

1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5

**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**, on June 25, 2014, petition 2014-029 SP1, also known as Equestrian Village Site Plan, was certified by the DRC; and

**WHEREAS**, the Wellington Council has considered the evidence and testimony presented by the Petitioner and the recommendations of Wellington's DRC and staff.

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

**SECTION 1.** The Equestrian Village Site Plan is hereby APPROVED as described in Exhibit "A", subject to the following conditions:

1. The proposed paved access road along the northern site boundary shall be constructed no later than December 31, 2014 and shall be a minimum of 20 feet in width to accommodate emergency vehicles. (PLANNING AND ZONING/PBC FIRE)
2. The five (5) foot solid opaque fence along the portion of the eastern boundary required by Condition #37 of Resolution No. R2013-49 is repealed. All other conditions of Resolution No. R2013-49 shall still apply. (PLANNING AND ZONING)

46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95

3. A Land Development/Engineering Permit is required for all improvements. (ENGINEERING)
4. A plat will be required to be approved and recorded within 90 days of the approval of this Site Plan by the Village Council. (PLANNING AND ZONING/ENGINEERING)
5. Applicant shall be required to pave all drive aprons between the paved road and any proposed parking area and arena area used for parking. All access drives shall be paved no later than December 31, 2014 and prior to any use. (ENGINEERING)
6. Grassed parking shall be permitted under the following conditions:
  - a) Shellrock drive aisles, as approved by the Village Engineer, shall be provided. In the event the drives aisles are not maintained or create a nuisance, as determined by Wellington, the property owner shall pave the drives aisles and shall cease use of the parking area with the work is completed.
  - b) Parking areas shall comply with Section 7.2.3.J of Wellington's Land Development Regulations, including paragraph 4. Any variance from these requirements shall be processed through Wellington's Variance process. Applicant shall submit the appropriate applications and documents. (ENGINEERING)
7. Erosion sediment control is required for proposed inlets in all unpaved parking areas. (ENGINEERING)
8. Applicant shall pave all parking spaces along the south side of the property along Pierson Road no later than December 31, 2014 and prior to any use. (ENGINEERING)
9. Applicant shall provide sediment control at the access points to all unpaved parking areas. (ENGINEERING)
10. Applicant shall construct a roadway section to accommodate a future left turn lane from Pierson Road into the site. The area of the future turn lane shall be designed and constructed with a raised curb, as approved by the Village Engineer, to prohibit the use of the turn lane until such time the use of the turn lane is approved by the Village Engineer. (ENGINEERING)
11. All required improvements, including those covered by the Land Development Permit, to be approved and constructed no later than December 31, 2014 unless otherwise specifically stated in Resolution No. R 2013-49 and prior to any use. (ENGINEERING/PLANNING AND ZONING)

THIS SECTION WAS INTENTIONALLY LEFT BLANK

**SECTION 2.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**RENDERED** the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**ATTEST:**

**WELLINGTON, FLORIDA**

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Awilda Rodriquez, Village Clerk Bob Margolis, Mayor

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

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney