



Legislation Text

File #: 16-0323, Version: 1

ITEM: RESOLUTION NO. R2016-46 (THE EQUESTRIAN CLUB PUD - TRACT J-1)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 16-64 / 2016-26 MPA 7) FOR CERTAIN PROPERTY KNOWN AS THE EQUESTRIAN CLUB PUD; CONSISTING OF APPROXIMATELY 149.79 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF 120TH AVENUE AND ON THE NORTH SIDE OF LAKE WORTH ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE DESIGNATION OF THE 5.1 ACRE PARCEL KNOWN AS TRACT J-1 FROM A COMMUNITY EQUESTRIAN WORKOUT AREA TO ONE (1) SINGLE FAMILY DWELLING UNIT AND EQUESTRIAN USES, KNOWN AS LOT 11A; INCREASING THE RESIDENTIAL UNITS FROM 148 DWELLING UNITS TO A TOTAL OF 149 DWELLING UNITS AND TO AMEND CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of 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.

EXPLANATION: The request is to modify The Equestrian Club 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 Equestrian Club PUD was originally approved on July 25, 2000 with Resolution No. R2000-45 to allow 148 dwelling units, private polo field, private polo workout area, private equestrian trail and a 2.1 acre recreation area. Council adopted the current Master Plan on October 8, 2002 (Resolution No. R2002-101) which eliminated a polo field, reconfigured the ranchette lots to include portions of the equestrian area and combined two (2) "polo workout areas" into a 5.1 acre community equestrian recreation known as Tract J-1 with a condition it be accessible to residents and guests of The Equestrian Club PUD. A subsequent Master Plan Amendment to modify the Master Plan designation of Tract J-1 was denied by Council on April 24, 2012 (Resolution No. R2012-26). The applicant is again requesting to modify Tract J-1 and designate it as Lot 11A on The Equestrian Club Master Plan. This will allow development of Lot 11A to have one (1) single family dwelling unit and equestrian uses. This amendment will also clarify that barns are not allowed on the Estate lots and Ranchette lots are allowed a barn without construction of a single-family dwelling. The applicant provided supportive documentation that the individual property owners and all applicable homeowners associations have no intention of using Tract J-1 as a recreational parcel and desire to convert it to a residential lot. The HOA's have each executed a release of the restrictive covenant that required Tract J-1 be restricted as community equestrian recreation facility and accessible to the residents of the PUD.

The Equestrian Preserve Committee (EPC) and Planning, Zoning and Adjustment Board (PZAB) unanimously recommended approval of the request in 2012. Staff is processing this request to modify the Council imposed restriction on Tract J-1 as an Expedited Application Consideration (EAC). The EAC process allows development order amendments to proceed directly to the governing body that previously approved the original development order after the Development Review Committee. As the restriction on Tract J-1 was Council imposed and Council previously denied a request to modify this condition after unanimous recommendations of approval from both the EPC and PZAB, staff determined this development order would be suitable for the EAC process

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

FIRST READING: YES

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of 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.