

## Wellington PUD – Farrell West

## STAFF REPORT

**Petition Numbers:** Comprehensive Plan Map  
Amendment  
2022-0004-CPA  
Ordinance No. 2023-05

Master Plan Amendment  
2022-0006-MPA  
Resolution R2023-11

**Property Owner:** Palm Beach Polo, Inc.  
11198 Polo Club Road  
Wellington, FL 33414

**Applicant:** Farrell Building Company  
2317 Montauk Highway  
PO Box 14  
Bridgehampton, NY 11932

**Agent:** Neil Schiller, Esq  
137 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**Site Address:** 11153 Polo Club Road

**PCN(s):** 73-41-44-14-49-002-0000

**Current Future Land Use Designation:**  
Open Space Recreation

**Proposed Future Land Use Designation:**  
Residential C (1.01 du/ac – 3.0 du/ac)

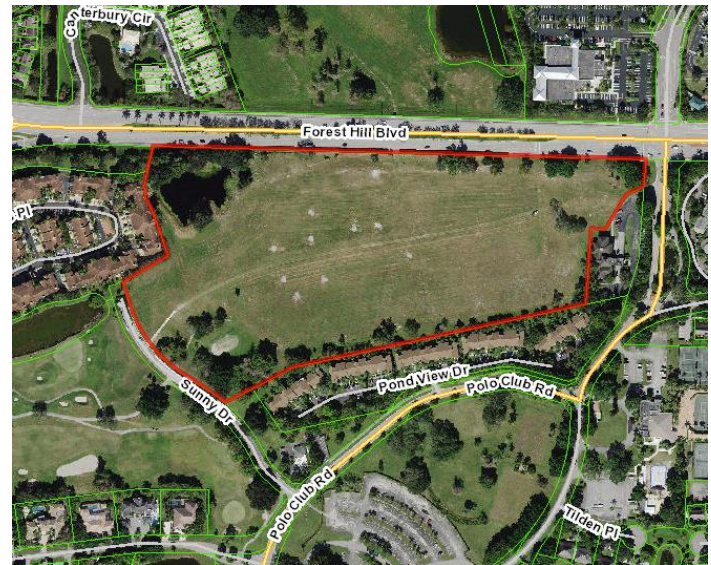
**Zoning Designation:**  
Planned Unit Development (PUD)

**Acreage:** 22.983

**Requests:**

- Amend the Future Land Use Map Designation from Open Space Recreation to Residential C (1.01 du/ac – 3.0 du/ac)
- Amend the Wellington PUD Master Plan to create residential Pod 80; transfer 27 dwelling units (DU) from Pod 65B (Blue Cypress Tract G-1) to Pod 80; assign 27 single family DU to Pod 80 with an overall density of 1.17 du/ac; and to approve the Farrell West Project Standards Manual (PSM) (Exhibit A – Resolution R2023-11)

**Location Map:**



| Adjacent Property | FLUM                                   | Zoning |
|-------------------|--|--------|
| North             | Forest Hill Boulevard                  | PUD    |
| South             | Residential E (5.01 du/ac – 8.0 du/ac) | PUD    |
| East              | Open Space Recreation (OSR)            | PUD    |
| West              | Residential F and OSR                  | PUD    |

**Boards and Council:**

|                       | Notice Date | Meeting Date                          | Vote    |
|-----------------------|-------------|---------------------------------------|---------|
| PZAB                  | 2/28/2023   | 3/15/2023<br>(Postponed)<br>4/19/2023 | 4-1     |
| Council (CPA only)    | 5/15/2023   | 5/30/2023                             | Pending |
| Council (CPA and MPA) | TBD         | TBD                                   | TBD     |

**Public Notice and Comments:**

| Notices Sent | For | Opposed |
|--------------|-----|---------|
| 347          | TBD | TBD     |

**Project Manager:**

Kelly Ferraiolo, Senior Planner  
[kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)  
(561) 753-5268

## Site History and Current Request:

The Wellington PUD Master Plan was adopted by the Palm Beach County Board of County Commissioners on February 17, 1972. Palm Beach Polo and Country Club is within the Wellington PUD and is made up of approximately 20 individual subdivisions and a private golf club with clubhouse. The subject site was previously the southern portion of the North Course golf course, also known as East Course. The golf course has been closed since around 2000. The East Course was converted to a single polo field and was used to host weekly Sunday soccer games, which took place unpermitted for several years until the applicant complied with the code violations and obtained a Special Use Permit for the activities in 2017.

In 2017, the property owner applied for a Master Plan Amendment to modify the Wellington PUD Master Plan Designation from “Open Space – Recreation/Golf Course” to “Open Space – Recreation/Golf Course/Field Sports & Equine Sports” and to add access points to the property. The request was denied by Council and no changes were made.

In 2022, Wellington Council approved the plat for Polo House of Palm Beach Polo Club POA, Inc. This plat included the East Course (aka Parcel B or Farrell West), the POA Administration building, and the sales center.

The applicant is proposing to convert Parcel B of the Polo House of Palm Beach Polo and Country Club POA, Inc. into a 27-unit single family subdivision (Farrell West) and is requesting to amend the Future Land Use Map designation (Exhibit B) for the subject property from Open Space Recreation to Residential C (1.01 du/ac – 3.0 du/ac) and to amend the Wellington PUD Master Plan (Exhibit D) to create residential Pod 80; transfer 27 dwelling units (DU) from Pod 65B (Blue Cypress Tract G-1) to Pod 80; assign 27 single family DU to Pod 80 with an overall density of 1.17 du/ac; and to adopt the Farrell West Project Standards Manual (Exhibit E).

The applicant also had requested a companion application, Farrell East, to convert Parcel E of Golf and Tennis Village - Phase 2A (aka Palm Beach Polo Tennis House) into 14 single family dwelling units (aka Farrell East), which also required a Master Plan Amendment by separate application. The Farrell East applications were withdrawn by the applicant on April 17, 2023.

Parcel B is part of the foreclosure action related to the Big Blue Preserve. The owner has put the lien amount in escrow as required by the sale of the Cypress Dunes golf course to another entity.

## **Analysis – Comprehensive Plan:**

The applicant is requesting to amend the Future Land Use Map designation for the subject property from Open Space Recreation to Residential C (1.01 du/ac – 3.0 du/ac). The property is proposed to be redeveloped into a residential pod of the Wellington PUD with 27 single family units with an overall density of 1.17 du/ac. A Comprehensive Plan Amendment and Master Plan Amendment is required to develop the property as proposed. The proposed Comprehensive Plan Amendment complies with the following policies/objectives within Wellington’s Comprehensive Plan:

*Land Use and Community Design Goal LU&CD 1 – Enhance the quality and character of Wellington’s neighborhoods, Commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown! and,*

*Housing and Neighborhoods H&N 1 – Protect, preserve, and enhance the character, quality and value of existing neighborhoods.*

Parcel B is a closed golf course that has not been utilized in more than 20 years. The property is a source for continuous resident and code enforcement complaints about overgrowth, security, and lack of general maintenance. The property has also been used in the past for adult soccer games that also caused issues such as complaints for littering, loitering, trespassing, etc. Palm Beach Polo and Country Club has a variety of housing types ranging from one (1) bedroom efficiencies, to multi-million-dollar mansions. As Wellington is nearing build out, new developments/redevelopment that are being approved/requested are mostly higher density Zero Lot Line (ZLL) or multi-family housing types. The proposed 27 single family units are comparable in size to other neighborhoods within the Palm Beach Polo and Country Club subdivision, such as Cypress Island, and are proposed to be multi-million-dollar residences.

*Land Use and Community Design Objective LU&CD 1.1: Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.*

The property is adjacent to the west by St. Andrews Condominium that has a Residential F land use with an overall density of 11.98 du/ac. To the south is Golf Cottages, which is a multifamily subdivision with an overall density of 5.57 du/ac. The request for a lower density subdivision of 1.17 du/ac is compatible with the existing neighborhoods. Required landscape buffers will be installed to assist in the transition to the more intense residential uses.

*Land Use and Community Design Policy LU&CD 2.1.2: Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the Land Development Regulations.*

The proposed single-family subdivision will have a master developer and will be required to obtain Architectural Review Board (ARB) approval for all model types. A Project Standards Manual (PSM) has also been included in the Master Plan Amendment. A PSM is a governing document, in addition to the master plan and site plan, for a planned development that provides all regulations for the proposed development as required by Section 6.5.2.C and 6.5.4.E of the LDR. The PSM is adopted by resolution and provides design standards, landscape requirements, circulation, etc. for a development. The PSM submitted has been reviewed by staff and meets the requirements of Article 6.

*Public Facilities Policy PF 1.1.4: Ensure adequate water supplies and required infrastructure are available to serve new development no later than the date of the issuance of the first certificate of occupancy. New development and re-development will be responsible for their proportionate share of the cost of existing infrastructure and shall bear the cost of new infrastructure required for its development.*

The applicant is required to submit a Water and Wastewater Demand Analysis (Exhibit L) which summarizes the expected demand of utilities for the proposed development. The Utilities department has reviewed the Demand Analysis and has included Condition 14 to Resolution R2023-11 which requires that the developer be responsible for the construction and funding of any improvements/upgrades necessary to existing lift stations, water distribution systems, sanitary

systems, and force main systems because of impacts to existing systems by the proposed project development plan.

*Public Facilities Goal PF2: Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.*

The applicant is required to submit a Drainage Statement (Exhibit K) which identifies the methods of how stormwater runoff is managed/directed. A Conceptual Paving, Drainage, Water and Wastewater Plan was submitted with the site plan submittal which has been preliminary reviewed by the Engineering and Utilities department. Final plans will be required to be submitted and be reviewed for the Land Development and Utility Permits prior to the commencement of construction.

*Parks and Recreation Policy PR 1.1.1 Provide a superior amount of recreational land to serve the population; at least 10 acres of recreational land per 1,000 residents is Wellington's target. Recreational land may comprise for active or passive use.*

In order to provide superior amount of recreational land to serve the population, Wellington's target to provide at least 10 acres of recreational land per 1,000 residents. There is currently 2,011 acres of land with recreational Future Land Use Map designations that are either Open Space Recreation, Equestrian Commercial Recreation, Park, or Conservation. Wellington has a population of 61,768 and based on the population, is targeted to have 617.68 acres of recreational land. With the reduction of 22.983 acres (Farrell West), Wellington exceeds the targeted amount of recreational land by 1,370.33 acres.

#### **ANALYSIS – MASTER PLAN AMENDMENT:**

The applicant is requesting a Master Plan Amendment to amend the Wellington PUD Master Plan to create residential Pod 80, transfer 27 dwelling units (DU) from Pod 65B (Blue Cypress Tract G-1) to Pod 80; assign 27 single family DU to Pod 80 with an overall density of 1.17 du/ac; and to adopt the Farrell West Project Standards Manual (PSM). The proposed Master Plan Amendment complies with the following:

**Conformity with Zoning Standards:** This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The applicant has submitted a Site Plan (Exhibit F), Circulation Plan (Exhibit G), and Landscape Plan (Exhibit H) for Farrell West that has been reviewed for compliance with the zoning standards including landscaping, setbacks, lot dimensions, etc. and will be approved administratively by staff once the Comprehensive Plan Amendment and Master Plan Amendment are approved. The proposed subdivision will also incorporate a newly formed lake, expand the existing lake on the western portion of the property, and a passive park on the eastern portion of the site accessible by internal sidewalks. Access to the subdivision will be from Sunny Drive which is a residential roadway that connects to Polo Club Drive, Palm Beach Polo's main roadway.

Per Section 6.5.2 of the LDR, any unbuilt units may be transferred to another pod that permits residential units as long as the total number of units for the overall project remains the same or decreases. Any transfer in excess of 30% shall be approved by Council as a Master Plan Amendment. There are currently 66 ZLL units assigned to Tract G-1 of Blue Cypress of Palm Beach



Polo (Pod 65B of the Wellington PUD). In 2021, Council approved R2022-01, which transferred excess units within Pod 65B to be “banked” in Tract G-1. Tract G-1 is only 1.42 acres in size. Based on lot size requirements, only a portion of the 66 units would be able to be built. The applicant is requesting to transfer 27 of those banked units from Pod 65B to the newly formed Pod 80. No additional units are requested to be added to the Wellington PUD. The companion application for Farrell East is proposing to also transfer 14 units, which, if both amendments are approved, would leave a total of 25 units assigned to Tract G-1 of Blue Cypress.

**Minimizes Environmental Impacts:** No adverse impacts to the natural environment are expected to occur as a result of the proposed amendment as the property is a closed golf course. The applicant has provided a landscape and tree disposition plan. Based on the Tree Disposition Plan, there all some trees that are proposed to be removed that are considered specimen trees. Specimen trees are trees that substantially contribute to the aesthetics of a site or development that have reached the diameter at breast height (DBH) measurement indicated in Table 7.7-1 Specimen Tree Trunk DBH and Circumference, in Wellington’s LDR. All specimen trees will either be relocated or replaced per Section 7.7.5, Tree Protection Standards, of Wellington’s LDR.

**Minimize Adverse Effects to Adjacent Properties:** Farrell West is located on the southwest corner of Forest Hill Boulevard and Polo Club Road. Per Section 7.8-1 of the LDR, a Type A/F Landscape Buffer is required on the south and west as the property is adjacent to Residential E and Residential F land use types. A Type A/F buffer shall be a minimum of 10 feet wide and contain one (1) shade tree per 30 linear feet of buffer with a continuous hedge a minimum of 36 inches high and a six (6) foot high fence. A Type C landscape buffer will be installed on the north and east property lines, which shall be a minimum of 20 feet wide and contain one (1) shade tree per 40 linear feet with a continuous hedge.

**Consistent with Applicable Neighborhood Plans:** Farrell West is within Palm Beach Polo Golf and Country Club and will be have its own sub-association. This property is not part of an adopted neighborhood plan. The golf course has been closed for a number of years and has been used for recreational uses not conducive to the surrounding neighborhoods. The addition of 27 single family units are comparable to the larger lot subdivisions such as Cypress Island and the larger lots that were recently approved in Blue Cypress.

**Logical, timely, and orderly development pattern:** The golf course has been closed for over 20 years. The current Master Plan Designation for this property is Open Space Recreation. The property has been issued Special Use Permits in the past for polo and soccer events/practice. This location is not an ideal location for these uses as the property has no parking and is not within the Equestrian Overlay Zoning District (EOZD). The property has also been the subject for various code complaints over the years including maintenance issues.

If Farrell West is approved, the Wellington PUD will have a net reduction of 22.983 acres of open space recreation land in the overall Master Plan. Per Section 6.5.2.E.1 of the LDR, five (5) acres of property per 1,000 residents shall be dedicated for park and recreational facilities. The Wellington PUD is approved for 14,382 dwelling units. Using the average household size of 3.02, the Wellington PUD is required to have 217.16 acres of parks/open space recreation dedicated land. Wellington PUD currently has 990 acres of open space recreation land, with the majority of this land within Palm Beach Polo. With the reduction of 22.983 acres of parks and recreational facilities, the Wellington PUD will exceed the of 749.37 acres of recreational land.

**Adequacy of Public Services:** The project is proposed within an existing Urban Service Area, with water and sewer connections available in the surrounding area. A total of 27 units are being transferred from Pod 65B to Pod 80. No additional dwelling units are being requested for the Wellington PUD that would result in additional impact on public services including, but not limited to, schools, garbage, etc. as the units are already accounted for.

**Complies with Building Standards:** Farrell West will be constructed by a master developer. Prior to zoning approval on any building permits, the proposed elevations of all models will need to be approved by the ARB. This will ensure that the new construction will meet or exceed the desired design and aesthetic characteristics required in Wellington. Each lot will then be required to get all necessary permits to ensure that the buildings meet the LDR and building code.

**Summary:**

Based on the findings, consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of Ordinance 2023-05 (Petition 2022-0004-CPA) and Resolution No. R2023-11 (Petition 2022-0006-MPA) with the following conditions of approval:

1. All previous conditions of the Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
2. The project shall comply with the Project Standards Manual as adopted in Exhibit C as part of Resolution R2023-11. (PLANNING AND ZONING)
3. Architectural Review Board approval for all single family models/elevations is required prior to issuance of building permits. (PLANNING AND ZONING)
4. Farrell West (aka Parcel B) is required to be replatted. The plat shall be approved, and recorded, prior to the issuance of any building permits. (ENGINEERING)
5. Land Development Permit is required prior to construction of any infrastructure improvements. (ENGINEERING)
6. A 20-foot wide Type C Landscape Buffer and Easement shall be required for all properties adjacent to a Forest Hill Boulevard. The landscape buffer shall be installed by the developer, and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND ZONING)
7. A 10-foot wide Type A/F Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Golf Cottages) and Residential F (St. Andrews Condominiums) land uses. The landscape buffers shall be installed by the developer, and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND ZONING)
8. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)

9. The approval includes only the transfer of 27 units to Pod 80 from Tract G-1 within Pod 65B. A Site Plan Amendment and Re-plat will be required to develop Tract G-1. Transferring additional units from Pod 65B to another residential Pod will require a Master Plan Amendment. (PLANNING AND ZONING)
10. The developer shall be required to take measures to ensure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties. (PLANNING AND ZONING/ENGINEERING)
11. The applicant is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the developer has reserved capacity through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)
12. A Developers Agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. Payment of capacity fees per Wellington Resolution R2018-35 shall be required to reserve capacity. The Developers agreement must be executed and approved by Wellington's Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by Wellington's Utility Director. The Developers Agreement conditions should be coordinated during the Site Plan Approval process. (UTILITIES)
13. Water, Sewer and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2022. Applicant is encouraged to review capacity fees. These fees are due prior to the approval of the Developers agreement by Wellington's Council. (UTILITIES)
14. Developer is responsible for the funding and construction of all improvements/upgrades necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan. (ENGINEERING)
15. The applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)
16. Landscaping, structures, lighting, fencing etc. will not be permitted within the water and sewer easements or equivalent width (except low-growing bushes/shrubs). (UTILITIES)
17. Water and sewer infrastructure must be located in the right-of-way or in a dedicated exclusive water main or sewer easement. Easement widths shall comply with the Wellington Water and Wastewater Systems Construction and Standards Manual (15-foot minimum). (UTILITIES)
18. No building permits are to be issued after December 31, 2026, unless a time extension has been approved. (TRAFFIC)

19. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

**List of Exhibits:**

|           |   |
|-----------|---|
| Exhibit A | Resolution No. R2023-11 (Master Plan Amendment) |
| Exhibit B | Current Future Land Use Map                     |
| Exhibit C | Proposed Future Land Use Map                    |
| Exhibit D | Current Wellington PUD Master Plan              |
| Exhibit E | Proposed Wellington PUD Master Plan             |
| Exhibit F | Farrell West Project Standards Manual           |
| Exhibit G | Proposed Site Plan                              |
| Exhibit H | Proposed Circulation Plan                       |
| Exhibit I | Proposed Landscape Plan                         |
| Exhibit J | Justification Statement                         |
| Exhibit K | SCAD Letter                                     |
| Exhibit L | Drainage Statement                              |
| Exhibit M | Water and Waste Water Demand Analysis           |
| Exhibit N | Market Study                                    |
| Exhibit O | PBC Archaeologist Letter                        |
| Exhibit P | Traffic Statement                               |
| Exhibit Q | Traffic Consultant Letters                      |
| Exhibit R | Public Comment                                  |