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RESOLUTION NO. R2017-47

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST (F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES BOULEVARD; TO MODIFY THE MASTER PLAN DESIGNATION OF THE GOLF COURSE 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

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on September 13, 2017, recommended _____ of the Master Plan Amendment with a ____ vote; and

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

WHEREAS, The 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;

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3. The requested Master Plan Amendment is consistent with the surrounding Land Uses and Zoning Districts;
4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The requested Master Plan Amendment will result in a logical and orderly development pattern;
6. The requested Master Plan Amendment complies with Article 11, Adequate Public Facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1. The Wellington PUD Master Plan Amendment is hereby APPROVED for the property described in Exhibit A, providing for the following:

1. To add one (1) access point along Greenview Shores Boulevard aligning with Wellington High School; and
2. To modify the Master Plan designation from “Open Space – Recreation/Golf Course” to “Open Space – Recreation/Golf Course/Field Sports & Equine Sports”.

SECTION 2: The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

1. The approval is based on the Master Plan date stamped August 28, 2017. (PLANNING AND ZONING)
2. All previous conditions of the Wellington PUD not specifically amended by this request are still in full effect. (PLANNING AND ZONING)
3. The exact locations of the proposed access points shall be approved on a site plan by the Village prior to issuance of Land Development permit. The new access point shall be constructed prior to any further modifications to the subject property and in accordance with the dates as set forth on the Site Plan, Land Development permits, Engineering permits, etc. for the access point. (PLANNING AND ZONING AND ENGINEERING)
4. The intersection and signalization at Greenview Shore Boulevard and the proposed access drive to Polo West will require modification and/or improvements paid for by the applicant prior to use of the driveway. (ENGINEERING)

- 94 5. A 25-foot wide Right-of-Way Landscape Buffer and Easement shall be
95 required for all properties adjacent to Greenview Shores Boulevard and shall
96 be constructed as part of the Land Development Permit. (PLANNING AND
97 ZONING)
98
99 6. The Master Plan Amendment shall only grant the applicant the ability to have
100 field sports and equine sports activities on the designated property. Any
101 proposed vendors, tents, bleachers, temporary bathrooms, etc. shall be
102 required to obtain a special use permit. (PLANNING AND ZONING)
103
104 7. Should the activities create negative traffic impacts, the Village Engineer
105 and/or Planning, Zoning and Building Director shall have the authority to
106 require traffic control mitigation be provided by the applicant. This may
107 include requiring the applicant to obtain traffic control from Palm Beach
108 County Sheriff's Office and the cost shall be paid by the applicant.
109 (PLANNING AND ZONING)
110
111 8. All activities shall comply with all Code of Ordinances related to noise,
112 nuisances, trash, lighting, etc. Any nuisance or complaint from the adjacent
113 property owner's shall be investigated by the Wellington Code Compliance
114 Department and shall be handled in accordance with the code violation
115 policies and procedures. Any violation that receives a magistrate
116 determination may result in the revocation of the Master Plan designation by
117 Council. (PLANNING AND ZONING)
118
119 9. Any permanent structures proposed to accommodate activities other than
120 golf, shall not be constructed until such time a site plan has been submitted
121 and approved by the Village. (PLANNING AND ZONING)
122
123 10. The restaurant is an accessory use and will remain an accessory to the golf
124 course. If at any time the golf course becomes non-operational, then the
125 restaurant shall not remain open. (PLANNING AND ZONING)
126

127 **SECTION 3:** This Resolution shall become effective immediately upon approval.
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129 (Remainder of page intentionally left blank)
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140 **PASSED AND ADOPTED** this ____ day of _____ 2017.

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142

143 **ATTEST:**

WELLINGTON, FLORIDA

144

145

146 BY: _____ BY: _____

147 Chevelle D. Nubin, Clerk

Anne Gerwig, Mayor

148

149

150 **APPROVED AS TO FORM AND**

151 **LEGAL SUFFICIENCY**

152

153 BY: _____

154 Laurie Cohen, Village Attorney

155

156

Exhibit A
Legal Description

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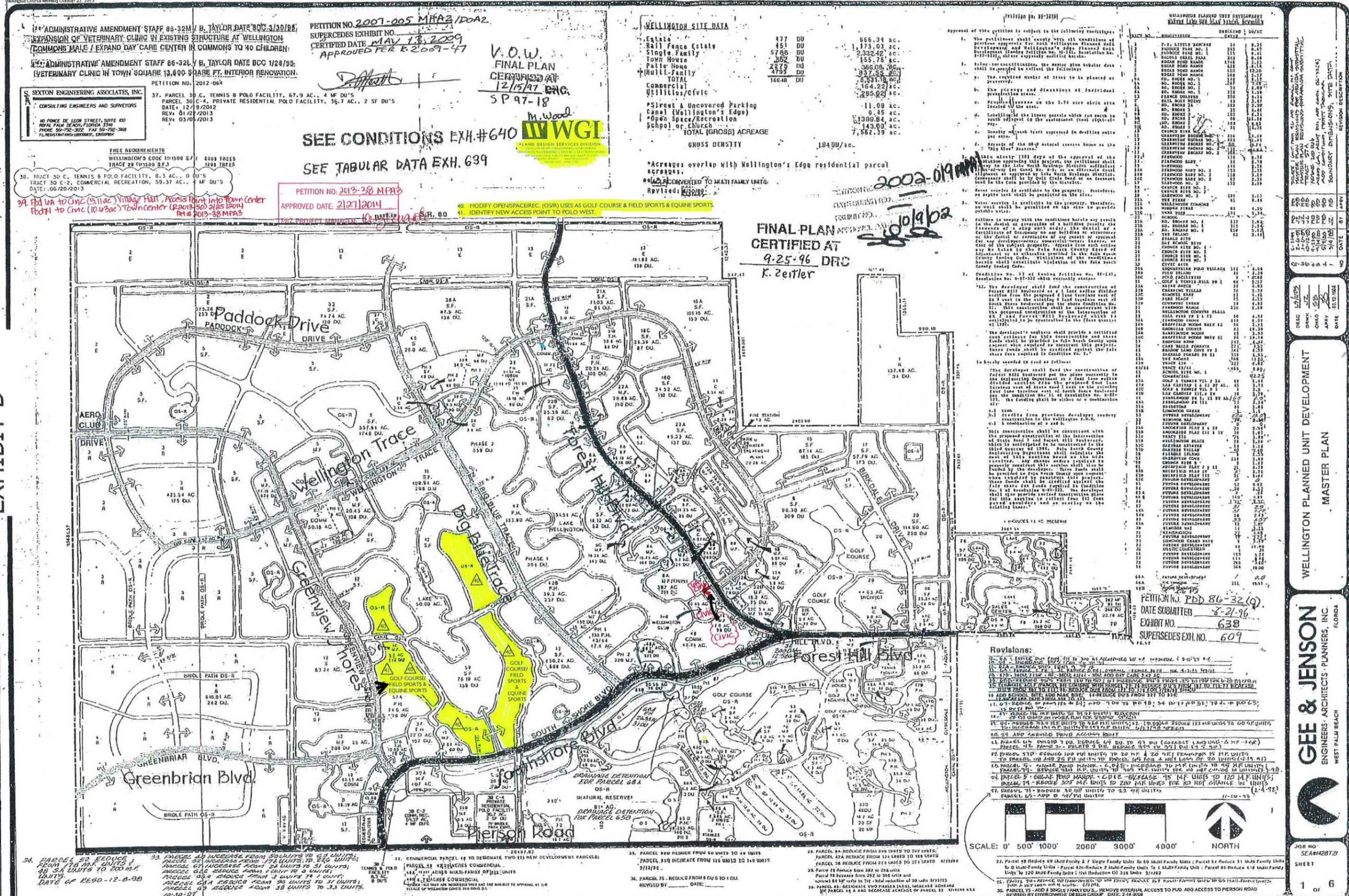
160 PCN: 73-41-44-09-02-000-0030

161 GREENVIEW SHORES NO 2 OF WELLINGTON PARCELS C, D, E, F & G K/A PALM

162 BEACH POLO AND COUNTRY CLUB GOLF COURSE

163 150.45 ACRES

Exhibit B - Wellington PUD Master Plan



ADMINISTRATIVE AMENDMENT STAFF 88-32M / H. TAYLOR DATE BCC 3/30/08
 EXPANSION OF VETERINARY CLINIC IN EXISTING STRUCTURE AT WELLINGTON COMMONS MALE / EXPAND DAY CARE CENTER IN COMMONS TO 40 CHILDREN
 ADMINISTRATIVE AMENDMENT STAFF 88-32L / H. TAYLOR DATE BCC 1/28/08
 VETERINARY CLINIC IN TOWN SQUARE 10,600 SQUARE FT. INTERIOR RENOVATION.
 PETITION NO. 2012-064
 SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 40 RIDGE DE LEON STREET, SUITE 400
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-752-3022 FAX 561-752-3068
 WWW.SECONTECH.COM

PETITION NO. 2007-005 MPA2/DOA2
 SUPERCEDES EXHIBIT NO. 638
 CERTIFIED DATE MAY 13, 2009
 APPROVED PER E.2009-47
 V.O.W. FINAL PLAN
 CERTIFIED AT 12/15/07 ENG.
 SP 97-18
 M. Wood
 WGI LAND DESIGN SERVICES DIVISION

WELLINGTON SITE DATA

Estata	177 DU	655.34 ac.
Rail Fence Estate	151 DU	1,173.03 ac.
Single Family	5788 DU	2,302.42 ac.
Town House	362 DU	155.78 ac.
Patio Home	2279 DU	366.08 ac.
Multi-Family	4795 DU	937.55 ac.
TOTAL	14648 DU	6,431.18 ac.
Commercial		164.22 ac.
Utilities/Civic		285.02 ac.
Street & Uncovered Parking		11.09 ac.
Canal (Wellington's Edge)		0.45 ac.
Open Space/Recreation		1,300.84 ac.
School or Church		143.00 ac.
TOTAL (GROSS) ACRES		7,662.39 ac.
GROSS DENSITY		184 DU/ac.

Approval of this petition is subject to the following conditions:
 1. The petitioner shall comply with all conditions of previous approvals...
 2. The petitioner shall provide a site plan...
 3. The petitioner shall provide a landscape plan...
 4. The petitioner shall provide a utility plan...
 5. The petitioner shall provide a drainage plan...
 6. The petitioner shall provide a traffic study...
 7. The petitioner shall provide a security plan...
 8. The petitioner shall provide a maintenance plan...
 9. The petitioner shall provide a monitoring plan...
 10. The petitioner shall provide a contingency plan...

WELLINGTON PLANNED UNIT DEVELOPMENT MASTER PLAN UNIT DEVELOPMENT

TRACT NO.	DESCRIPTION	REVISION	DW/C
1	2. F. LITTLE BAY	1	0.27
2	PADDOCK PARK NO. 1	1	0.27
3	WELLINGTON COMMONS MALE	1	0.27
4	SULLY TRAIL PARK	1	0.27
5	BRIDGE PATH PARK	1	0.27
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SEE CONDITIONS EXH #640
 SEE TABULAR DATA EXH. 639

FINAL PLAN
 CERTIFIED AT
 9-25-96 DRC
 K. Zentler

2002-019000
 2019/02

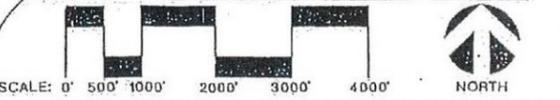
FREE REQUIREMENTS
 WELLINGTON'S EDGE 101500 SF
 TRACT 28 (101500 SF)
 4200 TREES
 1200 TREES
 36. TRACT 30 C-2, TENNIS & POLO FACILITY, 0.3 AC., 0 DU'S
 TRACT 30 C-2, COMMERCIAL RECREATION, 59.37 AC., 4 MF DU'S
 DATE: 06/20/2013
 39. PDA WA TO CIRC (5.11 ac) Village Hall, Access Point into Town Center
 PDAH TO CIRC (10.43 ac) Town Center (P.2013.50) 2/25/2014
 P.2013-38 MPAS

PETITION NO. 2013-38 MPAS
 APPROVED DATE: 2/27/2014
 40. MODIFY OPEN SPACE REC. (OSR) USES AS GOLF COURSE & FIELD SPORTS & EQUINE SPORTS
 41. IDENTIFY NEW ACCESS POINT TO POLO WEST

EXHIBIT B

34. PARCEL 52 REDUCE 1 FROM 78 UNITS TO 70 UNITS
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WELLINGTON PLANNED UNIT DEVELOPMENT
 MASTER PLAN

GEE & JENSON
 ENGINEERS, ARCHITECTS - PLANNERS, INC.
 WEST PALM BEACH, FLORIDA



JOB NO. SE41428721
 SHEET 1 OF 6