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RESOLUTION NO. R2013-27

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
ACCEPTING AND APPROVING A REPLAT OF A PORTION OF
THE BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY
CLUB – WELLINGTON P.U.D. PLAT LYING IN SECTION 15,
TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF
WELLINGTON, PALM BEACH COUNTY, FLORIDA.**

WHEREAS, the proposed plat is a replat of a portion of the Blue Cypress of Palm Beach Polo and Country Club – Wellington P.U.D. plat recorded in PB 90, Pg. 3-5 of the Public Records of Palm Beach County encompassing a total of 24.77 acres and lying in Section 15, Township 44, Range 41 East, Village of Wellington, Palm Beach County, Florida; and

WHEREAS, the revised plat conforms to the approved Site and Master Plans, Land Development Regulations; and

WHEREAS, the revised plat has been reviewed and found to be consistent with the preliminary plat approval for Technical Compliance; and

WHEREAS, all necessary dedications and fees have been supplied to the Village of Wellington; and

WHEREAS, the Engineering Department recommends that Council accept and approve the proposed plat.

NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S COUNCIL that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct.

SECTION 2. The Wellington Council hereby accepts and approves the Blue Cypress Replat at Palm Beach Polo and Country Club, a copy of which is attached hereto as Exhibit "A", and hereby authorizes the Mayor and Clerk to execute the plat to be recorded.

SECTION 3. Upon recordation of the replat, the replat shall govern those areas included under the replat and these same areas included on the original plat shall be automatically and simultaneously vacated and annulled. The replat shall not govern areas not included in the replat. The preexisting original plat shall remain in effect for these areas.

SECTION 4. All required infrastructure improvements for this development shall be completed prior to the recordation of the plat or, in the alternate, improvements shall

1 be bonded in accordance with Wellington's Land Development Regulations.

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3 **SECTION 5.** All improvements required under the Settlement Agreement (Blue
4 Cypress Boulevard - Tract F2, drainage and utilities), and intended to serve Tract A,
5 shall be completed: a) within thirty-three (33) months, which is non extendable for any
6 reason, of the issuance of the Land Development Permit authorizing these
7 improvements or b) within twelve (12) months of the issuance of a building permit for a
8 building on Tract A or C, or c) prior to the issuance of a land development permit for
9 vertical construction on Tract G-1, , whichever of these events occurs first. For the
10 purposes of this Resolution, Tracts A and C (currently owned by Chukker Holdings) are
11 those tracts depicted on the Blue Cypress of Palm Beach Polo and Country Club -
12 Wellington P.U.D. recorded in Plat Book 90, Page 3 of the Public Records of Palm
13 Beach County, Florida. The recordation of the replat is subject to and conditioned upon
14 the recordation of the Easement Agreement in substantially the form attached to this
15 Resolution and confirmation by Chukker Holdings that the executed Grant of Easement
16 attached to the Easement Agreement has been delivered in escrow to Chukker
17 Holdings.

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19 **SECTION 6.** This Resolution shall become effective immediately upon adoption.
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23 **PASSED AND ADOPTED** this 9TH day of April, 2013.
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27 **ATTEST:**

WELLINGTON

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30 By: Awilda Rodriguez
31 Awilda Rodriguez, Wellington Clerk
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By: Bob Margolis
Bob Margolis, Mayor

33 **APPROVED AS TO FORM**
34 **AND LEGAL SUFFICIENCY**
35

36
37 By: [Signature]
38 Attorney for Wellington
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