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RESOLUTION NO. R2017-47

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, DENYING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] TO AMEND 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 DENY THE REQUEST TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES BOULEVARD; TO DENY THE REQUEST 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 approval of the Master Plan Amendment at the October 4, 2017 meeting with a 5-0 vote to change the master plan designation for Polo West to “Open Space – Recreation/Golf Course/Equine Sports” only; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 11, 2017, recommended denial of the Master Plan Amendment with a 6-0 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 not consistent with the Comprehensive Plan;

- 46 2. The subject request is not clearly consistent with the stated purposes and
47 intent of the Land Development Regulations;
48
49 3. The requested Master Plan Amendment is potentially consistent with the
50 surrounding Land Uses and Zoning Districts because of the broad array of
51 activities that could occur under the requested changes;
52
53 4. Possible adverse impacts to the natural environment may occur as a result of
54 the approval of the request;
55
56 5. The requested Master Plan Amendment could interrupt and negatively impact
57 the current logical and orderly development pattern existing within the
58 surrounding area; and
59
60 6. The requested Master Plan Amendment could violate the quality of life
61 standards provided in Article 11, Adequate Public Facilities, of the Land
62 Development Regulations.
63

64 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
65 **FLORIDA, THAT:**
66

67 **SECTION 1:** The Wellington PUD Master Plan Amendment is hereby denied for
68 the property described in Exhibit A, providing for the following:
69

- 70 1. To add one (1) access point along Greenview Shores Boulevard aligning with
71 Wellington High School; and
72
73 2. To modify the Master Plan designation from “Open Space – Recreation/Golf
74 Course” to “Open Space – Recreation/Golf Course/Field Sports & Equine
75 Sports”.
76

77 **SECTION 3:** This Resolution shall become effective immediately upon approval.
78

79 **PASSED AND ADOPTED** this ____ day of _____ 2017.
80

81 **ATTEST:** **WELLINGTON, FLORIDA**
82

83
84 BY: _____ BY: _____
85 Chevelle D. Nubin, Clerk Anne Gerwig, Mayor
86
87

88 **APPROVED AS TO FORM AND**
89 **LEGAL SUFFICIENCY**
90

91 BY: _____
92 Laurie Cohen, Village Attorney

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**Exhibit A
Legal Description**

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

98

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

99

BEACH POLO AND COUNTRY CLUB GOLF COURSE

| 100

150.45 ACRES

