

Palm Beach Polo & Country Club Property Owners' Association, Inc.
3031 Fortune Way – A11
Wellington, FL 33414

October 10, 2017

Dear Fellow Residents,

On Wednesday, October 4, 2017, the POA attended the meeting of the Village of Wellington's Equestrian Preserve Committee ("EPC") to hear Palm Beach Polo, Inc.'s application for re-zoning within the POA. We are pleased to report that the EPC did not recommend approval of the application to the Planning Zoning & Adjustment Board ("PZAB"), which is the next board to hear and consider the application. **The PZAB will be meeting this Wednesday, October 11, 2017 at 7:00 P.M at the Village Hall on Forest Hill Blvd.**

As set forth in our prior letter, Palm Beach Polo, Inc.'s original application requested that the Village of Wellington ("VOW") approve an amendment to the Master Plan in order to (1) allow the creation of "Pod 81" on what is currently the old polo field located off Forest Hill Blvd and the entrance to the POA, (2) modify the designated use of not only that field but of the entirety of both golf courses to include Field Sports and Equine Sports, and (3) to add access points to the field off Polo Club Road and Sunny Drive.¹ These amendments, if approved, would allow the owner to permanently hold the same soccer matches – currently only permitted on Sundays and until June 2018 – on all of the golf courses within the POA. It would also **expand** the allowable uses on the golf courses to include soccer, equestrian, athletic and possibly entertainment uses. If this application is approved it would significantly increase the use of that field, would increase traffic at the main entrance to the community, increase traffic through the main gate and on the POA's roads, would bypass security and expose the remainder of the community to outside visitors.

The POA, which has been recognized by the VOW as an interested party in this process, presented arguments to the EPC against the proposed zoning changes, which included the current, pending code violations and fines that exist on the property at issue, the ongoing violations of the Special Use Permit by those patrons at the Sunday soccer matches, and the access and security issues that the application presented.

While the POA will continue to oppose the proposed changes, and will continue to fight to preserve our community, protect our property values, and assert our right to live in peace and quiet, it is important to note that only a handful of residents attended the EPC meeting and only two (2) homeowners spoke as part of the public hearing. **It is imperative that residents attend these hearings to voice their opposition to the proposed changes.**

The Process:

- The PZAB meeting is currently scheduled for October 11th at 7:00 P.M. which our attorneys will attend. **We urge you to also attend the meeting.**
- Regardless of whether the PZAB approves the applicant's requests, the request will be heard by the VOW Council on Tuesday, November 14 at 7:00 P.M. We urge you to write to every member of the Council to register your protest. **It is vital that as many residents as possible attend this meeting.** Transportation will be provided by the POA as parking at the VOW Village Hall is limited.

We intend for our continued response to this imminent threat to be forceful, factual, lucid and compelling. With intense preparation and planning we believe we will, ultimately, prevail, but your written objections and attendance at these meetings in support of our community is vital.

¹ At the EPC hearing, Palm Beach Polo Inc. verbally withdrew its request to add an access point at Sunny Drive.

If there is a change in the above meeting dates and times, the POA will post the information on its website at www.palmbeachpolopoa.com. As always, please direct any questions or suggestions you may have to our General Manager, Jim Taccone at 561-514-1800, or any member of the elected Board of Directors.

Sincerely yours,

Andrew Carduner
President
Palm Beach Polo & Country Club Property Owners' Association, Inc.

Village of Wellington Contacts

Anne Gerwig – Mayor
agerwig@wellingtonfl.gov or 561-791-4000
12300 Forest Hill Blvd
Wellington, FL 33414

John T. McGovern – Vice Mayor
Jmcgovern@wellingtonfl.gov or 561-791-4000
12300 Forest Hill Blvd
Wellington, FL 33414

Michael J. Napoleone – Councilman
Mnapoleone@wellingtonfl.gov or 561-791-4000
12300 Forest Hill Blvd
Wellington, FL 33414

Michael Drahos – Councilman
mdrahos@wellingtonfl.gov or 561-791-4000
12300 Forest Hill Blvd
Wellington, FL 33414

Tanya Siskind – Councilwoman
tsiskind@wellingtonfl.gov or 561-791-4000
12300 Forest Hill Blvd
Wellington, FL 33414

Paul Schofield – Village Manager
Pschofield@wellingtonfl.gov or 561-753-2536
12300 Forest Hill Blvd
Wellington, FL 33414

Planning, Zoning & Adjustments Board

Elizabeth Mariaca, Chair
LizMariaca@aol.com