

The Wellington South

STAFF REPORT

Petition Numbers: Comprehensive Plan Amendment
 2022-0003-CPA
 Ordinance No. 2023-04

Master Plan Amendment (Exhibit A)
 2022-0005-MPA
 Resolution No. R2023-02

Owners: Far Niente Stables (III-V, VII, XXV, XXVI), LLC
 TLJ Polo, LLC
 Wellington Showgrounds 1, LLC
 Second Wellington, Inc.

Applicant: Wellington Lifestyle Partners
 13421 South Shore Boulevard
 Suite 203 Box 1
 Wellington, FL 33414

Agent: Don Hearing
 Cotleur and Hearing
 1934 Commerce Lane
 Suite 1
 Jupiter, FL 33458

Site Address: 3400, 3418, 3440, 3462, 3510,
 3580, 3650, and 3780 Gene Mische Way
 3609 Equestrian Club Road
 3511, 3555, 3835 South Shore Boulevard

PCNs: 73-41-44-21-11-001-0000
 73-41-44-21-06-000-0010
 73-41-44-21-00-000-7020
 73-41-44-20-20-001-0000
 73-41-44-21-00-000-3010
 73-41-44-21-06-001-0000
 73-41-44-20-20-000-0010, 0020,
 0030, 0040, 0050, 0060,0070, 0080,
 0090

Future Land Use Designation (FLUM) (Exhibit A):
 Residential B (0.1 du – 1.0 du/ac) – 263.56 acres
 Commercial – 5.80 acres

Zoning Designation: Equestrian Overlay Zoning
 District/Planned Unit Development
 (EOZD/PUD)

Acreage: 269.36 acres

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268

Location/Map:
 Pod E, Pod F Phases V, VI, VII, & Pod G of the Wellington CountryPlace PUD (“Subject Property”) at the northwest corner of South Shore Boulevard and Lake Worth Road, east of Gene Mische Way.



Boards, Committees, Council:

Adjacent Property	FLUM	Zoning
North	Residential B & C, Equestrian Commercial Recreation (ECR), & Park	EOZD/PUD
South	Residential B and C	EOZD/PUD
East	Residential B & C, ECR, & Park	EOZD/PUD
West	Residential B & C, & ECR	EOZD/PUD

	Notice Date	Meeting Date	Vote
EPC	5/26/2023	6/7/2023	7-0 denial (CPA & MPA)
PZAB	7/4/2023	7/19/2023	CPA 5-2 MPA – 6-1 approval with modifications
Village Council	9/25/2023	10/10/2023	Pending

Requests:

The Applicant is requesting two Comprehensive Plan amendments to modify the Future Land Use Map (FLUM) and several amendments to the Wellington CountryPlace Planned Unit Development (PUD) to support the development of the subject properties. The proposed development includes a new showground site (commercial equestrian arena and site plan to be approved by Council separately) on 114.65 acres west of the C-4 canal and a 114-lot, single family neighborhood with five (5) equestrian farm sites adjacent to South Shore Boulevard, with a preserve and amenity site on 18 acres. The specific amendments to the FLUM and the Wellington CountryPlace PUD master plan are presented below.

Comprehensive Plan Amendments

Ordinance No. 2023-04 - Comprehensive Plan Amendments (Petition 2022-0003-CPA; Exhibit B – Proposed Future Land Use Map illustrating amendments):

- To amend the Future Land Use Map (FLUM) designation for Pod F – Phases V, VI, and a portion of VII, totaling 114.65 acres, from Residential B (0.1 to 1.0 dwelling units per acre) to Equestrian Commercial Recreation (ECR); this amendment will require an affirmative vote of four Village Council members;
- To amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential B.

Master Plan Amendments

Resolution No. R2023-02 - Wellington CountryPlace PUD Master Plan Amendments - *The Master Plan Amendment will be heard at the 2nd reading of the CPA application and has been provided as Exhibit A for reference only.*

- Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and assign Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential at a density of 0.66 units per acre with a combined total of 114 dwelling units with an amenity site;
- Forfeit 23 dwelling units from the newly formed Pod E;
- Forfeit 62 dwelling units in Pod F (Phase V-VII);
- Reduce the overall unit count for the PUD from 442 to 357 units;
- Reconfigure the internal circulation of Pods E and F;
- Label the Preserve Area in Pod E as an “Preserve/Amenity Site”;
- Label Pod F as “Equestrian Commercial Venue” with associated development intensity;
- Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual (Exhibit E) for the new Pod E that includes the development standards with specific lot configurations and setbacks.
- Add one (1) access point along South Shore Boulevard to Pod E to access the proposed farm lots; and
- Add two (2) access points along Gracida Street to access Pod F “Equestrian Commercial Venue”.

It is important to note that the zoning for the subject properties is Wellington CountryPlace PUD and is not changing.

At the June 8, 2023 Equestrian Preserve Committee (EPC) meeting, the EPC unanimously (7-0) recommended denial of both the CPA and MPA. After the EPC meeting, the applicant amended the requests by:

- *Comprehensive Plan Amendment:* Modifying the FLUM designation of only the Commercial property to Residential B, not the originally requested Residential C, and maintaining the existing Residential B designation for Pod E, and withdrawing the request to amend the land use for Pod E to Residential C.
- *Master Plan Amendment:* Reducing the dwelling units in the newly formed Pod E from 197 units to 148, forfeiting the remaining units in Pod F instead of banking them, and reducing the overall dwelling units for the PUD from 442 to 391 units.

At the August 16, 2023 Planning, Zoning and Adjustment Board (PZAB) meeting, the PZAB recommended approval (5-2) of Ordinance No. 2023-04 (CPA).

The applicant agreed to amend the MPA request by reducing the unit count to 137 units and increasing the minimum lot size to 1/2 acre lots. The PZAB recommended approval of Resolution No. R2023-02 with the following modifications:

- The density and unit count be reduced further than 137 units and to increase the number of smaller farm lots.
- An updated conceptual site plan be provided to Council along with an updated Project Standards Manual
- Modifications to the conditions of approval as presented by staff.

After the PZAB meeting, the applicant amended the MPA requests by:

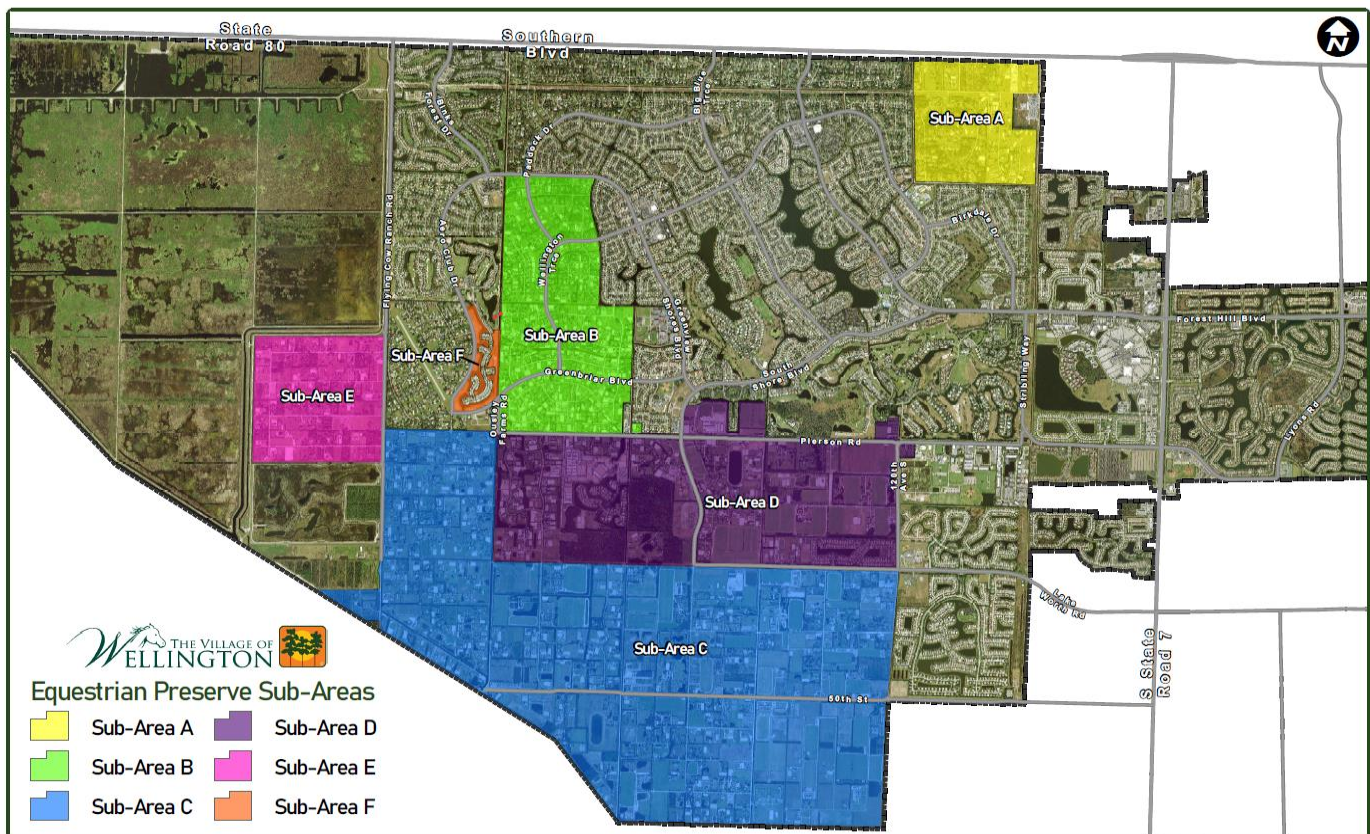
- Reducing the density and unit count from 137 units to 114 units for Pod E
- Forfeiting a total of 85 units (23 from newly formed Pod E and 62 from Pods F (Phase V - VII) and reducing the total unit count for the PUD from 391 to 357 units
- Revising the concept plan for Pod E
- Submitting the revised documentation consistent with the changes.

Site History:

The Wellington CountryPlace PUD was first approved by Palm Beach County in 1976 and consists of 958 acres and 958 units, which equated to a density of one (1) dwelling unit per acre (du/acre), excluding Mida Farms. Various amendments to the Wellington CountryPlace PUD Master Plan were processed throughout the years and the overall approved unit count was reduced to 442 units. The Wellington CountryPlace PUD has phases identified in addition to the Pod identifications. Pod F Phase I – IV, also known as Equestrian Club Estates, was approved in 1987. Pod F, Phase I consists of 26, ½-acre single family lots, Phase II consists of 39, zero lot line homes, and Phase 3 consists of 34 lots that have developed as duplexes for a total of 99 units on 69.31 acres. There are currently 209 unbuilt units throughout the PUD – Pod C (8 units), Pod D (Grand Champions – 12 units), Pod E (99 units), Pod F (62 units), and Pod G (38 units).

Wellington adopted its Comprehensive Plan in 1999, and included an optional Equestrian Preserve Element that established the Equestrian Preserve Area (EPA). The Equestrian Preserve Element included a policy to adopt an overlay zoning district for the implementation of land development regulations for the various neighborhoods (later established as “Sub-Areas”) that comprise the Equestrian Preserve. The Equestrian Overlay Zoning District (EOZD) was adopted in 2002. The EOZD divides the Equestrian Preserve into six

(6) subareas, each with different development standards to protect and promote the established character of each subarea. The subject properties are located within Subarea D, as illustrated in the map below.



Pods C (208.4 acres; 43 units; 0.21 du/ac) and D (147.44 acres; 46 units; 0.31 du/ac) of the Wellington CountryPlace PUD, located east of South Shore Boulevard, consisted of Southfields, Grand Champions Polo Club, Palm Beach Equine, and two (2) private farms. Southfields (Pod C and portion of Pod D) is 197.7 acres and consists of 89 units. Southfields was approved by Palm Beach County in 1976 and has 69 platted lots ranging in size from 1.15 acres to over four (4) acres. The subdivision has a FLUM designation of Residential B (0.1 du/ac – 1.0 du/ac) and consists of a mixture of single family on the smaller lots and residential/equestrian farms on the larger lots.

Grand Champions Polo Club is located at the southeast corner of the Wellington CountryPlace PUD and is a total of 69.4 acres. The property has an Equestrian Commercial Recreation Future Land Use Map designation and consists of five (5) practice polo fields. Special use permits are issued annually to hold various level polo tournaments and events. There are 12 units assigned to Grand Champions as a part of Pod D of the Wellington CountryPlace PUD.

Palm Beach Equine is located at the southwest corner of Pierson Road and Southfields Road and is a total of 43.48 acres. The property has an Equestrian Commercial Recreation Future Land Use Map designation and is a large equine veterinary facility. The property has nine (9) barns with a total of 355 stalls, a veterinary office, covered arena, feed store and other ancillary equestrian structures. The property has 12 unbuilt units assigned to the property on the Wellington CountryPlace PUD.

On the southeast corner of Pierson Road and South Shore Boulevard are private farms (Parcel A and E), totaling 45.27 acres, that also have an Equestrian Commercial Recreation Future Land Use Map designation. These properties have a total of eight (8) unbuilt units assigned to the property on the Wellington CountryPlace PUD as a part of Pod C.

Mallet Hill, at the southwest corner of Pierson Road and South Shore Boulevard, is located in Pod B of Wellington CountryPlace PUD. Mallet Hill was platted in 1979 and has a FLUM designation of Residential B. Mallet Hill is a 90-acre subdivision consisting of 42 equestrian lots with a 1 ¼ acre minimum lot size, based on the approved plat, and density of 0.46 du/acre.

Wellington has become an equestrian destination that is internationally known as the “Winter Equestrian Capital of World”. The equestrian season typically runs from November to May each year, although the height of the season does not start until January. Equestrian’s come from other regions and countries to compete in the variety of equestrian disciplines in Wellington, such as Dressage, Hunter, Jumper, and Polo. The CountryPlace PUD is home to Wellington International, formally known as Palm Beach International Equestrian Center (PBIEC), a world class equestrian facility hosting thousands of participants and spectators every season and Grand Champions Polo Club. Sub-area D also has the two (2) other equestrian venues in Wellington – Global Dressage/Equestrian Village and the National Polo Center (fka International Polo Club).



The pods subject to this application are Pod G (Phases I and II), Pod E (Phases I and II), Pod F (Phases V – VII), and the 5.8-acre commercial site (portion of Pod E). Pod G has 38 units assigned to the property. Pod G is currently vacant and consists of dense vegetation that was once an impoundment site known as “Peacock Pond”. Peacock Pond was a 79-acre remnant wetland and functioned as part of the water quality treatment system until 2003, when that function was replaced with other permitted, off-site treatment facilities. Although there is dense vegetation throughout the site, most consists of overgrown invasive and exotic species including Melaleuca, Brazilian Pepper, and Climbing Fern, which are harmful to the native environment.

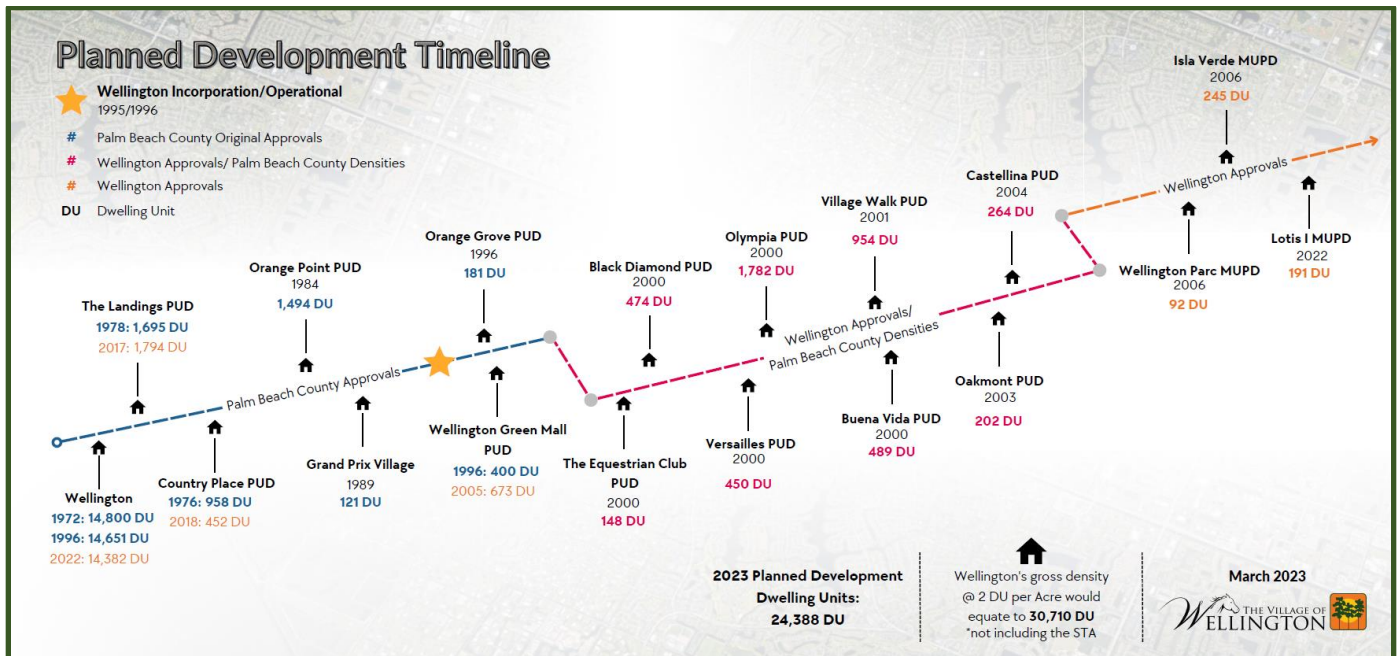
Pod E, Phase I has 39 units assigned and is currently used as a polo field. The polo field has been used for various equestrian and sporting events throughout the years. Pod E Phase II has 60 units assigned and

consists of dense overgrown vegetation. On the west portion of the pod, adjacent to Mida Farms, is a preserve.

The 5.8-acre commercial pod is located on the northwest corner of South Shore Boulevard and Gracida Street/Lake Worth Road. The property is currently vacant and used for grazing livestock. Although there have been many inquiries throughout the years, there are no approved development entitlements for this property.

Pod F, Phases V and VI have a total of nine properties with one unit assigned to each lot. The applicant purchased these properties and constructed barns and temporary stabling tents that support the Wellington International. Pod F also includes a portion of Gene Mische Way, which is the roadway that provides access to Wellington International and a connection between Gracida Street and Pierson Road. Pod F, Phase VII consists mostly of dense overgrown vegetation with riding rings on the northeast portion of the Pod and is assigned 53 units. An 18-acre preserve exists on the east portion of the Pod. A portion of this area was recently cleared pursuant to the conditions of a permit from South Florida Water Management District. Enhancements to the remaining preserve area are required as part of this permit.

Below is a graphic that illustrates the history of Wellington’s planned development approvals with a timeline.

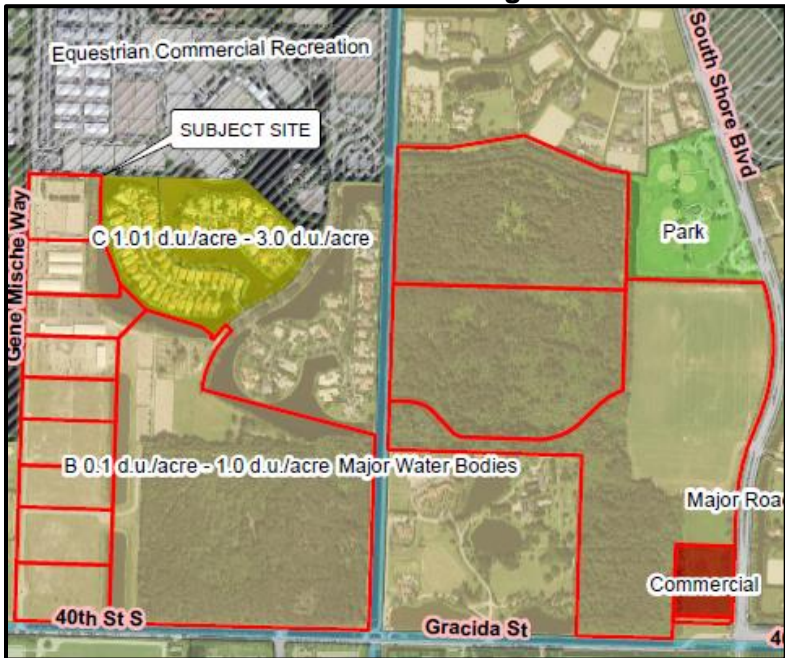


ANALYSIS – COMPREHENSIVE PLAN AMENDMENTS:

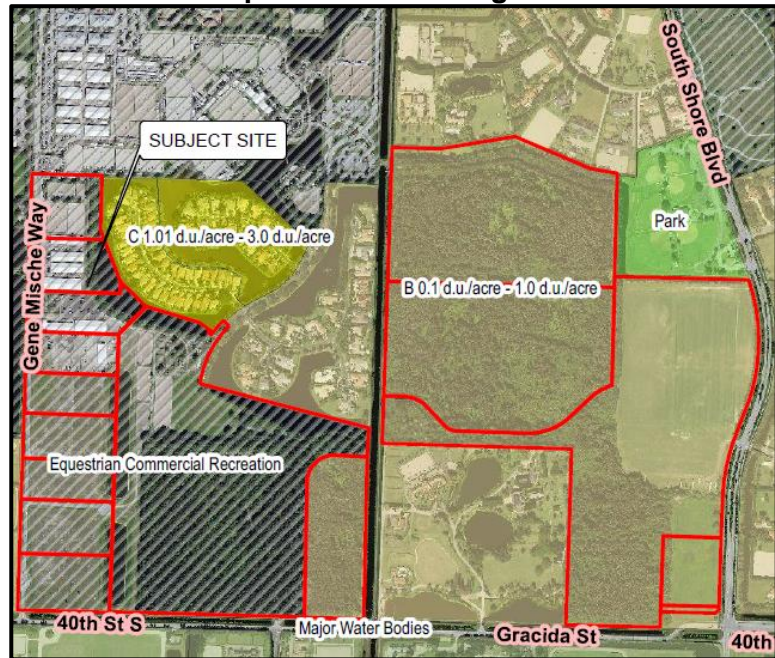
The applicant is requesting the following Comprehensive Plan Amendments:

- To amend the Future Land Use Map (FLUM) designation for Pod F – Phase V, VI, and a portion of VII, totaling 114.12 acres, from Residential B (0.1 – 1.0 units per acre) to Equestrian Commercial Recreation;
- To amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential B.

Current FLUM Designations



Proposed FLUM Designations



The request to modify the Future Land Use Map designation of certain property from Residential B to Equestrian Commercial Recreation will require a super majority vote of Council, pursuant to the Comprehensive Plan, when a land use change increases density/intensity from the existing land use. When a FLUM amendment is to a lesser density/intensity, a majority vote by Council is not required.

The proposed Comprehensive Plan Amendments are consistent with the Comprehensive Plan and comply with the following goals, objectives, and policies of Wellington's Comprehensive Plan:

Land Use and Community Design Element

Policy LU&CD 1.1.1 Compatible with Existing Conditions: *New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment.*

The proposed Land Use Amendment for the 5.8-acre commercial property to Residential B is compatible with the surrounding area as presented in this paragraph. To the north, northwest, and east of the Pods are other single-family neighborhoods (Mallet Hill and Equestrian Club Estates). To the north of Pod E is Mallet Hill (Pod B of Wellington CountryPlace PUD), which was platted in 1979 and has a FLUM designation of Residential B (0.1 du/acre – 1.0 du/acre). Mallet Hill is a 90-acre subdivision consisting of 42 equestrian lots with a 1 ¼ acre minimum lot size, and density of 0.46 du/acre, based on the approved plat. To the west of Pod E is Equestrian Club Estates (Pod F, Phases I-IV of Wellington CountryPlace PUD), which was platted in 1990 and has a FLUM designation of Residential C on the western portion (Phases 1 and 2) and Residential B (Phase 3) on the eastern portion of the development. Equestrian Club Estates is a 69.31-acre cluster subdivision with a variety of housing types consisting of 26 single family lots, 39 zero lot line lots, and 34 attached duplexes on lots ranging in size from 0.2 acres to 1 ¼ acres with a density of 1.43 du/acre. Currently, Pod E, Phases 1 and 2, are approved for 1.31 and 1.32 du/ac, respectively. Currently, Pod G, Phases 1 and 2, are approved for 0.45 and 0.5 du/ac, respectively. The average density of Pods E and G is 0.88 du/ac. The new Pod E is proposed to be assigned 114 units on 173.46 acres with a density of 0.66

du/acre. As the current approved number of units for the Wellington CountryPlace PUD is being reduced by 85 units, the gross density for the Wellington CountryPlace PUD will also be reduced from 0.46 du/acre to 0.37 du/acre. In addition, changing the FLUM designation to Residential B reduces the potential commercial intensity of the property and is included with the proposed land use designation for the new Pod E. This property is the only commercial property within the Equestrian Preserve Area (EPA.) The property has a potential to develop 90,000 square feet of commercial space.

The proposed Land Use amendment for Pod F – Phases V, VI, and a portion of VII, totaling 114.12 acres, from Residential B to Equestrian Commercial Recreation is compatible with the surrounding area. A majority of the property to the north (Wellington International Showgrounds) and a portion of the property to the west (Grand Prix Farms) have Land Use designations of Equestrian Commercial Recreation. Wellington International to the north, previously known as Palm Beach International Equestrian Center, is home to the 12-week Winter Equestrian Festival as well as other spring and fall events, and is 80-acres consisting of 18 competition arenas, 1,574 permanent/temporary stalls, bridle trails, pedestrian and golf cart paths, restaurants, and shopping areas. Changing the land use of Pod F to Equestrian Commercial Recreation will allow a new showground expansion to be located south of the existing Wellington International showgrounds and will provide an inclusive equestrian experience in one location. This request is an expansion of the ECR land use to the north (Wellington International property) which has frontage on Pierson Road, an arterial roadway.

Landscape buffers will be required, as a part of the site plan approval, where density differences occur on the eastern portion of Pod F – Phase V-VII (proposed new equestrian venue site) adjacent to Mida Farms, the Equestrian Club Estates, and the proposed Pod E.

Policy LU&CD 3.1.3 Market Analysis (Commercial, Mixed-Use, Multi-Family): Requests for Land Use Map amendments or rezoning to a commercial, mixed-use, or multifamily designations shall be supported by a professionally prepared market analysis which demonstrates the need for the requested development at the proposed location, the types of marketable commercial activities or multi-family residential dwelling units there, and the projected market area of the proposed development.

The applicant has submitted a Market Study prepared by Zabik & Associates and is provided as Exhibit Q. The study determined that Wellington and central Palm Beach County market areas are strong and demand is currently in place for additional residential development. There is also extremely limited supply of new comparable product in and around Wellington.

The Market study had determined that every dollar by the project will result in \$2 to \$3 dollars of community investment. The total economic impact to the economy for this development would be \$4 billion including direct, indirect, and individual benefits. The results of the analysis determined that during the construction phase of the project, it is estimated to create 1,500 direct jobs, 800 indirect jobs, and 800 induced jobs, for a total of 3,100 jobs. After construction, the project is estimated to create 400 direct jobs, 120 indirect jobs, and 160 induced jobs, for a total of 680 long term jobs. In addition, the project is estimated to generate \$25.3 million of ad valorem taxes with \$3.15 million designated to Wellington. The individual properties currently generate only \$384,562 in ad valorem taxes, of which only \$43,578 is designated to Wellington as the majority of the properties have an agricultural classification resulting in a lower taxable value.

Wellington contracted with Raftelis, at the expense of the applicant, to perform an independent review of the market study that was submitted and has concurred with the analysis provided.

Conservation, Sustainability, & Resiliency Element

Policy CSR 1.1.2 Reduce Greenhouse Gas Emissions Reduce transportation air quality impacts by increasing non-automobile travel by improving connectivity and safety sidewalks, bicycle lanes, and multi-use pathways.



The applicant is proposing a new showground expansion within Pod F – Phase V-VII of the Wellington CountryPlace PUD. The expansion is proposed to replace the existing Global Dressage venue, so that Global Dressage can expand to accommodate the current demand and the current venue location can be redeveloped as a residential development. In addition, it will provide additional housing options within close proximity of the Wellington International and proposed showgrounds. A multi-modal pathway will be constructed on the north side of the C-24 canal and along the C-4 canal allowing for multiple modes of transportation to and from the showgrounds, which would reduce potential traffic to and from the project. The applicant is also anticipating internal traffic capture that will be traveling to the showgrounds that will utilize the public bridle trail and multi-modal pathway through Pod E.

Education Element

Objective ED 3.2 School Facility Coordination: *Continue to coordinate the development approvals and planning for school facilities.*

The applicant is required to notify the School Board of Palm Beach County of the proposed development and request a School Capacity Availability Determination (SCAD) letter. The School District reviews the potential impact the proposed development has on the public school facilities, evaluates the available capacity and utilization percentage based on evaluation of the most current School District’s Five-Year Enrollment Projections on the additional students potentially generated from the proposed residential development. New Horizons Elementary School, Polo Park Middle School, and Wellington High School will service the development. The SCAD letter has determined that there would be a negative impact on the public schools at the high school level. The table below identifies the number of students projected to be generated per school, the available capacity at the school, and the overall utilization percentage:

	New Horizons Elementary School	Polo Park Middle School	Wellington High School
New Students Generated	18	10	13
Available Capacity	-4	167	-505
Utilization Percentage	100%	88%	119%

To address the school capacity deficiency generated by this proposed development at the District high school level, the School District has recommended the development contribute \$178,926.00 to the District prior to the issuance of the first building permit. The Local Government may incorporate this condition in the development approvals, however it is not required. Staff has included this condition in the Master Plan Amendment, Resolution No. R2023-02, conditions of approval. The school capacity contribution is intended to supplement the required school impact fees. The applicant has applied for an updated SCAD letter from the School District which requests an analysis of potential impact of their reduced request of 114 units. The condition within Resolution No. R2023-02 may be amended based on the District’s findings.

Mobility Element

Policy MB 1.1.2 Development Impact on Roadway LOS: *Development orders shall only be issued if the proposed development will not cause roadway levels of service to fall below the adopted LOS targets or ROW modifications are proposed to mitigate impacts and maintain the target LOS.*

A Traffic Impact Statement has been submitted and is provided as Exhibit K. Palm Beach County Traffic Division and Wellington’s Traffic Engineer have both reviewed, and determined, the proposed level of traffic generated for this project demonstrates compliance with this policy and meets Traffic Performance Standards (TPS). To establish a trip generation rate for the showgrounds, traffic counts were collected at each of the PBIEC showground’s driveways for a week during the 2016 season. These counts were utilized to calculate the number of trips per attendee that are generated by the showgrounds creating a new trip generation rate specific to equestrian showgrounds in Wellington. This specific new rate was applied to the

new showground's proposed location. For the roadway link capacity analysis, traffic counts collected in 2022 were utilized as the base volumes which would include 2022 PBIEC and Equestrian Village traffic. Future 2027 traffic volumes were then projected by applying background growth rates, adding approved committed development traffic and then adding proposed development traffic to the base 2022 counts.

Wellington's Traffic Engineer has determined that intersection improvements at 40th Street South and Lake Worth Road, that include the expansion of turning lanes, are required to be funded by the developer at the time of plat. The developer is also required to make a proportionate share payment of 12.6% of the total cost of construction of a traffic signal and/or roundabout at Lake Worth Road and 120th Avenue South and 1% of the total cost of construction to widen South Shore Boulevard to four (4) lanes from Pierson Road to Lake Worth Road prior to the first building permit. All intersection improvements were included in the Conditions of Approval of the Master Plan amendment.

Equestrian Preserve Element

Goal EQ 3 Support Wellington's Equestrian Competition Industry: *Support the equestrian competition industry as a component of the equestrian lifestyle and an economic sector of Wellington.*

Wellington is known as the "Winter Equestrian Capital of the World" with three (3) major world class equestrian venues located within Subarea D of the EOZD. The applicant is proposing to replace the 59.55-acre Global Dressage showgrounds, proposed for residential development as part of the companion Wellington North application, with a new showground on the 114.65-acre Pod F Phase V-VII of Wellington CountryPlace PUD and transfer the residential units from Pod F to Pod E. This provides an opportunity to expand the showgrounds in proximity of the existing Wellington International showgrounds that may support shared resources and coordinated use. If all subject requests are approved, the new showgrounds in Pod F would increase the property dedicated to showgrounds by more than 50 acres and provide an opportunity to develop a new, state-of-the-art venue to preserve and support the equestrian sports industry for future seasons. It would also maintain three major equestrian venues within Wellington and within Sub-area D of the EPA.

Although the applicant is requesting to modify the land use to Equestrian Commercial Recreation and to identify the property as a Commercial Equestrian Venue on the Wellington CountryPlace PUD Master Plan, a Compatibility Determination for the Commercial Equestrian Arena will be required to be approved by Council. The submittal will include a detailed conceptual site plan showing the layout of the arena and the site data. The Master Plan provides the maximum intensity schedule for the Commercial Equestrian Venue, however, the Compatibility Determination will be more specific and the approval cannot be more than what the Master Plan indicates.

Policy EQ 1.1.1 Equestrian Overlay Zoning District: *Implement the Equestrian Overlay Zoning District (EOZD) to preserve the characteristics of the EPA. The intent of the EOZD is to:*

- 1) Preserve the equestrian lifestyles and large lot, equestrian farms which exist in the EOZD;*
- 2) Establish site development regulations that recognize the characteristics of the equestrian lifestyle and development pattern while maintaining the overall residential density of the EPA; and*
- 3) Permit limited commercial uses as defined in the land development regulations, which support the equestrian industry, within properties approved as planned developments or within commercial recreation land uses.*

The applicant is proposing to preserve the equestrian lifestyle through support of the equestrian venues and their success. While the majority of the residential development portion of the Wellington South proposal requests lots smaller than the minimum lot size of Sub-area D in the EOZD, this is not changing the character of large lot, equestrian farms which exist in the EOZD. These pods of the Wellington CountryPlace PUD have not been developed yet. The development pattern of ½ acre lots, which is consistent with the

Equestrian Club Estates development to the west, provides an opportunity to support the venues by providing housing options in close proximity to the venues. The residential portion is only 173.46 acres (including 18 acres of preserve/amenity), accounting for approximately 18% of the PUD acreage and only approximately two percent (2%) of the acreage of the Equestrian Preserve Area.

The proposal also establishes site development regulations and a development pattern that maintains the overall residential density of the EPA. The proposal does not add any new units to the PUD and only provides a more compact development pattern with the forfeiting of 62 units designated to Pod F to accommodate the proposed showgrounds on Pod F, and forfeiting the remaining 23 units within Pod E.

The proposed new showgrounds on Pod F will greatly support the equestrian industry by increasing the showground properties by 114.65 acres. Even with the potential removal of the showgrounds at the current Equestrian Village property at the northeast corner of Pierson Road and South Shore Boulevard, the net increase in Equestrian Commercial designated and showground property would be more than 50 acres.

ANALYSIS – MASTER PLAN AMENDMENT:

The Applicant is requesting a Master Plan Amendment (Exhibit E – Proposed Wellington CountryPlace PUD Master Plan) to amend The Wellington CountryPlace PUD to:

- Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and assign Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential at a density of 0.66 units per acre (114 dwelling units with an amenity site);
- Forfeit 23 dwelling units from the newly formed Pod E;
- Forfeit the 62 dwelling units in Pod F (Phase V-VII);
- Reduce the overall unit count for the PUD from 442 to 357 units;
- Reconfigure the internal circulation of Pods E and F;
- Label the Preserve Area in Pod E as an “Preserve/Amenity Site”;
- Label Pod F as “Equestrian Commercial Venue” with associated development intensity;
- Modify several existing Conditions of Approval and add new conditions, including adoption of a Project Standards Manual (Exhibit F) for the new Pod E that details the development standards with specific lot configurations and setback;
- Add an access point along South Shore Boulevard to Pod E to access the proposed farm lots; and
- Add two (2) access points along Gracida Street to access Pod F “Equestrian Commercial Venue”.

The proposed Master Plan Amendment complies with the following:

- A. *The request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan:***

The Master Plan Amendment is consistent with the Comprehensive Plan as explained above in the Comprehensive Plan staff analysis. In addition, the Master Plan Amendment is consistent with the following:

Land Use & Community Design Element:

Policy LU&CD 2.1.4 Use Transitions: *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high intensity land uses are in proximity to single-family residential land use.*

The applicant is proposing to combine 114 units within the existing Pod G (Phase I and II) and Pod E (Phase I and II) into the newly formed Pod E (0.66 du/ac) and forfeit the remaining 23 units, and to forfeit all 62 units within Pod F (Phase V – VII). Pod E is surrounded by Mallet Hill (0.46 du/ac) to the north, The Equestrian Club to the west (1.43 du/ac) and Mida Farms to the south (0.07 du/ac). The proposed layout includes five (5) farm lots, ranging in size from 4.04 acres to 4.46 acres, to the south of the Mallet Hill subdivision to allow for an appropriate transition between the two (2) subdivisions. Mallet Hill was approved in 1978, prior to the creation of the EOZD and has setbacks that differ from Table 6.8-2, EOZD Setback Table, of the Wellington LDR. The applicant is proposing the farm sites have different setbacks as well that are comparable to Grand Prix Farms setbacks, but not as reduced as Mallet Hill.

Mida Farms has a Conservation Area Buffer/Transition Zone to the west between them and the proposed development. A landscape buffer will be required along the south side of the development that does not have a conservation buffer.

Equestrian Club Estates and The Wellington South is separated by the 100' wide C-4 Canal right-of-way and a 60' Access and Bridle Easement.

Equestrian Element

Policy EQ 2.3.2 Shared Use: *Allow for the shared use of roadways and canal banks by horses, golf carts, and low speed vehicles. Use of motorized vehicles on the Blue, Green, Red, White, and Brown Trails shall be strongly discouraged to increase the safety on the bridle trails handling higher equestrian traffic volumes due to proximity to the competition venues.*

A multi-modal pathway will be constructed on the north side of the C-24 canal allowing for multiple modes of transportation to and from the showgrounds that would reduce potential traffic to and from the project. A multi-modal pathway is proposed to be constructed along the east side of the C-4 canal in the 60-foot Access and Bridle Easement from Gracida Street to Pierson Road.

Policy EQ 2.1.3 Bridle Trail Easements & Dedication: *Pursue easements or conveyance of property for bridle trails to create a well-connected, public network within the EPA.*

In addition, the applicant is proposing a 12-foot wide public bridle trail and multi-modal pathway that will run south of the farm sites and connect the Pink Trail to the Dark Green Trail. The Dark Green Trail runs along the east side of the C-4 Canal and will connect to the proposed bridle trail extension north of the amenity site, leading to the showgrounds. The Pink Trail runs along the west side of South Shore Boulevard.

B. *The request is in compliance with all articles of the Land Development Regulations (LDR):*

A Conceptual Site Plan has been submitted and provided as Exhibit G. If the proposed requests are approved, the applicant will be required to submit a Site Plan that will be reviewed by all departments for compliance with the LDR and the proposed Project Standards Manual including site development



standards, parking, landscaping/buffering, driveways, access, etc. The applicant will also be required to plat prior to issuance of any permits.

The applicant has submitted a Project Standards Manual (PSM) as part of the Master Plan amendment and is provided as Exhibit F. A PSM is a governing document, in addition to the master plan and site plan, for a planned development that provide all regulations for the proposed development as required by Section 6.5.2.C and 6.5.4.E of the LDR. The PSM is adopted by resolution and provides design standards, landscape requirements, circulation, lots sizes, setbacks, etc. for a development. The PSM submitted has been reviewed by staff and meets the requirements of Article 6.

The new Pod E is proposed to have a total of 114 units, which all units already exist and are proposed to be transferred from other pods within the Wellington CountryPlace PUD. The request also includes the forfeiting of 85 units. Based on the concept plans provided, the applicant is requesting 109 lots a minimum of ½ acre in size, and five (5) farm lots ranging in size from 4.04 – 4.46 acres. Per Table 6.8-1, EOZD Property Development Regulations, of the LDR shown below, the minimum lot size of properties within Subarea D is 2.0 acres with a maximum density of 0.5 du/ac.

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

However, per Section 6.5.1, Planned Development (PD) Regulations, of the LDR, the purpose and intent of PDs are to allow flexibility in the application of zoning regulations for the development of land within a PDD that achieves distinctive, attractive communities, takes advantage of compact building design, and preserves open space and critical natural environments by allowing flexibility from zoning regulations. Per Section 6.5.2.B of the LDR, a PUD is considered a PDD. Per Section 6.8.8 of the LDR, PUD's located within the EPA are considered Equestrian Developments (ED) with a goal to provide an equestrian-oriented master plan. It states that an ED shall be designed for compatibility with objectives of the EOZD along with the use of flexible property development regulations and design standards. In addition, ED master plans shall comply with PDD regulations of the LDR. Per Section 6.5.2.C of the LDR, a PDD is regulated by the Development Order, Master Plan, Project Standards Manual and Site Plan for the subject property. Per Table 6.3-1, General Property Development Standard Regulations, development standards for a PUD are established by an approved development order. The existing development that has occurred within the Wellington CountryPlace PUD shows lots as small as 1-acre in the Southfields subdivision; 1/2-acre, 1/3-acre, zero lot line homes, and duplexes in the Equestrian Club Estates subdivision adjacent to the proposed project. However, it should be noted that this subdivision was approved by the County before the adoption of the EPA and creation of the EOZD. The applicant's request, if approved, would result in some portions of the project not meeting the minimum lot size requirements in Table 6.8-1. However, since the property is located in a PUD, which requires a mixture of housing types, styles, and sizes, approval of smaller lots can be allowed if the applicant can satisfactorily

demonstrate that the variation does not detract from the character of the surrounding development and in fact promotes same.

The Wellington CountryPlace PUD was approved in 1976. The PUD is comprising of various residential pods with densities ranging from 0.1 du/ac to 1.43 du/ac (Equestrian Club Estates). The overall gross density of the PUD is 0.46 du/ac. The proposed density of Pod E is 0.66 du/ac, which is within the density range that exists for other pods within the PUD. A Pod's density is ultimately limited by the underlying FLUM designation of the Pod/property, however the proposed request to transfer units into Pod E and for 109 lots that are less than two (2) acres in size is permitted under the LDR and the PUD governing documents.

C. *The request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

As part of the application, the applicant has submitted an Environmental Assessment Report (Exhibit J) that documents and summarizes the natural features present on the subject site. The project area consists of an overgrown impoundment known as "Peacock Pond" in the northwestern portion of the site. Peacock Pond was constructed in the 1970's and functioned as part of a water quality treatment system until 2003, when that function was replaced with other permitted, off-site treatment facilities. Although there is dense vegetation throughout the site, most of the land consists of invasive and exotic species including Melaleuca, Brazilian Pepper and Climbing Fern. In 2012, the South Florida Water Management District (SFWMD) issued a permit for a residential development on the property, that was later extended through July 2024, allowing for wetland impacts and mitigation, and covers all of the subject area except for the south half of the Peacock Pond impoundment. The south half of Peacock Pond will require environmental resource permitting with SFWMD and a compensatory mitigation plan. Additionally, review by Florida Department of Environmental Protection will be necessary to determine the Federal jurisdictional status of wetlands within the project area and whether a permit is required.

No signs of listed wildlife species were observed on the property. The area is densely overgrown with invasive vegetation leaving no access for avian species.

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. All required, applicable, mitigation or payment to a mitigation bank will also be required.

D. *The request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

Currently, the combined total number of dwelling units that are assigned to the pods of the Wellington CountryPlace PUD, that are owned by the applicants, are 199 units. The applicant is not requesting any additional units than what the PUD is currently entitled to, in fact the overall total number of units will be reduced by 85 for a total of 114 units. The applicant is requesting to transfer units from Pod E (99 units), and Pod G (15 units) into the newly formed Pod E. The remaining 85 units will be forfeited. Per Section 6.5.2 of the LDR, any unbuilt units may be transferred to another pod that permits residential units as long as the total number of units for the overall project remains the same or decreases. Any transfer in excess of 30% shall be approved by Council as a Master Plan Amendment.

Pod E also has a preserve area that is proposed to be labeled an amenity site. The amenity site is west of Mida Farms. At this time, no development is proposed in this area except for internal private bridle trails.

The applicant is also requesting the elimination of the only commercial pod and commercial land use within the Equestrian Preserve Area, which, based on size of the lot, could have accommodated over 90,000 square feet of commercial square footage.

The applicant is also requesting to modify Pod F Phases V-VII from residential to Equestrian Commercial. Wellington's Traffic Engineer has analyzed the Traffic Impact Statement (Exhibit K) submitted for the proposed development. The Daily Traffic Generation, based on the existing land uses (residential and commercial), equates to 7,689 daily trips with 364 AM Peak Hour Trips and 730 PM Peak Hour Trips. The proposed development eliminates the commercial portion of the PUD, and restricts the potential development to 114 single family residential units and showgrounds with 5,000 weekday attendance including staff, exhibitors, vendors, and spectators, equating to 6,594 daily trips with 404 AM Peak Hour Trips and 539 PM Peak Hour Trips. This is an overall decrease of 837 daily trips (increase of 40 AM Peak Hour Trips and decrease of 191 PM Peak Hour Trips). The Wellington Traffic Engineer has determined the proposed development meets the Traffic Performance Standards of Wellington and the County as provided for in Exhibit N. Conditions of approval have been attached to the potential Master Plan approval and include:

- annual monitoring;
- maximum weekday attendance of 5,000 attendees;
- maximum weekend peak event not to exceed 15,000 attendees and not to occur simultaneously with Wellington International;
- intersection improvements at Gracida Street/Lake Worth Road and South Shore Boulevard and Pierson Road and South Shore Boulevard;
- pay a proportionate share payment to construct a traffic signal or roundabout at Lake Worth Road and 120th Avenue South; and
- pay one percent (1%) of the cost to widen South Shore Boulevard from Pierson Road to Lake Worth Road from two (2) to four (4) lanes.

No visual impacts on adjacent properties are expected to occur. All of the subject properties have entitlements that either allowed them to construct single family dwelling units or commercial uses. Although much of the land is either undisturbed or used as polo fields, they were never intended to remain as such and always had the entitlements to be developed.

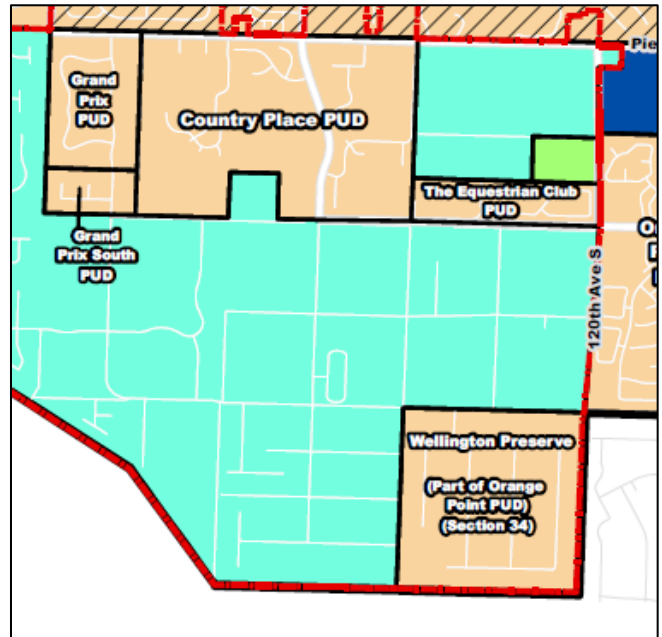
E. *The request is consistent with applicable neighborhood plans.*

Not applicable as there is no neighborhood plan for this area.

F. *The request will result in a logical, timely, and orderly development pattern.*

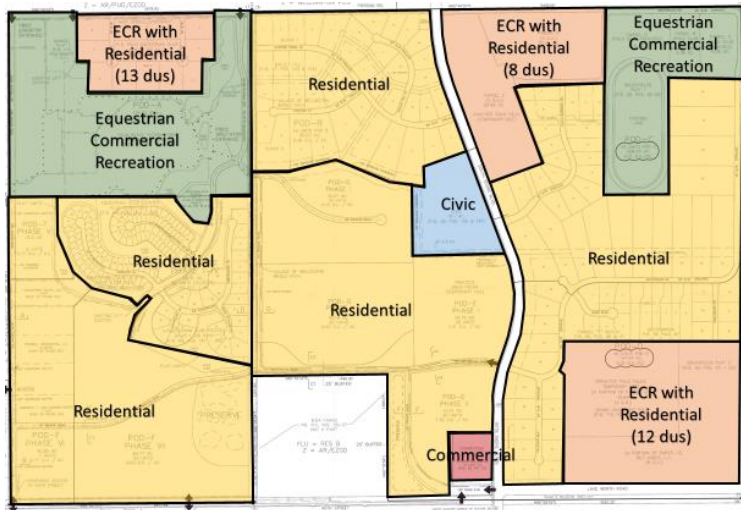
The proposed request to reconfigure the pods, transfer residential units to Pod E with an associated Project Standards Manual, and to label Pod F Phases V-VII as an equestrian venue will result in a logical and orderly development pattern of the PUD. Pod F is an appropriate location for an equestrian venue as the location is an extension of the Wellington International showgrounds located to the north. Equestrian Village events are outgrowing the current location and the proposed location for the new showgrounds is nearly double the acreage. No additional units are being requested as all units requested for transfer are already part of the PUD entitlements. The proposed residential development of Pod E is consistent with the development pattern to the west in Equestrian Club Estates. The other Pods of the PUD will not likely have a similar development pattern as they have limited potential for additional residential development based on the fact that they have been developed or platted with some or all of the units assigned to the respective pods.

The Wellington CountryPlace PUD is one (1) of five (5) PUDs within the EPA. The other four (4) PUDs are Wellington Preserve, The Equestrian Club, Grand Prix, and Grand Prix South. Each of these four (4) PUDs have approved master plans and have been platted. While there is still an opportunity for these PUDs to request changes, the likelihood is relatively low as most have been predominantly built out with either residential or equestrian properties. Wellington Preserve remains the only potential site as much of the land is currently developed as polo fields. However, with the location of the United States Polo Association at the National Polo Center in Wellington, the likelihood for these to remain polo fields is high.

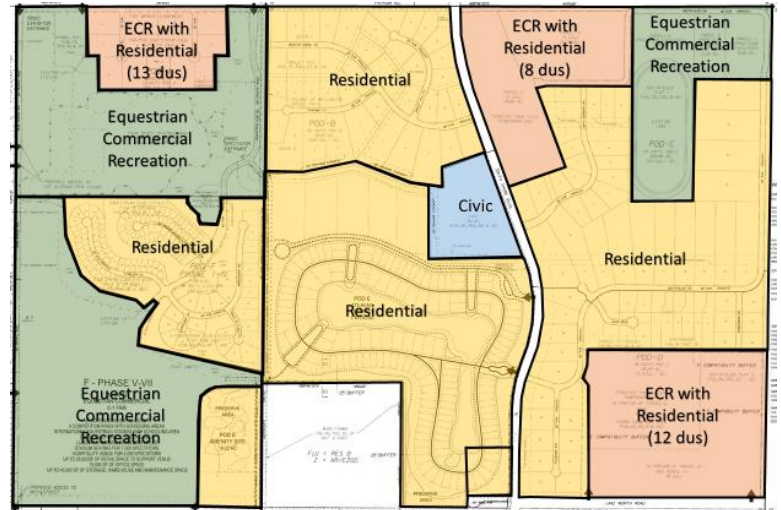


The development pattern within the EPA over the past decade has predominately been characterized by the combination of smaller lots (under three (3) acres) to create larger lot equestrian farms. For example, Winding Trails, a nine (9) lot subdivision in Subarea F has seen four (4) lots combined into two (2) lots. These lots, although platted as 4.99 acres in size, which includes the community's lake system, have a net developable acreage of an average of three (3) acres. Mallet Hill is a 42-lot subdivision, that now is 16 lots shown by the Property Appraiser, as most lots have been unified.

In contrast to the development pattern mentioned above, the remainder of the Wellington CountryPlace PUD is developing as intended with a mix of uses and residential unit types. The original PUD approval presented a mix of residential types and commercial uses, including equestrian commercial. As identified in the site history, the PUD has commercial uses, zero lot line units, duplexes, single family units, and equestrian-residential estates. The residential uses include a mix of small, medium, and large residential lots and equestrian estates and meet the definition and intended uses outlined by the Wellington CountryPlace PUD development orders.



Current Master Plan Use Designation Breakdown



Proposed Master Plan Use Designation Breakdown

There is currently approximately 285 acres of property with an Equestrian Commercial Recreation future land use designation within the Wellington CountryPlace PUD. Of those properties, only Wellington International, White Horse Tavern, and Palm Beach Equine are designated as commercial properties on the CountryPlace PUD with no residential units assigned. Pod A – Palm Beach Polo Equestrian Club (13 du), Pod C – Parcel A (3 du) and Parcel E (3 du), and Pod D – Grand Champions (12 du) all are within residential pods on the Master Plan, but maintain a Commercial Recreation land use. With the transfer/forfeit of units and designation of Pod F as an Equestrian Commercial Venue, the PUD will have approximately 246 acres of properties (Wellington International, Pod F, White Horse Tavern, and Palm Beach Equine) with an Equestrian Commercial Recreation land use and no underlying dwelling units which equates to only 25% of the PUD. With the exception of the civic site along South Shore Boulevard (2%), the remaining 73% of the PUD are residential Pods with dwelling units assigned, canals, or water bodies.

The Equestrian Overlay Zoning District, established after the PUD was approved, adds additional development standards to achieve several objectives including:

- Preserve, maintain, and enhance Wellington’s EPA...
- Preserve, maintain, and enhance the equestrian area that is home to equestrian farms, competition venues, and the equestrian lifestyle...
- Identify and encourage land uses and development patterns that are supportive of the equestrian character, industry, and lifestyle in the EPA.

The applications, as presented, further the development patterns proposed by the PUD and also strive to meet the goals of the EPA/EOZD by supporting the equestrian character and industry and the future of the equestrian venues and competitions at Wellington International, along with the proposed new showgrounds. Based on the justification statements provided by the applicant, the proposed new showground site and the residential development (with no equestrian uses) supports the equestrian competition venues. In addition, the proposed 1,500 horse stalls at the proposed showgrounds is greater than the estimated number of horse stalls that would be accommodated by a two-acre residential/equestrian development on the approximately 250 acres. The proposed residential development also provides an opportunity for housing for equestrian-oriented residents similar to those currently residing in Equestrian Club Estates and nearby in Palm Beach Polo Golf and Country Club neighborhoods.

G. The request complies with Wellington building standards.

All buildings will require a building permit and at that time will be reviewed to ensure compliance with the Florida Building Code and all other applicable codes. This directly applies to all residential buildings. There may, however, be some structures like barns within Pod F that are constructed under Florida Statute 604.50.

Modifications to Conditions of Approval of the Wellington CountryPlace PUD Master Plan:

The applicant is requesting modifications and removal of various conditions of approval that have been assigned to the Wellington CountryPlace PUD Master Plan over the years. Many are conditions that no longer apply because the development program has changed and/or they have been completed and some are optional conditions requested to be removed by the applicant.

The most notable conditions requested to be removed or amended are the following: [text formatted with ~~strike through~~ is to be deleted; text formatted with underline is to be added]

~~R2011-73, Condition 16: Site Plans for permanent development within Pods F, E, and G shall be subject to review and final approval by Wellington's Council.~~

The applicant is requesting the removal of this condition. This condition was previously approved as a part of a master plan amendment for Wellington CountryPlace PUD and a conceptual plan for the pods was not provided at that time. If these amendments are approved, Pod F will require Council approval for the commercial equestrian arena which will include a site plan. In addition, the master plan illustrates a very detailed lot layout for the new Pod E which is not typical of a master plan and includes a Project Standards Manual with very specific development standards for the pod. The subsequent site plan would need to be consistent and therefore, should not require additional Council approval.

In addition, pursuant to the Wellington Land Development Regulations, site plan/amendment applications are approved administratively by the Planning, Zoning and Building Director or the Development Review Manager. The Development Review Manager reviews the proposed site plan to ensure the submittal meets the requirements of the LDR, Master Plan, Development Order, and/or Project Standards Manual approved for the site which all of these governing regulations/documents have been vetted and approved by Council which is why the LDR allows for administrative approval of site plans. Any deviation from the approvals, including the Project Standards Manual, or LDR would require Council approval.

~~R2014-37 Condition 7: The applicant agrees that any road running east/west between South Shore Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved master plan. at a minimum of 800 feet from the north property line of the Plat of Mida Farm. The exact location and alignment of this road will be submitted for review and approval by Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this condition shall be construed to limit the location of secondary roads or private driveways. existing eastern most access point on Pod F and its connection to PBIEC, and the code required turning radius from the Pod F easternmost access point.~~

The applicant is proposing to modify the above condition as it relates to the proposed public roadway that would have ran east and west connecting South Shore Boulevard to Gene Mische Way that is proposed to be removed in the subject request. The original intent of this condition was to lessen the impact from a publicly accessible roadway that would have significantly greater impact on Mida Farms. The roadways within Pod E proposed in this request are private, low impact roads that are only serving the proposed residential development, not the general public. The access will be restricted and the road classification is lesser than originally approved/required.

~~R2014-37 Condition 9: Controlled vehicular access shall only be provided to Gene Mische Way from Gracida Street to Wellington International for all traffic between 7 PM to 7 AM. PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The access gate on Gene Mische Way north of 40th Street shall be~~

~~open for PBIEC spectators for egress purposes only during all events until such time as the road connection through Pods E and G connects Lake Worth Road/40th Street to PBIEC. Once the roadway connection is built, the access gate on Gene Mische shall be open for spectators for egress only during peak events. Peak events are defined as those events requiring the use of on-site rings within PBIEC for parking. Exhibitors are defined as participants and their entourage (e.g. grooms, braiders, farriers, veterinarians, and consultants), vendors and other various service personnel using and/or associated with PBIEC with PBIEC parking credentials.~~

The applicant is proposing to modify the above conditions as the proposed east/west roadway through Pod E will be private and only accessible to residents of the community and their visitors. The original condition allowed for egress only for spectator traffic along Gracida Street. The revised condition will allow the use of Gene Mische Way, from Gracida Street to Pierson Road, to be utilized for access and circulation for all showground traffic (staff and vendors, participants and team, and spectators) during all showground operational hours. The access at Gracida Street and Pierson Road may be controlled via gates. This modification to the Gene Mische Way access has been added as Condition 35 in the Master Plan Amendment.

RECOMMENDATION:

At the June 8, 2023 Equestrian Preserve Committee (EPC) meeting, the EPC unanimously (7-0) recommended denial of both the CPA and MPA. However, since the EPC meeting, the applicant has amended the original request which was recommended for denial by EPC by:

- *Comprehensive Plan Amendment.* Modifying the FLUM designation of only the Commercial property to Residential B, not the originally requested Residential C, maintaining the Residential B designation for Pod E, and withdrawing request to amend the land use for Pod E to Residential C.
- *Master Plan Amendment.* Reducing the dwelling units in the newly formed Pod E from 197 units to 148, forfeiting the excess units instead of banking them, and reducing the overall dwelling units for the PUD from 442 to 391 units.

At the August 16, 2023 Planning, Zoning and Adjustment Board (PZAB) meeting, the PZAB recommended approval (5-2) of Ordinance No. 2023-04 (CPA).

The applicant agreed to amend the MPA request by reducing the unit count to 137 units and increasing the minimum lot size to 1/2 acre lots. The PZAB recommended approval of Resolution No. R2023-02 with the following modifications:

- The density and unit count be reduced further than 137 units and to increase the number of smaller farm lots.
- An updated conceptual site plan be provided to Council along with an updated Project Standards Manual
- Modifications to the conditions of approval as presented by staff.

Since the PZAB meeting, the applicant has amended the MPA requests by:

- Reducing the density and unit count from 137 units to 114 units for Pod E
- Forfeiting a total of 85 units (23 from newly formed Pod E and 62 from Pods F (Phase V - VII) and reducing the total unit count for the PUD from 391 to 357 units.

This staff analysis concludes that the proposed requests comply with the requirements for a comprehensive plan amendment and master plan amendment. The first comprehensive plan amendment establishes an expanded area designated as Equestrian Commercial Recreation. This land use change fully supports the

equestrian competition industry by providing space for a new showground site. The land use change also connects to the existing ECR land use of Wellington International. The next comprehensive plan amendment changes the land use of the 5-acre commercial property to Residential B, which remains a low-density land use category. The Planning staff recommendation is based on the positive impact to the equestrian competition industry with a new showground site with more acreage than currently exists at Equestrian Village. In addition, the residential land use change is consistent with the development pattern of the Wellington CountryPlace PUD. The master plan amendments support the equestrian competition industry as well support the establishment of a community which has similar characteristics of Equestrian Club Estates and will support the equestrian lifestyle in the same manner.

The land use change decisions are a legislative action and are therefore fairly debatable. This means the PZAB's decision need only be rationally related to a legitimate public purpose, such as health, safety, and welfare of the public, or in this case the equestrian community. The Equestrian Preserve Area was established to protect and preserve the equestrian lifestyle and the distinctive characteristics of the individual communities. Therefore, the requested land use amendments should be considered based upon the impact to the equestrian lifestyle and the community character.

Council has the following recommendation options that can result in a variety of final motions:

Comprehensive Plan Amendments:

- Approval of the land use change to Equestrian Commercial Recreation for Pod F; this is required to recommend approval of the master plan change for Pod F to Equestrian Commercial Venue; OR
- Denial of the land use change to Equestrian Commercial Recreation for Pod F.
- Approval of the land use change to Residential B for the 5-acre commercial property; OR
- Denial of the land use change to Residential B.

Master Plan Amendments:

Approval or denial of the master plan amendments, consistent with the comprehensive plan amendments, and address each proposed amendment and condition of approval below. If any proposed amendment is recommended differently than presented, Council will need to specify the change.

- Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and assign Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential at a density of 0.66 units per acre 114 dwelling units with an amenity site);
- Forfeit 23 dwelling units from the newly formed Pod E;
- Forfeit the remaining 62 dwelling units in Pod F (Phase V-VII);
- Reduce the overall unit count for the PUD from 442 to 357 units;
- Reconfigure the internal circulation of Pods E and F;
- Label the Preserve Area in Pod E as an "Preserve/Amenity Site";
- Label Pod F as "Equestrian Commercial Venue" with associated development intensity;

- Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual (Exhibit F) for the new Pod E that includes the development standards with specific lot configurations and setbacks.
- To add an access point along South Shore Boulevard to Pod E to access the proposed farm lots; AND/OR
- To add two (2) access points along Gracida Street to access Pod F “Equestrian Commercial Venue”.

General Conditions – Master Plan Amendment

1. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated herein, shall remain in full effect. (PLANNING AND ZONING)
2. The following uses are approved and designated on the Master Plan, date stamped October 19, 2023: (PLANNING AND ZONING)
 - a. Pod E (173.46 acres) – 114 single family lots and 18-acre “Preserve/Amenities Site”; and
 - b. Pod F (114.65 acres) – Equestrian Commercial Venue.
3. Pod E shall be single family residential only regardless of lot size except for the five (5) equestrian lots as identified on the Master Plan. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted within Pod E of the Wellington CountryPlace PUD. Pod E is regulated by the Wellington South Project Standards Manual. (PLANNING AND ZONING)
4. A Site Plan for Pod E shall be required prior to Land Development Permits and shall comply with the Project Standards Manual (PSM) as adopted in Exhibit C as part of Resolution No. R2023-02. A separate PSM shall be required as part of Compatibility Determination (PLANNING AND ZONING)
5. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in Pod F shall be required prior to Land Development Permits for Pod F. The Compatibility Determination requires Council approval and is processed in accordance with Article 5 of the Land Development Regulations. The Master Plan designation for Pod F will be “Equestrian Venue”, however the venue shall not be operational until the CEA approval is obtained. Operational, for the purpose of this development order, shall mean open to the public for events and non-event access, boarding horses, practice or warm-ups. (PLANNING AND ZONING)
6. Recreational amenities for the Wellington South (Pod E) shall be completed and open to the residents at the time the number of issued Certificates of Occupancy (CO) reaches 50% of the total units approved on the site plan for Pod E. No additional building permits shall be issued until the condition is satisfied. (PLANNING AND ZONING)
7. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
8. The Site Pan shall illustrate the existing bridle trails, proposed Multi-modal pathways, and shall illustrate how the connections to the overall system will be maintained, modified, or enhanced. No connections shall be discontinued. (PLANNING AND ZONING)

9. No residential building permits for Pod E shall be issued until the applications referenced in #5 for the Commercial Equestrian Arena are submitted. (PLANNING AND ZONING)

Land Development Conditions:

10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (PLANNING AND ZONING/ENGINEERING)
11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of the Land Development Permits for Pod F and E and shall be recorded prior to the issuance of the first building permit for Pods F and E. All residential portions of Pod E shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association, assessment of members for the cost of maintaining the common areas within Pod E, including all preservation areas, amenities, waterbodies. (PLANNING AND ZONING/ENGINEERING)
12. The following facilities shall be bonded at the time of plat and constructed by the Applicant prior to the issuance of the first residential building permit for Pod E: (PLANNING AND ZONING)
 - a. Public bridle trail along C-4 canal from Gracida Street to Pierson Road; and
 - b. Public bridle trail internal to Pod E, south of the farm sites from South Shore Boulevard to the C-4 canal; and
 - c. Public Multi-purpose pathway along the C-4 canal from Gracida Street to Pierson Road; and
 - d. Public multi-purpose pathway internal to Pod E, south of the farm sites from Southern Boulevard to the C-4 Canal.
13. The Applicant shall convey sufficient road drainage easement(s) through the project's internal drainage system of Pods F and E, as required, to provide legal positive outfall for runoff. Said easements shall be no less than 20-feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)
14. A permit modification from SFWMD, Army Corp of Engineer, and/or any jurisdictional agency for the "Preserve/Amenities Site" located in the area of the preserve in Pod E may be required. The Applicant is responsible to contact SFWMD and make any required modification to construct the "Preserve/Amenities Site". (PLANNING AND ZONING)
15. The Applicant shall maintain in perpetuity the 12.49-acre conservation easement area within the Pod E "Preserve/Amenities Site" designated on the master plan. Prior to site plan certification, a wetland enhancement program/preservation area management plan shall be submitted to Planning and Zoning to remove exotic/invasive vegetation, revegetation, maintenance plan, and monitoring plan for subject site. (PLANNING AND ZONING)
16. The Applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements in Pods F and E. (UTILITIES)

17. The Applicant is responsible for the funding and construction of all improvements/upgrades to existing lift stations, water distribution systems, sanitary systems, and force main systems that are necessary as a result of the impacts of the proposed project development plan of Pods F and E on the existing systems. (UTILITIES)
18. The developer shall be required to take measures to ensure that during site development dust/debris particle from the development do not become a nuisance to neighboring properties. (ENGINEERING)

Landscape Conditions:

19. Landscape plans shall be required as part of the Site Plan applications for Pods F and E. A Landscape Buffer shall be required along all property lines that are adjacent to a different Future Land Use Map designation and along all major thoroughfares as required in Wellington's Land Development Regulations. (PLANNING AND ZONING)

Traffic Conditions:

20. A bridle path and multi-modal pathway shall be provided along the proposed development's south property lines of Pods E and F from South Shore Boulevard to Gene Mische Way, less Mida Farms frontage. The bridle path and multi-modal pathway shall be funded or constructed prior to the issuance of the first residential building permit for Pod E. (ENGINEERING)
21. The applicant shall dedicate an additional 15-foot wide right-of-way for the turn lane along South Shore Boulevard at the southernmost access point to the project entrance servicing Pod E for the construction of a right turn lane into the project. The applicant shall be required to construct a 280-foot turning lane, with a 50-foot taper (depicted on Conceptual Site Plan) prior to the issuance of the first residential building permit Pod E. (ENGINEERING)
22. A minimum of 150 linear feet shall be required from South Shore Boulevard right-of-way line to the gated entrance in Pod E (refer to Engineering Standards Manual Section 2.4.1.W). (ENGINEERING)
23. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by Wellington Planning, Zoning and Building Dept. The time extension shall not require an amendment to the PUD master plan. (TRAFFIC)
24. The following intersection modifications at Pierson Road and South Shore Boulevard are required to be funded and/or constructed in addition to the improvements that have already been funded by the Applicant:
 - a. Westbound right turn lane with 275 feet of storage;
 - b. Extension of proposed eastbound left turn lane storage from 370 feet to 500 feet; and
 - c. Extension of proposed eastbound right turn lane storage from 100 feet to 225 feet.If funds are provided by the Applicant, the cost of the above intersection modifications shall be based upon the Wellington Engineer's opinion of cost at the time of funding.
25. The following intersection modifications at 40th Street/Lake Worth Road and South Shore Boulevard are required:

- a. Extension of westbound -turn lane storage from 270 feet(existing) to 425 feet.
- b. Extension of eastbound left-turn lane storage from 135 feet(existing) to 175 feet.

The Applicant is responsible for the funding or construction of the turn lane modifications. The applicant shall obtain all necessary permits and the design of the turn lanes shall be approved by the Wellington Engineer. Funding or construction of the modifications shall be completed prior to the issuance of any building permits for Pod F. (TRAFFIC)

26. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
27. A proportionate share payment of 12.6% of the total cost to construct a roundabout at the intersection of Lake Worth Road and 120th Avenue is required prior to the first building permit for Pods E and F. The Wellington Engineer shall provide an opinion of cost, agreed upon by the developer's engineer of record for the roundabout. If a traffic signal or alternative road design is approved at this location for a lower cost, the Wellington Engineer may refund a portion of the prop share payment to the developer. (TRAFFIC)
28. A proportionate share payment of 1% of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth Road from two (2) to four (4) lanes is required prior to the first building permit for Pods E and F. The Wellington Engineer shall provide an opinion of cost, agreed upon by the developer's engineer of record. (TRAFFIC)
29. The property owner shall construct a northbound left-turn lane and southbound right-turn lane on South Shore Boulevard at the southernmost project driveway prior to the first building permit for Pod E. The Applicant will be responsible for permitting, constructing, and final completion (including final inspection, as-built plans, and closing out the permit) of the turn lanes. (ENGINEERING) (TRAFFIC)
30. Adequate ingress and egress directly to 40th Street, Palm Beach Point Boulevard, and Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all times and shall not disrupt normal traffic circulation patterns. (TRAFFIC)
31. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only. (TRAFFIC)
32. The maximum number of daily weekday attendees at the Pod F commercial equestrian facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and spectators. The operator of the commercial equestrian facilities shall be responsible for monitoring and enforcing the attendee limitation. Reports of the attendee volumes may be requested by Wellington and must be provided within 30 days. (TRAFFIC)
33. Weekend peak events shall not occur simultaneously at the Wellington International and the Pod F commercial equestrian facilities. The maximum number of daily weekend attendees of both Pod F and Wellington International shall not exceed 15,000 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)
34. An annual monitoring study shall be completed for the Pod F commercial equestrian facilities starting with the first season of events which shall include traffic counts at all project entrances to document the total trips generated by the event. Additionally, attendance information will be required to be documented. If vehicular trips are more than 25% above that included in the traffic study, additional

mitigation may be required. The annual monitoring study shall be completed for 10 years. (TRAFFIC)

35. Gene Mische Way, from Gracida Street to Pierson Road, shall be utilized for access and circulation for all showground traffic (staff and vendors, participants and team, and spectators) during all showground operational hours. The access at Gracida Street and Pierson Road may be controlled via gates. No additional on-street parking will be allowed along Gene Mische Way. (TRAFFIC)

Concurrency (Level of Service) Conditions:

36. A Developer Agreement will be required by the Utility Department to reserve water and sewer capacity for the project. Payment of capacity fees per Wellington Resolution No. R2018-35 shall be required to reserve capacity. The Developer Agreement must be executed and approved by Wellington's Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by Wellington's Utility Director. The Developer Agreement conditions should be coordinated during the Site Plan Approval process. (UTILITIES)
37. The Applicant is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the developer has reserved capacity through payment of Water, Sewer and Fire Capacity Fees. (UTILITIES)
38. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the approval of the Developer Agreement by Wellington's Council. (UTILITIES)
39. The property owner of Pod E shall contribute \$178,926.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit in Pod E to address the school capacity deficiency generated by this proposed development at the District high school level. (SDPBC)

Lists of Exhibits:

- Exhibit A – Resolution No. R2023-02 The Wellington South Master Plan Amendment
- Exhibit B – Current Future Land Use Map
- Exhibit C – Proposed Future Land Use Map
- Exhibit D – Current Wellington CountryPlace PUD Master Plan
- Exhibit E – Proposed Wellington CountryPlace PUD Master Plan
- Exhibit F – The Wellington South Project Standards Manual
- Exhibit G – Conceptual Site Plan
- Exhibit H – Conceptual Circulation Plan
- Exhibit I – Bridle Trail map
- Exhibit J – Environmental Report
- Exhibit K – Traffic Impact Statement
- Exhibit L – Traffic Equivalency Statement
- Exhibit M – Wellington Traffic Engineer Letters
- Exhibit N – TPS Letter
- Exhibit O – PBC Archaeologist Letter
- Exhibit P – SCAD Letter
- Exhibit Q – Drainage Statement
- Exhibit R – Water and Waste Water Demand Analysis
- Exhibit S – Market Study
- Exhibit T – Justification Statement
- Exhibit U – Lot Size Justification Statement
- Exhibit V – Modification to Conditions of Approval
- Exhibit W – Public Comments
- Exhibit X – Submissions by Interested Parties
- Exhibit Y – Rebuttal of Interested Party Submissions