



Legislation Text

File #: 17-1477, Version: 1

ITEM: RESOLUTION NO. R2017-46 (WELLINGTON PUD MASTER PLAN AMENDMENT - PALM BEACH POLO GOLF AND COUNTRY CLUB)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES, MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG FOREST HILL BOULEVARD, ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE AND ONE (1) ACCESS POINT ALONG ROYAL FERN DRIVE TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB 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 ENTIRE PALM BEACH POLO GOLF COURSE AND THE PROPERTY FKA THE POWERLINE PROPERTY TO OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: The PZAB recommended approval of only the two (2) access points for the Powerline Property along Stribling Way and to change the master plan designation for the Powerline Property to "Open Space - Recreation/Golf Course/Field Sports & Equine Sports".

EXPLANATION: Palm Beach Polo, Inc., is seeking an amendment to 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".

At the October 11, 2017 PZAB meeting, the agent withdrew the request for an access point along Sunnydale Drive to access Pod 81.

At the September 6, 2017 Equestrian Preserve Committee (EPC) meeting, staff requested the petition be postponed in order to review legal documentation that was provided by the Polo Beach Polo Property Owners Association. The EPC meeting did not occur due to lack of quorum. The item was subsequently postponed at the September 13, 2017 Planning, Zoning and Adjustment Board (PZAB) meeting to the October 11, 2017 meeting.

At the October 4, 2017 EPC meeting, the Committee recommended approval (4-1) of only the two (2) access points for the Powerline Property along Stribling Way and to change the master plan designation for the Powerline Property to “Open Space - Recreation/Golf Course/Field Sports & Equine Sports”.

At the October 11, 2017 PZAB meeting, the Board recommended approval (6-0) of only the two (2) access points for the Powerline Property along Stribling Way and to change the master plan designation for the Powerline Property to “Open Space - Recreation/Golf Course/Field Sports & Equine Sports”.

Staff’s recommendation is provided for in the staff report.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** YES

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: The PZAB recommended approval of only the two (2) access points for the Powerline Property along Stribling Way and to change the master plan designation for the Powerline Property to “Open Space - Recreation/Golf Course/Field Sports & Equine Sports”.