



## Legislation Text

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File #: 17-1000, Version: 1

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**ITEM: RESOLUTION NO: R2017-10 (WELLINGTON GREEN MASTER PLAN AMENDMENT - MUPD B HOTEL)**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 17-09 / 2017-05 MPA 6) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON GREEN, LOCATED IN THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE WELLINGTON GREEN MASTER PLAN TO ALLOW A CONDITIONAL USE HOTEL IN MUPD B AND TO AMEND CERTAIN CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Resolution No. R2017-10, a Master Plan Amendment [Petition No. 17-09 (2017-05 MPA6)] to allow an additional hotel and amend certain conditions of approval for the Wellington Green project.

**EXPLANATION:** The Wellington Green Development of Regional Impact (DRI) was originally approved with a list of Conditional Uses for the overall project, provides the maximum number of each use type and indicates which of the MUPD's are allowed those Conditional Uses and their respective maximum square footage/limitations. The Conditional Use list indicates only one (1) hotel is allowed within MUPD "A," "B," "C" or "F" with a maximum of 125 rooms. A Hampton Inn hotel was constructed in MUPD "A" with a total of 122 rooms. This request will amend the list of approved Conditional Uses to allow an additional 125-room hotel in MUPD "B." This will result in a total of 250 approved rooms for the overall project.

A portion of the required 164 parking spaces will be on the existing Palm Tran Park-n-Ride facility located to the west of the proposed hotel site. The Park-n-Ride facility utilization rate is currently 1% of its capacity. Recent discussions with PBC Palm Tran indicate they will agree to release parking spaces not being utilized with execution of an amended interlocal agreement. The amended agreement will potentially allow Palm Tran use of designated parking spaces up to five (5) years. The applicant will be required to purchase the property from Wellington and proportionally reimburse FDOT for a grant used to construct the Park-n-Ride facility.

The Planning, Zoning and Adjustment Board (PZAB) recommended approval (6-0) of Resolution No. R2017-10 at their March 8, 2017 meeting, per staff's recommended modified conditions as presented and provided a new condition for DRC to review pedestrian circulation at the site planning stage.

**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. R2017-10, a Master Plan Amendment [Petition No. 17-09 (2017-05 MPA6)] to allow an additional hotel and amend certain conditions of approval for the Wellington Green project.