



## Legislation Details (With Text)

<b>File #:</b>	23-5903	<b>Name:</b>	ORDINANCE NO. 2023-05 (FARRELL WEST COMPREHENSIVE PLAN AMENDMENT AKA PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC.)  AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S FUTURE LAN
<b>Type:</b>	Comp Plans	<b>In control:</b>	Village Council
<b>On agenda:</b>	5/30/2023	<b>Final action:</b>	
<b>Title:</b>	ORDINANCE NO. 2023-05 (FARRELL WEST COMPREHENSIVE PLAN AMENDMENT AKA PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC.)		

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.

### Code sections:

**Attachments:** 1. 0.0 Location Map, 2. 1. Ordinance 2023-05 Farrell West CPA, 3. 2. Ordinance 2023-05 Exhibit B - FLUM, 4. 3. Staff Report - Farrell West, 5. Exhibit A - Resolution R2023-11 Farrell West MPA, 6. Exhibit B - Current Future Land Use Map, 7. Exhibit C - Proposed Future Land Use Map, 8. Exhibit D - Current Wellington PUD Master Plan, 9. Exhibit E - Proposed Wellington PUD Master Plan, 10. Exhibit F - Farrell West Projects Standards Manual, 11. Exhibit G - Proposed Site Plan, 12. Exhibit H - Proposed Circulation Plan, 13. Exhibit I - Proposed Landscape Plan, 14. Exhibit J - Justification Statement, 15. Exhibit K - SCAD Letter, 16. Exhibit L - Drainage Statement, 17. Exhibit M - Water and Waste Water Demand Analysis, 18. Exhibit N - Market Study, 19. Exhibit O - PBC Archaeologist Letter, 20. Exhibit P - Traffic Statement, 21. Exhibit Q - Traffic Consultant Letters, 22. Exhibit R - Public Comments

Date	Ver.	Action By	Action	Result
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**ITEM: ORDINANCE NO. 2023-05 (FARRELL WEST COMPREHENSIVE PLAN AMENDMENT AKA PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC.)**

**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.**

**REQUEST:** Approval of Ordinance No. 2023-05, on first reading, to amend the Future Land Use Map Designation for Parcel B of Polo House at Palm Beach Polo and Country Club POA, Inc. from Open Space Recreation (OSR) to Residential C (1.01 du/ac - 3.0 du/ac).

**EXPLANATION:** The Agents, Neil Schiller, Esq. and Michael Sanchez, on behalf of the Applicant, Farrell Building Company, are requesting a Comprehensive Plan Map Amendment to amend the Future Land Use Map designation for Parcel B of Polo House at Palm Beach Polo and Country Club POA, Inc. from Open Space Recreation (OSR) to Residential C (1.01 du/ac - 3.0 du/ac).

The Applicant is also requesting a Master Plan Amendment to the Wellington Planned Unit Development (PUD) Master Plan to:

- amend the 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
- approve the Farrell West Project Standards Manual (PSM).

The MPA only requires one (1) reading and is included in the staff report and exhibits for informational purposes only.

On April 19, 2023, the Planning, Zoning and Adjustment Board recommended approval (4-1) of Ordinance No. 2023-05 with Mr. Robbert dissenting and Ms. Ciucci and Mr. Raju absent.

**BUDGET AMENDMENT REQUIRED: NO**

**PUBLIC HEARING: YES                      QUASI-JUDICIAL: NO**

**FIRST READING: YES                      SECOND READING: NO**

**LEGAL SUFFICIENCY: YES**

**FISCAL IMPACT: N/A**

**WELLINGTON FUNDAMENTAL: Responsive Government**

**RECOMMENDATION:** Approval of Ordinance No. 2023-05, on first reading, to amend the Future Land Use Map Designation for Parcel B of Polo House at Palm Beach Polo and Country Club POA, Inc. from Open Space Recreation (OSR) to Residential C (1.01 du/ac - 3.0 du/ac).