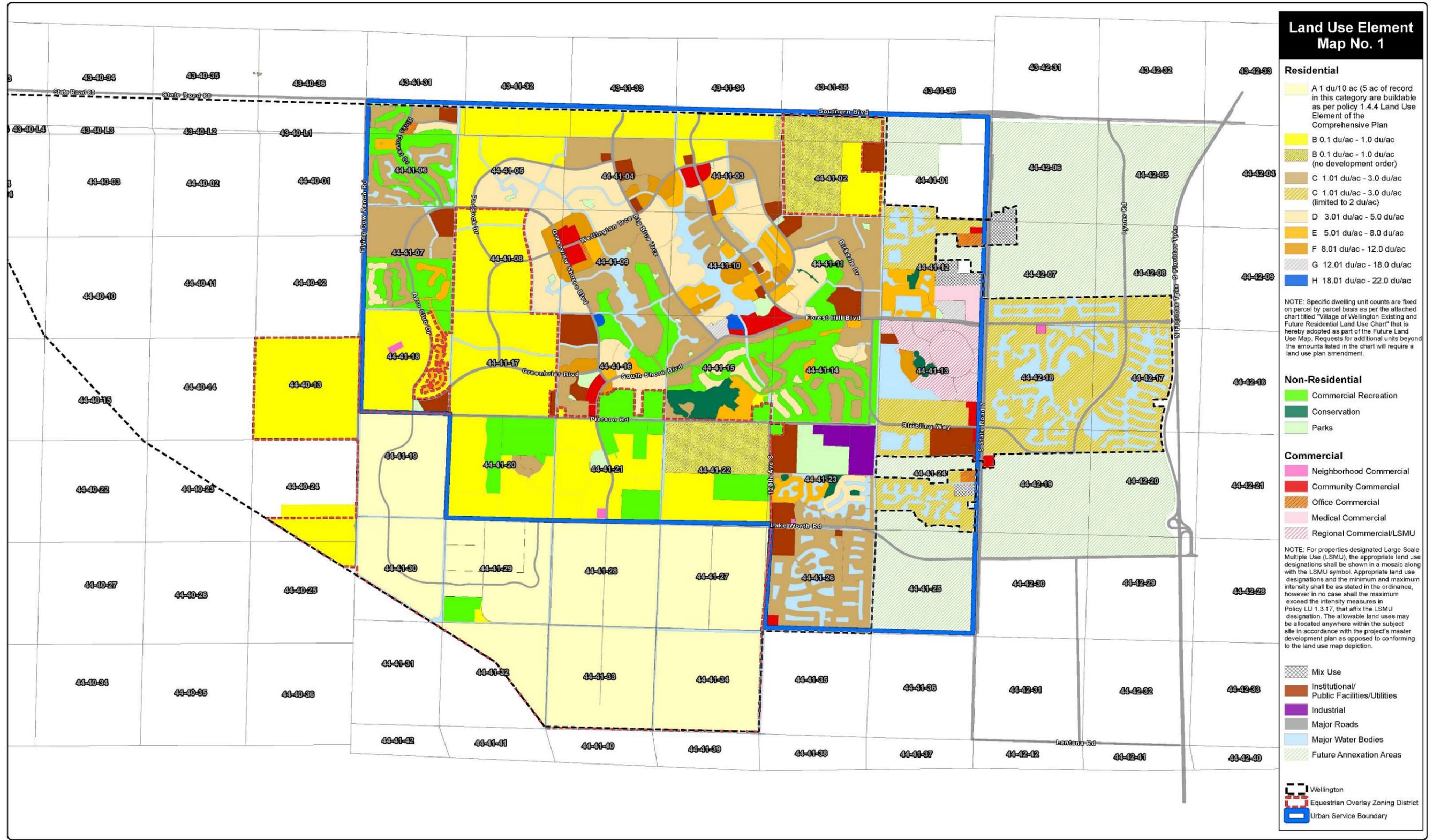
264 distance of 12.00 feet; thence North 51 degrees 06 minutes 56 seconds East along a line  
265 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A"  
266 a distance of 150.00 feet to **POINT OF BEGINNING.**

267

268

269 Total Acreage: 5.58 Acres

## Exhibit B Proposed Wellington Comprehensive Plan Future Land Use Map



Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • [gis@wellingtonfl.gov](mailto:gis@wellingtonfl.gov) • [www.wellingtonfl.gov](http://www.wellingtonfl.gov)

SHEET NO. <b>1</b>  1408	DATE	6/12/2019
	DRAWN	Christian Nakotey
	SCALE	1 inch = 2,000 feet
	REQUESTED	Planning & Zoning
	FILENAME	lake_FLUM_revised



**Wellington 2020  
Future Land Use**  
*August 31, 2010 - Ordinance 2010-09*

DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME
01/19/99	98-01	COMPREHENSIVE PLAN	08/24/04	04-36	BLACKWATCH STABLES	11/23/04	04-30	BINKS FOREST DRIVING RANGE	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER	10/09/12	12-10	WELLINGTON CHARTER (CPTA)
12/14/99	99-22	VERSAILLES	10/29/04	03-17	COMMONS AT WELLINGTON	09/28/05	05-06	IORIZZO	03/04/08	08-03	WELLINGTON DESIGN CENTER	04/09/13	13-04	VILLAGE GREEN CENTER- PDQ (CPTA)
11/14/00	00-24	BLACK DIAMOND	10/25/04	03-32	LANIER	03/07/05	05-09	PALOMINO EXECUTIVE PARK	04/22/08	08-07	MYSTIC EQUESTRIAN	02/25/14	13-12	VILLAGE HALL SITE
11/14/00	00-25	CHING	10/25/04	04-05	K PARK	05/23/05	05-02	WELLINGTON PRRC	05/27/08	08-09	WHITE HORSE FINANCIAL	05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
11/14/00	00-26	MIRTO	10/25/04	04-07	OAKMONT ESTATES	05/23/05	05-09	WELLINGTON REGIONAL MEDICAL CENTER	09/15/09	09-09	MYSTIC EQUESTRIAN	09/23/14	14-20	ISLA VERDE MIXED (CPTA)
12/12/00	00-30	KOBOSKOS	10/25/04	04-08	PALOMINO EXECUTIVE PARK	10/24/05	05-17	K PARK COMMERCIAL SITE	09/31/10	10-07	MCCARTHY PROPERTY	11/11/14	14-22	BINKS POINTE
09/10/02	02-23	LIFE CHURCH	10/25/04	04-28	VILLAGE PROFESSIONAL CENTER	12/12/05	05-18	RUSTIC RANCHES LPA	04/10/12	11-02	IORIZZO (CPTA)	02/28/17	16-16	WINDING TRAILS
11/18/03	03-15	ISLA CARROL	10/25/04	04-33	MICKELSON PROPERTY	05/22/07	05-22	VILLAGE GREEN CENTER	04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)	01/23/18	17-08	VILLAGE GREEN