

I. PETITION DESCRIPTION

Petitions: **Comprehensive Plan Amendment: 16-58 (2016-021 CPA3)**
 Zoning Text Amendment: 16-53 (2016-002 ZTA)
 Rezoning: 16-59 (2016-022 REZ)
 Master Plan Amendment: 16-60 (2016-023 MPA3)

Project Name: **Winding Trails of The Landings at Wellington PUD**

Owner/Applicant: W & W Equestrian Club, LLC
12180 South Shore Boulevard, Suite 104
Wellington, Florida 33414

Agent: Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458

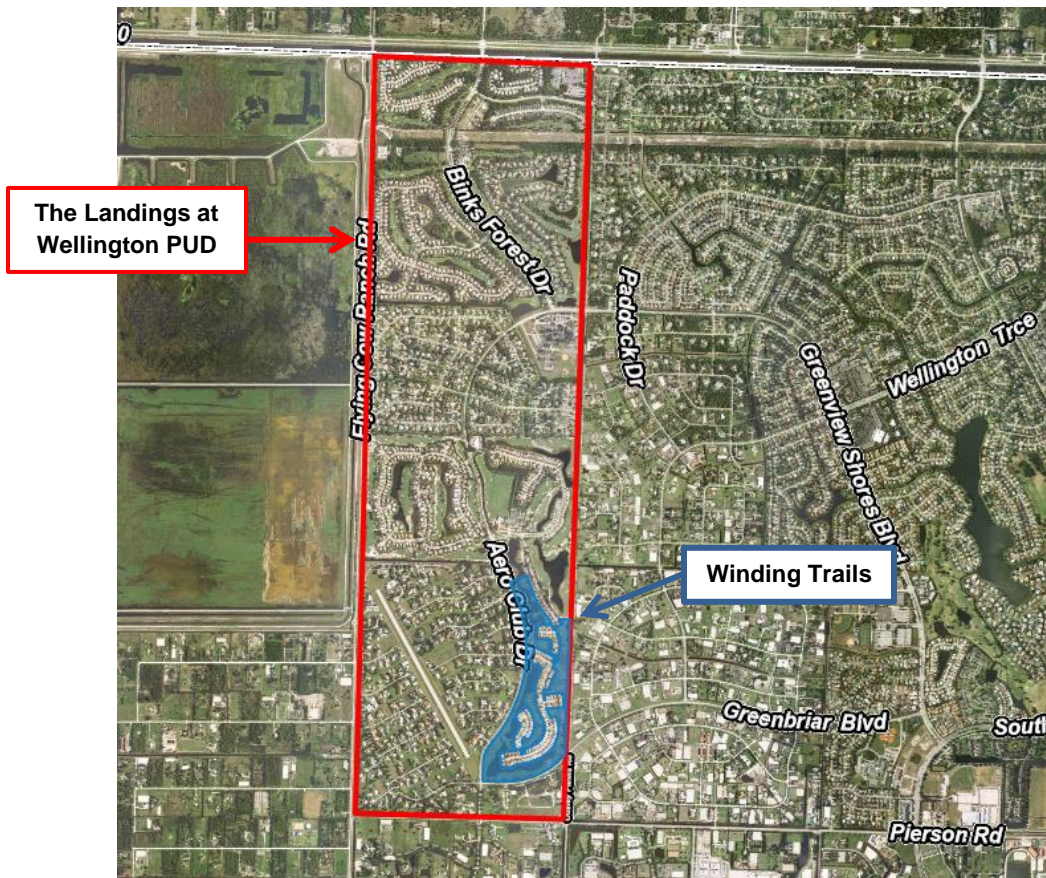
- Requests:** **1. Comprehensive Plan Amendment: 16-58 (2016-021 CPA3)**
- To amend the Future Land Use Map designation of Winding Trails from Commercial Recreation to Residential “B” (.1 du – 1.0 du/ac)
 - To extend the boundaries of the Equestrian Preserve Area to encompass Winding Trails
 - To add the public bridle trails within Winding Trails to the Equestrian Trails Master Plan Map and Equestrian Circulation Plan within the Equestrian Preservation Element.
- 2. Zoning Text Amendment: 16-53 (2016-002 ZTA)**
- To amend Article 6, Chapter 10 of Wellington’s Land Development Regulations (LDRs) by creating a Subarea F of the Equestrian Overlay Zoning District and to establish regulations for Subarea F.
- 3. Rezoning: 16-59 (2016-022 REZ)**
- To amend the Zoning Designation of Winding Trails from Agricultural Residential/Planned Unit Development (AR/PUD) to Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD). Additionally, to identify Winding Trials as part of Subarea F.

4. Master Plan Amendment: 16-60 (2016-023 MPA3)

- To amend The Landings at Wellington PUD with the following:
 - To delineate Winding Trails from Pod “D” by creating Pod “D-1”
 - To allocate 29 acres to Pod “D-1”
 - To add nine (9) dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls to Pod “D-1”
 - To add three (3) access points along Aeroclub Drive
 - To add two (2) access points along Greenbriar Boulevard

II. SITE DATA

Existing Use:	Golf Course and Lakes
Parcel Size:	65.45 acres total: <ul style="list-style-type: none">○ 38.41 acres (Golf Course)○ 21.88 acres (Lakes)○ 5.16 acres (Lake Maintenance Tracts)
Existing Land Use:	Commercial Recreation
Proposed Land Use:	Residential “B” (.1 du – 1.0 du/ac)
Existing Zoning District:	Agricultural Residential/Planned Unit Development (AG/PUD)
Proposed Zoning District:	Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) Subarea F
Parcel Control No's.:	73-41-44-18-03-006-0000 73-41-44-07-07-010-0020 73-41-44-07-07-005-0010 (Lakes) 73-41-44-18-03-004-0010 (Lakes) 73-41-44-18-03-004-0020 (Lake Maintenance Tracts)
Location:	<p>The Winding Trails is located on the northeast corner of Aeroclub Drive and Greenbriar Boulevard (Exhibit A – Legal Description).</p> <p>The Landings of Wellington PUD is located south of the C-51 canal, north of the C-23 canal, west of the C-2 canal and east of the C-1 canal.</p>



III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Land Use	Future Land Use	Zoning District
North	Wanderer's Club Golf Course/Lake Field South	Commercial Recreation/ Residential "E"	Agricultural Residential/ Planned Unit Development (AR/PUD)
South	Dog Park/Day Care	Institutional/Public Facilities/Parks	Agricultural Residential/ Planned Unit Development (AR/PUD)
East	Saddle Trail Subdivision	Residential "B"	Agricultural Residential/ Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD)
West	Aeroclub Subdivision	Residential "B"	Agricultural Residential/ Planned Unit Development (AR/PUD)

IV. SITE HISTORY AND CURRENT REQUEST

The Landings at Wellington PUD was approved by Palm Beach County prior to the Village's incorporation in 1979. The subject site, which is within the PUD, and will be known as Winding Trails, was approved as the Executive Golf Course surrounding Pod "D", Lakefield South, a 200 unit residential subdivision with zero lot line and townhome units. No development order currently exists for this property.

Over the past several years, the Executive Golf Course had become defunct and was non-operational. On October 30, 2015, the 38.41 acre property was sold to W & W Equestrian Club, LLC.

The agent Coteleur and Hearing, has submitted the following applications to develop the golf course into nine (9) single family lots with barns, grooms quarter and other ancillary equestrian facilities:

- A Comprehensive Plan Amendment to change the Future Land Use Map designation for the property to Residential "B", which will allow for the development of single family ranchette type lots. The Amendment will also expand the Equestrian Preserve Area to encompass the property (Exhibit B – Proposed Future Land Use Map). Equestrian trails maps within the Equestrian Preservation Element will be updated accordingly (Exhibit C – Equestrian Master Plan and Exhibit D – Equestrian Circulation Plan). All subsequent applications rely on the approval of the Comprehensive Plan Amendment. Without approval, all other applications will not move forward.
- A Zoning Text Amendment (ZTA) to Section 6.10 of the Wellington's LDRs, Equestrian Overlay Zoning District (EOZD), to create Subarea F and establish regulations as the property is unique and does not coincide with any of the existing Subarea's that are adopted in the EOZD (Exhibit E – Proposed ZTA Changes).
- A Rezoning application to change the Zoning designation to Agricultural Residential/Planned Development/Equestrian Overlay Zoning District (AR/PUD/EOZD). Additionally, Winding Trails will be identified as Subarea F. (Exhibit F – Proposed Rezoning Map).
- The Master Plan Amendment to The Landings at Wellington PUD is proposed to delineate Winding Trails from Pod "D" by creating Pod "D-1". Pod "D-1" will be a total of 29 acres and consist of nine (9) single family dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls. The amendment will also add three (3) access points along Aeroclub Drive to access Lots 5-9 and to add two (2) access points along Greenbriar Boulevard to access Lots 1-4. (Exhibit F – Proposed The Landings at Wellington Master Plan Amendment).

- A Site Plan application for the project that provides for the layout of each lot including barns, manure bins, landscape buffers, and access drives, etc (Exhibit G – Proposed Site Plans and Exhibit H – Proposed Landscape Plan). This application was certified by the Development Review Committee (DRC) at the July 13, 2016 DRC meeting pending Council approval of all of the above applications.

The project includes reconfiguring lakes that are owned and maintained by Acme Improvement District and Lake Maintenance Tracts that are owned and maintained by Wanderer's Club, LLC. Negotiations are being made to swap the Lake Maintenance Tracts and to reconfigure the lakes by providing more acreage than what currently exists. As a condition of the Master Plan Amendment, a tri-party agreement shall be required and must be executed prior to the issuance of a Land Development Permit for the reconfigurations. A permit modification to the South Florida Water Management District will also be required.

V. STAFF ANALYSIS

1. Comprehensive Plan Amendment

The applicant is requesting a Comprehensive Plan Amendment (CPA) to change the Future Land Use Map designation of the 65.45 acre golf course that consists of lakes and lake maintenance tracts, from Commercial Recreation to Residential "B" (.1 du – 1.0 du/ac) and to extend the Equestrian Preserve Area to encompass the 65.45 acre project. The existing golf course is proposed to be redeveloped into nine (9) individual residential lots ranging in size from 2.43 acres – 4.45 acres with barns, grooms quarters and other ancillary equestrian facilities. The current Land Use and Zoning designation does not allow for the development of residences or barns. A Comprehensive Plan Amendment and Rezoning is required in order to develop the property as proposed. All subsequent applications rely on the approval of the Comprehensive Plan Amendment. Without approval, all other applications will not move forward.

This CPA request is in compliance with the following policies/objectives within Wellington's Comprehensive Plan.

Policy 1.4.5 of the Land Use Element: The maximum density for Residential "B" - Ranchette land use subcategory is 1 du/acre. The proposed Winding Trails project, including the lakes that are owned by Acme, totals approximately 65.45 acres. The project will consist up of nine (9) single family lots with a residence, barn and grooms quarters in one building totaling approximately 29.11 acres. The density for the proposed project is 0.31 du/acre, which is significantly less than what is permitted by this policy. Of the 29.11 acres of that will be known as Winding Trails, the only structures on the properties will be a residence/stable and a manure bin for each lot. A total of 22.11 acres of the project will consist of lakes that will be owned and maintained by Acme Improvement District. Pursuant to the tri-party agreement, the lakes will be reconfigured by the applicant. The remaining 14.23 acres will consist of lake maintenance easements, dedicated to Acme Improvement District for the maintenance of the lakes, and other common areas, dedicated to the Homeowner's Association.

Policy 1.4.2 of the Land Use Element: Winding Trails surrounds the existing Lakefield South residential development. Lakefield South has a Future Land Use Map designation of Residential “E” (5.01 du – 8.0 du/acre). Per Table 7.3-8 of Wellington’s LDRs, these two land uses are required to have a landscape buffer in between them to mitigate any potential impacts. Per the LDRs, a ten (10) foot wide Incompatibility Landscape Buffer with canopy trees planted every 25 linear feet and continuous hedge a minimum of four (4) feet in height is required to be installed along the perimeter of the project except wherever there is a water body greater than 50 foot in width. A 20 foot Right-of-Way Landscape Buffer is also required for all property abutting Aeroclub Drive and Greenbriar Boulevard.

The lakes are being reconfigured with an average width of 100’ with a minimum width of 60 feet from water’s edge to water’s edge. Most of the neighboring Lakefield South community will be adjacent to the new configuration of lakes. Additionally, a subsequent application for a Zoning Text Amendment (ZTA) has been submitted to create Subarea F of the EOZD, which provides for a 50’ minimum setback from another residential lot for the barns, manure bin and paddocks. The subarea will also limit the building height of 35’, limit the building to two stories, prohibit covered arena and seasonal temporary tents, etc. All proposed regulations are consistent with or meet the intent of the current EOZD regulations. The companion master plan and site plan will address all impacts and mitigation requirements to protect the surrounding area.

Objective 1.1 of the Equestrian Preservation Element: Winding Trails is proposing a public bridle trail along Aeroclub Drive and Greenbriar Boulevard. The applicant will also be required to install a horse crossing at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the proposed bridle trail to the Red Trail that provides access to Palm Beach International Equestrian Center. All equestrian trails maps within the Equestrian Preservation Element will be updated to include these bridle trails. A multi-purpose pathway along the west side of Ousley Farms Road, between Pierson Road and Greenbriar Blvd will be required to be constructed by the applicant and then it will be maintained by Wellington.

The nine (9) lots are designed on each individual site plan to have one building incorporating the barn (stalls) and grooms quarters on the bottom floor and an owner’s residence on the top floor. No other buildings are proposed on each lot except for the covered manure bins which are regulated by the Best Management Practices (BMP). Reducing the numbers of buildings permitted will increase the amount of open space for each property.

An eight (8) foot multi-purpose path will be installed along the north side of Lake 2. The multi-purpose path will be secured by a keycard access gate accessible to Lakefield South residents only. The path will adjoin the newly created driveway which provides access to Lots 1 and 2. This will allow residents of Lakefield South legal pedestrian access to the multi-purpose pathway along Greenbriar Boulevard.

The applicant is proposing a residential development with equestrian facilities that is significantly less dense than what could potentially be built on a property with a Residential “B” Future Land Use Map designation. The regulations proposed for this

new subarea will create consistency and character for the proposed project and ensure mitigation of impacts to the surrounding area.

2. Zoning Text Amendment

The applicant is requesting a ZTA to Article 6, Chapter 10, Equestrian Overlay Zoning District (EOZD), of Wellington's LDRs creating Subarea F and establishing regulations for this new subarea. The EOZD is currently divided into subareas to address the unique characteristics of the neighborhoods within the Equestrian Preserve Area, therefore the Zoning Text Amendment is consistent with the intent of the EOZD.

The applicant is requesting the following setbacks for principal and accessory uses:

	Principal Structure	Accessory Structure	Paddock, Rings	Manure Bin
Front	50 Feet	55 Feet	20 Feet	30 Feet
Side, Interior	50 Feet	10 Feet	20 Feet	30 Feet
Side, Corner	50 Feet	10 Feet	20 Feet	30 Feet
Rear	10 Feet	10 Feet	20 Feet	30 Feet
Residential Lot	50 Feet	-	50 Feet	50 Feet

The proposed nine (9) lots are mostly surrounded by lakes with an average width of 100 feet. When a lot is not abutting a lake, the applicant is proposing increased setbacks from a residential lot to mitigate potential impacts on the surrounding communities. A Residential Lot setback does not currently exist in the code and is unique to Subarea F only. Manure Bins are also required to meet Best Management Practices requirements.

Currently the existing subareas are required to meet the 300 foot minimum depth requirement. The proposed lots are long and shallow. The applicant is proposing a minimum depth requirement of 100 feet and minimum width requirement of 250 feet for Subarea F due to the nature of the lot configuration. The maximum building height for Subarea F will be 35 feet. Buildings shall be no more than two stories high. A restriction on the number of stories a building may have does not currently exist in the code and this regulation will be unique to Subarea F only. Subarea F will be limited to 20% Floor Area Ratio (FAR) and 20% Building Coverage like all other subareas within the EOZD.

The maximum density for Subarea F is .5 dwelling units per acre with a minimum lot size of two (2) acres which is similar to Subarea D. Cluster Development will be prohibited.

Temporary tents within Subarea F shall be prohibited except in conjunction with the construction of a barn or stable. Per Section 6.10.6.D of the LDRs, the tent shall be removed within 10 working days of the issuance of a certificate of occupancy for the barn or stable. A Special Use Permit and building permit will be required prior to the installation of the tent. Currently all subareas within the EOZD are permitted to have a tent during the construction of a barn.

Within Subarea F, the stables shall be limited to no more than four (4) stalls per acre

with a maximum of 12 stalls per lot. This is more restrictive than Subarea B, which includes Paddock Park and Saddle Trail, where properties are permitted four (4) stalls per acre with no maximum threshold per lot.

Covered arenas will not be permitted within Subarea F. This is unique to the EOZD as there currently are no restrictions in any other subarea.

All other restrictions within the EOZD will apply to Subarea F unless specifically amended in the proposed Ordinance.

3. Rezoning and Master Plan Amendment

The applicant is requesting a Rezoning for Winding Trails and a Master Plan Amendment amending The Landings at Wellington PUD. The current Zoning designation is Agricultural Residential/Planned Unit Development (AR/PUD). The proposed Zoning designation is Agricultural Residential/Planned Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) Subarea F which will allow the development of a residence, barn/stable and other equestrian facilities.

The Master Plan Amendment to The Landings at Wellington PUD is proposed to delineate Winding Trails from Pod "D" by creating Pod "D-1". Pod "D-1" will be a total of 29 acres and consist of nine (9) single family dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls. The amendment will also add three (3) access points along Aeroclub Drive to access Lots 5-9 and add two (2) access points along Greenbriar Boulevard to access Lots 1-4. (Exhibit F – Proposed The Landings at Wellington Master Plan Amendment).

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

- A. Consistency with Comprehensive Plan:** The Rezoning and Master Plan Amendment are consistent with the Comprehensive Plan as explained above in the Comprehensive Plan staff analysis.
- B. Conformity with Zoning Standards:** The applicant submitted a subsequent application for a ZTA creating Subarea F and establishing regulations for this new subarea. The petition conforms to the proposed zoning regulations as Winding Trails was designed to comply with Subarea F.
- C. Compatibility with Surrounding Land Uses:** Winding Trails surrounds the existing Lakefield South residential development. Lakefield South has a Future Land Use Map designation of Residential "E" (5.01 du – 8.0 du/acre). Per Table 7.3-8 of Wellington's LDRs, these two land uses are required to have a landscape buffer in between them to mitigate any potential impacts. Per the LDRs, a ten (10) foot wide Incompatibility Landscape Buffer with canopy trees planted every 25 linear feet and continuous hedge a minimum of four (4) feet in height is required to be installed along the perimeter of the project except wherever there is a water body greater than 50 feet in width. A 20 foot Right-of-Way Landscape Buffer is also required for all property abutting Aeroclub Drive

and Greenbriar Boulevard.

The applicant designed Winding Trails to be consistent with the proposed Subarea F. As provided in the ZTA Staff Analysis above, the applicant provides for unique regulations that are not currently provided for within the EOZD to create the character of the subdivision and minimize the impacts to the neighboring properties. This includes increased setbacks to residential lots, minimum setbacks for paddocks, maximum number of building stories, prohibition of covered arenas, etc.

The applicant is proposing to reconfigure the existing lakes surrounding Lakefield South and Winding Trails. A 20-foot wide Lake Maintenance Easement will be provided to access the lakes for maintenance purposes. Properties abutting a lake will be separated from the equestrian structures by two (2) 20 foot Lake Maintenance Easements, a lake with an average width of 100 feet, and a 10 foot minimum rear setback. Average distance from a property within Lakefield South that abuts a lake to the residence/barn is approximately 150 feet. Properties abutting a lot within Winding Trails will be separated by a minimum of 50 feet from principal structures, paddocks, rings and manure bins.

Manure shall meet the BMP requirements and be fully covered or enclosed roll-off containers to reduce the possibility of run off and reduce potential odors.

A driveway is proposed on Greenbriar Boulevard that runs along the east side of the Winding Trails project to access Lots 1 and 2. A rendering of the proposed drive is shown in Exhibit J – Proposed Renderings and Elevations. The access drive is required to be paved. The access drives to each individual lot will be gated. Only the owner, grooms, maintenance or service vehicles and visitors of the owner will be utilizing the access road. This road will not have public access. It will be required to comply with the emergency vehicle regulations regarding access as well.

Minimal traffic will be generated for the proposed nine (9) lots. 351 daily trips are proposed to be generated for the entire project which is approximately 39 trips per lot (Exhibit I – Wellington's Traffic Consultant's Letter). This is substantially less than what could be developed on this property. For example, if the site was developed to its full potential with the Residential B Land Use of one (1) dwelling unit per acre, a total of 65 single family dwelling units could be built. A single family dwelling unit generates 10 daily trips which would equate to 650 daily trips for the entire project.

Winding Trails is contiguous to the EOZD with Saddle Trail Park to the east which is within Subarea B.

D. Environmental Resources – The Rezoning and Master Plan Amendment is in compliance with the purpose and intent of the Environmental Standards as set

forth in the LDRs. Littoral planting will be provided within the reconfigured lakes as approved by the Engineering Department with approved native species. An additional 0.8 acre of lake will be provided once the lakes are reconfigured. The applicant is also allocating 14.23 acres of lake maintenance easements and common area throughout the project. All properties shall conform to the Best Management Practices.

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.

- E. Adequacy of Public Services -** The proposed property is within the Urban Service Area and water is available on site. The existing use of the property is golf course. Public sewer service will be provided for Lots 1-4 and private septic systems will be provided for Lots 5-9. Drainage will be provided for the lots by the newly configured lakes. Storm water runoff will be collected in a system of catch basins and conveyed by underground culverts to the reconfigured lake systems.

VI. Development Review Committee (DRC):

The Comprehensive Plan Amendment, Zoning Text Amendment, Rezoning and Master Plan Amendment were certified at the July 13, 2016 DRC meeting for public hearing. The Site Plan was certified pending approval of all above applications.

VII. BOARDS, COMMITTEES AND COUNCIL:

Equestrian Preserve Committee:	September 7, 2016
Planning, Zoning and Adjustment Board:	September 14, 2016
Council – First Reading:	October 13, 2016
Council – Second Reading:	November 22, 2016

The Master Plan Amendment only requires one reading and will be scheduled at the November 22, 2016 Council Meeting.

All public comments received as of August 30, 2016 regarding the proposed petitions have been included as Exhibit L – Public Comments.

VIII. STAFF RECOMMENDATION

Golf as a leisure activity has been in decline for more than a decade for numerous reasons. Golf courses have been and continue to fail not only locally (North Course, Greenview Cove/Polo West, Bink's, Wanderer's Executive Course) but regionally, State wide and nationally. Capital costs necessary to keep a golf course operational have far exceeded the possible return. Staff has researched the trends in golf course redevelopment and has found that the redevelopment of failed golf courses has resulted mostly in development as multi-family projects, (rental, condominium and townhouse)

and in some cases single family or zero lot line projects. In other cases the property has been purchased by government to convert to parks or other government purposes (like the Royal Palm Beach Country Club). Some conversions have included some components of nonresidential use such as office and/or retail uses. Staff has compared the possible alternatives to the currently proposed alternative and believes that the proposal (nine (9) lots that average 2-5 acres with equestrian improvements) is clearly a better alternative than multi-family, rentals or small lot single family homes. Redevelopment of the property as a municipal park would be mostly a positive solution for the adjacent neighborhood, but that alternative has been previously considered and not chosen. The density and intensity is much less than what could be proposed, and certainly far less than the intensity of the adjacent neighborhood (which is developed at a density of more than 15 times that of the subject proposal). The impact on existing infrastructure is minimal. The opportunity to develop this area in the manner proposed will have far less impact on the surrounding areas than the potential alternatives. This golf course is privately owned and the owner is permitted to request approval as they see fit. Staff supports this request and all proposed amendments, not only because it is consistent with the Comprehensive Plan, the intent of the code, and all other factors mentioned in the Staff Analysis section of this report, but because the potential future alternatives would result in higher density and intensity, create greater impacts and would not have the amount of open space that will be provided with this project. Staff has taken into consideration all the opposition and concerns of the adjacent properties and has conditioned the requests to address these concerns where we have the ability to do so. The property owner has held several neighborhood meetings to discuss the project with residents. They have also created a website where they house all the most current plans, questions and answers about the project and general information on the project. Staff is aware that there have been numerous correspondences submitted to Council and throughout this process staff has encouraged anyone wishing to schedule time to review the material and ask questions about the project to do so. To date staff has met with three homeowners of Lakefield's South and we have no other requests for meetings.

Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval with the following:

1. Ordinance No. 2016-16, a Comprehensive Plan Amendment (Petition Number 16-58 [2016-021 CPA3]) to change the Future Land Use Map designation for Winding Trails from Commercial Recreation to Residential "B" (.1 du/ac – 1.0 du/ac); to extend the Equestrian Preserve Area to encompass Winding Trails; and to add the public bridle trails within Winding Trails to the Equestrian Trails Master Plan Map and Equestrian Circulation Plan within the Equestrian Preservation Element.
2. Ordinance No. 2016-17, a Zoning Text Amendment (Petition 16-53 [2016-002 ZTA]) to amend Article 6, Chapter 10, Equestrian Overlay Zoning District (EOZD), of Wellington's LDRs, by creating Subarea F and establishing regulations for Subarea F.

3. Ordinance No. 2016-18, a Rezoning application (Petition Number 16-59 [2016-022 REZ]) to amend the Zoning Designation of the 65.45 acre Winding Trails project from Agricultural Residential/Planned Unit Development (AR/PUD) to Agricultural Residential/Planned Development/Equestrian Overlay Zoning District (AR/PUD/EOZD); to identify Winding Trails as part of Subarea F; subject to the Conditions of Approval listed in Ordinance No. 2016-18.
4. Resolution R2016-47, a Master Plan Amendment (Petition Number 16-60 [2016-023 MPA3]) to amend The Landings at Wellington PUD Master Plan to delineate Winding Trails from Pod "D" by creating Pod "D-1"; to allocate 29 acres to Pod "D-1"; to allow nine (9) single family dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls to Pod "D-1"; to add three (3) access points along Aeroclub Drive; to add two (2) access point along Greenbriar Boulevard; subject to the conditions of approval listed in Resolution No. 2016-47.

Conditions of Approval for Master Plan Amendment:

1. All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect.
2. Approval is based on the Master Plan dated stamped August 24, 2016.
3. The project shall be required to be re-platted prior to the issuance of the first building permit. The re-plat shall be submitted within 60 working days of the Master Plan approval granted by Village Council.
4. All future plats shall depict the road system, proposed bridle/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan.
5. The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 5,880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,749.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e bridle trails) if they are dedicated for public use. These fees shall be paid in full prior to the issuance of the first building permit.
6. A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard.
7. A 10-foot wide Incompatibility Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property.

8. The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be paved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the developer will be required to provide and dedicate an access easement to insure future legal access to both lots. This easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations.
9. An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit.
10. A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to the bridle trails within Winding Trails. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit.
11. There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aeroclub Drive or Greenbriar Boulevard.
12. Prior to any land development permits for Parcels 1 and 2, the engineering design for the access to Greenbriar Boulevard must be approved by the Village Engineer and depicted on the Site Plan.
13. The developer shall be required to take measures to insure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties.
14. A tri-party agreement for the reconfiguration of the lakes shall be executed by all required parties prior to the issuance of a Land Development Permit and prior to the application for a permit modification to South Florida Water Management District.
15. The developer shall be required to take measures to insure that the adjacent water bodies that are not part of the lake reconfiguration are secured and protected from pollutants during construction, per all applicable NPDES standards and regulations.

16. All littoral plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be dedicated on the plat.
17. All driveways and private roadways shall be paved.
18. All gates shall be approved for emergency vehicle access with universal remote type to be approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff.
19. The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width.
20. Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process.
21. In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.

List of Exhibits

Exhibit A	Legal Description
Exhibit B	Future Land Use Map (FLUM) (Proposed)
Exhibit C	Equestrian Master Plan within the Equestrian Preservation Element (Proposed)
Exhibit D	Equestrian Circulation Plan within the Equestrian Preservation Element (Proposed)
Exhibit E	ZTA Changes (Proposed)
Exhibit F	Zoning Map (Proposed)
Exhibit G	The Landings at Wellington PUD Master Plan (Proposed)
Exhibit H	Conceptual Site Plans
Exhibit I	Conceptual Landscape Plans
Exhibit J	Proposed Renderings and Elevations
Exhibit K	Wellington Traffic Consultant's Letter
Exhibit L	Public Comments Received as of August 30, 2016