

#### **PETITION DESCRIPTION** I.

Project Name:	Equestrian Village		
Petition No:	2013-040MPA2/HTE13-78 (Master Plan Amendment)		
Owner:	Far Niente Stables II, LLC 14440 Pierson Road Wellington, Florida 33414 Attn: Mark Bellissimo, Managing Member		
	Polo Field One, LLC 14440 Pierson Road Wellington, Florida 33414 Attn: Mark Bellissimo, Managing Member		
	Stadium North, LLC 14440 Pierson Road Wellington, Florida 33414 Attn: Mark Bellissimo, Managing Member		
	Stadium South, LLC 14440 Pierson Road Wellington, Florida 33414 Attn: Mark Bellissimo, Managing Member		
Agent:	Michael Sexton Sexton Engineering Associates, Inc. 110 Ponce de Leon Street, Suite 100 Royal Palm Beach, Florida 33411		
Requests:	Approval of a Master Plan Amendment for Petition Number 2013- 040MPA2, for a 59.37 acre site known as Equestrian Village, located at the northeast corner of South Shore Boulevard and Pierson Road, to modify the Wellington Planned Unit Development (PUD) for the western 59.37 acre portion of Tract 30C, to be known as 30C-2, labeling Tract 30C-2 Commercial Recreation, and establishing one (1) access point along the north side of Pierson Road.		

Location:

Northeast corner of South Shore Boulevard and Pierson Road.

Land Area: 59.37 Acres (Legal Description Exhibit A)

## **Project Location:**



# II. LAND USE AND ZONING

	Existing Uses	Future Land Use	Zoning
Subject Site	Equestrian	Commercial Recreation	AR/PUD/EOZD (Wellington PUD)
North	Restaurant and Residential (MF)	Com. Rec./ Residential D (3-5 DU/AC)	AR/SE/PUD (Wellington PUD)
South	Equestrian	Commercial Recreation	AR/PUD/EOZD (Countryplace PUD)
East	Residential/Private Residence with Facilities	Residential D (3-5 DU/AC)/ Commercial Recreation	AR/SE/PUD (Wellington PUD)
West	Commercial	Community Commercial	AR/SE/PUD (Wellington PUD)

## III. <u>BACKGROUND</u>

Equestrian Village is the western 59.37 acre portion of Tract 30C in the Wellington Planned Unit Development (PUD). The site is located at the northeast corner of South Shore Boulevard and Pierson Road. Equestrian Village is also located at the perimeter of the Equestrian Overlay Zoning District (EOZD) and within Subarea D.

On February 1, 2012, Resolution R2012-07 (Exhibit B) was adopted approving a Master Plan Amendment for the overall Equestrian Village project. This Resolution provided for Tract 30C, which is approximately 96.3 acres, to be separated into three separate tracts. Tract 30C-2 was the western 59.37 acre portion of Tract 30C known as Equestrian Village. On May 22, 2012 Resolution R2012-41 (Exhibit C) revoked the previous Resolution R2012-07 based on the expired timeline per Condition No. 7 to file and record a plat prior to April 1, 2012. Based on a current settlement agreement, the property owners are permitted to go forward with several applications that will allow the property to be developed as a Commercial Equestrian Arena.

This petition separates the western 59.37 acres portion known as Equestrian Village, from Tract 30C of the Wellington PUD in order to reflect the currently subdivided and separate ownership of the property. The Equestrian Village parcel is assigned four (4) multi-family units on the Wellington PUD Master Plan. These units will be retained with the separation of the parcel. An additional access point is being requested to the Wellington PUD Master Plan to indicate this property's secondary access along the north side Pierson Road. Finally, this request is to label Tract 30C-2 "Commercial

Recreation". The remaining northwest portion of Tract 30C is 8.3 acres, which is known as the Player's Club.

## IV. STAFF ANALYSIS

1. General: The applicant is requesting approval of a Master Plan Amendment (Exhibit D) to modify the Wellington Planned Unit Development for a 59.37 acre portion of Tract 30C, to be known as 30C-2, labeling the proposed Tract 30C-2 "Commercial Recreation" and establishing one (1) access point along the north side of Pierson Road.

The proposed Master Plan Amendment is consistent with the MPA approved by Resolution 2012-07, and subsequently revoked by Resolution 2012-41. Recently Council approved Resolution R2013-09 (Exhibit E) on February 26, 2013 granting a Master Plan Amendment to Tract 30C-4, also known as White Birch Farm. This proposed amendment will provide consistency between the parcels multiple ownership and previous subdivision of Tract 30C of the Wellington PUD.

- 2. Justification Statement for the Master Plan Amendment and the Compatibility Determination.
  - A. **Consistency with Comprehensive Plan:** The Master Plan Amendment is consistent with the Equestrian Preserve Element of the Comprehensive Plan, Goal 1.0 to ensure the preservation and protection of the neighborhoods which comprise the area, the equestrian industry and the rural lifestyle which exists in the Equestrian Preserve Area. The proposed modifications to the western portion of Tract 30C of the Wellington PUD is within Subarea D of the Equestrian Overlay Zoning District (EOZD) and this proposed equestrian development is permitted within the Commercial Recreation Future Land Use Map designation. The previous Tract 30-C was designated for six (6) multi-family dwelling units. White Birch Farm maintains two (2) residential units and Equestrian Village retained the remaining four (4) multi-family units. The remaining 8.3 acre portion of Tract 30C is not designated for any residential units.
  - B. **Conformity with Zoning Standards**: The proposed petition is consistent with the Wellington Land Development Regulations and subject to review by the Equestrian Preserve Committee, the Planning, Zoning and Adjustment Board and Village Council. This Master Plan Amendment request to modify the subject site to be known as 30C-2, to add an access point to Pierson Road and to label the site as Commercial Recreation is permitted pursuant to the LDR's.
  - C. **Compatibility with Surrounding Land Uses:** The proposed labeling of Tract 30C-2 as "Commercial Recreation" is compatible with the surrounding land uses because it has a Commercial Recreation Future Land Use Map designation. It is located within Subarea D of the EOZD. The surrounding properties are commercial, commercial recreation or multi-family residential.
  - D. **Environmental Resources –** The Master Plan Amendment 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. The owner will be required to meet the current Best Management Practice (BMP) regulations.

E. Adequacy of Public Services - The proposed petitions do not affect the adequacy of public services because the site is within the Urban Service Boundary and water/sewer services are available to the site.

## V. ADVISORY BOARDS

- 1) The Equestrian Village Master Plan Amendment petition was certified for the public hearing process at the June 26, 2013 Development Review Committee (DRC) meeting.
- 2) The Equestrian Preserve Committee (EPC) reviewed this item on September 11, 2013 and recommended approval, unanimously, to the Planning, Zoning, and Adjustment Board (PZAB).
- 3) The PZAB reviewed this item at the October 2, 2013 meeting and recommended approval with a 6 to 1 vote to Village Council.

#### VI. STAFF RECOMMENDATION

Approval is recommended for the Equestrian Village Master Plan Amendment to modify the Wellington PUD for the western 59.37 acre portion of Tract 30C, to be known as 30C-2, labeling of the proposed Tract 30C-2 "Commercial Recreation" and establishing one (1) access point along the north side of Pierson Road with the following conditions:

- 1) The approval is based on the Master Plan date stamped June 20, 2013.
- 2) All previous conditions to the Wellington PUD not specifically amended by this request are still in effect.
- 3) Applicant shall provide a five (5) foot wide Canal Maintenance Easement along the south property line.
- 4) Applicant shall construct a 15 foot Bridle Trail along the north side of the Pierson Road right of way from the east property line to the new Pierson Road access point as part of the overall Village-wide Bridle Trail System. As part of this work, applicant shall reshape the C-23 canal bank and clean the canal as required to construct the bridle path in accordance with the Land Development Permit No. 13-2051.
- 5) The exact location of the proposed access point on Pierson Road shall be approved by the Development Review Committee (DRC). The culvert shall be sized as directed by the Village Engineer to meet the conveyance and head loss criteria, established by Wellington, for the C-23 Canal. The new access

drive/canal crossing shall be constructed by December 31, 2014 and in accordance with the Land Development Permit.

- 6) A new Plat/Replat for the 59.37 acre site shall be recorded within six (6) months following Council approval of this Master Plan Amendment, or within ninety (90) days following approval of the related site plan for this Master Plan, whichever occurs later. The new plat shall include a 5 ft. Limited Access Easement along the south property line with break(s) in the Limited Access Easement to allow for access as approved by Wellington.
- 7) Applicant shall provide a horse crossing at the proposed vehicular access point. The horse crossing shall be located east of the proposed vehicular access point. Amber flashing lights, signage, striping and street lighting shall be provided for the crossing across Pierson Road. The horse crossing shall be complete by December 31, 2014.
- 8) Applicant shall realign intersection internal to the property at the proposed access point along Pierson Road. The intersection geometry and traffic control devices shall be approved by the Development Review Committee. This work shall be completed by December 31, 2014.
- Applicant shall comply with the BMP Standards approved specifically for this site and in accordance with the South Florida Water Management District Permit.
- 10) Conditions 4, 7, and 8 shall be superseded by those conditions that are part of an approved Compatibility Determination for a Commercial Equestrian Arena that are directly related to the improvements mentioned in conditions 4, 7, and 8 of this resolution.