



PLANNING & ZONING
STAFF REPORT

I. PETITION DESCRIPTION

Petition: **Equestrian Competition Floating Zone District**

- **17-012(2017-008CPTA)** Comprehensive Plan Text Amendment
- **17-004(2017-004 ZTA)** Zoning Text Amendment
- **17-017 (2017-011CPA2/2017-013CPA1)** Comprehensive Plan Map Amendment (CPA) for International Polo Club (IPC)/Isla Carroll Farms
- **17-016(2017-012REZ2)** Rezoning Application for IPC/Isla Carroll Farms

Applicant: Mark Bellissimo, Equestrian Sport Production, LLC

Agent: Michael F. Sexton, P.E., Sexton Engineering Associates, Inc.

Project Manager: Cory Lyn Cramer, AICP

Request:

- 1. Comprehensive Plan Text Amendments (CPTA):** The proposed amendments to the text of the Comprehensive Plan include the following:
 - a. Land Use Element**
 - i. Objective 1.5 (Floating Zoning Districts)
 - ii. Policies 1.2.5, 1.2.14, 1.3.8 and 1.3.15 (Floating Zoning Districts and Height limitations with exceptions)
 - b. Equestrian Element (Equestrian Competition Floating District)**
 - i. Goals 1.0, 1.1 and 1.2
 - ii. Objective 1.1.1, 1.2.1, 1.3.1, 1.4.1, 1.5.1, and 1.6.1
 - iii. Policies: Various policies throughout the element to add, modify, clarify or reorganize.
- 2. Zoning Text Amendments (ZTA):** The proposed amendments to the Land Development Regulations (LDRs) include the following:
 - a. Article 6.2** - add a new section (6.2.19) titled "Equestrian Competition Floating District"
 - b. Article 6** – Add Chapter 12 (6.12) which provided regulations for the Equestrian Competition Floating District.

3. **Comprehensive Plan Map Amendment (CPA):** The proposed amendments is to change Wellington's Future Land Use Map (FLUM) designation of a 9.47 acre portion of IPC from Commercial Recreation to Residential "B" (.1 du – 1.0 du/ac), to change the Future Land Use Map designation of a 6.96 acre portion of IPC and a 16.15 acre portion of Isla Carroll Farms from Residential "B" to Commercial Recreation, and to remove a 72.01 acre portion of IPC and Isla Carroll Farms from the Equestrian Preserve Area and to amend all maps that reflect the EPA boundary change.
4. **Rezoning:** The applicant is requesting a rezoning of a 55.86 acre portion of IPC from Commercial Recreation/Equestrian Overlay Zoning District (CR/EOZD) to Commercial Recreation/Equestrian Competition Floating District (CR/ECFD) and a 16.15 acre portion of Isla Carroll Farms from Agricultural Residential/Equestrian Overlay Zoning District (AR/EOZD) to Commercial Recreation/Equestrian Competition Floating District (CR/ECFD).

II. BACKGROUND

Wellington incorporated in 1995. The Village Charter provided that Wellington would adopt the Palm Beach County Unified Land Development Code (ULDC) as the first set of Land Development Regulations (LDRs). The first Comprehensive Plan was adopted in 1999. After that time, the Village began to process modifications, as needed, to address local community needs. In 2000 the Equestrian Preserve Area (EPA) was established in the Comprehensive Plan and in 2002 the Equestrian Overlay Zoning District (EOZD) regulations were adopted in the LDRs.

The EPA was intended to identify the area within Wellington that was equestrian in nature and the objective was to preserve and protect the equestrian industry and lifestyle. The equestrian industry and lifestyle included farms, show grounds, polo fields, residential neighborhoods and quasi-commercial equine services.

In 2016, Section 4 of the Wellington Charter was amended, based on elector's votes during a general election, to prohibit hotels, motels, condominium-hotels, and apartments within the EPA. This section was also modified to allow the EPA boundary to be increased by a majority vote of Council and require a super-majority vote of Council to decrease the boundary of the EPA.

Wellington has become an equestrian destination that is internationally known as the "Winter Equestrian Capital of World". The equestrian season typically runs from December to May each year. Equestrian's come from other regions and countries to compete in the variety of disciplines that exist in Wellington such as Dressage, Hunter, Jumper, and Polo. The equestrian venues have grown and are considered "World-class" in the equestrian industry. Many equestrians have extended their stay in Wellington and many have become full-time residents. The equestrian competition industry and equestrian lifestyle have become identifiably different but are still very much dependent on each other; whereas when the EPA and EOZD were established the industry and the lifestyle were considered one in the same.

There are several large equestrian venues with the EPA, such as Palm Beach International Equestrian Center (PBIEC), Equestrian Village (aka Global Dressage), International Polo Club (IPC), and Grand Champions Polo. The EPA is also home to small private venues

such as The Ridge and Grey Goose Farms. There are also large residential properties, such as Deer Ridge Farms, that hold large equestrian events once or twice a year for several days at a time.

Equestrian Sport Productions (ESP), operator of several commercial equestrian venues, is requesting amendments to the Comprehensive Plan and to create a new zoning district in the LDRs. The proposed amendments seek to expand the commercial equestrian arena operations and allow for the ability to provide resort style amenities located on the same property or near the venues. ESP wishes to provide apartment/condominium opportunities and introduce the concept of condominium-hotel to the equestrian competition industry. ESP is proposing other uses including, but not limited to, retail, feed, tack, general store, office and personal service as accessory uses in the proposed zoning district.

Hotel accommodations are limited in Wellington as currently there is only one existing 122-room hotel near the Mall at Wellington Green and a second hotel up to 125 rooms is proposed in the same vicinity. The applicant desires to create a resort destination in and around the competition venues. Hotel accommodations are an important component in resort destination type projects even if they are not the primary focus of the destination. The competition venues and proposed expansion opportunities will create the demand for hotels and/or condominiums. The applicant has submitted a Justification Statement (Exhibit A) and an Economic Impact Study (Exhibit G) that contains information on the changing environment of the equestrian competition industry and need for hotel accommodations.

III. ANALYSIS

The analysis required for these applications include a technical review of the changes being proposed as well as specialized discussion on the necessity to further define and provide information on the planning concepts used to accomplish the proposed amendments. This will include a background on what a “Floating Zone” is and how it is used as a planning and zoning instrument.

Floating zones were first established in New York in 1951. A floating zone is a zoning designation that is defined by text in the zoning code but is not mapped on a zoning map until such time that a property owner petitions the municipality for this designation. The property owner must demonstrate that the subject property meets or exceeds the eligibility criteria provided in the zoning code. The purpose of a floating zoning designation is to create incentives and opportunities for a particular type of development. The regulations that govern the floating zone are often considered flexible because they do not follow the traditional zoning models. A Planned Unit Development (PUD) is often referred to as a type of floating zone. The minimum standards are set and flexible regulations are established based on the overall plan for the subject site. Floating zones are different than Overlay Zoning District because overlays are illustrated on a zoning map and the regulations are generally applied to all properties within the zone. A floating zone may or may not be defined by geographic location but would only apply to the individual parcels that apply for the designation. Additionally, a floating zone is processed as a rezoning application for a specific property. This will require analysis of compatibility, location, and mitigation of impacts to ensure public health, safety and welfare all while encouraging and promoting the reasonable and smart growth of a given use.

The applicant originally sought to create a new overlay district, separate from the EOZD. After many meetings and discussions regarding the desired goal of the applicant, staff and the applicant agreed to the use of a floating zoning district. Additionally, staff has identified the benefit to adding floating zones to the Comprehensive Plan as a planning technique that can be used for more than just the requested application. Establishment of floating zones would allow for innovative planning to promote and implement long range planning initiatives such as Midtown, residential reinvestment, commercial redevelopment, and in this case, the equestrian competition and industry. Staff provided this information to the applicant and the final text used to establish a floating zoning designation was agreed upon by both the applicant and staff. The following paragraphs will provide the required analysis and recommendations for the CPTA and ZTA specific to the proposed Equestrian Competition Floating District (ECFD). Also provided are the required analyses for the site specific FLUM and Rezoning requests for IPC and Isla Carroll Farms.

Comprehensive Plan Text Amendment:

Policy 1.2.5 of the Land Use Element provides the framework or planning tools to implement land use and zoning and requires that regulations be provided for Zoning Districts, Planned Districts, Overlay Districts, etc. The applicant is requesting to add Floating Zoning Districts to the list of options. This request is consistent with the intent of the Comprehensive Plan.

Objective 1.2 of the Land Use Element states that in order to manage growth, it should be directed into areas served by urban services that have adequate capacity and ensure that this growth is of quality equal to or better than the existing community, discourage urban sprawl, protect environmental and archeological resources, ensure availability of suitable land for required utility services and that the density and intensity are consistent with other Goals, Objectives and Policies contained in this plan. The applicant is requesting to add Policy 1.2.14 under this growth management objective that states:

“Wellington shall adopt Land Development Regulations which preserve and encourage development of facilities which aid and support the equestrian industry and equestrian competition venues, and encourage the types of uses and ancillary uses that are supportive of the equestrian industry and equestrian competition venues.”

Generally this policy is acceptable and is consistent with the intent of the Comprehensive Plan. Staff recommends the following changes:

“Wellington shall adopt Land Development Regulations which to preserve and encourage development of facilities ~~uses~~ that aid and support the equestrian industry and equestrian competition venues., and ~~These regulations shall also provide for encourage the types of uses and ancillary uses that are supportive of the equestrian industry and equestrian competition venues.~~”

Objective 1.3 of the Land Use Element is specific to general design criteria that shall be provided for in relation to commercial, non-residential and industrial development. Policy 1.3.8 limits building heights to 35 feet or less in these land use categories with exceptions. These exceptions include properties in the Regional Commercial designation, which is the

Wellington Green MUPD project, all public facilities, and certain uses within the State Road 7 Corridor. The applicant is seeking an exception to the proposed ECFD for hotels, motels, hotel-condominiums, condominiums and apartments outside of the EPA. The State Road 7 Corridor limits the height to 72 feet (with additional setback requirements) but requires Village Council approval to exceed the 35-foot general limitation. The applicant is proposing that if a property is outside of the EPA and has the ECFD designation, then hotels, motels, hotel-condominiums, condominiums and apartments may be built up to 56 feet with approval by the Development Review Committee (DRC). This request is not consistent with the Comprehensive Plan because it is proposing an approval process that differs from what is required for other uses to exceed the height limitations. Staff recommends Council approval to exceed the 35-foot height limitation in the ECFD, making it consistent with the Comprehensive Plan. State statutes require comprehensive plans to be internally consistent, which means that different parts of the plan must fit together so that no single area precludes what any other part requires. Comprehensive plans are regularly review for internal consistency. LDRs must then be consistent with the comprehensive plan.

Policy 1.3.15 defines the Commercial Recreation Land Use Category. Currently, this land use designation sets the maximum building coverage at 10% and the FAR at 0.10. The applicant is proposing a maximum building coverage of 20% for those properties within the EPA that obtain a rezoning to ECFD. The FAR will remain at 0.10. The intent of this request is to allow open structures such as covered arenas or shade structure that will not increase intensity of activities or create additional occupancy. For those properties that are not in the EPA and request the ECFD zoning designation, the maximum building coverage is proposed at 20% and the FAR at 0.20.

Commercial Recreation	Maximum FAR	Maximum Building Coverage
Village-wide	0.10	10%
ECFD in the EPA	0.10	20%
ECFD outside the EPA	0.20	20%

The table below illustrates the FAR and building coverage for other Commercial Land Uses and for the Parks and Recreation Land Use designation in the Comprehensive Plan. This table indicates that not only will this request result in minimal change but it is consistent with the intent of the Comprehensive Plan.

COMMERCIAL	Neighborhood Commercial	Community Commercial	Office Commercial	Medical Commercial	Commercial Recreation	Regional Commercial/LSMU	Parks and Recreation
MAX FAR	0.25	0.35	0.35	0.40	0.10	0.40	0.35
MAX BLDG COVERAGE	25%	25%	25%	-	10%	30%	25%

The applicant is also requesting to modify the Innovative Planning section, Objective 1.5, of the Land Use Element. This request is to add floating zoning districts to the list of innovative planning tools. This amendment is necessary for internal consistency of the Land Use Element, specifically Policy 1.2.5. The proposed text is consistent with the intent of the Comprehensive Plan.

The applicant has proposed text amendments to the Equestrian Preserve Element of the Comprehensive Plan that will essentially redefine and illustrate the differences between the equestrian lifestyle and the equestrian industry. The bulk of the request is to add Goal 1.2, which identifies the ECFD, and to add corresponding objectives and policies. Staff has made several recommended changes to this new text (Exhibit B – Ordinance and Text), all of which are to clarify or improve the proposed text. The other minor changes throughout this element are re-numbering and referencing the “ECFD” where necessary. The proposed amendment is consistent with the intent of the Comprehensive Plan.

Zoning Text Amendment:

In addition to the Comprehensive Plan Text Amendment, the applicant is requesting a Zoning Text Amendment. This amendment is to create the ECFD and provide development standards for this new zoning designation. The proposed amendments include the following:

- Modifications to Section 6.2 of the LDRs to define the ECFD.
- Creation of Section 6.12 of the LDRs which will provide eligibility criteria and development standards for this zoning designation.

The applicant’s intent for this new zoning designation is to allow flexible development standards and create opportunity for growth of the equestrian commercial arenas and the equestrian competition industry. The proposed text amendment, as requested, poses some concerns based on the inconsistency with the LDRs. For example, the definitions, the use matrix and the supplemental standards give significant leniency to property owners on what can be developed and how it can be developed, all while lacking measures to protect adjacent properties and mitigate possible impacts on the community. The next few sections of the staff report will identify those areas of the concern. A full mark-up of the proposed zoning text and ordinance are attached as Exhibit B to this staff report and will be recommended for approval in lieu of what was submitted by the applicant. These changes were provided to the applicant before and during the DRC meeting where the request was certified for public hearings. The applicant has requested to move through the public hearing process with the proposed text as submitted. It should be noted the applicant did make several changes from the original submittal to address some of the comments and mark-ups; however, the applicant did not agree with many of these comments and wishes to move forward without any further changes.

Section 6.2.19 defines the ECFD and the basic intent of the ECFD is consistent with the proposed Comprehensive Plan Amendment. It is recommended that language be added to limit the total cumulative land area of the ECFD to no more than 640 acres. Further justification for this recommendation will be provided below in the analysis for Section 6.12 of the LDRs.

The applicant is requesting to create Section 6.12 of the LDRs to be known as the *Equestrian Competition Floating District*. This section is separate from the Equestrian Overlay Zoning District (EOZD) but mirrors the framework and some of the standards found in Section 6.10 - EOZD.

The first section of this new designation identifies the purpose and intent of the ECFD. The purpose and intent are fundamentally acceptable. Staff has made only minor changes to the text for consistency purposes. It also provides the qualifying criteria that will determine the

eligibility for a specific property to be considered for a rezoning to obtain the ECFD designation. There are currently proposed five (5) qualifying factors and are summarized as follows:

1. Must have a Commercial Recreation Future Land Use Map designation;
2. Must be within the geographic area of Subarea D of the EOZD;
3. Must have an entrance to the property within ½ mile of Lake Worth Road or South Shore Boulevard;
4. Must be at least 25 acres under common ownership or control;
5. Must be supportive of the goals listed in the “Purpose and Intent”.

The EPA is divided into subareas based on the different character and make-up of the equestrian properties within these areas. The concentration of Commercial Recreation properties is found in Subarea D. This subarea is made up of several planned developments and is geographically centrally located in Wellington, creating a natural transition from the northern non-equestrian portions of Wellington to the large equestrian estates and farms that make up the EPA. The commercial equestrian venues located in Subarea D are Equestrian Village, Palm Beach International Equestrian Center, Grand Champions Polo and the International Polo Club. In addition to these venues there are several properties designated as Commercial Recreation that are home to regulation polo fields, equine supplies, vet services, and commercial stabling. These uses, along with the residential properties within this subarea, are what make this area very different from the other subareas within the EPA. Finally, Subarea D is entirely located within the Urban Service Boundary.

Subarea D is approximately 2,150 acres, 540 acres of which is Commercial Recreation. This equates to 25% of the land area within this subarea (Exhibit D – Map 1). As previously mentioned, a floating zoning district is different than an overlay district. An overlay district provides land development regulations that generally apply to all properties with that given overlay. A floating zone is site specific within a given area or with defined parameters. It is recommended that language be added to limit the total cumulative land area of the ECFD to no more than 640 acres. This equates to approximately 30% of the total land area of Subarea D. First, not all Commercial Recreation properties within Subarea D are eligible for the ECFD designation because they do not meet the eligibility criteria as proposed in the zoning text. Only 18 % of the Commercial Recreation properties are eligible for a rezoning to the ECFD (Exhibit E – Map 2). Second, not all properties that request this designation will ultimately remain within Subarea D so it is not recommended to limit the subarea to a 30% allocation, which is why an acreage cap is suggested for the ECFD. This limitation is important to protect the existing character of Subarea D. This area not only contains the concentration of the Commercial Recreation properties but it has a number of residential neighborhoods, large equestrian estates, large commercial stables and several quasi-commercial uses. Capping the total acreage will allow growth of the commercial equestrian venues while limiting the potential for negative impacts, sprawling effects and incompatibility with the surrounding area. The recommended change to the five (5) eligibility criteria is to add the following:

- *The cumulative acreage of ECFD shall not exceed 640 acres.*

The second recommended modification to the eligibility criteria is to remove the language “under common ownership or control” from number 4. The Village currently identifies and treats properties that have a unity of title or unity of control on multiple properties as a single parcel. Common ownership could be interpreted as multiple parcel owned by the same person or entity without a unity of title/control in place. This could result in non-conformities and may be problematic in the future should a property owner decide to sell a parcel that was part of a larger project and contains structures and uses that are accessory to and only allowed because of the principal uses on an adjacent lot. This does not mean that two adjacent parcels cannot function as a single facility as long as they meet the development standards as individual parcels.

Finally, staff is recommending a change to number 5 of the eligibility criteria. Currently, the proposed eligibility requires the rezoning request must be supportive of the purpose and intent of the district. The only way to ensure this, and to ensure compatibility, density and intensity, is to require a master plan as a companion application. A master plan is required to have a conceptual site plan as part of the application. Review of a master plan and preliminary site plan will further the purpose and intent of the district.

As previously mentioned, there are a number of recommended changes to the proposed zoning text and all recommendations are provided in Exhibit B. Below is a list that summarizes the comments/concerns:

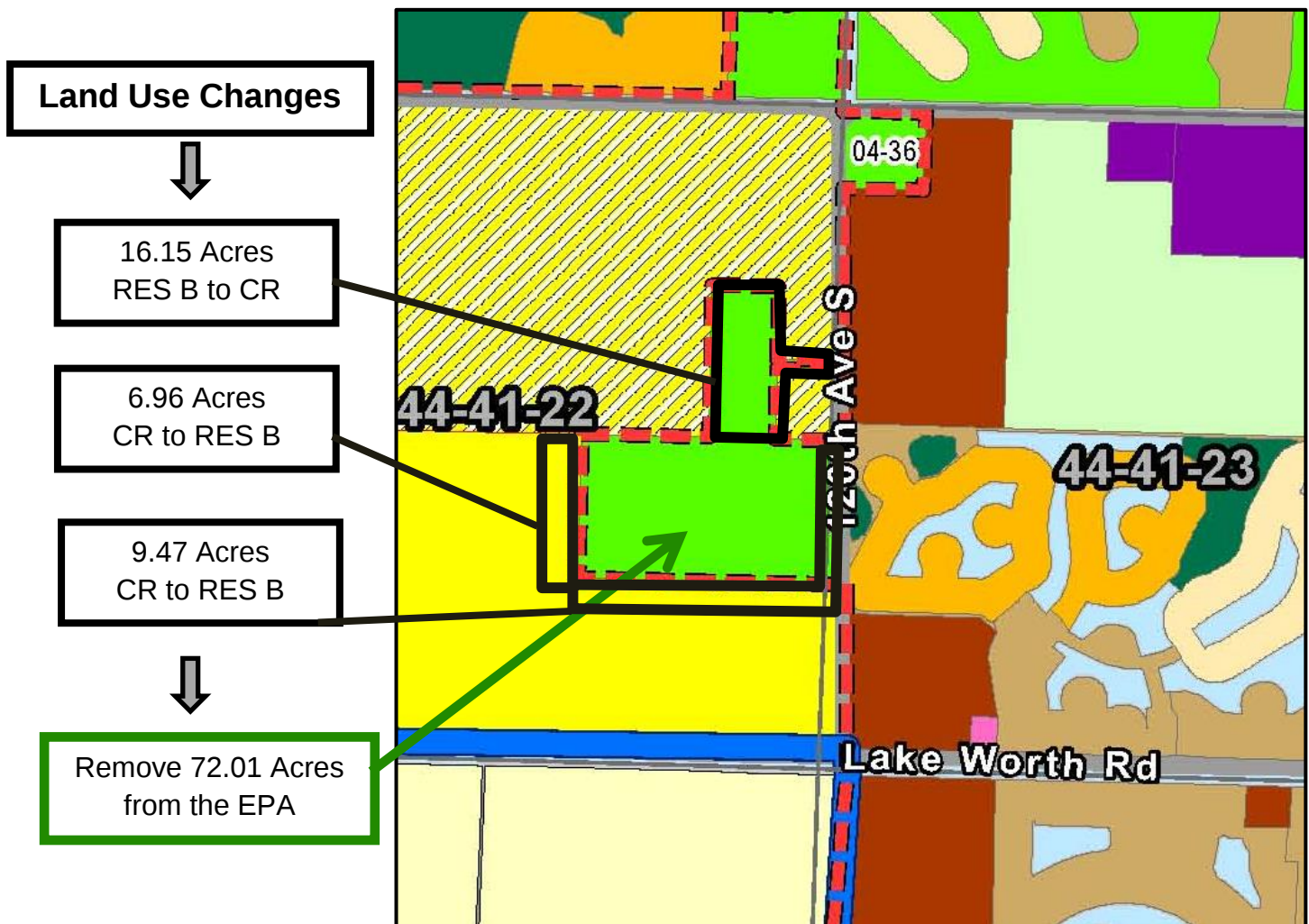
- The definitions are similar or identical to existing definitions currently found in the LDRs. Staff is recommending use of the many existing definitions, as this does not change the intent of the proposed district and creates consistency that is required throughout the LDRs. The only new definitions shall be those that are necessary to explain terms or uses not provided already in the Code.
- The use matrix is different than that of the EOZD. In some cases, this is justified and furthers the intent of the new district. In other cases, it should match the EOZD or be removed completely.
- The development standards (illustrated in table form) are consistent with the proposed Comp Plan Text Amendment and the LDRs.
- There are several internal inconsistencies in the proposed zoning text that cross reference a proposed section or existing section of the code. Staff has provided recommended corrections in the mark-ups.
- Several of the proposed supplemental standards are very liberal and must be revised. The LDRs cannot exempt certain things regulated by the Florida Building Code or Fire Code. The applicant acknowledges this has agreed to consider modifications or clarification where necessary.
- The proposed parking standards are less restrictive than the current code and historically parking has been an issue at the commercial equestrian venues. It is not recommended to reduce the parking requirements. Alternative parking standards may be acceptable if a property owner can demonstrate that the parking needs are being met. Alternative parking standards can be reviewed and either approved, denied, or

approved with conditions in conjunction with review of the site plan. Additional language has been suggested to require DRC approval for alternative parking standards.

In summary, the proposed zoning text amendment is necessary to create and implement a new zoning designation. Staff supports the intent of the amendment, however has concern that the proposed text will have an adverse effect on the surrounding properties and offers suggestions that will achieve the intent of the applicant, promote and encourage growth of the equestrian competitions and industry while still protecting the health, safety and welfare of the community.

Comp Plan Map Amendment (CPA) for IPC/Isla Carroll Farms:

The applicant is requesting a Comprehensive Plan Amendment (CPA) to change the Future Land Use Map (FLUM) designation of a 9.47 acre portion of IPC from Commercial Recreation to Residential "B" (.1 du – 1.0 du/ac), to change the Future Land Use Map designation of a 6.96 acre portion of IPC and a 16.15 acre portion of Isla Carroll Farms from Residential "B" to Commercial Recreation, and to remove a 72.01 acre portion of IPC and Isla Carroll Farms from the Equestrian Preserve Area. The portions of this request that change from Residential "B" to Commercial Recreation and be removed from the EPA shall require a super-majority vote of Council.



(See Exhibit F - Proposed FLUM)

This FLUM request is in compliance with the following objectives/policies within Wellington's Comprehensive Plan.

Policy 1.3.15 of the Land Use Element: Per Policy 1.3.15, Commercial Recreation properties shall retain a Category B underlying Land Use designation. The current Land Use designation of the 9.47 acre IPC property is Commercial Recreation which means the property is not requesting an increase in density or intensity as the designation as Residential "B" is the default Land Use designation if the property does not develop as Commercial Recreation per this policy.

The existing Land Use designation for the 6.96 IPC property and the 16.15 acre Isla Carroll Farms Farm property is Residential B. The proposed land use for these properties is Commercial Recreation. These properties will retain the underlying Residential "B" Land Use and the addition of Commercial Recreation is consistent with this designation even though the intensity of the property is increased as a result of this change.

There are six (6) criteria that are used to justify the need for a land use change. A request must meet at least one (1) the six (6) criteria. Below is the analysis for each of these criteria:

1. Section 5.2 of LDRs provides that a FLUM amendment must be based on one or more of the following factors:

- a. Changed projections:** Changes projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities.

Response: Not Applicable

- b. Changed assumptions:** Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics.

Response: The applicant has submitted a justification to explain the growth and limitations on growth of the equestrian industry. This justification was used to address several of the six (6) criteria. A copy of this justification is attached as Exhibit A.

In addition to the applicant's justification, staff has reviewed the request and has determined that the request will not significantly increase the total acreage of the Commercial Recreation properties Village-wide. The subject site is within the Urban Service Boundary and public services are available and serving this location. The equestrian community is unique and current regulations that apply to this area make it hard for the industry to flourish and hinder the ability to lengthen the equestrian season in Wellington. The intent of the EPA was to protect and promote

the lifestyle and industry but the current regulations have not evolved to facilitate this intent for the competition stage and industry. Additionally, it is important to consider limitations and restrictions that will protect the intent EPA from impacts that may result from growth of the equestrian competitions and industry.

- c. **Data errors:** Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan.

Response: Not Applicable

- d. **New Issues:** New issues that have arisen since the adoption of the Comprehensive Plan.

Response: The new issue that has arisen since the adoption of the Comprehensive Plan is a recent Charter Amendment was passed that does not allow hotels, motels, and condominiums in the EPA. The applicant is requesting, as part of the Comprehensive Plan Map Amendment to remove 72 acres from the EPA.

- e. **Additional detail or comprehensiveness or data update:** Recognition of the need for additional detail or comprehensiveness in the Comprehensive Plan or data updates.

Response: Not Applicable

- 2. **Section 5.2 of the LDRs also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries.**

Response: The applicant has submitted the results of an economic impact study of the Winter Equestrian Festival (WEF) for 2011, 2014 and 2016. The Palm Beach County Sports Commission conducted this study and a copy is attached as Exhibit G.

Additionally, the general application for this site specific request provided specific information related to site data, maximum FAR and building coverage projections, flood zone identification, transportation and mass transit, housing and population data, infrastructure data, etc. Please see Exhibit H for complete application criteria.

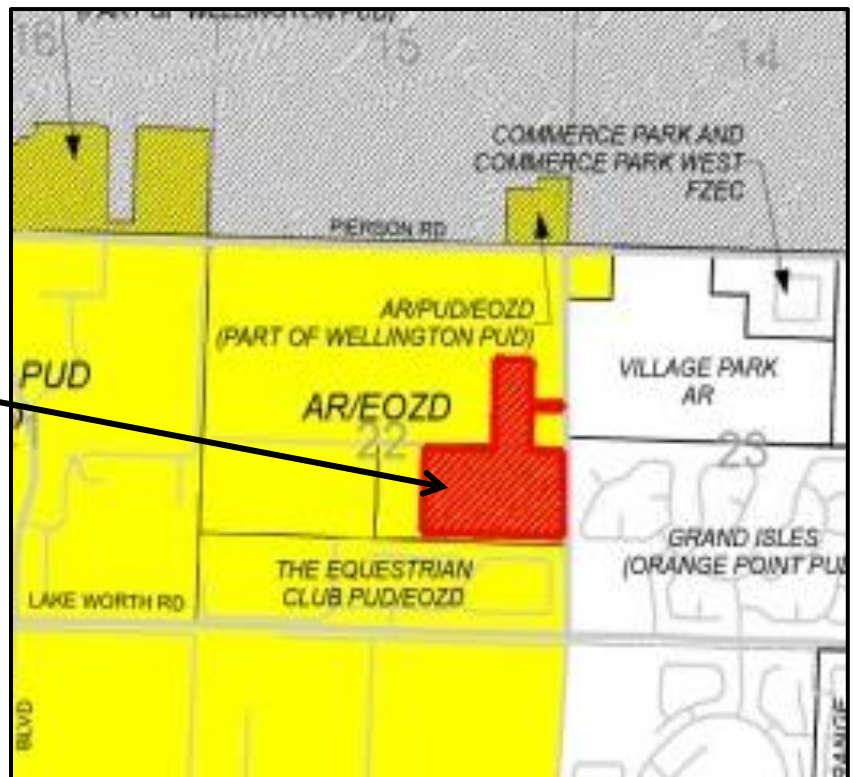
This request is consistent with the requirements of the Comp Plan.

Rezoning:

The applicant is seeking a rezoning of a 55.86 acre portion of International Polo Club from Commercial Recreation/Equestrian Overlay Zoning District (CR/EOZD) to Commercial Recreation/Equestrian Competition Floating District (CR/ECFD) and a 16.15 acre portion of Isla Carroll Farms from Agricultural Residential/Equestrian Overlay Zoning District (AR/EOZD) to Commercial Recreation/Equestrian Competition Floating District (CR/ECFD).

72 Acres
Commercial Recreation/
Equestrian Competition
Floating District
(CR/ECFD)

(See Exhibit I - Proposed Zoning Map)



The proposed rezoning complies with the following:

- A. Consistency with Comprehensive Plan:** The rezoning is consistent with the proposed Comprehensive Plan Text Amendment submitted as part of this overall project and as explained throughout the staff report.
- B. Conformity with Zoning Standards:** The rezoning conforms to the proposed zoning regulations that creates the ECFD and establishes development standards for this new district. IPC and Isla Carroll Farms are required to be unified or re-platted. It is the intent of the applicant to unify the two properties. IPC currently meets the eligibility requirement as proposed in the ECFD ZTA. The 16-acre portion of Isla Carroll Farms will meet the eligibility requirements once it is unified or re-platted. If the applicant fails to unify or re-plat this property, they will not be eligible to site plan Isla Carroll Farms under the proposed district development standards. Pursuant to Section 5.3.4.b of the LDRs, a rezoning shall remain valid for two (2) years of the date of the approval of the amendment. The rezoning shall be considered for revocation by the Village Council if a subsequent development order has not been issued within this time limit. The development order related to the proposed request will require a unity or re-plat prior to further application approval.

In addition, staff is recommending that as part of the rezoning eligibility criteria a companion master plan and conceptual site plan be submitted. If this language is adopted then staff would recommend a condition of approval that requires the master plan and conceptual site plan to be submitted within 30 days of adoption of the rezoning.

- C. Compatibility with Surrounding Land Uses** - IPC and Isla Carroll Farms are compatible with the surrounding area. The rezoning application and adoption of development standards will ensure continued compatibility. The requirement for a master plan and conceptual site plan will also ensure continued compatibility.
- D. Changed Conditions** – The applicant has requested a ZTA that will create opportunity for growth of the equestrian competition venues and the industry. If the ZTA is adopted by the Village, this is a changed condition that justifies the rezoning request. Additionally, the application has provided a justification, as previously mentioned, that details the change and challenges of the competitions venues, industry, and support opportunities.
- E. Environmental Resources** – The rezoning is in compliance with the purpose and intent of the Environmental Standards as set forth in the LDRs. No adverse impacts to the natural environment are expected to occur as a result of the proposed modifications. The owners shall obtain all necessary permits or permit modifications from all agencies with jurisdiction for future improvements and all properties shall conform to the Best Management Practices.
- F. Development Pattern** – The rezoning will allow growth of the equestrian industry. Residential B Land Use will surround the Commercial Recreation Land Use providing for transitional buffering to the neighboring more rural Equestrian Preserve Area. Additionally the entirety of the IPC property boundaries are not requested to be removed, rezoned, or modified by this request. The requested changes provide an additional compatibility element to the development pattern already in place.
- G. Consistency with Neighborhood Plans** – There is not a neighborhood plan in place for this area.
- H. Adequacy of Public Services** - The property is within the Urban Service Area. Public services are available and currently serving the site. Wellington’s Utilities Department has requested that the application coordinate with the Village to utilize reclaimed water for irrigation of the polo fields and open space areas. Coordination with the Utilities Department will be a condition of approval on the future Master Plan.

IV. DEVELOPMENT REVIEW COMMITTEE

The applications for the Comprehensive Plan Text Amendment, Zoning Text Amendment, Comprehensive Plan Map Amendment for IPC and Isla Carroll Farms and the Rezoning for IPC and Isla Carroll Farms were certified for public hearing at the March 22, 2017 DRC meeting. The traffic studies for the Comprehensive Plan Text Amendment and Rezoning Application require revisions. These revisions were required to be submitted, and were received, to the Village on March 24, 2017. Additionally, the traffic study for the rezoning application is required to be reviewed by Palm Beach County and a response letter is expected prior to the April 13, 2017 PZAB meeting. This letter is required before first reading of the rezoning by Council.

V. EQUESTRIAN PRESERVE COMMITTEE

The applications for the Comprehensive Plan Text Amendment, Zoning Text Amendment, Comprehensive Plan Map Amendment for IPC and Isla Carroll Farms and the Rezoning for IPC and Isla Carroll Farms were heard at the April 5, 2017 EPC meeting and recommended for approval with a ____ to ____ vote.

VI. INTERGOVERNMENTAL AND PUBLIC NOTIFICATION REQUIREMENTS

IPARC: All Comprehensive Plan Amendments are required to be distributed to other local and regional planning agencies pursuant to Florida State Statutes and as required by the Intergovernmental Coordination Element of Wellington Comprehensive Plan. These items were submitted to IPARC for distribution on March 29, 2017.

LEGAL ADS: Legal ads for all applications were published in the Palm Beach Post on March 29, 2017. The legal ads included both the April 13, 2017 PZAB meeting date and the April 25, 2017 Council date. An additional ad is required prior to the second reading of Council.

MAILINGS/POSTINGS: Notice to property owners that are within a 500-foot radius of the IPC and Isla Carroll Farms is required pursuant to Florida State Statutes and Wellington's LDRs. Notices were sent certified to all applicable property owners on March 27, 2017. A seconding mailing is required prior to the second reading of Council. Required signs to notice public hearing dated were posted on-site for the CPA and Rezoning on March 28, 2017.

TRANSMITTAL TO DEO: If the Comprehensive Plan Text Amendment and Comprehensive Plan Map Amendment are approved for transmittal by Council, then these items will be sent to the Florida Department of Economic Opportunity immediately after approval. DEO required 30 days to review and response to the applications, at which time the second reading for all applications may be scheduled.

VII. PLANNING, ZONING AND ADJUSTMENT BOARD

The applications for the Comprehensive Plan Text Amendment, Zoning Text Amendment, Comp Plan Map Amendment for IPC and Isla Carroll Farms and the Rezoning for IPC and Isla Carroll Farms were heard at the April 13, 2017 PZAB meeting and recommended for _____ with a ____ to ____ vote.

VIII. VILLAGE COUNCIL

The applications for the Comprehensive Plan Text Amendment, Zoning Text Amendment, Comprehensive Plan Map Amendment for IPC and Isla Carroll Farms and the Rezoning for IPC and Isla Carroll Farms were heard at the April 25, 2017 Council meeting. The two Comprehensive Plan Amendments were _____ for transmittal with a ____ to ____ vote. The Zoning Text Amendment and Rezoning application were _____ for second reading and pending the adoption of the Comp Plan Amendments with a ____ to ____ vote.

IX. STAFF RECOMMENDATION

The Village continues to watch and respond to the changing equestrian community and the needs, desired growth, demanded preservation and vision for the future. Staff understands the limiting factors that exist for the venues and the industry. We also understand the importance of lifestyle. We have analyzed this changing environment over the years and have documented it in long range studies or plans such as *EDI Initiatives*, *Wellington 2060*, *Equestrian Master Plan* or *Equestrian Plan of Action*. Staff is supportive of the intent of these applications and the future growth of the competition venues. Staff is not only tasked with protecting public health, safety and welfare; it is our responsibility to uphold the character that makes Wellington a Great Hometown.

Based on the above analysis and all documentation that is part of this report, staff recommends the following:

1. Approval of Petition 17-012(2017-008CPTA) Comprehensive Plan Text Amendment – Ordinance No. 2017-02 with recommended text changes as presented by staff in Exhibit B.
2. Approval of Petition 17-004(2017-004ZTA) Zoning Text Amendment – Ordinance No. 2017-03 with recommended text changes as presented by staff in Exhibit C.
3. Approval of Petition 2017-017(2017-001CPA2/2017-013CPA1) Comprehensive Plan Map Amendments (FLUM) for IPC/IC – Ordinance No. 2017-04 (Exhibit J) and Ordinance No. 2017-05 (Exhibit K).
4. Approval of Petition 17-016(2017-012REZ2) Rezoning for IPC/IC – Ordinance No. 2017-06 (Exhibit L) with the following conditions of approval:
 - 1) A Master Plan application, including a conceptual Site Plan, shall be submitted within 30 days of the effective date of this ordinance.
 - 2) A Unity of Title or Re-plat of IPC and Isla Carroll Farms shall be submitted within 30 days of the effective date this ordinance. The document must be recorded prior to Master Plan and/or Site Plan approval.
 - 3) Reclaimed water shall be used where feasible and in coordination with the Utilities Director/Department.