

**Justification Statement
Madison Green Country Club
Village of Royal Palm Beach, Florida
Zoning Text Amendment
Original Submittal: March 22nd, 2024**

Introduction

On behalf of the Owner, Madison Green Country Club, Inc. (“Owner”), Schmidt Nichols (“Agent”) respectfully requests approval of this Zoning Text Amendment to:

1. Define “Golf Lodge” and;
2. Add “Golf Lodge” to the list of permissible uses within a Planned Unit Development (PUD)

The purpose of the proposed changes is to facilitate the development of a Golf Lodge on the Madison Green Golf Course, adjacent to the existing Clubhouse.

Request

1. Amend Chapter 26, Article II, Sec 26-22 of the Village of Royal Palm Beach Zoning Code to add a definition for Golf Lodge as follows:

Golf Lodge. A public lodging establishment containing less than 120 rooms licensed by the State of Florida which offers transient or permanent lodging accommodations located on Golf Course property, with accommodations geared towards patrons of the golf course, which could include, but are not limited to, a pro shop, restaurant with bar, locker rooms, a spa, fitness center, or a swimming pool. License type ? - 29 days is too long

remove

2. Amend Chapter 26, Article IV, Section 26-74 (PUD – Planned Unit Development) as follows:

(b) Uses Permitted.

(2) All uses are prohibited unless specifically listed as a "Permitted Use" in the zoning districts where "PUD-Planned Unit Development" is listed as a "Special Exception Use" or as set forth at subsection 26-74(b)(3) and subsection 26-74(b)(5) herein below.

(5) Golf Lodge, when located within 200' of the course clubhouse or event center, and when set back no less than 350' from a single-family residential property line.

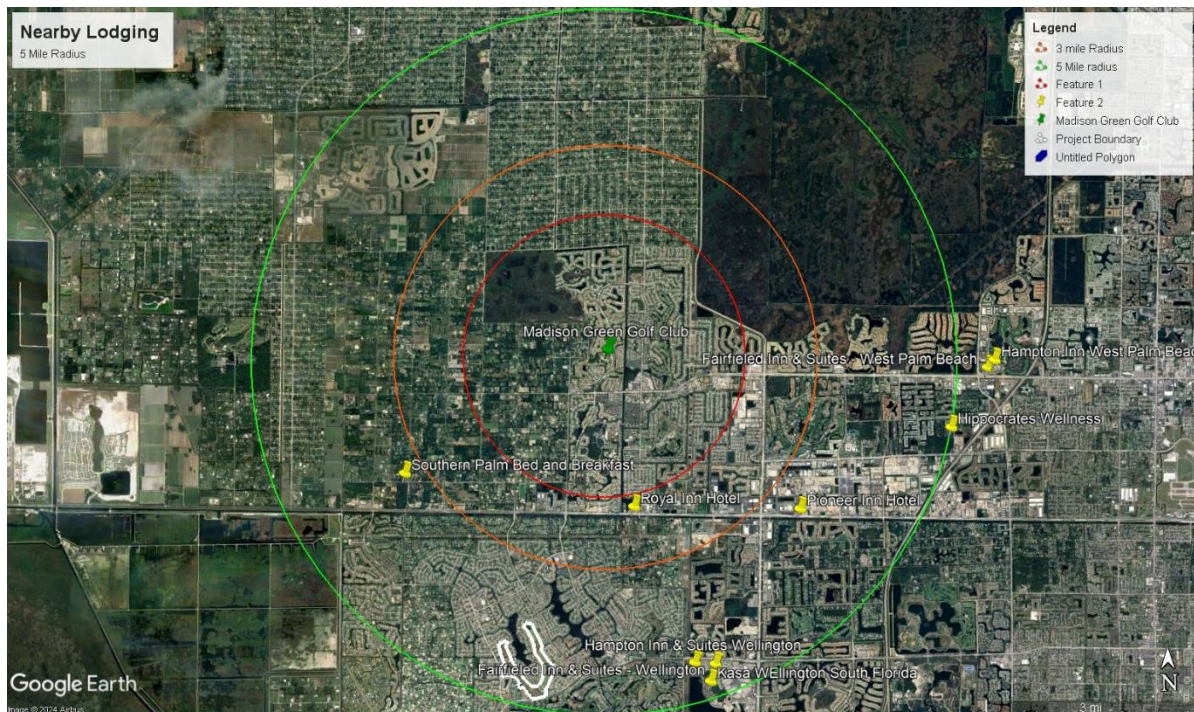
Justification

The proposed text change is intended to allow Golf Lodges as part of Planned Unit Developments (PUD) where a golf course is an approved use within the PUD. The subject site, Madison Green Country Club (“subject property”), is currently the one of two golf courses within the Village of Royal Palm Beach and is the only one regulated by a PUD.

With a limited number of golf courses within the village, there is minimal local competition and high demand for the course during peak season (January – March). However, the lack of supporting amenities, including nearby lodges, resorts, and hotels, means the “peak season” when visitors outside the Village travel the course to play is limited, as visitors to the region are choosing play in areas close to lodging establishments. This presents a challenge sustaining year-round revenue, despite the presence of a wedding and event venue on site, as there are limited options for visitors to stay within a 3–5-mile radius. The map below (included as Figure 1) shows that there are currently:

- No lodging within a 2-mile radius;
- One lodging establishment within a 3-mile radius of the property, and
- Eight lodging establishments within a 5-mile radius

Figure 1: Lodging within 5 miles



There are several hotels within five miles, many are designed and marketed to support other uses within the region. The hotels located south of the site, on Southern Blvd, are designed and marketed for transients and Turnpike traffic and do not provide the amenities that a Golf Lodge associated with a Country Club would provide. Hotels further south and west, within the Village of Wellington, are typically occupied by the Equestrian participants and guests who visit the area for training, events and other similar uses. Due to the corresponding “peak season” (January – March) these hotels are often sold out and are not complimentary to or geographically situated to serve Madison Green Country Club.

Adding a Golf Lodge to the list of allowable uses within a PUD, with standards, will allow Madison Green Country Club to apply for a site plan [PUD] amendment in order to add that use to the property. This use would be complimentary with the existing use of the site and the surrounding uses. Further, adding the use to the PUD section will allow the Village to carefully monitor and review all applications for any future Golf Lodges. As currently zoned, the Madison Green Country Club is the only course and PUD within the village eligible for this use.

On behalf of the applicant, Madison Green Country Club, we respectfully request your approval of the proposed zoning text amendments to define Golf Lodges and add Golf Lodges to the list of permitted uses within Planned Unit Developments.