



## The Estates at Equestrian Village

## STAFF REPORT

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

Master Plan Amendment  
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 Residential 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:** 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](mailto: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.



| 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 |

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

| Meeting         | Notice Date           | Meeting Date           | Vote               |
|-----------------|-----------------------|------------------------|--------------------|
| EPC             | 12/6/2022             | 12/7/2022<br>12/8/2022 | Pending            |
| PZAB            | 1/3/2023              | 1/18/2023              | Pending            |
| Village Council | 2/6/2023<br>3/27/2023 | 2/21/2023<br>4/11/2023 | Pending<br>Pending |

**Requests:**

Ordinance No. 2023-04 - Comprehensive Plan Amendments (Petition 2022-0003-CPA):

- 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) (Exhibit B – Proposed Future Land Use Map);
- To amend the FLUM designation of Pod E (Phase I and a portion of Phase II), Pod G (Phase I and II) and a portion of Pod F (a portion of Phase VII), totaling 173.46 acres, from Residential B to Residential C (1 to 3 dwelling units per acre); and
- To amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential C.

Resolution No. R2023-02 - Master Plan Amendment (Petition 2022-0005-MPA) to amend the Wellington CountryPlace PUD as following (Exhibit D – Proposed Wellington CountryPlace PUD Master Plan):

- Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E;
- Transfer all remaining units from Pod F – Phase V (2 units), Pod F – Phase VI (7 units), Pod F – Phase VII (53 units) to the newly formed Pod E for a total of 197 units;
- Reconfigure the internal circulation of Pods E and F.
- Reduce the overall unit count for the PUD from 442 to 440 units;
- Label the Preserve Area in Pod E as an “Amenity Site”;
- Label Pod F as “Equestrian Commercial”; and
- Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual (Exhibit E) for the new Pod E that includes development standards.

**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) du/acres, excluding Mida Farms. In 1978, the equestrian showgrounds were added to the PUD and overall units to the PUD reduced to 440 units. Pod F Phase I – IV, also known as Equestrian Club Estates, was approved in 1987. 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.

Wellington adopted its Comprehensive Plan in 1999, wherein the Equestrian Preserve Area (EPA) was created. The Plan mandated that Wellington adopt an overlay zoning district to regulate land use and development within the preserve. The Equestrian Overlay Zoning District (EOZD) was adopted in 2002, to meet this mandate. The EOZD divides the Equestrian Preserve into six subareas with different development standards to protect and promote the established character of each subarea. The property that is the subject of this application is Subarea D. This subarea generally requires a minimum lot size for residential lots of 2 acres. The applicant’s request, if approved, would result in some portions of the project not meeting this standard. 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. As noted above, the existing development that has occurred within the Countryplace PUD shows lots as small as 1 acre in the Southfields subdivision; 1/2 acre, 1/3 acre, some zero lot line homes and duplexes in the Equestrian Club Estates subdivision adjacent to the showgrounds. However, it should be noted that this subdivision was approved by the County before and the adoption of the EPA and creation of the EOZD.

Today, the Wellington CountryPlace PUD (Exhibit C – Current Wellington CountryPlace PUD Master Plan) approval includes 440 dwelling units. 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 has become an equestrian destination that is internationally known as the “Winter Equestrian Capital of World”. The equestrian season typically runs from December to May each year. 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.



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 5.3-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 known as “Peacock Pond”. Peacock Pond was 79-acre remnant wetland 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 consists of overgrown invasive and exotic species including Melaleuca, Brazilian Pepper, and Climbing Fern.



Pod E, Phase I has an entitlement for 39 units and is currently a polo field. The polo field has been used for various equestrian and sporting events throughout the years. Pod E Phase II has entitlement for 60 units and consists of dense overgrown vegetation. On the west portion of the pod, adjacent to Mida Farms, is a preserve.

The 5.3-acre commercial pod is located on the northwest corner of Lake Worth Road and Gracida Street. 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.

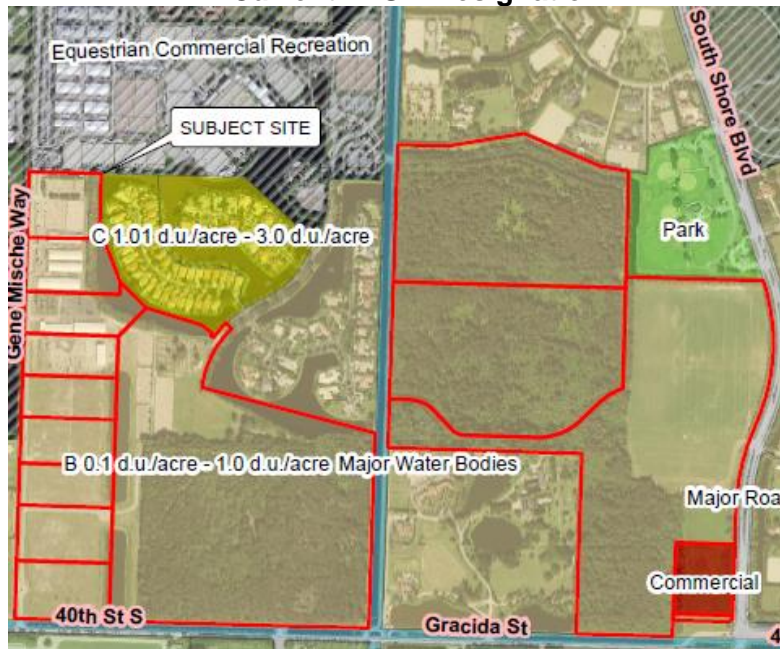
Pod F, Phase V and Phase VI have a total of nine (9) properties with one (1) unit assigned to each lot. The applicant purchased these properties and have constructed barns and temporary stabling tents that support the Wellington International. Pod F also includes Gene Mische Way, which is the roadway that provides access to Wellington International from 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.

### **ANALYSIS – COMPREHENSIVE PLAN AMENDMENTS:**

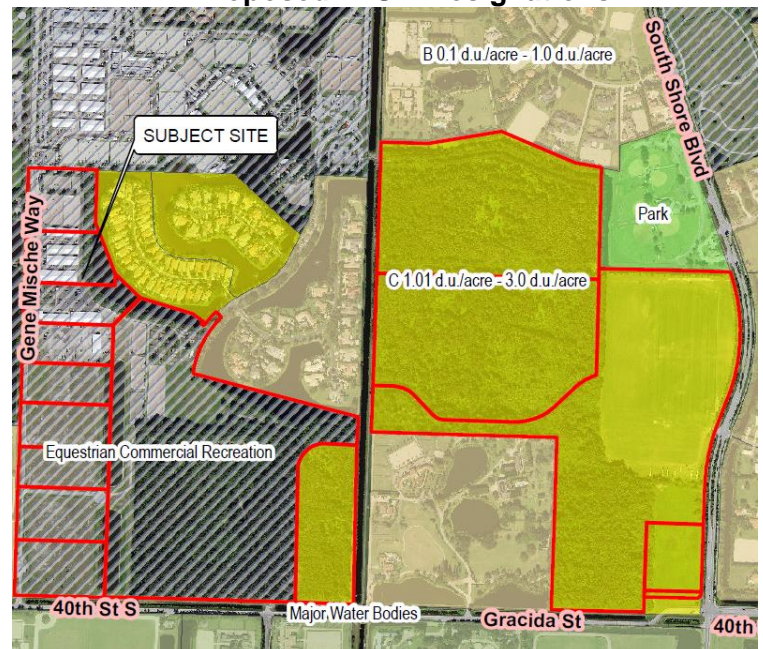
The applicant is requesting the following Comprehensive Plan Amendments:

- 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 Pod G and a portion of Pod E, totaling 149.44 acres, from Residential B to Residential C (1 – 3 units per acre); and
- To amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential C.

**Current FLUM Designation**



**Proposed FLUM Designations**



The proposed Comprehensive Plan Amendments comply with the following policies/objectives within Wellington's Comprehensive Plan and the Land Development Regulations (LDR):

***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 Pod G and a portion of Pod E, totaling 149.44 acres, from Residential B to Residential C is compatible with the surrounding area as presented in this paragraph. To the north, northwest, and east of the project 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, based on the approved plat, and density of 0.46 du/acre. 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 patio units on lots ranging in size from 0.2 acres to 1 ¼ acres with a density of 1.43 du/acre. The minimum lot size for Subarea D of the EOZD is 2.0 acres (0.5 du/ac). The “new” Pod E is proposed to have 197 units on 173.46 acres with a density of 1.15 du/acre. The gross density for the Wellington CountryPlace PUD is and will remain 0.46 du/acre. Modification of the gross density of the PUD is not proposed. Below is a graphic that illustrates the history of Wellington's planned development approvals with a timeline.

The proposed Land Use Amendment for a portion of Pod E, totaling 5.798 acres, from Commercial to Residential C, is compatible with the surrounding area as presented in this paragraph. This property is the only commercial property within the Equestrian Preserve Area (EPA.) The property has a potential to construct 90,000 square feet of commercial space. Changing the FLUM designation to Residential C reduces the potential intensity of the property and would match the proposed land use designation for the remainder of the “new” Pod E.

The proposed Land Use Amendment for Pod F – Phase 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, 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 to Equestrian Commercial Recreation will allow a new showground facility to be located south of the existing Wellington International showgrounds and will provide a comprehensive equestrian experience in one location.

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

***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 a new showground at Pod F – Phase V-VII of the Wellington CountryPlace PUD. The new showground is proposed to replace the existing Global Dressage, which is proposed to be redeveloped as a residential development. If all subject requests are approved, another showground in Pod F will allow for the connection of equestrian venues along Gene Mische Way in the same PUD. 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 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 private multi-modal pathways through Pod E.

***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 lifestyles through support of the equestrian venues and their success. The residential-only option will provide greater support for the investment in the new showgrounds and its stabling. While the residential development portion of the Estates proposal requests smaller lots, 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 and provide an opportunity to provide greater support to the venues by providing housing options to those equestrians and equestrian supporters that want to be a part of the equestrian community and in close proximity to the venues, but do not ultimately want an equestrian farm. The residential portion is only 173.46 acres, accounting for approximately 18 percent of the PUD acreage and only approximately two percent of the acreage of the Equestrian Preserve Area.

The proposal also establishes site development regulations and development pattern which maintain 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 to accommodate the proposed showgrounds on Pod F.

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 showground property would be more than 50 acres.

***Goal EQ 3 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 Lagoon at Equestrian Village 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 a unique opportunity to expand the site of the showgrounds and potentially enhance the existing Wellington International showgrounds. If all subject requests are approved, the new showgrounds would nearly double



in acreage and potentially have a buildout of up to 1,500 horse stalls, various rings and schooling areas, stadium seating and hospitality venue for up to 11,000 spectators, and more.

Although the applicant is requesting to modify the land use to Equestrian Commercial Recreation and to identify the property as Equestrian Venue on the Wellington CountryPlace PUD Master Plan, a Compatibility Determination for the Commercial Equestrian Arena will still be required to be approved by Council.

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

The applicant is requesting a Master Plan Amendment (Exhibit X – Proposed Wellington CountryPlace PUD Master Plan) to amend The Wellington CountryPlace PUD by Consolidating Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E; transferring all remaining units from Pod F – Phase V (2 units), Pod F – Phase VI (7 units), Pod F – Phase VII (53 units) to the newly formed Pod E for a total of 197 units; to reduce the overall unit count for the PUD from 442 to 440 units; to label the Preserve Area within Pod E as an “Amenity Site”; to label Pod F as “Equestrian Venue/Facility”; and modifying the Conditions of Approval of the Master Plan; to modify several existing Conditions of Approval and adding new conditions, including a Project Standards Manual for the new Pod E that includes development standards.

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:

***Policy EQ 2.3.2*** 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 which would reduce potential traffic to and from the project. A multi-modal and bridle pathway will be constructed along the west side of the C-4 canal in the 60-foot Access and Bridle Easement from Gracida Street to Pierson Road.

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

A Conceptual Site Plan has been submitted and shown in Exhibit F. 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 for in Exhibit E. 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 197 units, which all units already exist and are proposed to be transferred from other pods within the Wellington CountryPlace PUD. Based on the concept plans provided, the applicant is requesting 155 lots ranging in size from ¼-acre to 1-acre in size. Per Table 6.8-1, EOZD Property Development Regulations, of the LDR, the minimum lot size of properties within Subarea D is 2.0 acres with a maximum density of 0.5 du/ac. However, per Section 6.5.1, Planned Development (PD) Regulations, of the LDR, the purpose and intent of PDDs 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 Wellington CountryPlace PUD was approved in 1976. The PUD is comprising of various residential pods with density's 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 1.14 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 155 lots that are less than (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 I) which documented 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 overgrown 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, which 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 jurisdiction 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.

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

Currently, the combined total of dwelling units that are assigned to the pods on the Wellington CountryPlace PUD Master Plan that are owned by the applicants are 197 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 two (2). The applicant is requesting to transfer units from Pod E (99 units), Pod F (62 units), and Pod G (38 units) into the newly formed Pod E. 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. In the future, if the new Pod E is fully developed with less than 197 units, the applicant would have to transfer any remaining dwelling units to another residential pod within the PUD with a master plan amendment, or forfeit any unbuilt units.

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 built over 90,000 square feet of commercial square footage.

The applicant is also requesting to modify Pod F Phase V-VII from residential to Equestrian Commercial. Wellington's Traffic Engineer has analyzed the Traffic Impact Statement (Exhibit J) submitted for the proposed development. The Daily Traffic Generation based on the existing land uses (residential and commercial), the site expects 7,689 daily trips with 364 AM Peak Hour Trips and 730 PM Peak Hour Trips. Since the applicant is proposing to eliminate the commercial portion of the PUD, which has the potential to build over 90,000 square feet of commercial space, and restrict the potential development to 200 single family residential units and showgrounds with 5,000 weekday attendance including staff, exhibitors, vendors, and spectators, the site expects 6,780 daily trips with 418 AM Peak Hour Trips and 562 PM Peak Hour Trips. This is an overall decrease of 909 daily trips, an increase of 52 AM Peak Hour Trips, and a decrease of 169 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 K. Conditions of approval has been included in the Master Plan 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, and pay a proportionate share payment to construct a traffic signal or roundabout at Lake Worth Road and 120<sup>th</sup> Avenue South.

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.

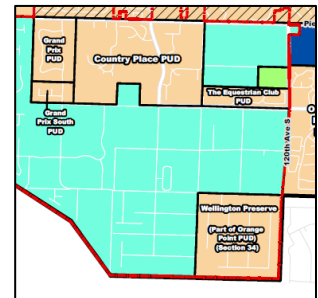
**E. The request is consistent with applicable neighborhood plans.**

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 new Pod E with an associated Project Standards Manual, and to label Pod F Phase 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 of five PUDs within the EPA. The other four PUDs are Wellington Preserve, The Equestrian Club, Grand Prix, and Grand Prix South. Each of these four 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 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 potential for these to remain polo fields is high.



**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 year. 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:

~~*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. Per Table 5.1.2-1 – Development Application Approvals, Site Plan/Amendment applications are approved administratively by the Planning, Zoning and Building Director or the Development Review Manager. The requirement in having Council as the approving body for any site plan or amendment for these pods is over burdensome, to Wellington Council and the

applicant. No other property within Wellington has a condition that requires Council approval for all site plans.

*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 easternmost 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 servicing 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 40<sup>th</sup> 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/40<sup>th</sup> 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 require Gene Mische to be open for the general public from 7am – 7pm and gated, controlled access from 7pm – 7am. The condition should be amended to include that Gene Mische Way shall be open to the public between 7am – 7pm.

The request to modify the Future Land Use Map designation of certain property from Residential B to Residential C and 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 it decreases to a lesser density/intensity, a majority vote by Council is not required.

#### **STAFF RECOMMENDATION:**

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-lot subdivision in Subarea F has seen four (4) lots being combined. 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 3 acres. Mallet Hill is a 42-lot subdivision, now has only 16 lots of record shown by the Property Appraiser, as most lots have been unified.



In contrast to the development pattern mentioned above, the remainder of the 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 patio 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 CountyPlace PUD.

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 and 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 neighborhoods.

Staff recommends approval of the following:

- **Ordinance No. 2023-04: Comprehensive Plan Amendment (Petition 2022-0003-CPA):**
  - 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 to Equestrian Commercial Recreation;
  - to amend the FLUM designation of Pod G and a portion of Pod E, totaling 149.44 acres, from Residential B to Residential C; and
  - to amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential C.
- **Resolution No. R2023-02: Master Plan Amendment (Petition 2022-0005-MPA) to amend the Wellington CountryPlace PUD Master Plan by:**
  - Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E;
  - Transfer all remaining units from Pod F – Phase V (2 units), Pod F – Phase VI (7 units), Pod F – Phase VII (53 units) to the newly formed Pod E for a total of 197 units;
  - Reconfigure the internal circulation of Pods E and F.
  - Reduce the overall unit count for the PUD from 442 to 440 units;

- Label the Preserve Area in Pod E as an “Amenity Site”;
- Label Pod F as “Equestrian Commercial”; and
- Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual (Exhibit E) for the new Pod E that includes development standards.

### **General Conditions**

1. The following uses are approved and designated on the Master Plan, date stamped November 22, 2022: (PLANNING AND ZONING)
  - a. Pod E (173.46 acres) – 197 single-family dwelling units, regulated by the Estates at Equestrian Village Project Standards Manual, including an “Amenities Site”; and
  - b. Pod F (114.65 acres) – Equestrian Venue.
2. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated herein, shall remain in full effect. (PLANNING AND ZONING)
3. A Site Plan for Pod E shall be required prior to Land Development Permits. The residential component of the project, shall comply with the Project Standards Manual as adopted in Exhibit C as part of Resolution 2023-02. (PLANNING AND ZONING)
4. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in Pod F shall be required prior to Land Development Permits. The Compatibility Determination required 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)
5. Recreational amenities for the Estates at Equestrian Village (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)
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, modified, or enhanced. No connections shall be discontinued. (PLANNING AND ZONING)
8. No residential building permits for Pod E shall be issued until the main showground arena within Pod F is issued a certificate of occupancy. (PLANNING AND ZONING)

9. Pod E shall be single family residential only regardless of lot size. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted within Pod E of the Wellington CountryPlace PUD. (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. Prior to the first residential building permit in Pod E, the following improvements, which shall be funded and constructed by the applicant, shall be completed: (PLANNING AND ZONING)
  - a. Roadway connection from South Shore Boulevard to Equestrian Club Road;
  - b. Bridle trail pathway along C-4 canal from Gracida Street to Pierson Road and internal to Pod E; and
  - c. Multi-purpose pathway along C-4 canal from Gracida Street to Pierson Road and internal to Pod E.
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 "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 "Amenities Site". (PLANNING AND ZONING)
15. The applicant shall maintain in perpetuity the 12.49-acre conservation easement area with Pod E "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)

**Landscape Conditions:**

18. 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:**

19. A bridle path and multi-modal pathway shall be provided along the proposed development's south property line of Pods F and E 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 of Pod E.
20. Provide a 500-foot long by 15-foot wide right-of-way dedication along South Shore Blvd. at the southbound approach to the project entrance servicing Pods E for the construction of a right turn lane into the project. The applicant will be responsible for properly permitting, constructing, and final completing (including final inspection, as-built plans, and closing out the permit) the turn lane prior to the issuance of the first Certificate of Occupancy on the project site. Construction should commence for the same prior to the issuance of the first building permit for Pods F or E. (ENGINEERING)
21. 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)
22. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by Wellington. The time extension shall not require an amendment to the PUD master plan. (TRAFFIC)
23. 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 250 feet of storage;
  - 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.

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.

24. Extension of the westbound right turn lane storage from 270 feet to 400 feet at Gracida Street/Lake Worth Road and South Shore Boulevard intersection is required. The applicant shall fund the design

and construction of the turn lane modification, as approved by the Wellington Engineer, prior to the issuance of any building permits for Pods E and F. (TRAFFIC)

25. 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)
26. 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)
27. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
28. Gene Mische Way shall be open for the general public from Pierson Road to Gracida Street from 7am – 7pm and gated controlled access from 7pm - 7am. No additional on-street parking will be allowed along Gene Mische Way. (TRAFFIC)
29. A proportionate share payment of 11.6% of the total cost to construct a traffic signal and/or roundabout at the intersection of Lake Worth Road and 120<sup>th</sup> Avenue is required prior to the first building permit for Pods F and E. The cost of the traffic signal and/or roundabout shall be based upon the Wellington Engineer's opinion of cost. (TRAFFIC)

**Concurrency (LOS) Conditions:**

30. 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)
31. 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)
32. 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)
33. The property owner of Pod E shall contribute \$324,090.00 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 – Current Future Land Use Map
- Exhibit B – Proposed Future Land Use Map
- Exhibit C – Current Wellington CountryPlace PUD Master Plan
- Exhibit D – Proposed Wellington CountryPlace PUD Master Plan
- Exhibit E – The Estates at Equestrian Village Project Standards Manual
- Exhibit F – Conceptual Site Plan
- Exhibit G – Conceptual Circulation Plan
- Exhibit H – Bridle Trail map
- Exhibit I – Environmental Report
- Exhibit J – Traffic Impact Statement
- Exhibit K – Wellington Traffic Engineer Letters
- Exhibit L – TPS Letter
- Exhibit M – PBC Archaeologist Letter
- Exhibit N – SCAD Letter
- Exhibit O – Drainage Statement
- Exhibit P – Water and Waste Water Demand Analysis
- Exhibit Q – Market Study
- Exhibit R – Justification Statement
- Exhibit S – Lot Size Justification Statement
- Exhibit T – Modification to Conditions of Approval
- Exhibit U – Public Comments