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ORDINANCE NO. 2023-05

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S FUTURE LAND USE MAP [PETITION NUMBER 2022-004-CPA] TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC. FROM OPEN SPACE RECREATION TO RESIDENTIAL C (1.01 DU/AC TO 3.0 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND POLO CLUB ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TOTALING 22.983 ACRES, MORE OR LESS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington, a Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, Residential C (1.01 du/ac to 3.0 du/ac) Future Land Use Map designation allows development of the site within the density range of the land use subject to master plan approvals; and

WHEREAS, the Comprehensive Plan Amendments were reviewed by the Planning, Zoning and Adjustment Board (PZAB) on April 19, 2023, and recommended approval with a 4 to 1 vote; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Map amendment that are the subject of this Ordinance; and

WHEREAS, Wellington's Council, after notice and public hearing, voted (5-0) to approve the proposed Comprehensive Plan Amendment at first reading.

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

SECTION 1: The Wellington Comprehensive Plan Future Land Use Map designation for the properties within the Wellington Planned Unit Development and legally described in Exhibit "A," are hereby designated as Residential C.

SECTION 2: The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Economic Opportunity pursuant to Chapter 163, Florida Statutes.

SECTION 3: The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit "B") to include the site-specific designation for the property as described in Exhibit "A", including an adopted date and ordinance number in accordance with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

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SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.


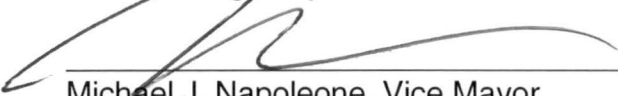
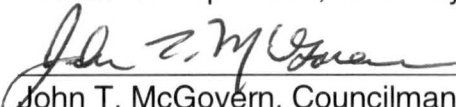
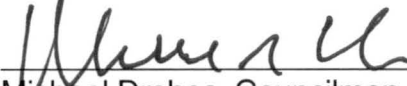
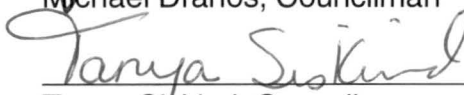
SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by Wellington's Council, if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, the ordinance shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment to be in compliance.

PASSED this 30th day of May, 2023, upon first reading.

PASSED AND ADOPTED this 11th day of July 2023, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY: <u></u> Anne Gerwig, Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Michael J. Napoleone, Vice Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> John T. McGovern, Councilman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Michael Drahos, Councilman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Tanya Siskind, Councilwoman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTEST:

BY: 
Chevelle D. Addie, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: 
Laurie Cohen, Village Attorney

101 **Exhibit A**

102 **Legal Description**

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105 A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH,
106 RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY FLORIDA,
107 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

108 BEGINNING AT THE NORTHWEST CORNER OF PARCEL B ACCORDING TO THE PLAT
109 OF GOLF AND TENNIS VILLAGE PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB
110 AS RECORDED IN PLAT BOOK 35, PAGE 185 OF THE PUBLIC RECORD OF PALM BEACH
111 COUNTY FLORIDA; THENCE S51°06'48"W A DISTANCE OF 101.20 FEET TO A POINT ON
112 A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 512.21 FEET;
113 AND HAVING A RADIAL BEARING OF S38°45'40"W; THENCE NORTHWESTERLY ALONG
114 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°45'40" A DISTANCE OF
115 69.38 FEET TO A POINT OF TANGENCY; THENCE N59°00'00"W A DISTANCE OF 100.00
116 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST
117 AND HAVING A RADIUS OF 429.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC
118 OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" A DISTANCE OF 299.58
119 FEET TO THE POINT OF TANGENCY; THENCE N18°20'00"W A DISTANCE OF 70.49 FEET
120 TO A POINT ON THE SOUTHERLY LINE OF ST. ANDREWS AT THE POLO CLUB
121 CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 17828, PAGE 1678 OF
122 SAID PUBLIC RECORDS, THENCE LEAVING THE RIGHT—OF—WAY LINE AND ALONG
123 SAID SOUTHERLY LINE N58°05'58"E A DISTANCE OF 174.46 FEET; THENCE LEAVING
124 SAID SOUTHERLY LINE N20°57'41"W A DISTANCE OF 150.59 FEET; THENCE
125 N28°22'58"W A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE
126 CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.89 FEET; THENCE
127 NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
128 OF 29°51'18" A DISTANCE OF 42.15 FEET TO A POINT OF NON—TANGENCY; THENCE
129 N20°57'41"W A DISTANCE OF 10.18 FEET; THENCE N11°22'27"E A DISTANCE OF 142.51
130 FEET TO A POINT ON THE SOUTHERLY RIGHT—OF—WAY LINE OF FOREST HILL
131 BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 2439, PAGE 992 OF SAID
132 PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE
133 S89°48'25"E A DISTANCE OF 1643.98 FEET TO THE WESTERLY RIGHT—OF—WAY LINE
134 OF POLO CLUB DRIVE (PLATTED LONG MEADOW DRIVE) AS RECORDED IN PLAT
135 BOOK 35, PAGE 185 AS RECORDED IN SAID PUBLIC RECORDS; THENCE ALONG SAID
136 RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; S02°50'35"W A DISTANCE OF
137 89.84 FEET; THENCE S63°13'33"W A DISTANCE OF 66.22 FEET; THENCE S30°02'04"W A
138 DISTANCE OF 134.19 FEET; THENCE N87°11'32"W A DISTANCE OF 47.13 FEET;
139 THENCE S02°39'52"W A DISTANCE OF 251.41 FEET TO A POINT ON THE NORTHERLY
140 LINE OF PARCEL "B" GOLF & TENNIS VILLAGE PHASE 1 OF PALM BEACH POLO &
141 COUNTRY CLUB P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 185 OF THE PUBLIC
142 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY
143 LINE THE FOLLOWING TWO COURSES; S76°31'35"W A DISTANCE OF 998.30 FEET;
144 THENCE S61°06'48"W A DISTANCE OF 153.65 FEET TO THE POINT OF BEGINNING.

145
146 SAID HEREIN DESCRIBED PARCEL CONTAINING 22.983 ACRES MORE OR LESS.



Wellington Comprehensive Plan 2021

Land Use Element

Future Land Use

