



August 28, 2017

RECEIVED

By Planning and Zoning at 4:44 pm, Aug 28, 2017

Kelly Ferraiolo
Village of Wellington Planning & Zoning
12300 Forest Hill Boulevard
Wellington, FL 33414

**RE: Wellington PUD Master Plan Amendment – Palm Beach Polo
17-097 (2017-054 MPA4)**

Dear Kelly,

Please find below the required written responses to the Development Review Committee (DRC) Comments received and subsequently discussed at the August 23, 2017 DRC Meeting.

Planning and Zoning Comments:

1. The Wellington PUD Master Plan that was used was not the most current. Please make proposed amendments on the latest version and change the numbering on the notes. (CERTIFICATION)

Response: *The proposed Wellington PUD Master Plan amendments have been added to the latest approved Master Plan as provided by Staff. The numbering of the notes has also been amended to continue from the latest approved notations.*

2. In the Justification Statement, provide examples of the goals, objectives and/or policies of Wellington's Comprehensive Plan that the requested amendment is consistent with. (CERTIFICATION)

Response: *The Justification Statement has been revised to include examples of the goals, objectives and/or policies of Wellington's Comprehensive Plan that the requested amendment is consistent with.*

3. On page 2 of Part 1 – application, add the following address to the "Project Address"
 - 11351 Forest Hill Boulevard
 - 1330 Pine Valley Drive
 - 11630 Polo Club Road
 - 11841 Stribling Way

Response: *The additional addresses noted above have been added to the application (less 11351 Forest Hill Blvd as it was already noted in the application) based on the location addresses noted in PBC Property Appraiser (PAPA) records as further described below; however, all of the subject properties note the mailing address for each property in PAPA as 11198 Polo Club Road.*

- 1330 Pine Valley Drive – a/k/a lake in north end of North course
 - 11630 Polo Club Road – a/k/a the Club and driving range
 - 11841 Stribling Way – a/k/a the power line property
4. The applicant is proposing access points on property that is owned by Wellington and the Acme Improvement District, but nowhere in the application does it make mention to this. How do you go about conveying the land from the Village for the access points? (CERTIFICATION)

Response: *The applicant has revised the Justification Statement to note additional detail*

regarding the proposed access points to provide clarity with the proposed request. The proposed access points that cross over land owned by Wellington and the Acme Improvement District are intended to have an access easement for purposes of ingress and egress from the public right-of-way, across the Wellington/ACME owned land, to the subject property. As discussed at the DRC Meeting, the draft access easement sketch and description will be submitted to the Village for review following approval by the Village Council, but prior to the DRC approval.

5. Please identify for each access point if they will be used for either ingress, egress or both and who the entrance will serve (maintenance, general public, etc.). (CERTIFICATION)

Response: *The applicant has revised the Justification Statement to note additional detail regarding the proposed access points to provide clarity with the proposed request.*

6. Palm Beach Polo Club is a private gated community. Will all of the new entrances be gated? (COMMENT)

Response: *All of the POA owned property will provide gated entrances to maintain the private gated community. The entrances to the parking at the existing office outside of the gated community entrance will not be gated so as to not further restrict traffic flow which could cause back-up issues into Forest Hill Blvd.*

7. The use designation for the FPL powerline property should be labeled "Field Sports and Equine Sports" as most likely the property will never be a golf course. (CERTIFICATION)

Response: *As reviewed at the DRC Meeting, the applicant may provide golf uses on the powerline property (such as a putting green or driving range or chipping area) and therefore would like to maintain the consistent labeling of all the subject OS-R spaces to include golf course.*

Engineering:

1. Provide a detailed aerial exhibit, clearly showing the location of the proposed access points. (CERTIFICATION)

Response: *Aerial exhibits have been provided clearly showing the location of the proposed access points.*

2. Provide a detailed exhibit, clearly delineating the proposed limits of Pod 80 and Pod 81. (CERTIFICATION)

Response: *Aerial exhibits have been provided clearly delineating the proposed limits of Pod 80 and Pod 81.*

3. Will canal maintenance easements be dedicated to the Village of Wellington for maintenance of Wellington owned canals (C-17, C-17A, and C-17B) located on the north course? If not, please provide explanation. (CERTIFICATION)

Response: *The applicable canal maintenance easements will be dedicated to the Village of*

Wellington. The maintenance easements will be identified on the Site Plan when a future development plan is submitted for review.

4. Why is entire golf course area proposed to have use changed to Golf Course/Field Sports/Equine Sports? Are field sports and equine sports anticipated along entire golf course? If not, only areas proposed to be used for field sports and/or equine sports should have designated use changed to Golf Course/Field Sports/Equine Sports. (Existing portion of golf course used for soccer tournaments, abandoned golf course holes, and driving range.) (CERTIFICATION)

Response: As discussed in the DRC meeting, the applicant is proposing to identify the uses permitted within all OS-R areas currently called out on the Wellington PUD Master Plan within the subject property. For consistency purposes, the applicant is including all of the property since golf is a field sport. The golf use is not being removed since the golf use correlates to prior approvals in regards to parking and trip generations for the subject property.

5. Has FPL been contacted and/or granted approval of the proposed access points to the area located beneath their power lines? (CERTIFICATION)

Response: As discussed at the DRC meeting, the access points are outside of the overhead power lines. The applicant has not yet met with FPL, but understands that future development under the power lines will warrant their review.

6. Please provide details for the overall development plan for abandoned north course, as justification for location and nature of proposed access points. (CERTIFICATION)

Response: As discussed at the DRC meeting, the applicant has previously discussed with Village staff the concept of a Congregate Care Mixed Use development on the abandoned north course which would include all levels of medical care (independent to memory care and special needs) inclusive of accommodations for visiting family/guests, retail/restaurant uses and personal services on site (i.e. banking, cleaners, salons). The northern section of the parcel was envisioned to include passive recreational uses. Additional details regarding the proposed access points have been included in the revised Justification Statement.

Traffic:

1. Provide conceptual driveway design that demonstrates that the proposed access points can meet access management and design standards. (CERTIFICATION)

Response: Conceptual driveway designs have been included with the resubmittal to demonstrate the proposed access points can meet access management and design standards.

Building:

1. None.

Response: No comments received, thus no further response is necessary.

Utilities:

1. None.

***Response:** No comments received, thus no further response is necessary.*

PBC Fire Rescue:


1. None.

***Response:** No comments received, thus no further response is necessary.*

Should you have any questions regarding the above responses or the enclosures, please do not hesitate to contact our office directly.

Respectfully,

WANTMAN GROUP, INC.



Jennifer Vail, AICP
Senior Project Manager

Enclosures



JUSTIFICATION STATEMENT
Village of Wellington
Wellington PUD - Palm Beach Polo
Master Plan Amendment
Initial Submittal: July 27, 2017
Resubmittal: August 28, 2017

REQUEST

On behalf of the Petitioner, Wantman Group, Inc. (WGI) is submitting a development application for a Master Plan Amendment (MPA) to the Wellington Planned Unit Development (PUD) Master Plan - Palm Beach Polo properties. The proposed MPA request is to identify the boundary for a new Pod #80; to indicate proposed points of ingress/egress to Pod #80; to identify the boundary for a new Pod #81; to indicate existing along with two proposed points of ingress/egress to Pod #81; to remove the reference to the Wellington Clydesdale Facility; to indicate two proposed points of ingress/egress to the old Wellington Clydesdale Facility property; to identify Stribling Way and, to further define the existing OS-R Golf Course areas within Palm Beach Polo and the old Wellington Clydesdale Facility area to include Field Sports and Equine Sports.

SITE CHARACTERISTICS

The subject site is located within the Wellington PUD Master Plan located on the North and South side of Forest Hill Boulevard within Palm Beach Polo and Country Club as well the strip of land under the existing power lines along the east side of Stribling Way. The overall subject site, referred to herein as Palm Beach Polo and Wellington Clydesdale Facility, both retain a Future Land Use designation of Commercial Recreation (CR) and a Zoning designation of Planned Unit Development (PUD). The subject site consists of the following parcels:

PCN	AC
North Course (Pod #80)	
73-41-44-11-00-000-1010	55.99
73-41-44-11-00-000-1020	1.11
East Course (Pod #81)	
73-41-44-14-00-000-3070	0.39
73-41-44-14-00-000-1060	4.51
73-41-44-14-00-000-1020	16.23
73-41-44-14-00-000-1070	1.08
Golf & Tennis Village	
73-41-44-14-04-005-0000	9.42
Clubhouse & Driving Range	
73-41-44-14-00-000-1030	28.89
Golf Course	
73-41-44-14-00-000-1040	125.31
73-41-44-14-42-001-0000	15.24
73-41-44-14-00-000-3030	121.95
Wellington Clydesdale Facility	
73-41-44-14-00-000-1010	30.79
TOTAL AREA	410.91

SURROUNDING USES

Adjacent Property	Land Use Designation	Zoning Designation	Subdivision/Use(s)	Existing Use(s)
North	RES C & RES D	PUD	Residential	Residential
South	INST/PF/UTIL; PARKS; IND	PUD	Public Utilities; Park; IND/Office	Public Utilities; Park; IND/Office
East	LSMU; INST/PF/UTIL; Res C	MUPD & PUD	Retail/Res (open space); Park; Library/School; Residential	Retail/Res (open space); Park; Library/School; Residential
West	RES D; RES E; RES F; CON	PUD	Residential/ Blue Cypress	Residential/ Blue Cypress

APPROVAL HISTORY

Palm Beach Polo & Country Club is developed with a residential golf course and country club. The residential portion located within this community is a mix of single and multi-family units. The club is a former nine (9) hole golf course that was originally developed in the 1970's prior to the Village's incorporation.

SUBJECT REQUEST

The Wellington master plan will be modified to add access points at multiple locations, create pods, and to modify designation of the golf course areas to include field sports and equine sports as part of the OS-R allowed uses.

There are three (3) access points proposed for the proposed Pod #80, which is commonly referred to as the North Course. These three accesses include:

1. A ingress/egress to Forest Hill Boulevard;
2. An egress to Royal Fern Drive; and
3. An ingress/egress to Birkdale Drive.

The first access point identified above will be restricted to a right-in/right-out only to Forest Hill Drive and will be the main access point to Pod 80 from the public right-of-way.

The second access point identified above will be restricted to an egress point only to Royal Fern Drive that would allow access from Pod 80 to the signalized intersection of Forest Hill Boulevard and Royal Fern Drive in order for the vehicles to make a left turn to head east onto Forest Hill Boulevard from Royal Fern Drive. This would alleviate vehicles leaving from Pod 80 who are headed east from exiting onto Forest Hill Boulevard from the subject property, going west and making a U-Turn at South Shore Boulevard in order to go east. The proposed connection to the library property would also allow the library patrons the ability to go west on Forest Hill Boulevard thru Pod 80 to avoid the school traffic on Royal Fern Drive.

The third access point identified above would be an ingress and egress restricted for service vehicles only. Historically, this has been a maintenance access to Pod 80 for mowing and maintenance equipment. This access is proposed to continue to be utilized in the same manner.

There are five (5) access points proposed for the proposed Pod #81, which is commonly referred to as the East Course. These five accesses include:

1. A ingress to Polo Club Drive;
2. An egress to Polo Club Drive;
3. An ingress/egress to Birkdale Drive;
4. An ingress/egress to Sunnydale Drive; and
5. An ingress/egress to Sunnydale Drive.

The first access point identified above for Pod 81 will be restricted to an ingress from Polo Club Drive. This is the current location for the existing ingress/egress point for the Sales Center Office. The proposed access would be limited to right-in turning movements onto the existing Sales Center office property which would delete the existing full median access vehicular turning movements in Polo Club Drive to alleviate stacking and conflicts near the Polo Club Drive and Forest Hill Boulevard signalized intersection.

The second access point identified above would be for egress to Polo Club Drive through either a right or left turn out. This access point is proposed to occur prior to the gated entrance, and would be a revision to the existing exiting vehicular turning movements from the sales center office building property which would allow for additional stacking and visibility for vehicles turning left out headed north on Polo Club Drive toward Forest Hill Boulevard.

The third access point identified above is an existing ingress/egress point into the existing parking lot from Polo Club Road.

The fourth access point identified above is an existing ingress/egress point into the existing parking lot from Sunnydale Drive.

The fifth access point identified above is a proposed ingress/egress point to Sunnydale Drive. This would become the proposed main access point for Pod 81 for any future development of the Pod within the existing open space area

CONFORMANCE

The Village of Wellington identifies certain criteria that the request must conform to when reviewing a Master Plan Amendment application. The following are the Applicant's responses to these standards:

A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The proposed master plan amendment request is to modify the master plan to add access points at multiple locations, create pods, and to modify designation of the golf course pods to include field sports and equine sports as part of the OS-R allowed uses. The request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. The property has a Village of Wellington Future Land Use designation of Commercial Recreation (CR) and a Zoning designation of Planned Unit Development (PUD), with the existing use of a Golf Course and Clubhouse, none of which are proposed to be amended with this request. Per Policy 1.5.1 of the Wellington Comprehensive Plan, Wellington has adopted and shall retain, as part of the Planned Unit Development Regulations, open space definitions and recreation standards. The Wellington PUD Master Plan identifies many areas within the Wellington PUD (including the subject property of this request) as Open Space – Recreation (OS-R). Some of these areas are then further noted as golf course, yet others are simply labeled as OS-R. Within the Wellington PUD, the OS-

R designation appears to include uses such as Village monument signage, golf course, lakes, canals, FPL easements, bridle paths, natural preserves, community parks (owned by ACME), and neighborhood parks (owned by a POA). The subject request is consistent with Policy 1.5.1 by further defining the allowable uses within the subject OS-R defined areas to include golf course as well as field sports and equine sports.

B. That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).

The proposed request is in compliance with Article 11 of the LDRS and has no impact to the existing public facilities. There are no changes to the existing land use or zoning of the subject parcels, as well as no development program proposed as part of this request. The subject parcels will continue to be maintained as permitted under the existing Commercial Recreation (CR) land use and Planned Unit Development (PUD) zoning. All golf, equine sports and field sports uses conducted within the identified OS-R properties will be reviewed based on the vested intensities of the originally approved golf course clubhouse facility uses. Uses/events that exceed this vesting will be subject to separate Special Use Permit approvals as required under current LDR regulations.

C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The proposed request is in compliance with Article 9 of the LDRS and minimizes environmental impacts. The proposed request has no environmental impacts, as there are no changes to the existing land use or zoning of the subject parcels, and there is no development program proposed as part of this request. The subject parcels will continue to be maintained as permitted under the existing Commercial Recreation (CR) land use and Planned Unit Development (PUD) zoning.

D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Planned Development District).

The proposed request is in compliance with Article 6 of the LDRS. The proposed request is in compliance with the PUD zoning district. The LDRs indicate each development parcel be identified on a Master Plan and that each parcel identify the development intensity/density permitted under the Master Plan land use and zoning. The LDR's also require the PUD master plan to indicate major roadways and vehicular circulation including identifying points of ingress/egress from these roadways. While the originally approved golf course properties are all identified as OS-R (open space-recreation), the applicant is proposing to clarify that golf course, equine sports and field sports are all allowable uses under the OS-R properties subject to the current MPA request. There are no changes proposed to the existing land use or zoning of the subject parcels at this time, and there is no development program proposed as part of this request. The subject parcels will continue to be maintained as permitted under the existing Commercial Recreation (CR) zoning and Planned Unit Development (PUD) land use and will continue to be identified as open space - recreation (OS-R) and golf course designations at this time, with the addition of modifying the OS-R allowed uses to include field sports and equine sports.

- E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The overall design concept of the current request is to modify the master plan to add access points at multiple locations, create pods, and to modify designation of the golf course areas to include field sports and equine sports as part of the OS-R allowed uses. By indicating the points of access and pods, the property may then be platted and future development programs may then occur if approved under separate requests. The current requests are only to identify the parcel boundaries and access points; no development program (density or intensity) is being assigned or proposed under the current request. When the development programs are proposed under separate future requests, the overall design concept that minimizes adverse effects of the proposed use on adjacent lands will be detailed. Under the current request, the existing affected land area will remain in its current state of open space - recreation use.



- F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).

The proposed request complies with the LDR Supplemental Regulations.

- G. That the proposed request is consistent with applicable neighborhood plans.

There are no Neighborhood Plans applicable to the subject property.

- H. That the proposed request will result in a logical, timely and orderly development pattern.

The proposal provides for the logical and orderly development of the land. Identification of the new pods and access points is the first step necessary to begin identifying the future development areas within the Wellington PUD Master Plan. Noting the ingress and egress points are necessary at this time as it is a requirement of the PUD master plan. The applicant is also proposing to modify the definition of open space - recreation (OS-R) to add field and equine sports to the allowed uses. As discussed above, development programs are not proposed as a part of this request, but will be a future step following approval of the current MPA request, and will be subject to separate requests for approval.



- I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

The proposed request complies with the Wellington building standards and all other applicable and relevant provisions of the LDRs. Article 5, Chapter 11.B.3 requires the Master Plan to specifically identify the boundaries of the land and the vehicular circulation systems, including roads and access points, amongst other data as defined in LDRs for the Wellington PUD. The subject request is to modify the master plan to add access points at multiple locations, create pods, and to modify designation of the golf course pods to include field sports and equine sports as part of the OS-R allowed uses.

Based on the above justification and attached information, the petitioner respectfully requests approval of the proposed Master Plan Amendment to the Wellington PUD Master Plan.