



**STAFF REPORT
PLANNING & ZONING DIVISION**

I. PETITION DESCRIPTION

Petition Number: 17-098 (2017-055 MPA5)

Project Name: Wellington PUD Master Plan Amendment - Polo West

Owner: Polo West Golf Club, Inc
11199 Polo Club Road
Wellington, FL 33414

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

Requests: To amend the Wellington PUD Master Plan to add one (1) access point on Greenview Shores Boulevard and to modify the designation of the Polo West golf course to "Open Space – Recreation/Golf Course/Field Sports & Equine Sports". (Exhibit A – Proposed Master Plan Amendment)

Project Manager: Kelly Ferraiolo, Senior Planner

II. SITE DATA

Existing Use: Golf Course

Parcel Size: 150.45 acres +/-

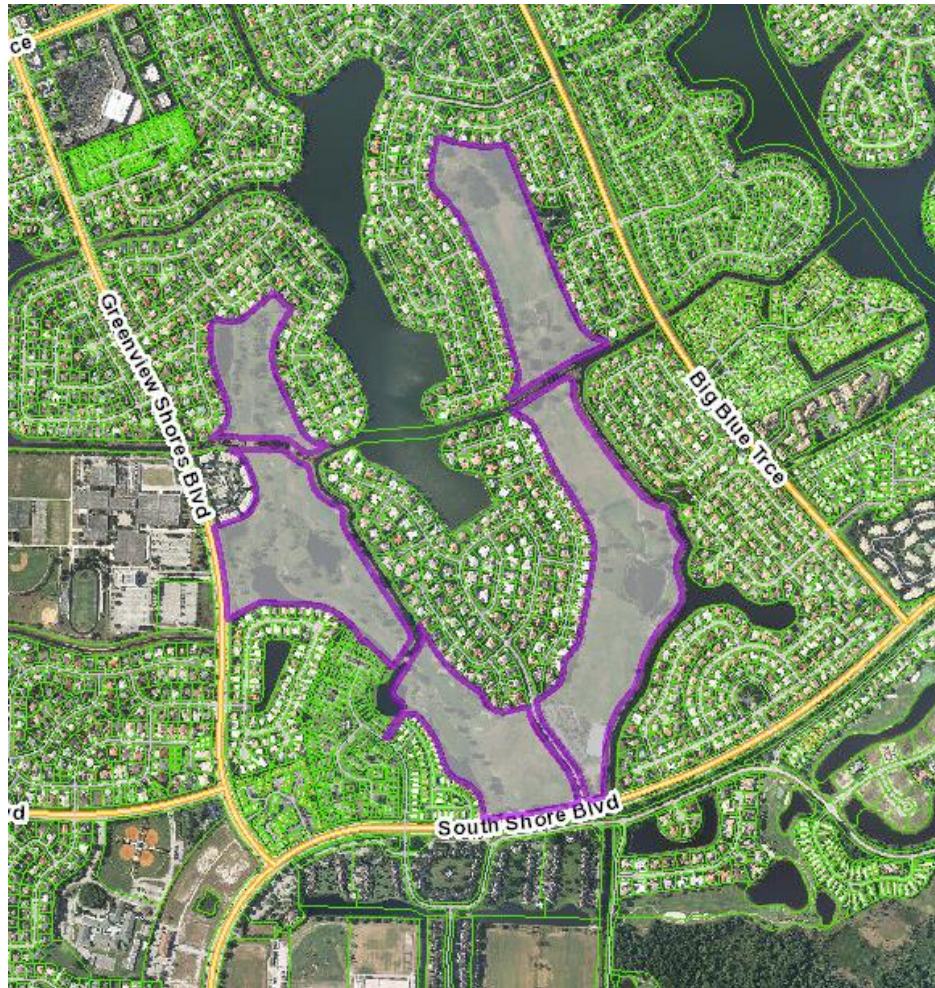
Existing Land Use: Commercial Recreation (CR)

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

Parcel Control No: 73-41-44-09-02-000-0030

Location: North side of South Shore Boulevard, west of Big Blue Trace and east of Greenview Shores Boulevard (Exhibit B – 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	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 H (18.01 - 22.0 du/ac)	AR/SE/PUD
South	Residential	Residential C, D, E and H	AR/SE/PUD
East	Residential	Residential C	AR/SE/PUD
West	Residential and School	Residential C, D, E and H, and Institutional	AR/SE/PUD

IV. BACKGROUND

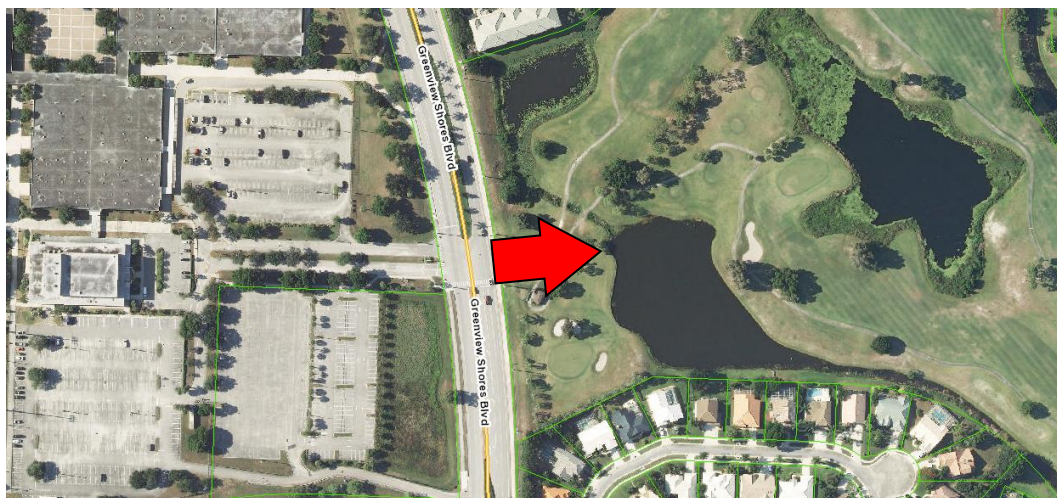
The Wellington PUD Master Plan was adopted by the Palm Beach County Board of County Commissioners on February 17, 1972. On July 8, 1975, the subject property was originally platted as part of Greenview Shores No. 2 of Wellington PUD. The property was subsequently replatted as Greenview Cove of Wellington PUD on February 24, 1984. The site plan for Greenview Cove Golf Club was approved on May 8, 1984 and consisted of 159 single family homes, a clubhouse and 18-hole golf course.

The 18-hole golf course and clubhouse portion of Greenview Cove was separated from the residential component of the project and sold to PDVR, LLC in 2000 and was later sold to Marina Funding Group, Inc in 2003. The property was quit claimed to its current owner, Polo West Golf Club, Inc in 2009. The single family development and golf club was renamed Polo West. The owner converted the eastern 9-hole portion of the golf course to three polo fields and constructed a multi-purpose arena south of the clubhouse. The driving range along the west side of Greenview Cove Drive was also converted to a leveled grass field and the remaining nine (9) holes on the west side remain open. The clubhouse and restaurant activities are only permitted if the golf course is active and in operation.

Since the conversion of the golf course, Polo West has been utilizing the polo fields and arena for outdoor equestrian and other sporting events by the issuance of special use permits by the Village of Wellington. Polo practice has not historically been required to obtain a permit due to the nature and lack of spectators. It was an occasional activity, not a regular occurrence.

V. STAFF ANALYSIS

The Master Plan Amendment request is to add an access point along Greenview Shores Boulevard aligning with the entrance to the Wellington High School intersection, as shown below, and to change the Master Plan designation from Open Space-Recreation/Golf Course to Open Space – Recreation/Golf Course/Field Sports & Equine Sports as shown in Exhibit C – Conceptual Site Plan.



The Master Plan designation for the golf course is also the specific use of the property and should not be confused with the 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 property has been used for many activities other than golf course including polo, horse shows, and other one day family events. No density or intensity increase is proposed at this time. 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 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 property has 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 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 an access point that is in alignment with an existing intersection. This is the most logical access point to provide legal access to the western portion of the golf course and will be designed to meet all design standards. Currently the only access is provided via a private road owned by the Polo West Property Owner Association along Greenview Cove Drive.

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 and proposed Master Plan 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 application 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 Master Plan designations. There are no plans to modify the physical makeup of the golf course.

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 seeking to change the Master Plan designation to include field and equine sports to the existing designation. 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 proposed access point along Greenview Shores Boulevard is a logical access point as it aligns with the existing Wellington High School intersection. The access point provides legal access to the back portion of the golf course for field or equine sport activity.

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 polo fields and an arena. 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. Per Table 7.3-7 of Wellington's LDRs, a 25' Right-of-Way Landscape Buffer will be required along Greenview Shores Boulevard and the proposed access point.
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, driving range with non-equestrian and equestrian activities. The restaurant is an accessory use and will remain an accessory to the golf course. If the golf course becomes non-operational, then the restaurant shall not remain open. 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 an access point at the proposed location as the first step to allow the activity on the western portion of the golf course for field sports and equine activities. If development is requested in the future, additional approvals and public hearings will be required, including but not limited to a Comprehensive Plan Future Land Use 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 29, 2017
Posted Signs: August 28, 2017
Meeting Dates: September 13, 2017 (Postponed) and October 11, 2017

Village Council Schedule:

Mailings: August 28, 2017
Newspaper: August 29, 2017
Posted Signs: August 28, 2017
Meeting Dates: October 10, 2017 (Postponed) and November 14, 2017

VII. STAFF RECOMMENDATION

Staff recommends approval of the Resolution R2017-47 Wellington PUD Master Plan Amendment for Polo West to add one (1) access point on Greenview Shores Boulevard and to modify the designation of the golf course to "Open Space – Recreation/Golf Course/Field 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 point. (PLANNING AND ZONING AND ENGINEERING)
4. The intersection and signalization at Greenview Shore Boulevard and the proposed access drive to Polo West will require modification and/or improvements paid for by the applicant prior to use of the driveway. (ENGINEERING)
5. A 25-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Greenview Shores Boulevard and shall be constructed as part of the Land Development Permit. (PLANNING AND ZONING)
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)
10. The restaurant is an accessory use and will remain an accessory to the golf course. If at any time the golf course becomes non-operational, then the restaurant shall not remain open. (PLANNING AND ZONING)

EXHIBIT A
PROPOSED MASTER PLAN

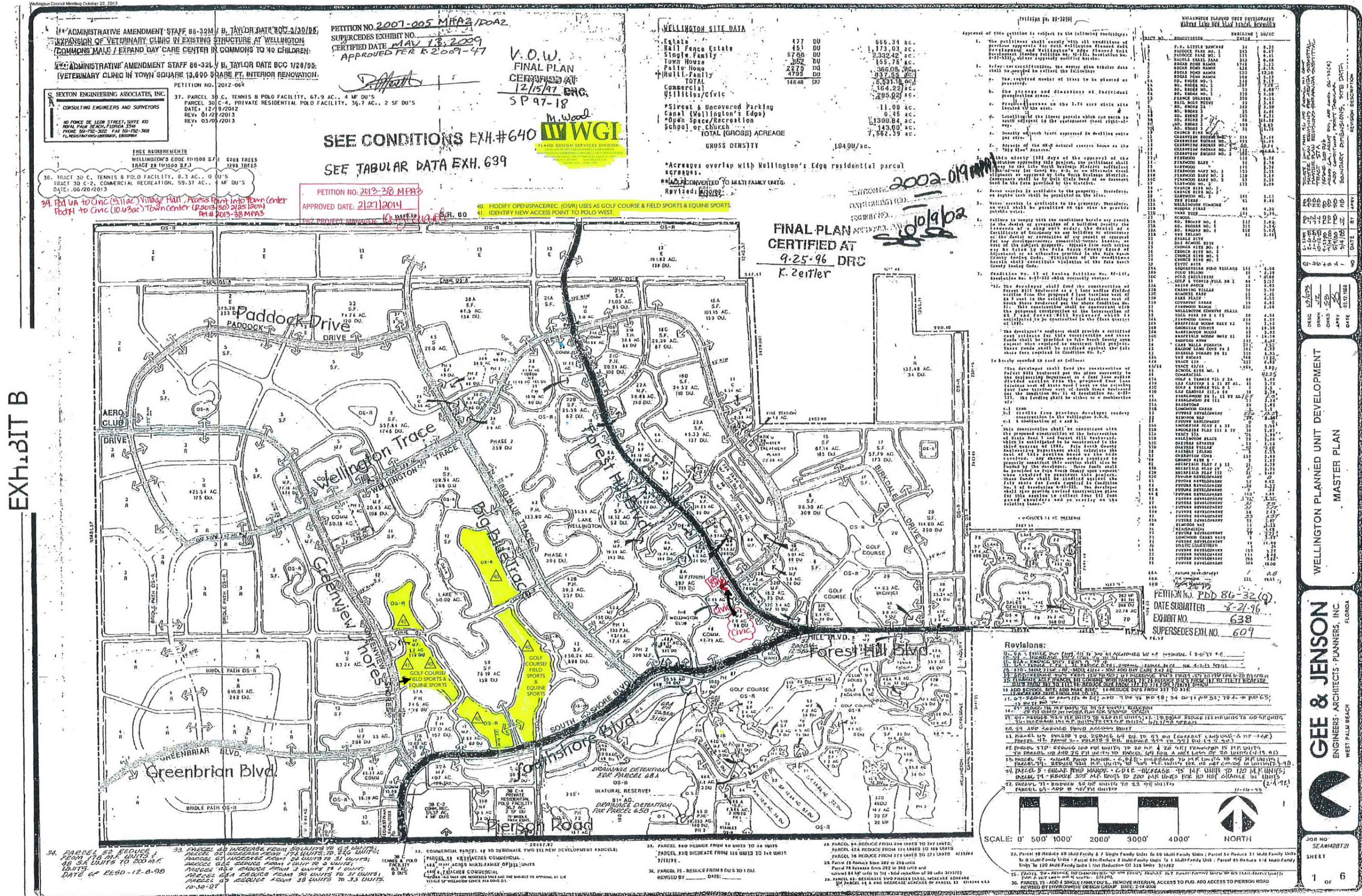


EXHIBIT B

WELLINGTON PLANNED UNIT DEVELOPMENT
MASTER PLAN

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA

JOB NO. SCAM428721
SHEET 1 OF 6

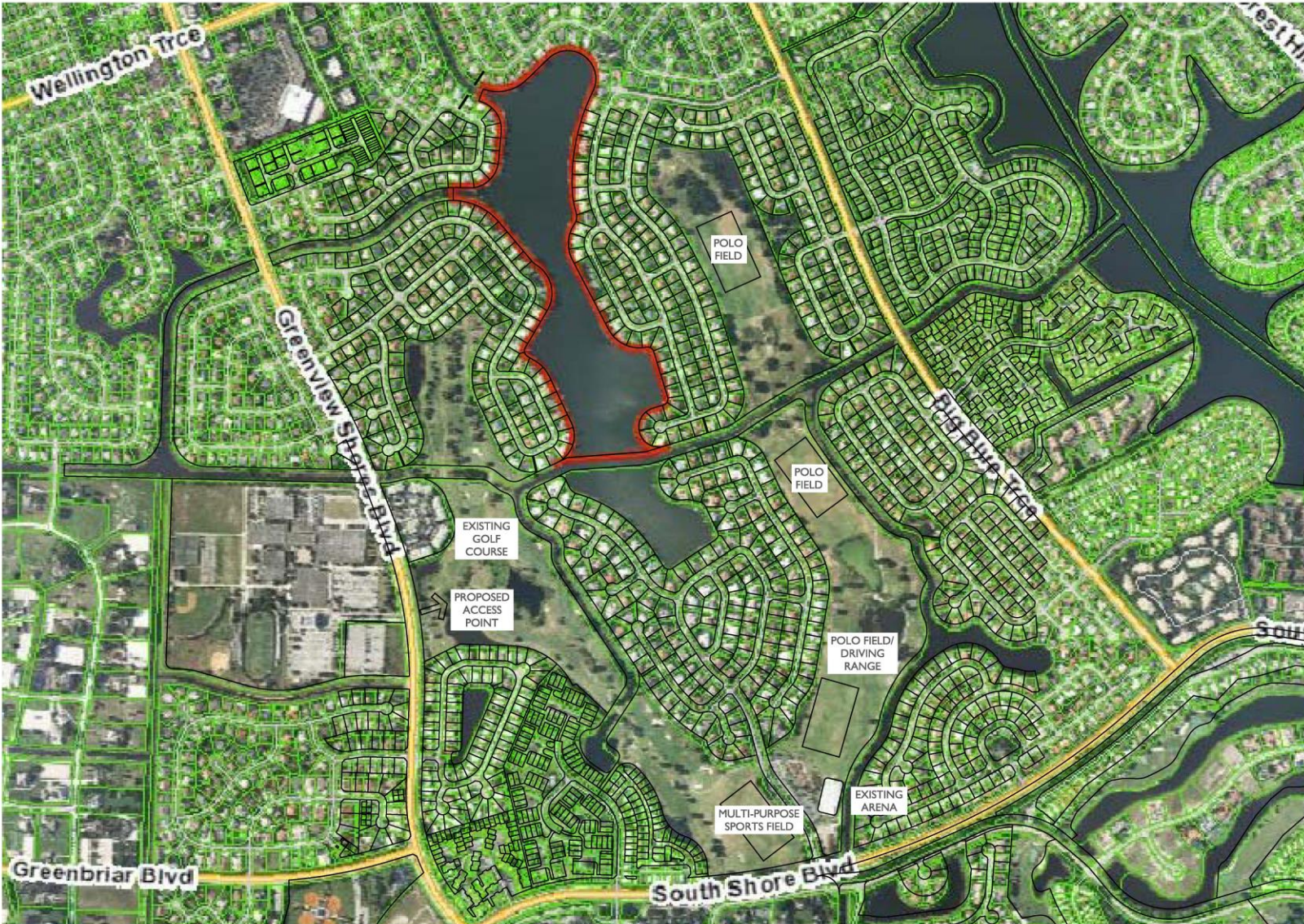
EXHIBIT B
Legal Description

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

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

150.45 ACRES

Conceptual Site Plan



CONSULTANTS:

PROJECT TITLE:

POLO WEST
WELLINGTON, FL


"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

SEAL:

[illegible]

SHEET TITLE:

CONCEPTUAL SITE PLAN


 SHEET #:
 CSP-1

RECEIVED
By Planning and Zoning at 4:57 pm, Aug 30, 2017

