

# Staff Report - Exhibit B

## RESOLUTION NO. R2012-07

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE MASTER PLAN AMENDMENT PETITION NUMBER 2011-033 MPA1, ALSO KNOWN AS EQUESTRIAN VILLAGE MASTER PLAN AMENDMENT TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR AN APPROXIMATE 96.3 ACRE PORTION OF TRACT 30C TO INDICATE TRACT 30C-2 AS 16.5 ACRES, TRACT 30C-3 AS 43.0 ACRES AND TRACT 30C-4 AS 36.8 ACRES, CHANGING THE DESIGNATION OF THE THREE TRACTS FROM POLO AND TENNIS FACILITY TO COMMERCIAL RECREATION/COMMERCIAL EQUESTRIAN ARENA (TRACTS 30C-2 AND 30C-3) AND COMMERCIAL RECREATION/POLO FACILITY (TRACT 30C-4), ADD TWO ACCESS POINTS ON THE NORTH SIDE OF PIERSON ROAD AND A NEW ACCESS POINT ON THE EAST SIDE OF SOUTH SHORE BOULEVARD FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**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 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 November 28, 2011; and

**WHEREAS**, the Master Plan Amendment was reviewed and recommended for approval 4-0 by the Equestrian Preserve Committee on December 14, 2011; and

**WHEREAS**, the Master Plan Amendment was reviewed and recommended for approval 6-1 by the Planning, Zoning and Adjustment Board on January 4, 2012; and

**WHEREAS**, the Wellington's 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;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;

**RECEIVED**

*By Planning and Zoning at 1:49 pm, Jun 17, 2013*



3. The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
4. The requested Master Plan Amendment requires an amendment to the Planned Unit Development Master Plan;
5. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
6. The requested Master Plan Amendment would result in a logical and orderly development pattern;
7. The requested Master Plan Amendment is consistent with the applicable Equestrian Overlay Zoning District neighborhood plan; and
8. The requested Master Plan Amendment complies with Article 11, Adequate Public Facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:**

**SECTION 1.** The foregoing recitals are hereby affirmed and ratified. The Equestrian Village Wellington Planned Unit Development Master Plan Amendment, is hereby APPROVED as described in Exhibit "A", subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by this resolution.

- 1) This approval is based on Master Plan date stamped December 1, 2011.
- 2) All previous conditions to the Wellington PUD not specifically amended by this request are still in effect.
- 3) The proposed northern South Shore Boulevard driveway to Parcel 30C-2N shall not be constructed until the driveway to Parcel 30C-1 is closed. In the event of the driveway closure on Parcel C-1, the owner of C-2 shall be required to grant a cross access easement to C-1, allowing C-1 traffic access to the new driveway on C-2, should the owner of C-1 want such access. Until such time as the new driveway on C-2 is constructed, the applicant shall present an acceptable alternate on site traffic flow pattern to Village staff, which shall be subject to Development Review Committee approval at the time of final site plan approval.
- 4) A minimum 15 feet wide bridle path with appropriate crossings at the project driveways shall be regraded and provided on the north side of Pierson Road for approximately 3,200 feet from South Shore Boulevard to the horse crossing on Pierson Road at Southfields Road. Construction shall be completed prior to November 1, 2012. **(TRAFFIC)**
- 5) Signalized horse crossings with advance pavement markings and signage shall be provided at Pierson Road and South Shore Boulevard intersection and on

- 1 Pierson Road at the Southfields Road intersection. Construction shall be  
2 completed prior to November 1, 2012.(TRAFFIC)  
3 6) The bridle path in Condition 4 shall be installed in accordance with Wellington  
4 standards as approved by the City Engineer.  
5 7) The proposed plat of the 96.3 acre property shall be recorded prior to April 1,  
6 2012.  
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8 **SECTION 2.** This Resolution shall become effective immediately upon adoption.  
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11 **PASSED AND ADOPTED** this 1<sup>st</sup> day of February, 2012.  
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13 **RENDERED** the 13<sup>th</sup> day of February, 2012.  
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15 **ATTEST:**

16 **WELLINGTON, FLORIDA**

17  
18 BY: Awilda Rodriguez BY: Darell Bowen  
19 Awilda Rodriguez, Clerk Darell Bowen, Mayor  
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22 **APPROVED AS TO FORM AND**  
23 **LEGAL SUFFICIENCY:**  
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25  
26 BY: Jeffrey S. Kurtz  
27 Jeffrey S. Kurtz, Attorney  
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