ORDINANCE NO. 2019-07

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 19-003 (2019-002 CPA1)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington, Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, Residential F (8.01 – 12.0 du/ac) Future Land Use Map designation allows the redevelopment of the site for multi-family condominium development; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on August 14, 2019 recommended approval of the Comprehensive Plan Amendment to modify the Future Land Use Map with a 7-0 vote; and

WHEREAS, the Village Council has taken the recommendations from the Petitioner, Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the amendments to the Comprehensive Plan that are the subject of this Ordinance; and

WHEREAS, the Village Council, after notice and public hearing, voted to transmit this proposed amendment to the Florida Department of Economic Opportunity and complied with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans.

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

SECTION 1: The Wellington Comprehensive Plan Future Land Use Map designation for the property described in Exhibit A – Legal Description, The Players Club Residences (F.K.A. Equestrian Polo Village and Complex of Palm Beach Polo and Country Club), is hereby designated as Residential F (8.01 – 12.0 du/ac).

SECTION 2: The Manager is hereby directed to amend the Wellington Future Land Use Map (Exhibit B) to include the site specific Future Land Use Map designation for the property as described in Exhibit A, including an adopted date and ordinance number in accordance with this ordinance.

SECTION 3: The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Economic Opportunity pursuant to Chapter 163 Florida Statutes.

SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by the Council, if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, the ordinance shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment to be in compliance.

(The remainder of this page intentionally left blank)

PASSED this 24th day of September, 2019 upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2019, on second and final reading.

WELLINGTON

		FOR	**AGAINST**
BY:	_____	_____	_____
	Anne Gerwig, Mayor		
	_____	_____	_____
	Michael J. Napoleone, Vice Mayor		
	_____	_____	_____
	John T. McGovern, Councilman		
	_____	_____	_____
	Michael Drahos, Councilman		
	_____	_____	_____
	Tanya Siskind, Councilwoman		

ATTEST:

BY: _____
Chevelle D. Nubin, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

Exhibit A
Legal Description

LEGAL DESCRIPTION

All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.,** according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.,** according to the Plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida:

Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet to the **POINT OF BEGINNING**; thence continue South, along said Easterly line, a distance of 158.53 feet: thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 98.38 feet; thence South 51 degrees 06 minutes 56 seconds West, along a line 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet: thence South 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 478.64 feet to the **POINT OF BEGINNING**.

AND

All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.,** according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.,** according to the Plat thereof, as recorded in Plat Book 31, Page 120 Through 136, of the Public Records of Palm Beach County, Florida: Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet; Thence South 51 degrees 30 minutes 00 seconds West, a distance of 478.64 feet; A Thence West, a distance of 15.00 feet; Thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature of a curve to the left having a radius of 5.00 feet; thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 36 degrees

53 minutes 04 seconds West, a distance of 100.22 feet to an intersection with the Southerly right-of-way line of said South Shore Boulevard; being a curve concave to the Southeast having a radius of 1440.00 feet; thence Northeasterly, along the arc of said curve and along said Southerly right-of-way line, through a central angle of 24 degrees 11 minutes 04 seconds, a distance of 607.82 feet to the **POINT OF BEGINNING.**

AND

A parcel of land in the unplatted portion of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P. U. D.,** according to the plat thereof, recorded Plat Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A"; said corner being on the Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D.,** according to the plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly Line, a distance of 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along said Easterly Line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence South 51 degrees 06 minutes 56 seconds West, along the line 20.00 feet North and parallel to the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet; thence South 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53 minutes 04 seconds West; a distance of 83.00 feet; thence due West a distance of 195.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature of a curve to the left having a radius of 5 feet; thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 100.22 feet to a point of non-radial intersection with the Southerly right -of-way line of said South Shore Boulevard; being a curve concave to the Southeast having a radius of 1440.00 feet; said point bears North 58 degrees 15 minutes 40 seconds West from the radius point of said curve; thence Southwesterly along the arc of said curve and along said right-of-way line, through a central angle of 10 degrees 13 minutes 51 seconds, a distance of 257.13 feet to a point on said curve; said point bears North 68 degrees 39 minutes 31 seconds West from the radius point of said curve; thence due East along the Southerly line of said Parcel "A", a distance of 398.12; thence due North a distance of 70.00 feet; thence due East along the Southerly line of said Parcel "A", a distance of 110.00 feet; thence North 51 degrees 06 minutes 56 seconds East along the Southeasterly line of said Parcel "A", a distance of 204.71 feet; thence North 38 degrees 53 minutes 04 seconds West along the Easterly line of said Parcel "A", a distance of 20.00 feet to the **POINT OF BEGINNING.**

AND

A parcel of land in the unplatted portion of Section 16, Township 44 South. Range 41 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel “A” of **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P. U. D.,** according to the plat thereof, recorded Plat Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more particularly described as follows:

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AND

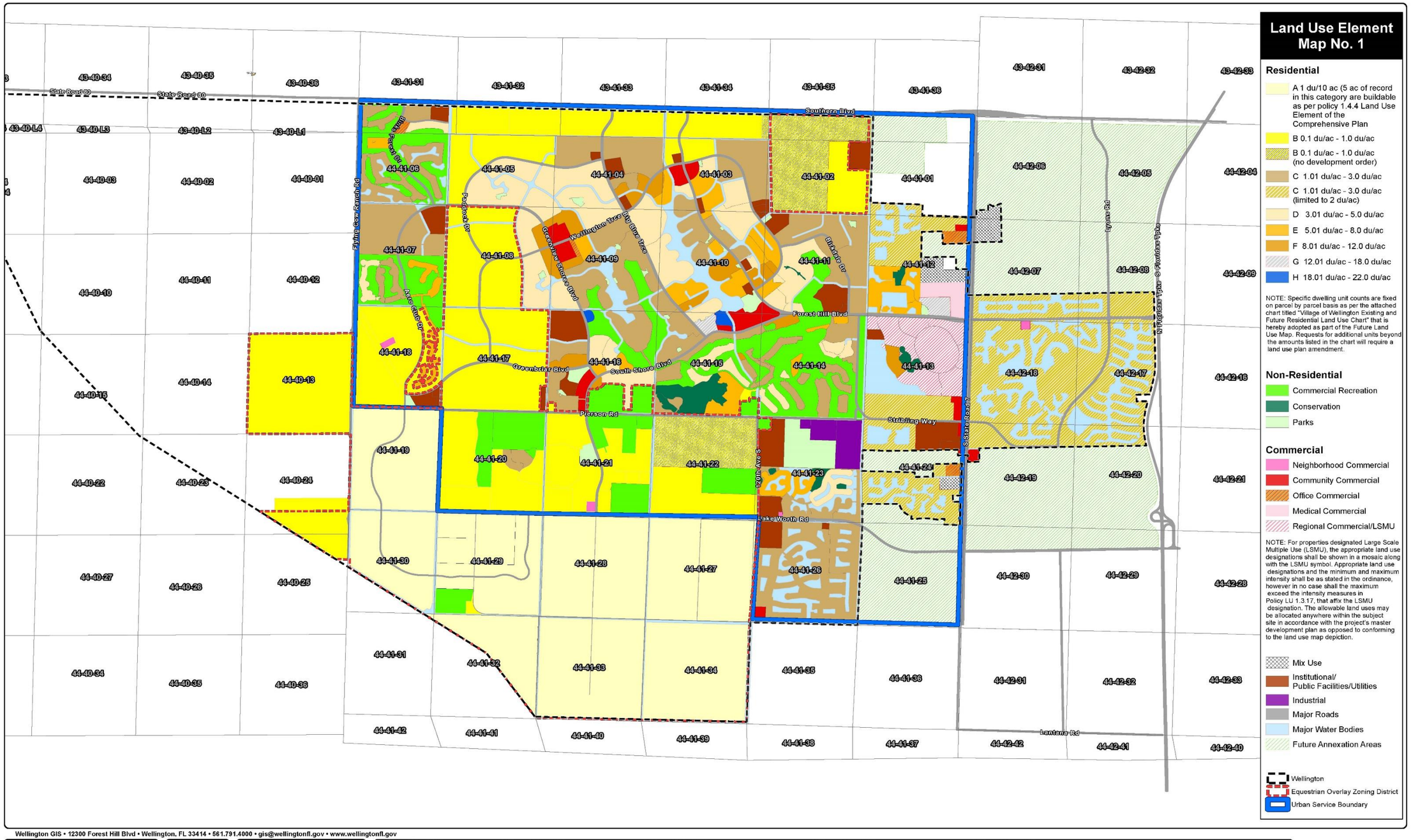
ALL that part of Parcel "A" of **EQUESTRIAN/ POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.,** according to the plat thereof, as recorded in Book 35, Page 187, Palm Beach County, Florida, public records, being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel “A”, said corner being on the Southerly right of way line of South Shore Blvd., as shown on the plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D.,** according to the plat thereof, as recorded in Plat Book 31, Pages 120 through 136, Palm Beach County, Florida, Public Records; thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence continue South 38 degrees 53 minutes 04 seconds East, along said Easterly line, a distance of 12.00 feet; thence South 51 degrees 06 minutes 56 seconds West, along a line 8.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A", a distance of 150.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a

distance of 12.00 feet; thence North 51 degrees 06 minutes 56 seconds East along a line 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A" a distance of 150.00 feet to **POINT OF BEGINNING.**

Total Acreage: 5.58 Acres

Exhibit B
Proposed Wellington Comprehensive Plan Future Land Use Map



Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • gis@wellingtonfl.gov • www.wellingtonfl.gov

SHEET NO.	1	
TOTAL SHEETS	1	
DATE	6/12/2019	
DRAWN	Christian Nakotey	
SCALE	1 inch = 2,000 feet	
REQUESTED	Planning & Zoning	
FILENAME	fake_FLUM_revised	

Wellington 2020 Future Land Use

August 31, 2010 - Ordinance 2010-09

DATE	ORD.	NAME
01/19/99	99-01	COMPREHENSIVE PLAN
12/14/99	99-23	VERSAILLES
11/14/00	00-24	BLACK DIAMOND
11/14/00	00-25	CHING
11/14/00	00-26	MINTO
12/12/00	00-30	KOBOSKOS
09/10/02	02-23	LIFE CHURCH
11/18/03	03-15	ISLA CARROL
08/24/04	04-36	BLACKWATCH STABLES
10/26/04	03-17	COMMONS AT WELLINGTON
10/26/04	03-32	LANIER
10/26/04	04-05	K PARK
10/26/04	04-07	OAKMONT ESTATES
10/26/04	04-08	PALOMINO EXECUTIVE PARK
10/26/04	04-28	VILLAGE PROFESSIONAL CENTER
10/26/04	04-33	MICKELSON PROPERTY
11/23/04	04-30	BINKS FOREST DRIVING RANGE
06/28/05	05-06	IORIZZO
03/07/06	06-09	PALOMINO EXECUTIVE PARK
05/23/06	05-02	WELLINGTON PARC
05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER
10/24/06	06-17	K PARK COMMERCIAL SITE
12/12/06	05-18	RUSTIC RANCHES LPA
05/22/07	05-22	VILLAGE GREEN CENTER
10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER
09/04/08	08-03	WELLINGTON DESIGN CENTER
04/22/08	08-07	MYSTIC EQUESTRIAN
05/27/08	08-09	WHITE HORSE FINANCIAL
09/15/09	09-09	MYSTIC EQUESTRIAN
08/31/10	10-07	MCCARTHY PROPERTY
04/10/12	11-02	IORZZO (CPTA)
04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)
10/09/12	12-10	WELLINGTON CHARTER (CPTA)
04/03/13	13-04	VILLAGE GREEN CENTER- PDQ (CPTA)
02/25/14	13-12	VILLAGE HALL SITE
05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
09/23/14	14-20	ISLA VERDE MIXED (CPTA)
11/11/14	14-22	BINKS POINTE
02/28/17	16-16	WINDING TRAILS
01/23/18	17-08	VILLAGE GREEN
TBD	19-07	THE PLAYERS CLUB RESIDENCES