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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 September 6, 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 September \_\_\_\_, 2017,  
49 recommended \_\_\_\_\_ 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           1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 57           2. The subject request is consistent with the stated purposes and intent of the Land  
58           Development Regulations;
- 59           3. The requested Master Plan Amendment is consistent with the surrounding Land  
60           Uses and Zoning Districts;
- 61           4. No adverse impacts to the natural environment are expected to occur as a result  
62           of the approval of the request;
- 63           5. The requested Master Plan Amendment will result in a logical and orderly  
64           development pattern; and
- 65           6. The requested Master Plan Amendment complies with Article 11, Adequate  
66           Public Facilities.

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71           **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**  
72 **FLORIDA, THAT:**  
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74           **SECTION 1.** The following requests to amend the Wellington PUD Master Plan are  
75 hereby **DENIED** and not included in the Resolution approval:  
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- 77           1. To add one (1) access point along Birkdale Drive to access Pod 80.
- 78           2. To add one (1) access point along Royal Fern Drive to access Pod 80.

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81           **SECTION 2.** The Wellington PUD Master Plan Amendment is hereby **APPROVED**  
82 for the properties described in Exhibit A, providing for the following:  
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- 84           1. To create Pod 80 and Pod 81;
- 85           2. To allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81;
- 86           3. To remove reference to the "Wellington Clydesdale Facility" to the property FKA the  
87           Powerline property;

- 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 the  
108 following conditions:  
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- 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)

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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.

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155 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2017.

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158 **ATTEST:** **WELLINGTON, FLORIDA**

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160  
161 BY: \_\_\_\_\_ BY: \_\_\_\_\_  
162 Chevelle D. Nubin, Clerk Anne Gerwig, Mayor

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

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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  
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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  
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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)  
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236 CONTAINING 410.91 ACRES MORE OR LESS.  
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