



## Legislation Text

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**File #:** 17-0745, **Version:** 1

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**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.