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RESOLUTION NO. R2017-47

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, DENYING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] TO AMEND THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST (F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO DENY THE REQUEST TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES BOULEVARD; TO DENY THE REQUEST TO MODIFY THE MASTER PLAN DESIGNATION OF THE GOLF COURSE TO “OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council, as the governing body of the Village of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulation is authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied; and

WHEREAS, the Master Plan Amendment was reviewed and certified for public hearing by the Development Review Committee (DRC) on August 23, 2017; and

WHEREAS, The Equestrian Preserve Committee recommended approval of the Master Plan Amendment at the October 4, 2017 meeting with a 5-0 vote to change the master plan designation for Polo West to “Open Space – Recreation/Golf Course/Equine Sports” only; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 11, 2017, recommended denial of the Master Plan Amendment with a 6-0 vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Equestrian Preserve Committee, Wellington staff and the comments from the public into consideration when considering the proposed Master Plan Amendment; and

WHEREAS, The Council has made the following findings of fact:

1. The Master Plan Amendment is not consistent with the Comprehensive Plan;

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- 2. The subject request is not clearly consistent with the stated purposes and intent of the Land Development Regulations;
- 3. The requested Master Plan Amendment is potentially consistent with the surrounding Land Uses and Zoning Districts because of the broad array of activities that could occur under the requested changes;
- 4. Possible adverse impacts to the natural environment may occur as a result of the approval of the request;
- 5. The requested Master Plan Amendment could interrupt and negatively impact the current logical and orderly development pattern existing within the surrounding area; and
- 6. The requested Master Plan Amendment could violate the quality of life standards provided in Article 11, Adequate Public Facilities, of the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: The Wellington PUD Master Plan Amendment is hereby denied for the property described in Exhibit A, providing for the following:


- 1. To add one (1) access point along Greenview Shores Boulevard aligning with Wellington High School; and
- 2. To modify the Master Plan designation from "Open Space – Recreation/Golf Course" to "Open Space – Recreation/Golf Course/Field Sports & Equine Sports".


SECTION 2: This Resolution shall become effective immediately upon approval.

PASSED AND ADOPTED this 11th day of December, 2017.

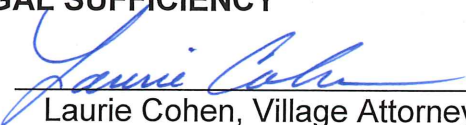
ATTEST:

WELLINGTON, FLORIDA

BY: 
Chevelle D. Nubin, Clerk

BY: 
Anne Gerwig, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: 
Laurie Cohen, Village Attorney

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PCN: 73-41-44-09-02-000-0030

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GREENVIEW SHORES NO 2 OF WELLINGTON PARCELS C, D, E, F & G K/A PALM
BEACH POLO AND COUNTRY CLUB GOLF COURSE

100

150.45 ACRE

Exhibit A
Legal Description