

Equestrian Village DOA

STAFF REPORT

Petition Number/Type:

2022-0001-DOA/Development Order Amendment

Resolution No.: R2022-38

Applicant/Owner: Stadium South, LLC
Stadium North, LLC
Polo Field One, LLC
Far Niente Stables II, LLC

Site Address: 13500 South Shore Blvd

PCN(s): 73-41-44-16-22-001-0010
73-41-44-16-22-001-0020
73-41-44-16-22-001-0030
73-41-44-16-22-001-0040

Future Land Use Map (FLUM) Designation:
Equestrian Commercial Recreation (ECR)

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

Acreage: 59.4

Request:

Approval of a Development Order Amendment to modify the Conditions of Approval of Resolution No. R2013-49, and to accept payment in lieu of performing the improvements required at the Pierson Road and South Shore Boulevard to satisfy all off-site improvement conditions for the Commercial Equestrian Arena (CEA), known as Equestrian Village.

Project Manager:
Cory Lyn Cramer, AICP
Planning and Zoning Manager
ccramer@wellingtonfl.gov
(561) 791-4012

Location/Map:

The subject site is located on the northeast corner of Pierson Road and South Shore Boulevard. It is both in the EOZD and the Wellington PUD.



Adjacent FLUM and Zoning Map Designations:

Adjacent Property	FLUM	Zoning
North	RES D and F	PUD
South	ECR	PUD/EOZD
East	RES D	PUD
West	COM	PUD

Site History and Current Request:

The Commercial Equestrian Arena (CEA) compatibility determination for Equestrian Village was approved in October 2013 with conditions. Since that time, Equestrian Village has not utilized full beneficial use of the CEA designation due to the outstanding condition of approval for road improvements at the Pierson Road and South Shore Boulevard intersection. The venue has been operating at half capacity and requiring a seasonal equestrian permit to be approved each year.

The original condition of approval required the construction of the required intersection modifications; Condition No. 19 of Resolution No. R2013-49. The property owner has requested acceptance of payment in lieu of construction to satisfy the condition and provided a check to Wellington in the amount of \$1,145,931.88. The Wellington Council must approve an amendment to the conditions of approval to allow a payment in lieu of construction to satisfy the condition. The submitted payment amount is based on a cost estimate provided by the applicant's engineer of record (see attached estimate).

If approved, the property owner will have full beneficial use of the CEA and all other conditions of approval have been verified as satisfied. A seasonal equestrian permit will no longer be required.

Summary:

Staff recommends approval of a Development Order Amendment to modify the Conditions of Approval of Resolution No. R2013-49, and to accept payment in lieu of constructing the improvements required at the Pierson Road and South Shore Boulevard.

List of Exhibits:

- Exhibit A: Resolution No. R2013-49
- Exhibit B: Engineer's Cost Estimate, September 8, 2016
- Exhibit C: Copy of Check #2009 (\$1,145,931.88)