

ORDINANCE NO. 2014- 09

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
AMENDING THE FUTURE LAND USE MAP DESIGNATION
(PETITION NUMBER 2013-071 CPA1) FOR CERTAIN
PROPERTY KNOWN AS PALM BEACH EQUINE SPORTS
COMPLEX, TOTALING 11.94 ACRES, MORE OR LESS,
LOCATED ON THE SOUTHWEST CORNER OF PIERSON
ROAD AND SOUTHFIELDS ROAD, AS MORE
SPECIFICALLY DESCRIBED HEREIN; PROVIDING A
CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 12, 2014, the Equestrian Preserve Committee has considered the appropriateness of the proposed land use designation in the Comprehensive Plan of the Village of Wellington for the property which is the subject of this ordinance and has submitted its recommendation to the Planning, Zoning and Adjustment Board; and

WHEREAS, on April 2, 2014, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing, has considered the appropriateness of the proposed land use designation in the Comprehensive Plan of the Village of Wellington for the property which is the subject of this ordinance and has submitted its recommendation to the Village Council; and

WHEREAS, the Village Council, after notice and public hearing, voted to transmit this proposed amendment to the Florida Department of Economic Opportunity and complied with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans; and

WHEREAS, the Village Council has taken the recommendations from the Local Planning Agency and the Village staff and the comments from the public into consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: The Future Land Use Designation for the property described in Exhibit A is hereby established as Commercial Recreation on the Future Land Use Map of the Village of Wellington Comprehensive Plan.

SECTION 2: The Future Land Use Map is amended as illustrated in Exhibit B.

SECTION 3: The Village Manager is hereby authorized and directed to transmit this proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity pursuant to Chapter 163 of the Florida Statutes.

49 **SECTION 4:** The Village Manager is hereby directed to amend the Wellington
50 Future Land Use Map to include an adopted date and ordinance number in accordance
51 with this Ordinance.
52

53 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this
54 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
55 shall not affect the validity of this Ordinance as a whole or any portion or part thereof,
56 other than the part to be declared invalid.
57

58 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of any
59 prior Wellington ordinance, resolution, or municipal code provision, then in that event
60 the provisions of this Ordinance shall prevail to the extent of such conflict.
61

62 **SECTION 7:** The effective date of this plan amendment, if the amendment is not
63 timely challenged, shall be 31 days after the Florida Department of Economic
64 Opportunity notifies the local government that the plan amendment package is
65 complete. If timely challenged, this amendment shall become effective on the date the
66 Florida Department of Economic Opportunity or the Administrative Commission enters a
67 final order determining this adopted amendment to be in compliance. No development
68 orders, development permits, or land uses dependent on this amendment may be
69 issued or commence before it has become effective. If a final order of noncompliance is
70 issued by the Administrative Commission, this amendment may nevertheless be made
71 effective by adoption of a resolution affirming its effective status, a copy of which
72 resolution shall be sent to the Florida Department of Economic Opportunity.
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82 (The remainder of this page left intentionally blank)
83

PASSED this ____ day of _____, 2014 upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2014, on
second and final reading.

WELLINGTON

FOR

AGAINST

BY: _____

Bob Margolis, Mayor

Howard K. Coates, Jr., Vice Mayor

Matt Willhite, Councilman

Anne Gerwig, Councilwoman

John Greene, Councilman

ATTEST:

BY: _____

Awilda Rodriguez, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____

Laurie Cohen, Esq., Attorney

120 **EXHIBIT A**

121
122 Legal Description

123
124 PARCEL "B" OF **SOUTHFIELDS-PHASE I OF PALM BEACH POLO AND COUNTRY**
125 **CLUB – WELLINGTON COUNTRYPLACE – P.U.D.**, IN SECTION 21, TOWNSHIP 44,
126 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE
127 OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH
128 COUNTY, FLORIDA, RECORDED IN PLAT BOOK 39, PAGES 19 THROUGH 22,
129 INCLUSIVE.

130
131 TOGETHER WITH:

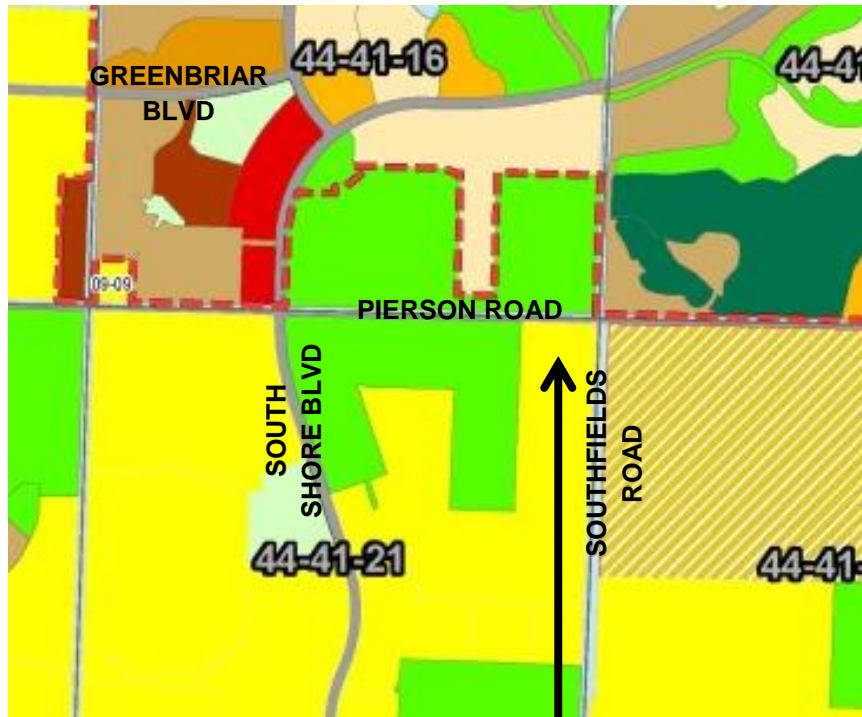
132
133 PARCEL "C" OF **SOUTHFIELDS-PHASE I OF PALM BEACH POLO AND COUNTRY**
134 **CLUB – WELLINGTON COUNTRYPLACE – P.U.D.**, IN SECTION 21, TOWNSHIP 44
135 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE
136 OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH
137 COUNTY, FLORIDA, RECORDED IN PLAT BOOK 39, PAGES 19 THROUGH 22,
138 INCLUSIVE.

139
140 SAID LANDS SITUATED IN PALM BEACH COUNTY, FLORIDA.
141 CONTAINING 520,106.4 SQUARE FEET OR 11.94 ACRES, MORE OR LESS.

Ordinance 2014-09 - Exhibit B

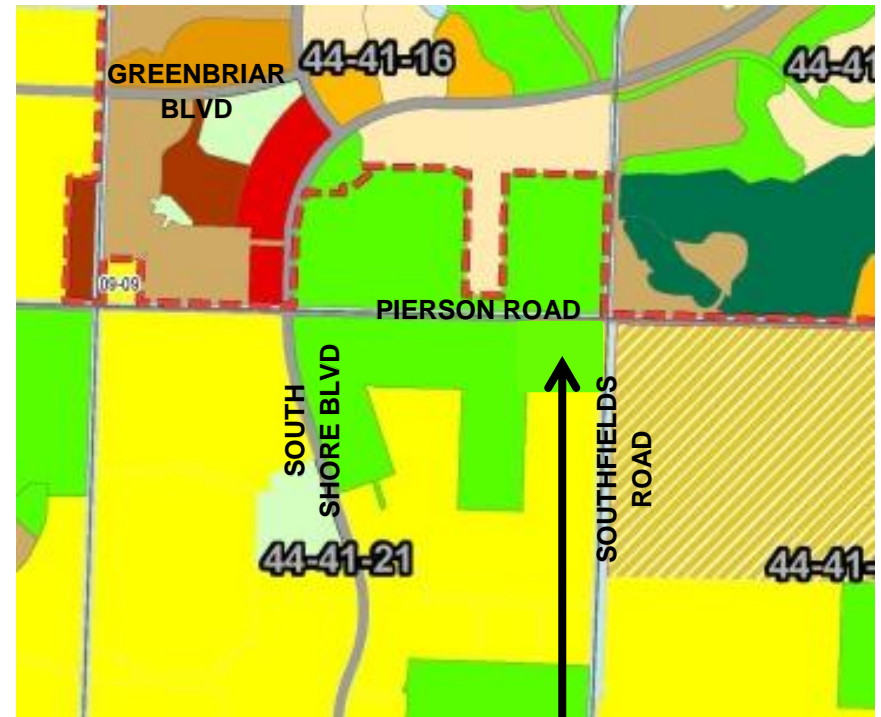
Future Land Use Map

Current Future Land Use Map



Residential B FLUM
Designation

Proposed Future Land Use Map



Commercial Recreation FLUM
Designation

I. PETITION DESCRIPTION

Project Name: Palm Beach Equine Comprehensive Plan Amendment

Petition No: 2013-071CPA1/HTE13-164

Owner: Palm Beach Equine Realty, LLC
13125 Southfields Road
Wellington, Florida 33414
Attn: Dr. Scott Swerdlin, Managing Member

Palm Beach Equine Sports Complex, LLC
13125 Southfields Road
Wellington, Florida 33414
Attn: Dr. Scott Swerdlin, Managing Member

Agent: Josh Nichols, LEED AP
Jon E. Schmidt & Associates, Inc.
2247 Palm Beach Lakes Blvd, Suite 101
West Palm Beach, Florida 33409

Requests: A Comprehensive Plan Amendment to the Future Land Use Map to change the Future Land Use Map designation from Residential B to Commercial Recreation for an 11.94 acre site within the Equestrian Preserve Area.

II. SITE DATA

Existing Use: Equine Veterinary Clinic and Barns

Parcel Size: 11.94 acres

Zoning Designation: AR/PUD/EOZD

Current Future Land Use Map Designation: Residential B (0.1 du/acre-1.0 du/acre)

Proposed Future Land Use Map Designation: Commercial Recreation

Parcel Control No.: 73-41-44-21-03-002-0000 (5.37 ac of portion of Parcel B)
73-41-44-21-03-003-0010 (5.19 ac of portion of Parcel C)
73-41-44-21-03-003-0020 (1.38 ac of portion of Parcel C)

Location: Southwest Corner of Pierson Road and Southfields Road



III. LAND USE AND ZONING

	Existing Uses	Future Land Use	Zoning
Subject Site	Veterinary Clinic and Barns	Residential B	AR/PUD/EOZD (CountryPlace PUD)
North	Polo Fields	Commercial Recreation	AR/PUD/EOZD (Wellington PUD)
South	Residential	Residential B	AR/PUD/EOZD (Countryplace PUD)
East	Residential	Residential B (No development order)	AR/EOZD
West	Feed Store and Covered Arena	Commercial Recreation	AR/PUD/EOZD (CountryPlace PUD)

IV. BACKGROUND

Wellington CountryPlace PUD was approved by Palm Beach County prior to the incorporation of the Village of Wellington in 1996. The subject site, known as Palm Beach Equine Sports Complex (see Exhibit A – Legal Description), is within Pod C of the CountryPlace PUD Master Plan (Exhibit B) located in the northeast corner of the

PUD. The Master Plan designates the subject site as Equestrian Facilities and Veterinary Clinic. The site was developed and has operated as an Equine Veterinary Clinic since 1982. When the current owner purchased the property in 2001, their intention was to continue the equine clinic operations and expand the clinic. This petition request is to amend the Future Land Use Map designation to allow the equine veterinary clinic to expand.

V. DEVELOPMENT REVIEW COMMITTEE (DRC)

The Comprehensive Plan Amendment to the Future Land Use Map application was certified for public hearings at the January 8, 2014 DRC meeting.

VI. APPLICABLE STATE STATUTORY PROVISIONS

The Comprehensive Plan Amendment to the Future Land Use Map application will be processed in accordance with Section 163.3184 of the Florida Statutes regarding processing of amended Comprehensive Plan Map Amendments and Comprehensive Plan Text Amendments.

VII. STAFF ANALYSIS

The agent, Josh Nichols (Jon E. Schmidt and Associates, Inc.), on behalf of the owner, is seeking a Comprehensive Plan Amendment to the Future Land Use Map to change the Future Land Use Map designation from Residential B to Commercial Recreation for the 11.94 acre site (Parcel B and C) within the Equestrian Preserve Area known as Palm Beach Equine Sports Complex. When Wellington incorporated and adopted the Comprehensive Plan, the portion of the property that contains the Vet Clinic and barns was designated with a Residential B Future Land Use. The contiguous Parcel D that contains the feed store, oval track, covered arena and lake was given a Commercial Recreation Future Land Use Map (FLUM) designation. When the owner proposed to expand the Vet Clinic buildings, it was determined a Vet Clinic was not a permitted use within the Residential B FLUM category. The previous adoption of the Residential B FLUM category inadvertently made the existing Vet Clinic operation a non-conforming use. Pursuant to the Wellington Land Development Regulations, a non-conforming use may not be expanded until the non-conformity is corrected. Below is a map that illustrates the subject site.

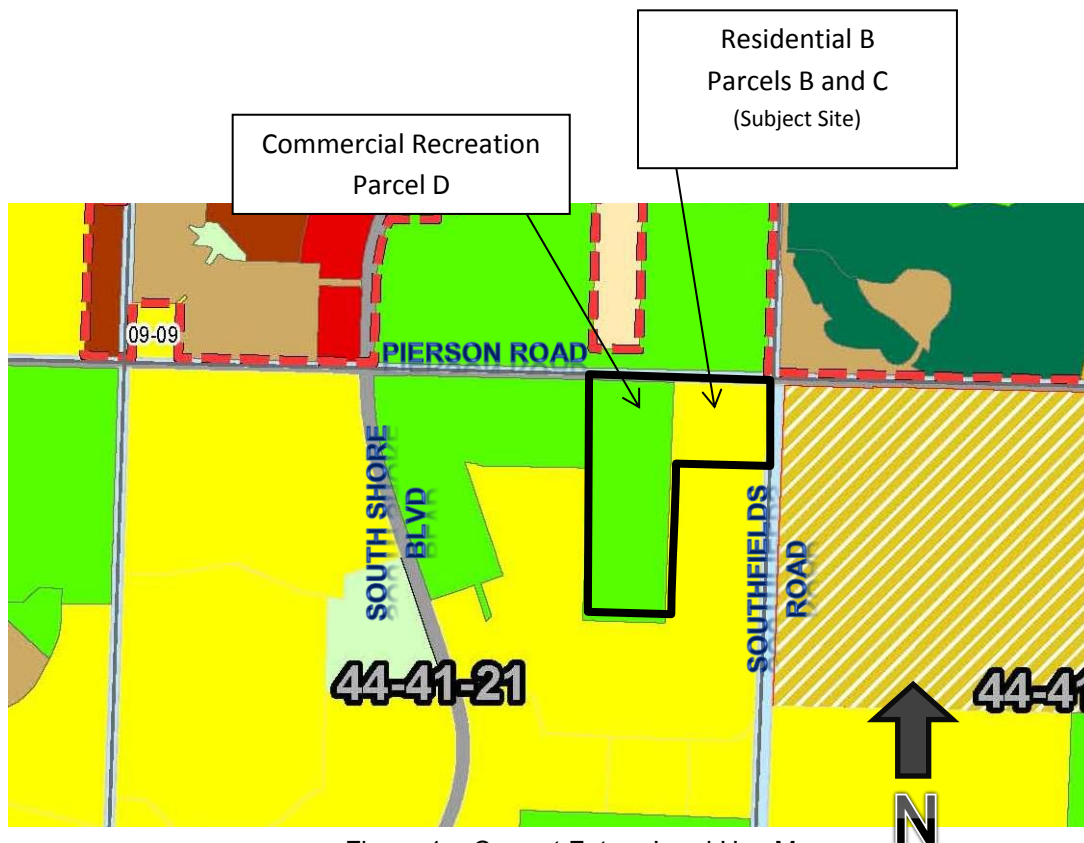


Figure 1 – Current Future Land Use Map

The property owners have been working to change the Future Land Use Map designation, as illustrated in figure 1 above, to allow expansion of the vet clinic. The owners recorded a Unity of Title for Parcels D and B to construct a covered arena north of the lake. Additionally, the owners recorded a subsequent Unity of Control over Parcels B, C, and D to meet land development regulations regarding lot coverage and floor area. The three parcels collectively function as an equestrian facility and are all owned by companies with a common managing member. At this time, the applicant is requesting to modify the Future Land Use Map designation from Residential B to Commercial Recreation. This will allow the existing Vet Clinic use to expand to accommodate additional surgery recovery stalls.

Staff recommends approval of the CPA request based on consistency with the following specific requirements of the Wellington Comprehensive Plan:

Future Land Use Element - Policy 1.3.15 Commercial Recreation: Properties designated Commercial Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with the designation. There are also a variety of quasi-commercial uses as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preserve Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category.

Equestrian Preserve Element – Goal 1.0: The goal of this element is to ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve.

Equestrian Preserve Element – Objective 1.1.3: Provide for the limited commercial uses which support the equestrian industry;

Equestrian Preserve Element – Objective 1.1.4: Provide for the preservation of the rural lifestyles and land uses which exist in the overlay area while ensuring compatibility of the land uses; and

Equestrian Preserve Element – Objective 1.1.5: Establish site development regulations that recognize the characteristics of equestrian and similar uses and structures.

VIII. Public Facilities Analysis

Public Facility/Service	Level of Service (LOS)	Estimated Impact on Levels of Service Based Upon Use Change			Status of Facility/Service	LOS Standard Achieved (Y or N)
		Current Residential B	Proposed Commercial Recreation	Difference		
Sanitary Sewer	93 gallons per day (GPD)/capita	4,700 GDP	7,000 GPD	+2,300 GPD	The maximum capacity of the waste water plant is 6.5 million gallons per day (MGD).	YES
Solid Waste	7.1 pounds per day (PPD)/capita	257.71 PPD	257.71 PPD*	0 PPD	The North County Landfills have approximately 30,355,863 cubic yards of landfill capacity remaining. Based on population projections, the Solid Waste Authority forecasts that capacity will be available through the year 2046.	YES
Potable Water	120 GPD/capita	5,500 GPD	8,500 GPD	+3,000 GPD	The maximum capacity of the water plant is 12.8 MGD. The plant is currently running at an average daily flow of 7.1 MGD.	YES

Public Facility/Service	Level of Service (LOS)	Estimated Impact on Levels of Service Based Upon Use Change			Status of Facility/Service	LOS Standard Achieved (Y or N)
		Current Residential B	Proposed Commercial Recreation	Difference		
Parks	10 acres/1,000 ppl	0.36 acres	0.36 acres*	0 acres	Wellington's 2010 population of 56,508 requires 5,650 acres of active/passive, recreational/ open space to meet LOS standards. Currently Wellington has 7,678 acres.	YES
Traffic	LOS E	110 Trips per day (8 peak hour trip – a.m.) (14 peak hour trips – p.m.)	286 tpd (7 peak hour trips – a.m.) (19 peak hour trips – p.m.)	+176 tpd <i>Based on the review of the Traffic Statement by Pinder Troutman Consulting, Inc. the amendment is consistent with the Transportation Element of the Comprehensive Plan.</i>	See Exhibit C – Traffic Statement	YES
Public Schools	SF – 0.29 K-12 Students/DU	3.46 Students	3.46 Students*	0 Students	FY 13/14 average projected enrollment for all public school located in the Concurrency Service Area 16 (Wellington) is 89.4% of the schools maximum capacity.	YES

* The Commercial Recreation FLUM designation retains an underlying Residential B FLUM designation so the Residential B standard would still apply for solid waste, parks and public schools.

IX. PUBLIC NOTIFICATION/COMMENTS

As required by the Land Development Regulations and Florida Statutes, legal ads for public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the actual property was posted with yellow signs. All notices advised that a public hearing on the proposed Ordinance 2014-09 would take place on the dates noted below.

Planning, Zoning and Adjustment Board

Mailing:	March 18, 2014
Newspaper:	March 18, 2014
Posted Signs:	March 18, 2014
Meeting Date:	April 2, 2014

Village Council (*Tentative*)

Mailing:	April 28, 2014
Newspaper:	April 28, 2014
Posted Signs:	April 28, 2014
Meeting Date:	May 13, 2014

As of March 19, 2014, staff has not received objections or comments regarding the proposed Future Land Use Map designation amendment.

X. CODE COMPLIANCE HISTORY

There is one pending code cases as of March 4, 2014. The owner was cited for construction a temporary stabling tent without a special use permit/building permits.

XI. EQUESTRIAN PRESERVE COMMITTEE

The request was heard at the March 12, 2014 Equestrian Preserve Committee and was recommended for approval to the PZAB with a unanimous vote (5-0).

XII. VILLAGE COUNCIL

The request is tentatively scheduled to be heard by the Village Council for a first reading on May 13, 2014. If approved for transmittal to the State Community Planning Agency, the second reading will be scheduled after the 30 day review period.

XIII. STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 2014-09, a Comprehensive Plan Amendment to the Future Land Use Map (2013-071 CPA) to change the FLUM designation on the 11.94 acre site known as Palm Beach Equine Sports Complex located on the southwest corner of Pierson Road and Southfields Road from Residential B to Commercial Recreation.

Staff Report – Exhibit A: Legal Description

PARCEL "B" OF SOUTHFIELDS - PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D. IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 19, PALM BEACH COUNTY, FLORIDA, PUBLIC COUNTY RECORDS,

TOGETHER WITH:

PARCEL "C" OF SOUTHFIELDS - PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D. IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 19, PALM BEACH COUNTY, FLORIDA, PUBLIC COUNTY RECORDS

+/- 11.94 Acres



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

March 4, 2014

Ms. Cory Lyn Cramer
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Palm Beach Equine - #PTC13-001E
Future Land Use Map Amendment 2013-071 CPA1**

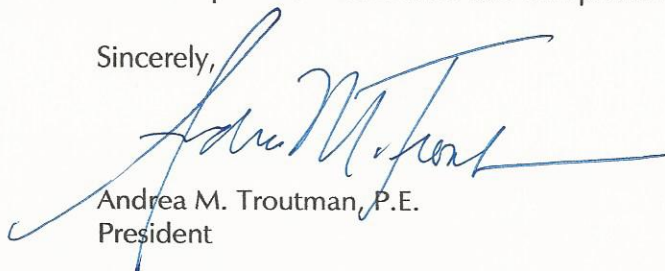
Dear Ms. Cramer:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of revised traffic study dated February 27, 2014 for the Future Land Use Map Amendment application for the above referenced project. The project is summarized below:

Existing Land Use Designation:	Residential B (Max Intensity: 11 DUs)
Proposed Land Use Designation:	Commercial Recreation (Max Intensity: 11.94 Acres)

Based on our review, we have determined that the proposed land use amendment is consistent with the Transportation Element of the Comprehensive Plan of the Village of Wellington.

Sincerely,



Andrea M. Troutman, P.E.
President

cc: David Flinchum, AICP, ASLA
Bill Riebe, P.E.

Staff Report - Exhibit C

SIMMONS & WHITE

5601 Corporate Way, Suite 200 West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



LUPA TRAFFIC IMPACT STATEMENT

COUNTRYPLACE PUD PARCELS B & C 11.94 ACRE LAND USE PLAN AMENDMENT VILLAGE OF WELLINGTON, FLORIDA

Prepared for:

Palm Beach Equine Clinic
13125 Southfields Road
Wellington, Florida 33414

Job No. 06-128N

Date: 11/19/2013
Revised: 01/13/2014
Revised 02/27/2014

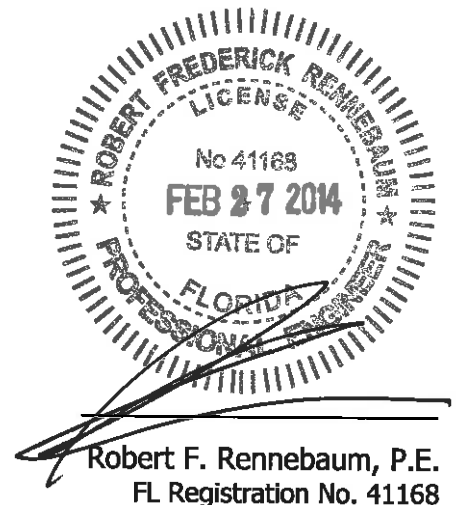


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1.0 SITE DATA

The subject parcels are located in the southwest corner of Pierson Road and Southfields Road in the Wellington, Florida and contains approximately 11.49 acres. The parcels are Parcels "B" and "C" of the Countryplace PUD. The Property Control Numbers (PCN) for the subject parcels are:

73-41-44-21-03-002-0000
73-41-44-21-03-003-0010
73-41-44-21-03-003-0020

The property is currently designated as Residential B, 1 dwelling unit per acre. The property owner is requesting a change in the parcel's designation to Commercial Recreation. The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence or the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 11.94 acre parcel land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing Residential B and Commercial Recreation future land use designations:

Residential B

The most intensive land use under the existing Residential B land use designation is "Single Family Detached". Based on a maximum of 1 dwelling unit per acre and the overall site area consisting of 11.94 acres, the maximum allowable number of dwelling units for the property is 11 single family dwelling units calculated as follows:

$$11.94 \text{ Acres} \times \frac{1 \text{ DU}}{\text{Acre}} = 11 \text{ DU's}$$

Single Family Detached (11 DU's)

Table 1 attached with this report calculates the daily traffic generation, A.M. peak hour traffic generation and P.M. peak hour traffic generation for the property under the existing Residential B land use designation. Based on the maximum allowable number of dwelling units and the accepted traffic generation rates for single family residential development, the maximum traffic generation for the property under the existing Residential B land use designation may be summarized as follows:

Daily Traffic Generation	=	110 tpd
A.M. Peak Hour Traffic Generation	=	8 pht
P.M. Peak Hour Traffic Generation	=	14 pht

2.0 TRAFFIC GENERATION (CONTINUED)

Commercial Recreation

Wellington has assigned traffic generation rates to the Commercial Recreation land use designation. A total of 25% of the parcel size shall be allocated to Multipurpose Recreational area and the balance shall be allocated to City Park. Based on the above, the following applies:

11.94 Acres x 25% = 2.98 Acres as Multipurpose Recreational Area
11.94 Acres x 75% = 8.96 Acres as City Park

Table 2 attached with this report generates the traffic for the subject parcel based on the proposed Commercial Recreation land use designation and the intensities outlined above. The following summary applies:

Daily Traffic Generation	= 286 tpd
A.M. Peak Hour Traffic Generation (In/Out)	= 7 pht
P.M. Peak Hour Traffic Generation (In/Out)	= 19 pht

The increase in daily traffic generation due to the requested change in the parcel's land use designation from the Residential B designation to Commercial Recreation land use designation may be calculated as follows:

Daily Traffic Generation	176 tpd INCREASE
--------------------------	------------------

The site is currently developed with 336 stalls, 24 grooms' quarters and a 6825 SF veterinarian clinic. As part of this Land Use Plan Amendment, a 2515 SF expansion to the veterinarian clinic as well as 12 additional stalls are proposed. Thus, the overall development will consist of 348 stalls, 24 grooms' quarters and a 9340 SF veterinarian clinic under the proposed Commercial Recreation designation. Table 3 attached with this report shows the traffic generation accordingly and is included for information purposes only. The following summary applies:

Daily Traffic Generation	= 987 tpd
A.M. Peak Hour Traffic Generation (In/Out)	= 80 pht
P.M. Peak Hour Traffic Generation (In/Out)	= 94 pht

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1, for a total trip generation of 166 net new trips, the radius of development influence for determining significant impact shall be the directly accessed link only for the Year 2035 analysis.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The daily traffic generation has been assigned to the links within the project's radius of development influence for the year 2035 and can be seen in Table 3. The traffic distribution is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed Commercial Recreation land use designation.

The projected traffic volumes on the Year 2035 roadway network were available from the Metropolitan Planning Organization of Palm Beach County and are shown in Table 3. As shown in Table 3, all of the links within the project's radius of development influence meet the applicable level of services standards as outlined in the Village of Wellington Comprehensive Plan.

5.0 TEST 2 ANALYSIS

As shown in Table 2, the 11.94 acre subject parcel under the Commercial Recreation land use designation will generate 7 AM peak hour trips and 19 PM peak hour trips. Thus, the impacts on the adjacent roadway links and intersection will be insignificant and no Test 2 analysis is required. Also, the existing development's impacts are already on the roadways and concurrency has been addressed separately for the proposed veterinary clinic expansion.

6.0 CONCLUSION

The total anticipated Year 2035 traffic and Level of Service "D" Standard for each link within the project's radius of development influence can be seen in Table 3. As shown on Table 3, this proposed future land use plan designation modification will not result in an increase in density or intensity of development significantly impacting any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2035 Transportation System Plan. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Village of Wellington Comprehensive Plan, Transportation Element.

COUNTRYPLACE PUD PARCELS B AND C
L.U.P.A.

11/19/13
REVISED 01/13/14
REVISED 02/27/14

TABLE 1
EXISTING RESIDENTIAL B LAND USE DESIGNATION - 11 SINGLE FAMILY HOMES

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Single Family Detached	210	11 Dwelling Units	10		110	0	110	0%	110
Grand Totals:					110	0.0%	110	0%	110

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Single Family Detached	210	11 Dwelling Units	0.75	0.25 0.75	2 6 8	0.0%	2 6 8	0%	2 6 8
Grand Totals:					2 6 8	0.0%	2 6 8	0%	2 6 8

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Single Family Detached	210	11 Dwelling Units	$\ln(T) = 0.90 \ln(X) + 0.51$	0.63 0.37	9 5 14	0.0%	9 5 14	0%	9 5 14
Grand Totals:					9 5 14	0.0%	9 5 14	0%	9 5 14

COUNTRYPLACE PUD PARCELS B AND C
L.U.P.A.

11/19/13
REVISED 01/13/14
REVISED 02/27/14

TABLE 2
PROPOSED COMMERCIAL RECREATION LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
City Park	411	8.96	1.89		17	0	17	0%	17
Multipurpose Recreational Facility	435	2.98	90.38		269	0	269	0%	269
Grand Totals:					286	0.0%	286	0%	286

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
City Park	411	8.96	10% of Daily	0.56 0.44	1 1 2	0 0 0	1 1 2	0%	1 1 2
Multipurpose Recreational Facility	435	2.98	1.92	0.50 0.50	3 3 6	0 0 0	3 3 6	0%	3 3 6
Grand Totals:					4 4 7	0 0 0	4 4 7	0%	4 4 7

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
City Park	411	8.96	10% of Daily	0.57 0.43	1 1 2	0 0 0	1 1 2	0%	1 1 2
Multipurpose Recreational Facility	435	2.98	5.77	0.50 0.50	9 9 17	0 0 0	9 9 17	0%	9 9 17
Grand Totals:					10 9 19	0 0 0	10 9 19	0%	10 9 19

COUNTRYPLACE PUD PARCELS B AND C

L.U.P.A.

11/19/13
REVISED 01/13/14
REVISED 02/27/14

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Grooms Quarters *	NA	24 Dwelling Units	5		120	0	120	0%	120
Barns / Stables	NA	348 Stalls	1.62		564	0	564	0%	564
Medical Office	720	9,340 S.F.	36.13		337	0	337	10%	304
Grand Totals:					1,021	0.0%	1,021	3%	987

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Grooms Quarters *	NA	24 Dwelling Units	0.36	0.2 0.8	2 7 9	0.0%	2 7 9	0%	2 7 9
Barns / Stables	NA	348 Dwelling Units	0.15	0.6 0.4	31 21 52	0.0%	31 21 52	0%	31 21 52
Medical Office	720	9,340 S.F.	2.3	0.79 0.21	17 5 21	0.0%	17 5 21	10%	15 4 19
Grand Totals:					50 32 82	0.0%	50 32 82	3%	48 32 80

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Grooms Quarters *	NA	24 Dwelling Units	0.44	0.65 0.35	7 4 11	0.0%	7 4 11	0%	7 4 11
Barns / Stables	NA	348 Dwelling Units	0.15	0.40 0.60	21 31 52	0.0%	21 31 52	0%	21 31 52
Medical Office	720	9,340 S.F.	$\ln(T) = 0.88 \ln(X) + 1.59$	0.27 0.73	9 26 35	0.0%	9 26 35	10%	9 23 32
Grand Totals:					37 61 98	0.0%	37 61 98	4%	36 58 94

COUNTRYPLACE PUD PARCELS B AND C
L.U.P.A.

11/19/13
REVISED 01/13/14

TABLE 3
(YEAR 2035)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: COUNTRYPLACE PUD PARCELS B & C
EXISTING FUTURE LAND USE: RESIDENTIAL B - 1 UNIT PER ACRE
TRIPS PER DAY= 110
PROPOSED FUTURE LAND USE: COMMERCIAL RECREATION
TRIPS PER DAY= 286
TRIP INCREASE= 176

ROADWAY	FROM	TO	2035		DISTRIBUTION (%)	PROJECT TRAFFIC	TOTAL 2035 TRAFFIC	LANES	LOS "D" CAPACITY	V/C RATIO
			PBC MPQ	TRAFFIC VOLUME						
PERSON ROAD PERSON ROAD	SOUTH SHORE BOULEVARD SITE	SITE 120TH AVENUE SOUTH	8,200	8,200	40%	71	8,271	2L	15,200	0.54
					60%	106	8,306	2L	15,200	0.55

APPENDIX "A"

LEVEL OF SERVICE VOLUMES

TABLE TE 1a
LEVEL OF SERVICE D Link Service Volumes

FACILITY TYPE		ADT
2 lanes undivided	2L	15,200
2 lanes one-way	2LO	19,900
3 lanes two-way	3L	15,200
3 lanes one-way	3LO	30,200
4 lanes undivided	4L	31,500
4 lanes divided	4LD	33,200
5 lanes two-way	5L	33,200
6 lanes divided	6LD	50,300
8 lanes divided	8LD	67,300
4 lanes expressway	4LX	73,600
6 lanes expressway	6LX	110,300
8 lanes expressway	8LX	146,500
10 lanes expressway	10LX	184,000

TABLE TE 2a
LEVEL OF SERVICE E Link Service Volumes

FACILITY TYPE		ADT
2 lanes undivided	2L	16,200
2 lanes one-way	2LO	21,100
3 lanes two-way	3L	16,200
3 lanes one-way	3LO	31,900
4 lanes undivided	4L	33,300
4 lanes divided	4LD	35,100
5 lanes two-way	5L	35,100
6 lanes divided	6LD	53,100
8 lanes divided	8LD	70,900
4 lanes expressway	4LX	79,400
6 lanes expressway	6LX	122,700
8 lanes expressway	8LX	166,000
10 lanes expressway	10LX	209,200

APPENDIX "B"
2035 LONG RANGE TRANSPORTATION PLAN ANALYSIS

TABLE 3.5-1
Significant Impact

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

* A project has significant traffic: (1) when net trip increase will impact FIHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FIHS or SIS is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

** When calculating net trip increase, traffic associated with all prior Land Use Atlas Amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

TEST 2 – FIVE YEAR ANALYSIS

Table 12.B.2.D-10 3D – Test Two Levels of Significance

Facility	All Links (except I-95 and the Turnpike)	1-95/Turnpike
Significance Level	Three percent LOS E within Radius, five percent LOS E outside Radius	Five percent LOS E

For Test Two, a Project must address only those Links within the Radius of Development Influence on which its Net Trips are greater than three percent of the LOS E of the Link affected on a peak hour peak direction basis up to the limits set forth in Table 12.B.2.C-4, 2.A: LOS E Link Service Volumes AND those Links outside the Radius of Development Influence on which its Net Trips are greater than five percent of the LOS E of the Link affected on a peak hour peak direction basis up to the limits set forth in Table 12.B.2.C-4, 2A: LOS E Link Service Volumes. Provided, in all cases, I-95 and Florida's Turnpike shall be addressed only if Net Trips on these facilities are greater than five percent of the LOS E of the Link affected on a peak hour peak direction basis up to the limits set forth in Table 12.B.2.C-4, 2.A: LOS E Link Service Volumes.

APPENDIX "C"

PBC MPO 2035 TRAFFIC VOLUMES

2035 LONG RANGE VOLUMES

ROADWAY	FROM	TO	2035 LONG RANGE VOLUME
BELVEDERE ROAD	STATE ROAD 7	LYONS ROAD/SANSBURY'S WAY	38000
SOUTHERN BOULEVARD	FOREST HILL BOULEVARD	ROYAL PALM BEACH BOULEVARD	68600
SOUTHERN BOULEVARD	ROYAL PALM BEACH BOULEVARD	STATE ROAD 7	88100
SOUTHERN BOULEVARD	STATE ROAD 7	LYONS ROAD/SANSBURY'S WAY	67400
SOUTHERN BOULEVARD	LYONS ROAD/SANSBURY'S WAY	BENOIST FARMS ROAD	66500
FOREST HILL BOULEVARD	WELLINGTON TRACE	SOUTH SHORE BOULEVARD	39500
FOREST HILL BOULEVARD	SOUTH SHORE BOULEVARD	FAIRLANE FARMS ROAD	52900
FOREST HILL BOULEVARD	FAIRLANE FARMS ROAD	STATE ROAD 7	
FOREST HILL BOULEVARD	STATE ROAD 7	LYONS ROAD/SANSBURY'S WAY	44800
FOREST HILL BOULEVARD	LYONS ROAD/SANSBURY'S WAY	PINEHURST DRIVE	44900
LAKE WORTH ROAD	THE WEST	STATE ROAD 7	32200
LAKE WORTH ROAD	STATE ROAD 7	LYONS ROAD	39800
LAKE WORTH ROAD	LYONS ROAD	FLORIDA TURNPIKE	46100
LANTANA ROAD	STATE ROAD 7	LYONS ROAD	27000
LANTANA ROAD	LYONS ROAD	FLORIDA TURNPIKE	40700
LANTANA ROAD	FLORIDA TURNPIKE	HAGEN RANCH ROAD	43200
PIERSON ROAD/STRIBLING WAY	THE WEST	FAIRLANE FARMS ROAD	8200
PIERSON ROAD/STRIBLING WAY	FAIRLANE FARMS ROAD	STATE ROAD 7	15700
ROYAL PALM BEACH BOULEVARD	SOUTHERN BOULEVARD	NORTH	27700
SOUTH SHORE BOULEVARD	BIG BLUE TRACE	FOREST HILL BOULEVARD	27200
FAIRLANE FARMS ROAD	FOREST HILL BOULEVARD	PIERSON ROAD/STRIBLING WAY	13100
STATE ROAD 7	OKEECHOBEE BOULEVARD	BELVEDERE ROAD	46200
STATE ROAD 7	BELVEDERE ROAD	SOUTHERN BOULEVARD	69000
STATE ROAD 7	SOUTHERN BOULEVARD	Pioneer Road	61300
STATE ROAD 7	Pioneer Road	FOREST HILL BOULEVARD	59700
STATE ROAD 7	FOREST HILL BOULEVARD	Stribling Way	52500
STATE ROAD 7	Stribling Way	LAKE WORTH ROAD	66400
STATE ROAD 7	LAKE WORTH ROAD	LANTANA ROAD	53100
STATE ROAD 7	LANTANA ROAD	HYPOLUXO ROAD	44400
LYONS ROAD/SANSBURY'S WAY	BELVEDERE ROAD	SOUTHERN BOULEVARD	
LYONS ROAD/SANSBURY'S WAY	SOUTHERN BOULEVARD	Dillman Road	11300
LYONS ROAD/SANSBURY'S WAY	Dillman Road	FOREST HILL BOULEVARD	10200
LYONS ROAD/SANSBURY'S WAY	FOREST HILL BOULEVARD	Stribling Way	11300
LYONS ROAD/SANSBURY'S WAY	Stribling Way	LAKE WORTH ROAD	17700
LYONS ROAD/SANSBURY'S WAY	LAKE WORTH ROAD	LANTANA ROAD	18100
LYONS ROAD/SANSBURY'S WAY	LANTANA ROAD	HYPOLUXO ROAD	17700

Note: These projections were provided by the transportation computer model using land use data from adopted comprehensive plans. The computer model is a planning tool and should be used as s