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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 October 4, 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 October 11, 2017, recommended  
49 \_\_\_\_\_ 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

- 57       1. The Master Plan Amendment is consistent with the Comprehensive Plan;
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- 59       2. The subject request is consistent with the stated purposes and intent of the Land  
60 Development Regulations;
- 61
- 62       3. The requested Master Plan Amendment is consistent with the surrounding Land  
63 Uses and Zoning Districts;
- 64
- 65       4. No adverse impacts to the natural environment are expected to occur as a result  
66 of the approval of the request;
- 67
- 68       5. The requested Master Plan Amendment will result in a logical and orderly  
69 development pattern; and
- 70
- 71       6. The requested Master Plan Amendment complies with Article 11, Adequate  
72 Public Facilities.  
73

74       **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**  
75 **FLORIDA, THAT:**  
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77       **SECTION 1.**       The following requests to amend the Wellington PUD Master Plan  
78 are hereby **DENIED** and not included in the Resolution approval:  
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- 80       1. To add one (1) access point along Birkdale Drive to access Pod 80.
- 81
- 82       2. To add one (1) access point along Royal Fern Drive to access Pod 80.  
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84       **SECTION 2.**       The Wellington PUD Master Plan Amendment is hereby  
85 **APPROVED** for the properties described in Exhibit A, providing for the following:  
86

- 87       1. To create Pod 80 and Pod 81;
- 88
- 89       2. To allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81;
- 90
- 91       3. To remove reference to the "Wellington Clydesdale Facility" to the property FKA the  
92 Powerline property;  
93

4. To add one (1) access point along Forest Hill Boulevard to access Pod 80;
5. To add two (2) access points along Polo Club Drive and one (1) access point to Sunnydale Drive to access Pod 81;
6. To add two (2) access points along Stribling Way to provide access to the property FKA the Powerline property; and
7. 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 from "Open Space – Recreation/Golf Course" to "Open Space - Recreation/Golf Course/Fields Sports & Equine Sports".

**SECTION 3:** 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 points. (PLANNING AND ZONING AND ENGINEERING)
4. The two proposed access points to the Powerline Property may require minor relocation and road improvements such as a right and/or left turn lane on Stribling Way in order to meet the traffic performance standards prior to use. (ENGINEERING)
5. A new plat for Pods 80 and 81 shall be required to be recorded within 180 calendar days of the effective date of this Master Plan Amendment. (ENGINEERING)
6. The Master Plan Amendment shall only grant the applicant the ability to have field sports and equine sports activities on the designated property. Any proposed vendors, tents, bleachers, temporary bathrooms, etc. shall be required to obtain a special use permit. (PLANNING AND ZONING)
7. Should the activities create negative traffic impacts, the Village Engineer and/or Planning, Zoning and Building Director shall have the authority to require traffic control mitigation be provided by the applicant. This may include requiring the

applicant to obtain traffic control from Palm Beach County Sheriff's Office and the cost shall be paid by the applicant. (PLANNING AND ZONING)

8. All activities shall comply with all Code of Ordinances related to noise, nuisances, trash, lighting, etc. Any nuisance or complaint from the adjacent property owner's shall be investigated by the Wellington Code Compliance Department and shall be handled in accordance with the code violation policies and procedures. Any violation that receives a magistrate determination may result in the revocation of the Master Plan designation by Council. (PLANNING AND ZONING)
9. Any permanent structures proposed to accommodate activities other than golf, shall not be constructed until such time a site plan has been submitted and approved by the Village. (PLANNING AND ZONING)

**SECTION 4:** This Resolution shall become effective immediately upon approval.

**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

**Exhibit A**  
**Legal Descriptions**

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  
223  
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)  
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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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## Exhibit B – The Wellington PUD Master Plan

