



Legislation Details (With Text)

File #:	17-0745	Name:	RESOLUTION NO. R2017-07 (TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT)
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT FOR A 5.12 ACRE PARCEL LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, R
Type:	Plats	In control:	Village Council
On agenda:	2/14/2017	Final action:	
Title:	RESOLUTION NO. R2017-07 (TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT)		
	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT FOR A 5.12 ACRE PARCEL LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF THE FARMS AT EQUESTRIAN CLUB, AS RECORDED IN PLAT BOOK 98, PAGES 188 THROUGH 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.		
Code sections:			
Attachments:	1. 1. Resolution 2017-07, 2. 2. Attachment 1 - Location Map, 3. 3. Exhibit A - Location Map, 4. 4. Exhibit B - Tract J-1 The Farms at Equestrian Club Plat, 5. 5. Exhibit C - Opinion of Title & Title Insurance Policy, 6. 6. Exhibit D - Surveyors Certificate re No Changes & PRMs, 7. 7. Exhibit E - 2015 & 2016 Tax Receipts, 8. 8. Exhibit F - Surveyors Compliance with FS 177, 9. 9. Exhibit G - Resolution R2016-46		

Date	Ver.	Action By	Action	Result
2/13/2017	1	Village Council Workshop		

ITEM: RESOLUTION NO. R2017-07 (TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING TRACT J-1, THE FARMS AT EQUESTRIAN CLUB PLAT FOR A 5.12 ACRE PARCEL LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF THE FARMS AT EQUESTRIAN CLUB, AS RECORDED IN PLAT BOOK 98, PAGES 188 THROUGH 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REQUEST: Approval of Resolution No. R2017-07 accepting and approving Tract J-1, The Farms at Equestrian Club Plat.

EXPLANATION: This is a petition for the replat of a 5.12 acre parcel located in Section 22, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida. The parcel is located at the northwest quadrant of the intersection of Via Christina and Equine Lane within the Equestrian Club PUD. A location map is provided as Attachment 1. The owner of the property is Grand Prix Farms, Inc. The subject property is an existing lot/parcel within the Equestrian Club PUD. Applicant requested to re-designate a parcel of land within the Equestrian Club PUD, identified as Tract J-1, by removing the "Community Equestrian Facility" designation of the parcel and allowing it to be developed as a privately owned equestrian facility with

accessory residential uses, including a single-family residence.

On September 13, 2016, Village Council approved Resolution No. R2016-46, Master Plan Amendment Petition 16-64 (2016-26 MPA 7) to amend the Equestrian Club PUD to modify the Master Plan designation of Tract J-1 from a community equestrian workout area to one (1) single family dwelling unit and equestrian uses, known as Lot 11A.

The plat is compliant with Wellington's code and regulations.

Attachments to Agenda Item Summary:

Attachment 1 - Location Map

Exhibits to Resolution No. R2017-07:

Exhibit A - Location Map
Exhibit B - Tract J-1, The Farms at Equestrian Club Plat
Exhibit C - Opinion of Title and Title Insurance Policy
Exhibit D - Surveyors Certificate re No Changes and PRMs
Exhibit E - 2015 & 2016 Tax Receipts
Exhibit F - Surveyors Compliance with FS 177
Exhibit G - Resolution No. R2016-46

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Resolution No. R2017-07 accepting and approving Tract J-1, The Farms at Equestrian Club Plat.