



## The Lagoon at Equestrian Village

## STAFF REPORT

**Petition Numbers:** Comprehensive Plan Amendment  
2022-0002-CPA  
Ordinance No. 2023-01

Rezoning  
2022-0001-REZ  
Ordinance No. 2023-02

Master Plan Amendment  
2022-0004-MPA  
Resolution No. R2023-01

**Owners:** Coach House Wellington, LLC  
Stadium North LLC  
Stadium South LLC  
Polo Field One LLC  
Far Niente Stables I LLC  
Far Niente Stables II LLC

**Applicant:** Wellington Commercial Holdings  
3667 120<sup>th</sup> Avenue S  
Wellington, FL 33414

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

**Site Address:** 13410, 13412, 13414, 13420,  
13450, 13480, 13488, and 13500  
South Shore Boulevard

**PCNs:** 73-41-44-16-01-001-0010, 0020  
73-41-44-16-00-000-7030  
73-41-44-16-22-001-0010, 0020,  
0030 and 0040  
73-41-44-16-21-001-0000

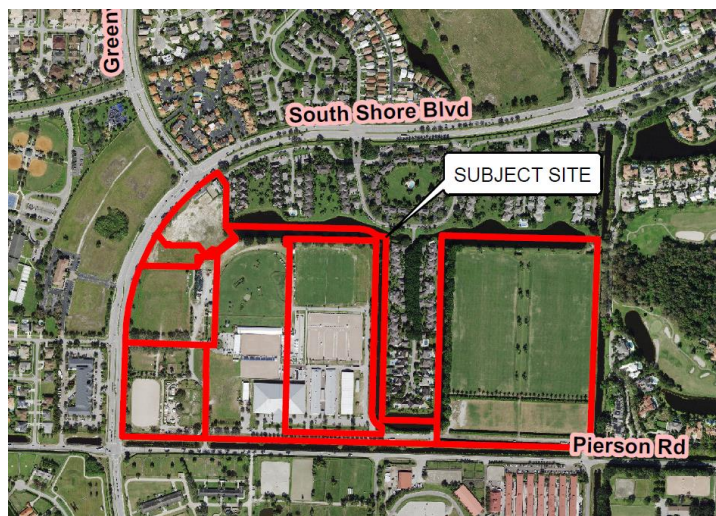
**Future Land Use Designation (FLUM) (Exhibit A):**  
Residential E (5.01 du – 8.0 du/ac) – 5.58 acres  
Equestrian Commercial Recreation – 96.29 acres

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

**Acreage:** 101.87 acres

**Project Manager:**  
Kelly Ferraiolo, Senior Planner  
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**Location/Map:** Coach House, Equestrian Village, and  
White Birch of the Wellington PUD (“Subject Properties”) are  
located at the northeast corner of the South Shore  
Boulevard and Pierson Road intersection.



### **Boards, Committees, Council:**

Meeting	Notice Date	Meeting Date	Vote
EPC	12/6/2022	12/7/2022	Pending
PZAB	1/3/2023	1/18/2023	Pending
Village	2/6/2023	2/21/2023	Pending
Council	3/27/2023	4/11/2023	Pending

### **Requests:**

#### **Ordinance No. 2023-01 - Comprehensive Plan Amendments (Petition 2022-0002-CPA):**

- To amend the Future Land Use Map (FLUM) to remove Equestrian Village and White Birch Farms, totaling 96.29 acres, from the Equestrian Preserve Area (Exhibit B- Proposed FLUM); and
- To amend the Bridle Path Map (Exhibit C), Pedestrian Pathway Network Map (Exhibit D), the Multi-Modal Pathways Map (Exhibit E), and the Bicycle Lanes Map (Exhibit F) within the Comprehensive Plan by

deleting the Equestrian Village property identification as “venue” and amending the Equestrian Preserve Area boundary; and

**No Action  
by EPC**

- To amend the FLUM Designation of the Coach House, totaling 5.58 acres, from Residential F (8.01 du/ac – 12.0 du/ac to Residential E (5.01 du – 8.0 du/ac); and
- To amend the FLUM Designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from Equestrian Commercial Recreation to Residential E (5.01 du – 8.0 du/ac).

**Ordinance No. 2023-02 - Rezoning (Petition 2022-0001-REZ) – Action must be consistent with Comprehensive Plan:**

- To amend Wellington’s Official Zoning Map to amend the zoning designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from EOZD/PUD to PUD and modify the boundary of the EOZD consistent with the Equestrian Preserve Area (Exhibit H – Proposed Official Zoning Map); and
- To remove Equestrian Village and White Birch Farms from Subarea D of the EOZD.

**Resolution No. 2023-01 – Master Plan Amendment (Petition 2022-0004-MPA) – No Action Required by EPC:**

- To amend the Wellington PUD Master Plan (Exhibit J – Proposed Wellington PUD Master Plan) to:
  - To combine Pods 30C, Pods 30C-2, and Pods 30C-4 into Pod 30C (101.87 acres); and
  - To assign 300 dwelling units (29 single family and 271 multi-family) to Pod 30C; and
  - To approve The Lagoon at Equestrian Village Project Standards Manual (Exhibit K).

**SITE HISTORY:**

The Wellington PUD was approved by Palm Beach County in 1973 prior to Wellington’s incorporation. The subject properties are made up of three (3) separate projects – Equestrian Village (59.55 acres), White Birch (36.74 acres), and Coach House (5.58 acres).

**Equestrian Village and White Birch Farms:**

The 96.29-acres comprising Equestrian Village and White Birch Farms were originally the center of polo in Wellington. The properties were developed by Mr. Ylvisaker in the 1970’s as a component of the Palm Beach Polo Golf and Country Club subdivision. The properties contained the original polo stadium with four (4) polo fields. Fields 1 and 2 were west of Polo Island (aka Equestrian Village) and Fields 3 and 4 were east of Polo Island (aka White Birch Farms). The polo fields were frequently used for matches and several recreational community events. Equestrian Village was also assigned four (4) dwelling units on the Wellington PUD Master Plan. After Wellington’s incorporation, polo activity was limited and in 2007 the original polo stadium was demolished. In 2012, Equestrian Village was approved to operate as a Commercial Equestrian Arena (CEA) on the site, which is also known as Global Dressage. In 2012, the approval was rescinded by Council as the applicant failed to comply with certain conditions of approval contained in Resolution No. R2012-07, which required the property to be platted by April 1, 2012. A settlement agreement was reached in 2013 and the applicant went through the CEA approval process again, but with minor changes to the plan. One of the requirements was to construct off-site road improvements prior to full beneficial use and operation of the CEA. The applicant was required to apply for and received an Equestrian Permit every year to operate as a CEA, with limited/reduced capacity, until the conditions were completed. The conditions were satisfied in 2022 when Council accepted payment in lieu of the

improvements. The Equestrian Village site is now a fully operational CEA with 192 permanent horse stalls, multiple arenas, stadium, and other pavilions. The site hosts dressage, jumper derbies, grand prix events, and more.

Pod 30C-4, also known as White Birch Farms, was separated from Pod 30C-2 in 2013 to reflect the subdivided and separate ownership of the property. Pod 30C-4 was originally assigned two (2) units, which have not been built. An access point was also added along Pierson Road and Pod 30C-4 was labeled “Equestrian Facility”. White Birch Farms currently consists of two (2) polo fields.

**Coach House (aka The Player’s Club):**

The 5.58-acre property, also known as Pod 30C, was originally approved on the Wellington PUD Master Plan with an Open Space/Recreation designation and labeled as “Tennis and Polo Facility”. The former Player’s Club was originally part of the recreational facilities provided for the Palm Beach Polo Golf and Country Club subdivision and built in 1979. In 2019, Council approved a CPA and MPA to allow for a multi-family project with 50 units, known as the Coach House. The project consisted of two (2) buildings, a smaller eight (8) unit building and a larger four (4) story building with 42 units. The approval also allowed for the larger building to be constructed at a maximum height of 56 feet, which exceeds the LDR maximum building height requirement of 35 feet. Since approval, the site plan has been amended to remove the smaller building and reduce the overall unit count to 34 units. To date, the property has not been replatted or issued building permits for the four (4) story building. The temporary construction trailer/sales building and the demolition of the former Player’s Club building is the only activity that has occurred on the site.

**ANALYSIS – COMPREHENSIVE PLAN AMENDMENT:**

The applicant is requesting Comprehensive Plan Amendments:

- To amend the Future Land Use Map (FLUM) to remove Equestrian Village and White Birch, totaling 96.29 acres, from the Equestrian Preserve Area (EPA) and modify all the maps within the Comprehensive Plan that show the property as an equestrian venue and show the EPA boundary;
- To amend the FLUM Designation of the Coach House, totaling 5.58 acres, from Residential F to Residential E; and
- To amend the FLUM Designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from Equestrian Commercial Recreation to Residential E.

The properties are proposed to be redeveloped into a residential pod of the Wellington PUD with 29 single family units and 271 multi-family units. A Comprehensive Plan Amendment, Rezoning, and Master Plan Amendment is required to develop the property as proposed. The FLUM amendments for the three (3) properties rely on the approval of the Comprehensive Plan Amendment modifying the EPA boundary. Pursuant to the Equestrian Preserve Element of Wellington’s Comprehensive Plan and Wellington’s Charter, a super-majority vote of Council will be required for contraction of the EPA boundary. Without approval of the EPA boundary change, all other applications must be denied.

The proposed Comprehensive Plan Amendments comply with the following policies/objectives within Wellington’s Comprehensive Plan:

***Policy LU&CD 1.1.1*** *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 overall project, inclusive of three (3) sites and totaling 101.87 acres, is compatible with the surrounding area. To the north and east of the project is the Palm Beach Polo community that has a variety of housing options in the form of single-family and multi-family lots. The portions of Palm Beach Polo adjacent to the project site are Residential C (1.01 - 3.0 du/ac) and Residential D (2.01 – 5.0 du/ac). Although the applicant is requesting a Residential E land use designation (3.0 – 8.0 d/ac), the applicant is only requesting 300 units, which is on the lower end of Residential E and more comparable to a Residential C land use. Landscape buffers will be installed where density differences occur on the east portion of the property. Residential E was requested, as that is the land use with the lowest density that allows for a building height in excess of 35 feet, if approved by Council. The applicant has not submitted a request for the additional building height and if they do in the future, they will be required to submit a separate Development Order Amendment request.

The overall EPA/EOZD is approximately 9,360 acres. The area requested to be removed from the EPA boundary is 96.29 acres, which comprises a little more than one percent (1%) of the overall EPA. While this is the first request for a contraction of the EPA/EOZD boundary, the proposed change is in a suitable location for a boundary adjustment as it located north of Pierson Road, east of South Shore Boulevard, and at the edge of the EPA boundary. There is currently a residential “peninsula”, aka Polo Island, that divides Equestrian Village and White Birch Farms. The proposed new boundary is consistent with the current EPA boundary that is identified by Wellington limits, roadways, canals, or neighborhood edges. If removed, there will only be 22.32 acres of property north of Pierson Road, aka Black Watch Farms, that is within Subarea D of the EOZD.

Although this request would reduce the EPA/EOZD boundary, the boundary will most likely expand when Wellington initiates a modification to include the newly owned Moncado property, along with the Marjory Stoneman Douglas Preserve (Section 24), totaling 408 acres into the EPA. Wellington is actively working on this application and expects it to be ready for public hearing early next year. There is also another potential project located south of the stormwater treatment preserve that will most likely add additional acreage to the EPA. Between the proposed reduction and the future proposed addition, the EPA will likely exceed the current acreage over the next year.

The decision is legislative and does not set precedent. It is being proposed to accommodate a development type/pattern that is not permitted within the EPA/EOZD, but which could be approved within the Wellington PUD.

***Policy LU&CD 1.2.3 Apply the Medium Density Residential land use designation (Residential Land Use D, E, or F) to land that is or will be developed for a wide range of housing types, including but not limited to attached, single-family and multi-family housing. The Medium Density Residential land use designations are designed for densities ranging from gross 5 to 12 units per acre and are eligible for additional density through a reinvestment bonus program up to a maximum of two times the maximum units per acre for the respective land use designation.***

The applicant is requesting a Residential E Land Use designation with a mix of housing types (29 single family and 271 multi-family). The maximum units allowed per the land use is 800 units, however, the applicant is only requesting 300 units, which is more comparable to the Residential C Land Use designation. Although a more intense density is applied, the applicant is requesting a far less intense project than what could be built. Based on the conceptual plans, if the applicant determines that a request for building height above 35 feet is desired, they would be required to have, at a minimum, Residential E to be eligible for an exception to the height limitation.



**Policy PR 1.1.1** *Provide a superior amount of recreational land to serve the population; at least 10 acres or recreational land per 1,000 residents is Wellington's target. Recreational land may comprise land for active or passive recreational use.*

The applicant is proposing to provide recreational amenities for the residents of The Lagoon and The Estates, their companion application. This project has more than 12 acres of lagoon and recreational amenities including a golf course, play fields (i.e. tennis and pickle ball), and other outdoor nodes. Wellington has more than 1,200 acres of parks and recreation facilities, which exceeds the policy. Although the request is to convert 96.29 acres of Equestrian Commercial Recreation land use into a residential land use, a separate application is being proposed for Pod F of the Wellington CountryPlace PUD to convert more than 100 acres of residential land use to Equestrian Commercial Recreation land use, which, if approved, would be a net increase of recreational land use.

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

As part of a companion application, the applicant is proposing to move the Global Dressage showgrounds from its current location in Pod 30C-2 of the Wellington PUD to Pod F of the Wellington CountryPlace PUD. If all requests are approved, this will allow for the consolidation of equestrian venues in one location. 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-23 canal allowing for multiple modes of transportation to and from the showgrounds, which would reduce potential traffic to and from the project.

The majority of equestrian properties are located south of the showgrounds in Pod 30C-4. Removing the 96.29 acres from the EPA will reduce the number of horse crossings at the South Shore Boulevard and Pierson Road intersection as there will be no properties within the EPA northwest of that intersection other than Black Watch Farms which has their own crossing. There are properties in Subarea B, C, and F that are located within the EOZD and are located northwest of the South Shore Boulevard and Pierson that will not be affected. If the companion application is approved, the majority of the horses will not be crossing major thoroughfares and will be using other roadways and public/private trails to access the showgrounds.

#### **ANALYSIS – REZONING AND MASTER PLAN AMENDMENT:**

The applicant is requesting to modify Wellington's Official Zoning Map to amend the zoning designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from EOZD/PUD to PUD and a Master Plan Amendment to the Wellington PUD to combine Pods 30C, Pods 30C-2, and Pods 30C-4 into Pod 30C (101.87 acres); and assign 300 dwelling units, which is an additional 244 units to Pod 30C (29 single family and 271 multi-family). Currently, the 3 pods have entitlements to a total of 56 units.

The proposed Rezoning and Master Plan Amendment comply with the following:

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

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

**Policy LC&CD 2.6.2** *The Equestrian Overlay Zoning District (EOZD) regulates the development pattern and standards for the Equestrian Preserve Area and defines the density and intensity, requires the preservation of green space, establishes an equestrian circulation system including safe*

*crossings of roadways by equestrians, and allows for certain land uses not permitted in other areas of Wellington.*

If Ordinance No. 2023-01 is approved, removing the 96.29-acre properties from the EPA, then the zoning designation would need to be amended from EOZD/PUD to PUD as only properties within the EPA can be within the EOZD.

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

The property currently has equestrian uses, however, if the request for removal from the EPA and EOZD is approved, then the equestrian uses will not be permitted on the property and the uses/structures will be non-conforming. A condition of approval has been added that provides a time limitation as to when the uses will stop and be removed from the property if the requests are approved. The applicant will still be able and required to apply for an annual Equestrian Permit to hold events if the use isn't removed by the date provided in the condition. This permit will require Council approval.

A Conceptual Site Plan and Circulation Plan has been submitted as provided in Exhibit L and M, respectfully. 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, 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. 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, etc. for a development. The PSM submitted has been reviewed by staff and meets the requirements of Article 6.

The applicant has suggested that a future request will be submitted to construct the multi-family residential buildings with a building height greater than 35 feet. The applicant would need to apply for Development Order Amendment to the Lagoon at Equestrian Village and will need to provide architectural drawings and a more accurate site plan to ensure that the design and placement will meet all requirements of the LDR. Council will need to approve the increase to building height for each specific building. The approval will not be for the overall project. Additional building height is not included in the current request.

**C. *That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.***

As previously mentioned, there is only 22.32 acres of land within Subarea D of the EOZD/EPA that is located north of Pierson Road. The property is already within the Wellington PUD. Removing the property from the EOZD/EPA is consistent with the surrounding properties to the north, east, and west, as they are not within the EPA/EOZD. If approved, the subject properties would also have the same zoning district as the properties to the north, east, and west, which are also not within the EOZD.

The proposal includes the request for an additional 244 units for a total of 300 units. There are currently 56 units assigned to the Coach House (50 units), Equestrian Village (4 units), and White Birch (2 units). While 244 additional units may seem relatively high and would be the largest number

of “new” units applied to a property by Wellington that was not part of a previously approved development order, the number of units per acre (2.94 units per acre) is consistent with the gross units per acre of the adjacent Palm Beach Polo development and is consistent with the gross residential development units per acre within the Wellington PUD.

**D. *That there are changed conditions that require rezoning.***

As part of a companion application, aka “The Estates at Equestrian Village”, the applicant is proposing to move the showgrounds from its current location in Pod 30C-2 of the Wellington PUD to Pod F of Wellington CountryPlace PUD. If the applications in support of the venue relocation are approved, this will support a consolidation of equestrian venues and the property north of Pierson Road will be developed as residential. The applicant contends the residential development is needed to provide a “pipeline” of new customers with a new housing option to support the showgrounds. . In addition, the desire to relocate the showgrounds is a reasonable request as both showgrounds (Wellington International and Equestrian Village) are both outgrowing their sites. The result would be a development that is non-equestrian, adds both residential and non-residential uses to the PUD, and creates a gateway to the EPA

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

The 101.87-acre project has been disturbed with past construction and is not raw land. The 5.58-acre Coach House property is currently vacant with a temporary sales center and parking lot, the 59.55 Equestrian Village property is currently developed as an equestrian venue, and the 36.74 White Birch Farms property is currently two (2) polo fields. No signs of listed wildlife species were observed on the property. 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. Stormwater and drainage will be addressed with the engineering of the lagoon and other open space or recreational areas.

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

The Lagoon at Equestrian Village conceptual site plan shows a variety of open space and recreational uses including a lagoon and golf course. The single-family units are placed adjacent to the existing single-family and multi-family uses in Palm Beach Polo. The more intense multi-family buildings are proposed to be more than 300 feet away from the existing Palm Beach Polo residences with a golf course and canal between or along South Shore Boulevard and Pierson Road. Appropriate landscape buffering will be required along the rights-of-way and along the east portion of the property.

The use of residential and recreational uses provides for the same visual impact as any other single-family and multi-family development within Wellington PUD, within Palm Beach Polo, and along other major thoroughfares. In addition, there will be less potential foul odors and noise as the subject site will no longer house stables, horses, or large events once the project is developed as proposed.

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

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

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

The applicant is requesting an additional 244 units for a total of 300 units on 101.87 acres. The property is adjacent to other similar type residential uses and is a logical redevelopment option for this property. The development is proposed to offer unique recreational provisions and residential unit types similar to the development pattern of the adjacent properties, specifically Palm Beach Polo Golf and Country Club.

**I. The proposed request complies with Article 2, concurrency.**

The Utilities and Engineering Departments have reviewed the applications and determined that adequate facilities to meet concurrency exists for potable water, sanitary sewer, and drainage. A condition will be added regarding Level of Service (LOS) for Parks and Recreation that a contribution of \$885 per capita is required.

The Palm Beach County Traffic Division has reviewed the Traffic Impact Statement (Exhibit N – Traffic Impact Statement) and has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County (Exhibit O – PBC Traffic Performance Standards Letter). The Wellington Traffic Engineer has reviewed all applications and provided certification letters and conditions of approval that have been included in the Master Plan resolution (Exhibit P – Wellington Traffic Engineer Letters).

The Palm Beach County School Board has provided a School Capacity Determination Letter (SCAD) (Exhibit Q - SCAD Letter) and a condition has been added that the property owner shall contribute \$396,110 to the School District prior to the issuance of the first building permit.

**J. The proposed 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.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the following:

- Ordinance No. 2023-01 Comprehensive Plan Amendment (Petition 2022-0002-CPA) to amend the Future Land Use Map (FLUM) to remove Equestrian Village and White Birch Farms, totaling 96.29 acres, from the Equestrian Preserve Area; and to amend the Pedestrian Pathway Network Map, the Multi-Modal Pathways Map, Bridle Path Map, and the Bicycle Lanes Map within the Comprehensive Plan removing notations identifying the property as “venue” and amending the Equestrian Preserve Area boundary.
- Ordinance No. 2023-03 Comprehensive Plan Amendment (Petition 2022-0002-CPA) to amend the FLUM Designation of the Coach House, totaling 5.58 acres, from Residential F (8.01 du/ac – 12.0 du/ac to Residential E (5.01 du – 8.0 du/ac); and to amend the FLUM Designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from Equestrian Commercial Recreation to Residential E.
- Ordinance No. 2023-02 Rezoning (Petition 2022-0001-REZ) to amend Wellington’s Official Zoning Map to amend the zoning designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from EOZD/PUD to PUD.



- Resolution No. 2023-01 Master Plan Amendment (Petition 2022-0004-MPA) to amend the Wellington PUD Master Plan to combine Pods 30C, Pods 30C-2, and Pods 30C-4 into Pod 30C with 101.87 acres; to assign 300 dwelling units, an additional 244 units, to Pod 30C (29 single family and 271 multi-family); and to approve the The Lagoon at Equestrian Village Project Standard Manual; with the following Conditions of Approval:

**General Conditions:**

1. All previous conditions of the Wellington PUD, unless otherwise stated herein, shall remain in full effect. (PLANNING AND ZONING)
2. This approval is based upon the Master Plan date stamped November 22, 2022.
3. The project shall comply with the Project Standards Manual as adopted in Exhibit K as part of Resolution 2023-01. (PLANNING AND ZONING)
4. The Site Plan shall be approved prior to the issuance of Land Development Permits. (PLANNING AND ZONING)
5. Recreational amenities shall be completed and open to the residents for use prior to the issuance of a building permit for the 100th dwelling unit. (PLANNING AND ZONING)
6. 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)
7. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal pathways, and shall illustrate how the connections to the overall system will be maintained or enhanced. No connections shall be discontinued. (PLANNING AND ZONING)
8. The Commercial Equestrian Arena (CEA) approval for Equestrian Village is rescinded. Equestrian uses may continue on the property but shall cease within 12 months of plat recordation or 18 months after the approval of Resolution R2023-01 (Master Plan), whichever comes first. (PLANNING AND ZONING)

**Land Development Conditions:**

9. All proposed private roadways, lakes, conservation areas, etc. shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (ENGINEERING)
10. A plat/replat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit (including demolition of the equestrian venue). All residential portions of the project 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, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
11. The applicant shall convey sufficient road drainage easement(s) through the project's internal drainage system, 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)

12. No discharges of lagoon water will be authorized within the ACME Drainage conveyance system. (ENGINEERING)
13. Authorization from Polo Club POA to increase the size of the existing lakes within or change of the positive outfall locations shall be required. (ENGINEERING)
14. The applicant will be responsible for providing onsite retention and overflow for the proposed lagoon. Dedicated areas with restrictive covenants will be required to be shown on the site plan. (ENGINEERING)
15. During the Site Plan approval process, a formal written procedure for the initial fill of the Lagoon will need to be developed and submitted to Wellington for approval. There will be limitations placed on the daily maximum volume of water provided by Wellington so that the minimum established potable water level of service is maintained at all times. These limitations may vary based on seasonal demands, system pressures, and other considerations. A detailed Engineering Analysis will be required to verify that Wellington's potable water system pressures/fire flow are sustained and that normal operating procedures will not be affected during Lagoon fill operations. It is anticipated that the Lagoon can only be filled during daytime, off-peak hours. (UTILITIES)
16. The Lagoon development and operation shall meet Wellington's recently adopted South Florida Water Management District Water Conservation Ordinances, specifically the Water Conservation and Water Shortages Articles. (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 on the existing systems. (UTILITIES)
18. The Applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)
19. Disposal of chlorinated water in the sewer system is strictly prohibited. (UTILITIES)

#### **Landscape Conditions:**

20. Landscape plans shall be required as part of the Site Plan application. 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:**

21. Conveyance of a 40-foot corner clip at the southwest property corner, for future intersection improvements at Pierson Road and South Shore Boulevard (depicted on Conceptual Site Plan) shall be required. (ENGINEERING)

22. A 500 foot by 15-foot wide right-of-way dedication along South Shore Boulevard at the northbound approach to Greenview Shores Boulevard (depicted on Conceptual Site Plan) shall be required. (ENGINEERING)
23. A 15-foot multi-modal pathway easement and/or tract dedication will be required along the length of the property along Pierson Road. (ENGINEERING)
24. No building permits are to be issued after December 31, 2027, unless a time extension has been approved. (TRAFFIC)
25. Funding for the following intersection improvements are required to be provided at the time of plat: (TRAFFIC)
  - a. Westbound right turn lane with 250 feet of storage; and
  - b. Extension of proposed eastbound left turn lane storage from 370 feet to 475 feet; and
  - c. Extension of proposed eastbound right turn lane storage from 100 feet to 200 feet.
26. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

**Concurrency (LOS) Conditions:**

27. 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)
28. 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)
29. 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)
30. The applicant shall contribute \$396,110.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit to address the school capacity deficient generated by this proposed development at the District high school level. (SDPBC)
31. The Parks and Recreation and the Civic Land dedication requirements shall be determined at the time of Site Plan approval. Any payment in lieu of dedication shall be required within 30 days of Site Plan approval and prior to Land Development Permit issuance. (PLANNING AND ZONING)

**Lists of Exhibits:**

- Exhibit A – Current Future Land Use Map
- Exhibit B – Proposed Future Land Use Map
- Exhibit C – Proposed Bridle Path Map
- Exhibit D – Proposed Pedestrian Pathway Network Map
- Exhibit E – Proposed Multi-Modal Pathway Map
- Exhibit F – Proposed Bicycle Lanes Map
- Exhibit G – Current Official Zoning Map
- Exhibit H – Proposed Official Zoning Map
- Exhibit I – Current Wellington PUD Master Plan
- Exhibit J – Proposed Wellington PUD Master Plan
- Exhibit K – The Lagoon at Equestrian Village Project Standards Manual
- Exhibit L – Conceptual Site Plan
- Exhibit M – Conceptual Circulation Plan
- Exhibit N – Traffic Impact Statement (Report only, Appendix available upon request)
- Exhibit O – PBC Traffic Performance Standard Letter
- Exhibit P – Wellington Traffic Engineer Letters
- Exhibit Q – SCAD Letter
- Exhibit R – Drainage Statement
- Exhibit S – Water and Waste Water Demand Analysis
- Exhibit T – Market Study
- Exhibit U – PBC Archaeologist Letter
- Exhibit V – Justification Statement
- Exhibit W – Public Comments