

I. PETITION DESCRIPTION

Petition Numbers: 17-097 (2017-054 MPA4)

Project Name: Wellington PUD Master Plan Amendment – Palm Beach Polo Golf and Country Club

Owners: Palm Beach Polo, Inc.
11198 Polo Club Road
Wellington, FL 33414

Marina Funding, Inc.
56290 Dilles BTM
Shadyside, OH 43947

Agent: Jennifer Vail
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

Requests: To amend the Wellington PUD Master Plan to create Pod 80 and Pod 81; To allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81; To remove reference to the “Wellington Clydesdale Facility” to the property FKA the Powerline property; To add one (1) access point along Birkdale Drive, one (1) access point along Royal Fern Drive and one (1) access point along Forest Hill Boulevard to access Pod 80; To add two (2) access points along Polo Club Drive and one (1) access point along Sunnydale Drive to access Pod 81; To add two (2) access points along Stribling Way to provide access to the property FKA the Powerline property; To modify the Master Plan designation of Pod 80, Pod 81, the property FKA the Powerline property, and the entire Palm Beach Polo golf courses from “Open Space – Recreation/Golf Course” to “Open Space - Recreation/Golf Course/Fields Sports & Equine Sports” (Exhibit A – Proposed Master Plan Amendment).

Project Manager: Kelly Ferraiolo, Senior Planner

II. SITE DATA

Existing Uses: Golf Course and Powerline Property

Parcel Size: 410.91 acres +/-

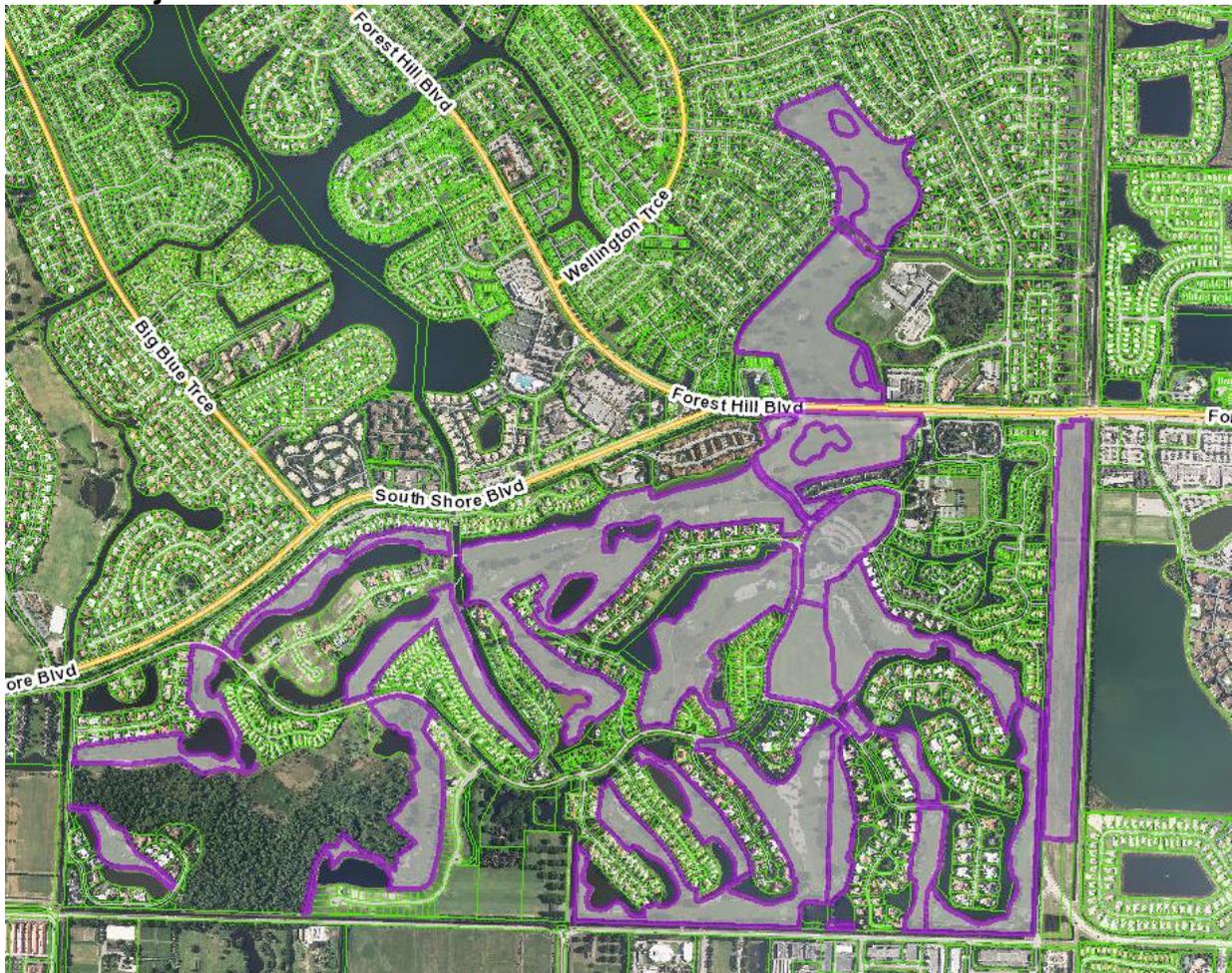
Existing Land Use: Commercial Recreation (CR)

Existing Zoning District: Agricultural Residential/Special Exception/ Planned Unit Development (AR/SE/PUD)

Parcel Control No's: See Exhibit B – Subject Properties

Location: North and south side of Forest Hill Boulevard within Palm Beach Polo and Country Club and on the east side of Stribling Way (Exhibit C – Legal Description).

Project Location:



III. LAND USE AND ZONING

	Existing Uses	Future Land Use	Zoning
Subject Site	Golf Course	Commercial Recreation	AR/SE/PUD
North	Residential, School and Library	Residential C (1.01 - 3.0 du/ac), Residential D (3.01 - 5.0 du/ac), Residential E (5.01-8.0 du/ac), Residential F (8.01 - 12.0 du/ac) Institutional	AR/SE/PUD
South	Residential, School, Library, Park, Preserve	Residential C, D, E, Institution, Industrial, Parks, Conservation	AR/SE/PUD
East	Residential, Wellington Green, Park	Residential C, D, E, G (12.01 – 18.0 du/ac), Regional Commercial, Institutional	AR/SE/PUD
West	Residential	Residential C, D, E and F	AR/SE/PUD

IV. BACKGROUND

The Wellington PUD Master Plan was adopted by the Palm Beach County Board of County Commissioners on February 17, 1972. Palm Beach Polo and County Club is within the Wellington PUD and is made up of approximately 20 individual subdivisions and a private golf club with clubhouse. A plat has never recorded for the entire golf course, but all of the individual subdivisions and the clubhouse were platted.

The golf course is made up of a 9-hole North Course and two (2) 18-hole courses. The North Course (proposed as Pod 80) has been defunct since around 2000. The southern portion of the North Course, also known as East Course (proposed as Pod 81), was converted to a single polo field and is used to host weekly Sunday soccer games which took place for several years until the applicant complied with the code violations and obtained a Special Use Permit in 2017. The driving range, clubhouse and the two (2) 18-hole golf courses remain open. The driving range has received a Special Use Permit to host equine activities but is primarily used as a driving range.

V. STAFF ANALYSIS

The Master Plan Amendment request is to create Pod 80 (North Course) as shown in Exhibit D and Pod 81 (East Course) as shown in Exhibit E, to allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81, to add three (3) access points to Pod 80 and three (3) access points to Pod 81 as shown in Image A – Pod 80 and 81. The Master Plan designation of the entire golf course (North Course, East Course and both 18-hole courses) on the Master Plan will be modified to “Open Space - Recreation/Golf Course/Field Sports & Equine Sports”. The proposed access points are located as follows:

Pod 80:

- One (1) access point along Birkdale Drive over land owned by the Acme Improvement District. The access point is proposed to be utilized for maintenance and service vehicles only ingress/egress (Exhibit F – Birkdale Drive Access Point).
- One (1) access point to the north of the library on Wellington owned property on Royal Fern Drive as egress only (Exhibit G – Royal Fern Drive and Forest Hill Boulevard Access Point).
- One (1) ingress/egress access point to the west of the library on Forest Hill Boulevard.

Pod 81:

- One (1) access point which is the current access point for the sales center and will be restricted to ingress only.
- One (1) access point along Polo Club Drive before the guardhouse restricted to egress only which is a revision to the existing vehicular turning movement allowing for additional stacking and visibility.
- One (1) access point on the west side of Pod 81 along Sunnydale Drive for both ingress and egress.



Image A – Pod 80 and 81

Staff will not support the access points along Birkdale Drive and Royal Fern Drive as the applicant is proposing access points on public property to benefit a private entity with no benefit to the overall Village. Additionally, the access point proposed for maintenance and service vehicles only provides 30 feet between the closest single family property lines. Staff does not feel this is sufficient room and will have a negative impact on the adjacent residential properties. The applicant will need to request approval in the future for these access points once a justification and solution that can be supported by the Village is proposed for the North Course.

The request is also to remove the name of the “Wellington Clydesdale Facility” for the property FKA the Powerline property as (Exhibit H – Powerline Property) and to add two (2) access points along Stribling Way as shown in Image B – Powerline Property. At this time the applicant has not expressed the future potential use of the powerline property. It is our understanding that this request for access is only to provide legal access to the property. The Master Plan designation of this property will also be modified to “Open Space - Recreation/Golf Course/Field Sports & Equine Sports” because the current designation identifies it as part of the overall golf course and being proposed for consistency.



Image B – Powerline Property

The Master Plan designation for the golf course is also the

specific use of the property and should not be confused with a Future Land Use Map designation, which is Commercial Recreation. The Master Plan designation is proposed to be modified to ensure that the appropriate use for the property is depicted on the Master Plan. In recent years, the North and East Course have been used for many events other than golf including polo, horse shows, and soccer activities. At this time, no density or intensity increase is being sought for the proposed Pods. If the applicant desires to request additional development or uses other than what is being proposed in this petition, additional approvals will need to be sought.

Changing the Master Plan designation will allow the additional activities onsite without a special use permit, which is required now. A special use permit will still be required if the onsite activities were to include vendors, temporary structures, outdoor entertainment, lighting and/or anything that is ancillary to the Open Space - Recreation/Golf Course/Field Sports & Equine Sports designation.

The LDRs identifies criteria that the proposed amendment must comply with when considering a Master Plan Amendment. The following criteria were analyzed:

1. Consistent with the Comprehensive Plan:

Policy 1.3.15 of the Land Use Element: The subject properties have a Future Land Use Map designation of Commercial Recreation. Properties designated Commercial Recreation support commercial uses which are recreational in nature. Uses such as show rings, golf courses, clubhouses and other private recreational facilities are consistent with this designation. The current use of this property is golf course with equestrian and field sport activities occurring with the issuance of a special use permit. The modification of the Master Plan designation to add field sports and equine sports is consistent with this policy.

Policy 1.1.7 of the Transportation Element: The applicant is proposing various access points to provide legal access to the properties. All access points will be designed to meet all design standards.

2. Adequate Public Facilities: The proposed request is in compliance with Article 11 of the LDRs as no increase in density or intensity is proposed for this project which would cause additional need for additional public facilities. The subject parcels will continue to be maintained as permitted under their existing Future Land Use Map designation.

Based on the proposed activities alone, the traffic generated would not exceed the current traffic related to the golf course. However, a condition of approval is proposed that would give Wellington the authority to require the applicant to provide traffic control mitigation should the activities create negative traffic impacts.

3. Compliance with Environmental Standards: The proposed request is in compliance with environmental standards as no increase in density or intensity or improvements other than access points are proposed for this project. The subject parcels will continue to be maintained as permitted under their existing Future Land Use Map and proposed Master Plan designation.

4. **Compliance with Article 6 of the LDRs:** The proposed request is in compliance with Section 6.8.2 of the LDRs which establishes provisions for a Planned Unit Development (PUD). A Master Plan is required to identify all parcels and its density, intensity and proposed use of a PUD. The golf course is currently identified as OS-R (Open Space – Recreation) on the Master Plan. The property is used as a golf course and the land has been modified to accommodate field and equine related sports. To expand activities allowed on the property, the applicant is requesting to change the Master Plan designation to include golf course, field and equine sports. This will allow the golf course to hold sporting and equine activities without requiring a special use permit. Additional activities/uses associated with the Master Plan designation (i.e. tents, vendor, amplified sound, etc.) will still require additional approvals from Wellington. The proposed request is for the activity only. No changes to the land use or zoning are requested.

The Master Plan must also indicate all major roadways and vehicular circulation including identifying points of ingress/egress from these roadways. The access points will provide legal access to the properties which will be used for field or equine sport activities. As mentioned earlier, staff will not support access points utilizing publically owned land.

5. **Design minimizes adverse impacts:** The proposed request is in compliance with Article 9 of the LDRs as no increase in density or intensity is proposed for this project. The project is an existing golf course which has been modified to have a polo field and soccer fields. The proposed modified Master Plan designation will identify those activities that are occurring on the property as it exists today with a special use permit. Conditions of approval are proposed that require the activities to conform to all provisions set forth in the Code of Ordinances. Code Compliance shall investigate any complaints received from adjacent property owners.
6. **Consistent with the supplementary use standards:** The applicant is not proposing any development on the property. The property is operating as a golf course, and driving range with occasional equestrian and field sport activities. The property and proposed activities are consistent with the supplementary use standards of the LDRs.
7. **Consistent with applicable Neighborhood Plans:** The subject property is not part of a Neighborhood Plan.
8. **Development pattern:** The applicant is not proposing any development at this time but is requesting access points at the proposed locations. If development is requested in the future, addition approvals and public hearings will be required, including but not limited to a Comprehensive Plan Future Land Use Map Amendment, Master Plan Amendment, Site Plan Amendment, Land Development Permit(s) and building permit(s).
9. **All applicable building standards:** No buildings are proposed at this time. If buildings are proposed in the future, they will be reviewed and must meet all applicable building codes. Proposed future development will require additional approvals as mentioned above.

VI. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were set to property owners within 500 feet and the property was posted. All notices advised to the public that a public hearing on the proposed ordinance/resolution would take place. The dates of notices are set forth below.

Equestrian Preserve Committee:

Meeting Dates: September 6, 2017 (Postponed) and October 4, 2017

Planning, Zoning and Adjustment Board Meeting

Mailings: August 28, 2017

Newspaper: August 28, 2017

Posted Signs: August 28, 2017

Meeting Date: September 13, 2017 (Postponed) and October 11, 2017

Village Council Schedule:

Mailings: August 28, 2017

Newspaper: August 28, 2017

Posted Signs: August 28, 2017

Meeting Date: October 10, 2017 (Postponed) and November 14, 2017

VII. STAFF RECOMMENDATION

Staff does not support the two (2) access points proposed along Birkdale Drive and Royal Fern Drive to access Pod 80 at this time. Resolution No. R2017-46 reflects this recommended denial.

Staff recommends approval of the Resolution R2017-46 Wellington PUD Master Plan Amendment for Palm Beach Polo Golf and Country Club to amend the Wellington PUD Master Plan to create Pod 80 and Pod 81; To allocate 57.1 acres to Pod 80 and 25.5 acres to Pod 81; To remove reference to the "Wellington Clydesdale Facility" to the property FKA the Powerline property; To add one (1) access point along Forest Hill Boulevard to access Pod 80; To add two (2) access points along Polo Club Drive and one (1) access point along Sunnydale Drive to access Pod 81; To add two (2) access points along Stribling Way to provide access to the property FKA the Powerline property; To modify the designation of Pod 80, Pod 81 and the property FKA the Powerline property to "Open Space - Recreation/Golf Course/Fields Sports & Equine Sports" with the following conditions of approval:

1. The approval is based on the Master Plan date stamped August 28, 2017. (PLANNING AND ZONING)
2. All previous conditions of the Wellington PUD not specifically amended by this request are still in full effect. (PLANNING AND ZONING)
3. The exact locations of the proposed access points shall be approved on a site plan by the Village prior to issuance of Land Development permit. The new access point shall be constructed prior to any further modifications to the subject property and in accordance with the dates as set forth on the Site Plan, Land

Development permits, Engineering permits, etc. for the access points.
(PLANNING AND ZONING AND ENGINEERING)

4. The two proposed access points to the Powerline Property may require minor relocation and road improvements such as a right and/or left turn lane on Stribling Way in order to meet the traffic performance standards prior to use.
(ENGINEERING)
5. A new plat for Pods 80 and 81 shall be required to be recorded within 180 calendar days of the effective date of this Master Plan Amendment.
(ENGINEERING)
6. The Master Plan Amendment shall only grant the applicant the ability to have field sports and equine sports activities on the designated property. Any proposed vendors, tents, bleachers, temporary bathrooms, etc. shall be required to obtain a special use permit. (PLANNING AND ZONING)
7. Should the activities create negative traffic impacts, the Village Engineer and/or Planning, Zoning and Building Director shall have the authority to require traffic control mitigation be provided by the applicant. This may include requiring the applicant to obtain traffic control from Palm Beach County Sheriff's Office and the cost shall be paid by the applicant. (PLANNING AND ZONING)
8. All activities shall comply with all Code of Ordinances related to noise, nuisances, trash, lighting, etc. Any nuisance or complaint from the adjacent property owner's shall be investigated by the Wellington Code Compliance Department and shall be handled in accordance with the code violation policies and procedures. Any violation that receives a magistrate determination may result in the revocation of the Master Plan designation by Council. (PLANNING AND ZONING)
9. Any permanent structures proposed to accommodate activities other than golf, shall not be constructed until such time a site plan has been submitted and approved by the Village. (PLANNING AND ZONING)

EXHIBIT B
Subject Properties

PCN	AC
North Course (Pod #80)	
73-41-44-11-00-000-1010	55.99
73-41-44-11-00-000-1020	1.11
East Course (Pod #81)	
73-41-44-14-00-000-3070	0.39
73-41-44-14-00-000-1060	4.51
73-41-44-14-00-000-1020	16.23
73-41-44-14-00-000-1070	1.08
Golf and Tennis Village	
73-41-44-14-04-005-0000	9.42
Clubhouse & Driving Range	
73-41-44-14-00-000-1030	28.89
Golf Course	
73-41-44-14-00-000-1040	125.31
73-41-44-14-42-001-0000	15.24
73-41-44-14-00-000-3030	121.95
Wellington Clydesdale Facility (FPL Powerline Property)	
73-41-44-14-00-000-1010	30.79
TOTAL AREA	410.91

EXHIBIT C
Legal Description

73-41-44-11-00-000-1010 – 55.99 Acres

11-44-41, UNPLATTED PT OF SEC LYG SE OF & ADJ TO PB31P116, NE OF & ADJ TO PB42P178, W OF & ADJ TO PB35P168 & PB71P112 K/A -OLDE- GOLF COURSE PARCEL 1 (LESS LAKE PARCELS 1 THRU 3, AID C-17, C-17B & FOREST HILL BLVD R/WS)

73-41-44-11-00-000-1020 – 1.11 Acres

11-44-41, UNPLATTED PT OF SEC LYG SE OF & ADJ TO PB31P116, NE OF & ADJ TO PB42P178, W OF & ADJ TO PB35P168 & PB71P112 K/A -OLDE- GOLF COURSE PARCEL 1 (LESS LAKE PARCELS 1 THRU 3, AID C-17, C-17B & FOREST HILL BLVD R/WS)

73-41-44-14-00-000-1010 – 30.79 Acres

14-44-41, E 405 FT LYG E OF & ADJ TO FAIRLANE FARMS RD (LESS NLY 73.69 FT OF W 133.14 K/A PAR 1 AS IN OR5840P831, N 1008 FT OF S 1058 FT AS IN OR6446P796 & 798, S 50 FT & E 95 FT ACME IMP DIST CNL R/WS)

73-41-44-14-00-000-1020 – 16.23 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1060 – 4.51 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1070 – 1.08 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1030 – 28.89 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-1040 – 125.31 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-3030 – 121.95 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-00-000-3070 – 0.39 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-04-005-0000 – 9.42 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

73-41-44-14-42-001-0000 – 15.24 Acres

14-44-41, TH PT OF N 1/2 LYG E OF & ADJ TO SUNNYDALE DR K/A -OLDE- GOLF COURSE PAR 2 (LESSLAKE #4)

CONTAINING 410.91 ACRES MORE OR LESS.

EXHIBIT F
Birkdale Drive Access Point

CONCEPTUAL

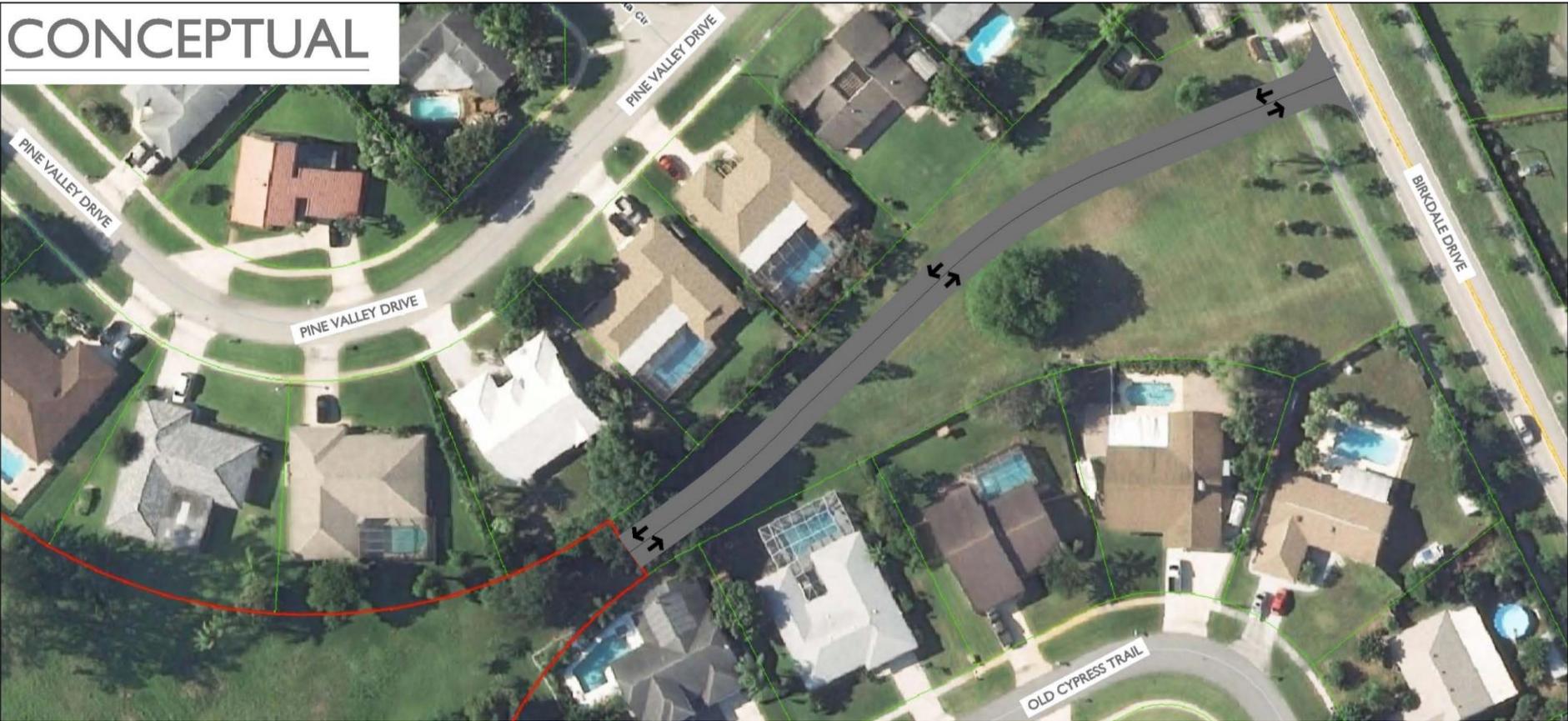


EXHIBIT H Powerline Property



Powerline Property

1) Ingress/egress point.

Existing FPL poles, typ.

Limits of Powerline property (southern portion)

1) Ingress/egress proposed

Lake Lisbet

Google earth

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Pisa Rd

1000 ft

