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RESOLUTION NO. R2017-47

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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.

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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

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WHEREAS, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied; and

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WHEREAS, the Master Plan Amendment was reviewed and certified for public hearing by the Development Review Committee (DRC) on August 23, 2017; and

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WHEREAS, The Equestrian Preserve Committee recommended _____ of the Master Plan Amendment at the October 4, 2017 meeting with a ____ vote; and

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WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 11, 2017, recommended _____ of the Master Plan Amendment with a ____ vote; and

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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

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WHEREAS, The Council has made the following findings of fact:

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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;

- 47
- 48 3. The requested Master Plan Amendment is consistent with the surrounding
- 49 Land Uses and Zoning Districts;
- 50
- 51 4. No adverse impacts to the natural environment are expected to occur as a
- 52 result of the approval of the request;
- 53
- 54 5. The requested Master Plan Amendment will result in a logical and orderly
- 55 development pattern;
- 56
- 57 6. The requested Master Plan Amendment complies with Article 11, Adequate
- 58 Public Facilities.
- 59

60 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**

61 **FLORIDA, THAT:**

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63 **SECTION 1.** The Wellington PUD Master Plan Amendment is hereby APPROVED

64 for the property described in Exhibit A, providing for the following:

65

- 66 1. To add one (1) access point along Greenview Shores Boulevard aligning with
- 67 Wellington High School; and
- 68
- 69 2. To modify the Master Plan designation from "Open Space – Recreation/Golf
- 70 Course" to "Open Space – Recreation/Golf Course/Field Sports & Equine
- 71 Sports".
- 72

73 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the

74 following conditions:

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- 76 1. The approval is based on the Master Plan date stamped August 28, 2017.
- 77 (PLANNING AND ZONING)
- 78
- 79 2. All previous conditions of the Wellington PUD not specifically amended by this
- 80 request are still in full effect. (PLANNING AND ZONING)
- 81
- 82 3. The exact locations of the proposed access points shall be approved on a site
- 83 plan by the Village prior to issuance of Land Development permit. The new
- 84 access point shall be constructed prior to any further modifications to the
- 85 subject property and in accordance with the dates as set forth on the Site
- 86 Plan, Land Development permits, Engineering permits, etc. for the access
- 87 point. (PLANNING AND ZONING AND ENGINEERING)
- 88
- 89 4. The intersection and signalization at Greenview Shore Boulevard and the
- 90 proposed access drive to Polo West will require modification and/or
- 91 improvements paid for by the applicant prior to use of the driveway.
- 92 (ENGINEERING)
- 93

- 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)
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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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PASSED AND ADOPTED this ____ day of _____ 2017.

ATTEST:

WELLINGTON, FLORIDA

BY: _____ BY: _____
Chevelle D. Nubin, Clerk Anne Gerwig, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

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Exhibit A
Legal Description

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

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GREENVIEW SHORES NO 2 OF WELLINGTON PARCELS C, D, E, F & G K/A PALM
BEACH POLO AND COUNTRY CLUB GOLF COURSE

163

150.45 ACRES

