



Legislation Details (With Text)

File #:	20-4212	Name:	REQUEST FOR COUNCIL DIRECTION RELATING TO PARTIAL RELEASE OF PALM BEACH POLO LIENS AND LIS PENDENS TO FACILITATE SALE OF PROPERTY TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION ("POA")
Type:	Presentation	In control:	Village Council
On agenda:	1/26/2021	Final action:	
Title:	REQUEST FOR COUNCIL DIRECTION RELATING TO PARTIAL RELEASE OF PALM BEACH POLO LIENS AND LIS PENDENS TO FACILITATE SALE OF PROPERTY TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION ("POA")		

Code sections:

Attachments: 1. 1. 2021-008 (Polo POA)

Date	Ver.	Action By	Action	Result
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ITEM: REQUEST FOR COUNCIL DIRECTION RELATING TO PARTIAL RELEASE OF PALM BEACH POLO LIENS AND LIS PENDENS TO FACILITATE SALE OF PROPERTY TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS ASSOCIATION ("POA")

REQUEST: Discussion and direction from Council regarding PO A's request for partial release of liens and Lis Pendens to facilitate sale of property to the POA.

EXPLANATION: The POA is seeking to purchase a 1.353 acre parcel of property from Palm Beach Polo, Inc. located generally at the corner of Sunnysdale Drive and Polo Club Road and commonly referred to as the "halfway house." The tract is currently part of a larger parcel, which is encumbered by liens in favor of the Village of Wellington, as well as a lis pendens in the foreclosure action. The encumbrances would prevent the POA from acquiring clear title to the property. The POA is therefore requesting that the Village issue partial releases of the liens and lis pendens for the 1.353 acre parcel in order to allow it to close on the property.

If the Village agrees to the POA's request, such releases will be conditioned upon the closing of the property and recording of the deed, as well as a replat of the property to reflect the new parcel.

Staff is seeking direction from Council concerning the POA's request.

BUDGET AMENDMENT REQUIRED: NO

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

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NO

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Discussion and direction from Council regarding of the POA's request for partial release of liens and Lis Pendens to facilitate the sale of property to the POA.