

Residential B - AR	Proposed Guard Booth	S89°37'48"E 2831.60
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# SITE PLAN

VILLAGE OF WELLINGTON, FL

A PARCEL OF LAND LYING IN SECTION 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 1°19'04" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2676.18 FEET TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DECEDED IN OFFICIAL RECORD BOOK 8094, PAGE 1208, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 83°34'48" EAST, A DISTANCE OF 2660.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 83°34'48" EAST, A DISTANCE OF 2681.00 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORD BOOK 8094, PAGE 1208, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 1°19'04" EAST, A DISTANCE OF 1342.22 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF A 76 FOOT EASEMENT, LYING IN SAID SECTION 23 AND RECORDED IN OFFICIAL RECORD BOOK 1436, PAGE 348, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 1°22'04" WEST, A DISTANCE OF 2681.15 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF A 76 FOOT EASEMENT, A DISTANCE OF 2681.15 FEET, THENCE NORTH 0°10'43" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1342.22 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EASEMENTS:

1. AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE NORTH 40 FEET;

2. AN IRRIGATION AND DRAINAGE EASEMENT OVER THE SOUTH 60 FEET THEREOF;

3. A 6 FOOT UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2526, PAGE 1885;

4. A 75 FOOT ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY EASEMENT FOR ROAD AND DRAINAGE PURPOSES RECORDED IN OFFICIAL RECORD BOOK 1548, PAGE 388;

5. THE 12 FOOT "NURCK" EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 1230, PAGE 579, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS ENCOMPASSED IN THE 60 FOOT INGRESS/EGRESS EASEMENT OVER THE NORTH 40 FEET THEREOF;

6. A 100 FOOT ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1037, PAGE 686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 3,852.579 SQ. SQUARE FEET (88.4 ACRES MORE OR LESS).

DEVELOPMENT REQUIREMENTS										
ZONING DISTRICT	SPRINKLER SIZE	LOT DIMENSIONS	DEPTH	MAX. FAR	MAX. BLDG. COVER	MAX. BLDG. HEIGHT	PRINCIPAL STRUCTURE SETBACKS			
							FRONT	REAR	SIDE	BACK
AR	10	300'	300'	15	20%	35'	100'	50'	80'	100'
AR	85/62	1,351'	2,891'	.013	1.31%	35'	137'	688'	528'	2,449'
AR	EOZD	AC					ADDITIONAL STRUCTURE SETBACKS			
							FRONT	REAR	SIDE	BACK
							100'	25'	25'	25'
							100'	487'	417'	1,580'

2024-03-ASA	
NATIONAL POLO CENTER (NPC)	
Pellion Number	
Name of Project	
Proposed Use	AR/EOZD CR
Zoning	AR/EOZD CR
Parcel Land Use Designation	EOZD/ASA AREA D
Overlay Zone	2204/A1
Section, Township, Range	73-41-44-22-00-00-0020
Property Control Numbers	88.62 a.c.
Total Area	48.636 s.f.
Total Building Coverage & Canopies	
"A" Club House	9,818 s.f.
Covered Porch	4,162 s.f.
Covered Balcony	1,450 s.f.
Ponte Corridor	750 s.f.
"B" Restaurant	5,938 s.f.
"C" Viewing Pavilion	2,400 s.f.
"D" Tennis Courts	5,968 s.f.
"E" BBQ Pavilion	2,800 s.f.
"F" Tennis Pavilions	720 s.f.
"G" Pool Deck Off Pavillion	1,200 s.f.
"H" Tennis Pro Shop (Retail)	2,301 s.f.
"I" Banquet Facility (Entertainment, Indoor)	17,088 s.f.
"J" Office	1,344 s.f.
"K" Guard Booth	98 s.f.
"M" Storage	1,500 s.f.
Total Building Coverage	
Total Floor Area Ratio	1.31%
Impervious Area	0.01%
Buildings	48,636 s.f.
Pavilions/Trails	129,084 s.f.
Perennial Area	
Open Space	3,545,322 s.f.
95%	
Building Height	
Number of Stories	3 <sup>1</sup>
Number of Seats	3 Stories
Parking Required	1188 spaces
<p>"J" Entertainment Indoor - 1 space/250 s.f. @ 17,088 s.f. = 68</p> <p>"K" Guard Booth - 1 space/200 s.f. @ 98 s.f. = 0.5</p> <p>"H" Tennis Pro Shop (Retail) - 1 space/200 s.f. @ 2,301 s.f. = 12</p> <p>Tennis Courts - 1.5 spaces per court @ 4 courts = 6</p> <p>"B" Restaurant - 1 space/80 s.f. @ 5,938 s.f. = 74</p> <p>Outdoor Seating - 1 space/25 seats @ 40 seats = 17</p> <p>Polo/Event Fields - 1 space/4 seats @ 1188 seats = 297</p> <p>Other (clubhouse, porch, balcony, porte corridor, pavilions) - 1 space/250 s.f. @ 19,800 s.f. = 79</p> <p>"C" Banquet Facility Office - 1 space/200 s.f. @ 1,344 s.f. = 7</p>	
Temp Grass Parking	
Paved Parking	430
Waiting / Parking Spaces	136
SEASONAL:	
*TEAM TENT	
*TEAM BILLBOARD	
*SEASONAL BLEACHERS	
*SEVENTY TENTS	

OWNER/DEVELOPER:	WEP POLO, LLC 1440 PIERSON ROAD WELLINGTON, FL 33414 PHONE 561-793-5887
PLANNER/ENGINEER/SURVEYOR:	SEXTON ENGINEERING ASSOCIATES, INC. 110 FORD DR. SUITE 100 ROSELAND PALM BEACH, FLORIDA 33411 PHONE 561-782-3122
ARCHITECT:	AW ARCHITECTS 7700 CONGRESS AVENUE, SUITE 1114 BOCA RATON, FLORIDA 33487 PHONE 561-997-1244
TRAFFIC ENGINEER:	VIA PLANNING, INC. 3357 MERRICK LANE MARGATE, FLORIDA 33063 PHONE 954-560-9200

NOTE:  
-FREE HANDICAP PARKING WILL BE PROVIDED AT THE  
VALET PARKING.

**2024-003-ASA**

1. All previously conditions of approval remain in effect. (PLANNING)

2. The dumpsters shall be enclosed with opaque concrete walls stucco finished and gates/doors on all gates. The gates shall be constructed with a signpost-style building design. The height of the enclosure walls and gates shall be a minimum of six (6) feet. The gates shall be a maximum of four (4) inches from any wall, and six (6) inches from any pavement. The property owner/operator shall ensure that the dumpster enclosure gates remain closed except during pick-up/deliveries or being serviced. (PLANNING)

3. The removal of vegetation was reviewed per the submitted Tree Disposition Plan, and a Tree/Vegetation Removal Permit is not required for the proposed removal as designated on the Tree Disposition Plan. (PLANNING)

4. Separate permits are required from the Building Division for the proposed landscaping, signage, bathroom facilities, and dumpster enclosures. Additional plant material may be required at time of construction. (PLANNING)

5. No encroachments shall be permitted in any utility, drainage, landscape, lake maintenance or other easements or utility roadway easements. Landscaping structures, lighting, etc. shall be installed in water or other easements at the owner's expense. No construction shall be permitted in any public or private easement, right-of-way, or utility easement. (ENGINEERING/UTILITIES)

6. The paving gate for the new access driveway shall remain open during operational hours of events and shall be closed during non-event hours. Access shall be accessible to authorized personnel and opened as needed by 24-hour security staff. (TRAFFIC)

7. The proposed site plan shall be required to provide as many Palm Beach County Sheriff's (PBSD) Detachments as needed for traffic control around the Village's rights-of-way along 120th Avenue West for all events at least two hours prior to the show/event start time and at end time. (TRAFFIC)

8. All operations shall provide adequate signage and egress directly to the parking lot. The parking lot shall be maintained at all times and shall not have any normal or abnormal patterns. (TRAFFIC)

9. Prior to building final inspection and/or issuance of certificate of occupancy/completion, final approval of landscaping is required from the Wellington Planning and Zoning Division to ensure compliance with all approved site/landscape plans and conditions of approval. (PLANNING)

PERSON ROAD

SOUTHFIELDS RD

120TH AVENUE

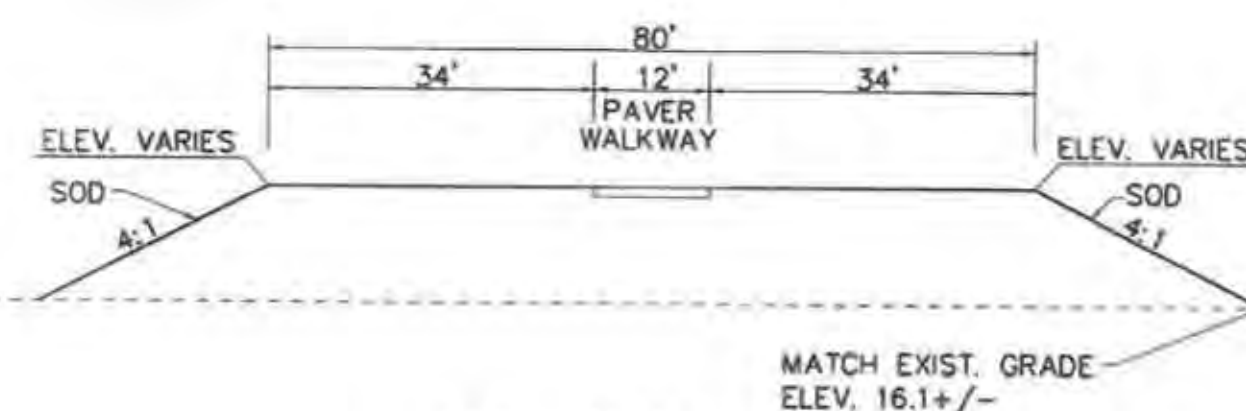
LAKE WORTH ROAD

SITE

ALD. CANAL C & P

100'

PUD  
Single Family  
Equestrian Club  
2000-45



SECTION A-A  
SCALE: 1"=20' HOR.  
1"=10' VER.

 THE VILLAGE OF ELLINGTON  
Planning and Zoning Division  
**Certification**

Petition No.: 2024-0003-ASA

Approved: 11/6/24

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

All previously applied conditions remain in effect.

DATE	BY	NOTES
06/04/15		REVISIONS
06/10/15		REVISIONS
06/29/15		REVISIONS
08/03/15		REVISIONS
08/11/15		REVISIONS
11/17/16	SEA	REVISIONS
01/12/18	SEA	NEW SAND RING & LIGHTING
02/14/18	SEA	PER VOW COMMENTS
11/29/18	SEA	ADD. RAISED WALKWAY & VENDOR TENT & RESIZE SAND RING TO 225" X 330"
12/21/18	SEA	PER VOW COMMENTS
08/24/24	JS	SITE PLAN AMENDMENT

SHEET #  
SP.1