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RESOLUTION NO. R2017-46

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES, MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG FOREST HILL BOULEVARD, ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE AND ONE (1) ACCESS POINT ALONG ROYAL FERN DRIVE TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE AND ONE (1) ACCESS POINT ALONG SUNNYDALE DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 80, POD 81, THE ENTIRE PALM BEACH POLO GOLF COURSE AND THE PROPERTY FKA THE POWERLINE PROPERTY TO "OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; 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; and

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

WHEREAS, the Master Plan Amendment was reviewed and certified for public hearing by the Development Review Committee (DRC) on August 23, 2017; and

WHEREAS, The Equestrian Preserve Committee recommended _____ of the Master Plan Amendment at the October 4, 2017 meeting with a ____ vote; and

47 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
48 Planning Agency, after notice and public hearing on October 11, 2017, recommended
49 _____ of the Master Plan Amendment with a _____ vote; and
50

51 **WHEREAS**, the Council has taken the recommendations from the Local Planning
52 Agency, Equestrian Preserve Committee, Wellington staff and the comments from the
53 public into consideration when considering the proposed Master Plan Amendment; and
54

55 **WHEREAS**, The Council has made the following findings of fact:
56

- 57 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 58
- 59 2. The subject request is consistent with the stated purposes and intent of the Land
60 Development Regulations;
- 61
- 62 3. The requested Master Plan Amendment is consistent with the surrounding Land
63 Uses and Zoning Districts;
- 64
- 65 4. No adverse impacts to the natural environment are expected to occur as a result
66 of the approval of the request;
- 67
- 68 5. The requested Master Plan Amendment will result in a logical and orderly
69 development pattern; and
- 70
- 71 6. The requested Master Plan Amendment complies with Article 11, Adequate
72 Public Facilities.
73

74 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
75 **FLORIDA, THAT:**
76

77 **SECTION 1.** The following requests to amend the Wellington PUD Master Plan
78 are hereby **DENIED** and not included in the Resolution approval:
79

- 80 1. To add one (1) access point along Birkdale Drive to access Pod 80.
- 81
- 82 2. To add one (1) access point along Royal Fern Drive to access Pod 80.
- 83

84 **SECTION 2.** The Wellington PUD Master Plan Amendment is hereby
85 **APPROVED** for the properties described in Exhibit A, providing for the following:
86

- 87 1. To create Pod 80 and Pod 81;
- 88
- 89 2. To allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81;
- 90
- 91 3. To remove reference to the "Wellington Clydesdale Facility" to the property FKA the
92 Powerline property;
93

- 94 4. To add one (1) access point along Forest Hill Boulevard to access Pod 80;
95
96 5. To add two (2) access points along Polo Club Drive and one (1) access point to
97 Sunnydale Drive to access Pod 81;
98
99 6. To add two (2) access points along Stribling Way to provide access to the property
100 FKA the Powerline property; and
101
102 7. To modify the Master Plan designation of Pod 80, Pod 81, the entire Palm Beach
103 Polo golf course and the property FKA the Powerline Property from “Open Space –
104 Recreation/Golf Course” to “Open Space - Recreation/Golf Course/Fields Sports &
105 Equine Sports”.

106
107 **SECTION 3:** The foregoing recitals are hereby affirmed and ratified subject to
108 the following conditions:
109

- 110 1. The approval is based on the Master Plan date stamped August 28, 2017.
111 (PLANNING AND ZONING)
112
113 2. All previous conditions of the Wellington PUD not specifically amended by this
114 request are still in full effect. (PLANNING AND ZONING)
115
116 3. The exact locations of the proposed access points shall be approved on a site
117 plan by the Village prior to issuance of Land Development permit. The new
118 access point shall be constructed prior to any further modifications to the subject
119 property and in accordance with the dates as set forth on the Site Plan, Land
120 Development permits, Engineering permits, etc. for the access points.
121 (PLANNING AND ZONING AND ENGINEERING)
122
123 4. The two proposed access points to the Powerline Property may require minor
124 relocation and road improvements such as a right and/or left turn lane on
125 Stribling Way in order to meet the traffic performance standards prior to use.
126 (ENGINEERING)

127 5. A new plat for Pods 80 and 81 shall be required to be recorded within 180
128 calendar days of the effective date of this Master Plan Amendment.
129 (ENGINEERING)
130
131 6. The Master Plan Amendment shall only grant the applicant the ability to have
132 field sports and equine sports activities on the designated property. Any
133 proposed vendors, tents, bleachers, temporary bathrooms, etc. shall be required
134 to obtain a special use permit. (PLANNING AND ZONING)
135
136 7. Should the activities create negative traffic impacts, the Village Engineer and/or
137 Planning, Zoning and Building Director shall have the authority to require traffic
138 control mitigation be provided by the applicant. This may include requiring the

139 applicant to obtain traffic control from Palm Beach County Sheriff's Office and the
140 cost shall be paid by the applicant. (PLANNING AND ZONING)

141
142 8. All activities shall comply with all Code of Ordinances related to noise, nuisances,
143 trash, lighting, etc. Any nuisance or complaint from the adjacent property owner's
144 shall be investigated by the Wellington Code Compliance Department and shall
145 be handled in accordance with the code violation policies and procedures. Any
146 violation that receives a magistrate determination may result in the revocation of
147 the Master Plan designation by Council. (PLANNING AND ZONING)

148
149 9. Any permanent structures proposed to accommodate activities other than golf,
150 shall not be constructed until such time a site plan has been submitted and
151 approved by the Village. (PLANNING AND ZONING)

152
153 **SECTION 4:** This Resolution shall become effective immediately upon approval.

154
155 **PASSED AND ADOPTED** this ____ day of _____ 2017.

156
157
158 **ATTEST:** **WELLINGTON, FLORIDA**

159
160
161 BY: _____ BY: _____
162 Chevelle D. Nubin, Clerk Anne Gerwig, Mayor

163
164
165 **APPROVED AS TO FORM AND**
166 **LEGAL SUFFICIENCY**

167
168 BY: _____
169 Laurie Cohen, Village Attorney

**Exhibit A
Legal Descriptions**

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73-41-44-11-00-000-1010 – 55.99 Acres

11-44-41, UNPLATTED PT OF SEC LYG SE OF & ADJ TO PB31P116, NE OF & ADJ TO PB42P178, W OF & ADJ TO PB35P168 & PB71P112 K/A -OLDE- GOLF COURSE PARCEL 1 (LESS LAKE PARCELS 1 THRU 3, AID C-17, C-17B & FOREST HILL BLVD R/WS)

73-41-44-11-00-000-1020 – 1.11 Acres

11-44-41, UNPLATTED PT OF SEC LYG SE OF & ADJ TO PB31P116, NE OF & ADJ TO PB42P178, W OF & ADJ TO PB35P168 & PB71P112 K/A -OLDE- GOLF COURSE PARCEL 1 (LESS LAKE PARCELS 1 THRU 3, AID C-17, C-17B & FOREST HILL BLVD R/WS)

73-41-44-14-00-000-1010 – 30.79 Acres

14-44-41, E 405 FT LYG E OF & ADJ TO FAIRLANE FARMS RD (LESS NLY 73.69 FT OF W 133.14 K/A PAR 1 AS IN OR5840P831, N 1008 FT OF S 1058 FT AS IN OR6446P796 & 798, S 50 FT & E 95 FT ACME IMP DIST CNL R/WS)

73-41-44-14-00-000-1020 – 16.23 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1060 – 4.51 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1070 – 1.08 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1030 – 28.89 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1040 – 125.31 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

217 73-41-44-14-00-000-3030 – 121.95 Acres
218
219 14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF
220 COURSE PAR 2 (LESSLAKE #4)
221
222 73-41-44-14-00-000-3070 – 0.39 Acres
223
224 14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF
225 COURSE PAR 2 (LESSLAKE #4)
226
227 73-41-44-14-04-005-0000 – 9.42 Acres
228 14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF
229 COURSE PAR 2 (LESSLAKE #4)
230
231 73-41-44-14-42-001-0000 – 15.24 Acres
232
233 14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF
234 COURSE PAR 2 (LESSLAKE #4)
235
236 CONTAINING 410.91 ACRES MORE OR LESS.
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