



***Wellington Comprehensive Plan
Equestrian Preservation Element***

EQUESTRIAN PRESERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

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

Objective 1.1 The Village of Wellington has adopted the Equestrian Overlay Zoning District (EOZD) to implement the Equestrian Preserve Area established within the Future Land Use Map. The EOZD includes several sub-areas to address the unique characteristics of the neighborhoods in the Equestrian Preserve Area. Among the purposes and intent of the EOZD is to:

- (1) Provide for and encourage the creation of conservation easements to retain open space and paths for equestrian trails;
- (2) Provide for the preservation of greenspace through the use of cluster development, open space zoning or other innovative planning techniques designed to maximize the preservation of open space and the agricultural, rural and equestrian character of the Equestrian Preserve, while maintaining the overall density in the Equestrian Preserve;
- (3) Provide for the limited commercial uses which support the equestrian industry;
- (4) Provide for the preservation of the rural lifestyles and land uses which exist in the overlay area while ensuring compatibility of land uses; and
- (5) Establish site development regulations that recognize the characteristics of equestrian and similar uses and structures.

The density and intensity measures within the EOZD are consistent with the Comprehensive Plan. Wellington Council has created an Equestrian Preserve Committee (EPC) to provide advisory recommendations on land use applications in the Equestrian Preservation Area (EPA). Proposed changes to the EOZD shall be reviewed by the EPC prior to further action by the Planning Zoning and Adjustment Board (PZAB).

Policy 1.1.1 Wellington shall regularly review the EOZD with respect to changes that would be beneficial to the equestrian industry. Wellington shall adopt any changes into the Land Development Regulations upon approval by the Equestrian Preservation Committee, the PZAB and Wellington Council. Among items to be reviewed:

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- (1) Elimination of DRC review for any barn/stable on property greater than 5 acres;
- (2) Retention of “cluster development” provisions;
- (3) Retention, deletion or addition of permitted and conditional uses within the EOZD; and
- (4) Definition for private non-commercial equestrian events.

CIRCULATION MAP

Objective 1.2 The Village of Wellington has adopted as part of its Comprehensive Plan, a Future Equestrian Circulation Map. The objective of this map is to provide a plan for the creation of separation of vehicular and equestrian traffic to the greatest extent possible to ensure the safety of both motorists and equestrians. This objective shall be made measurable by its implementing policies and by creation of an equestrian transportation system in accordance herewith through the implementation of capital improvement projects and other actions by the Wellington Council.

Policy 1.2.1 The Future Equestrian Circulation Map will be used by Wellington to program capital improvement projects that improve the safety of equestrians and pedestrians in the Equestrian Preservation Area. Proposed changes to the Equestrian Circulation Map or the capital improvement projects program may be initiated by the EPC, subject to ultimate approval by the Wellington Council.

Policy 1.2.2 Wellington shall construct safe and controlled equestrian crossings along South Shore Boulevard, Pierson Road, Lake Worth Road and at other intersections of equestrian trails and roadways identified on the Future Equestrian Circulation Map and as provided in the Capital Improvements Element.

Policy 1.2.3 Wellington shall install signs at all entrances to the Equestrian Preserve and periodically throughout the area to inform drivers of their responsibilities within the Equestrian Preserve.

Policy 1.2.4 Wellington shall acquire equestrian trail easements where necessary as identified on the Future Equestrian Circulation Map and as provided for in the Capital Improvement Element.

Policy 1.2.5 Wellington will pursue access to the Big Blue Forest, Loxahatchee National Wildlife Refugee, Section 24, Section 34 and other appropriate areas for equestrian trail riding purposes.

Policy 1.2.6 By February 2010, Wellington shall complete a review and report on the location of existing equestrian trails, an analysis of existing and recommended improvements and a prioritization prepared in conjunction with the EPC, for future

installation of improvements. Wellington shall, to the extent practical, utilize in-house public works and engineering resources to achieve these reviews.

Policy 1.2.7 By February 2010, Wellington shall review and generate a report analyzing existing or potential plans for enhanced equestrian crossings and intersections at South Shore Boulevard and Pierson Road, South Shore Boulevard and Lake Worth Road, South Road, and any others identified by the Equestrian Preservation Committee. Wellington shall, to the extent practical, utilize in-house public works and engineering resources to achieve these reviews, although specific equestrian engineering expertise may be necessary.

TRAFFIC CONTROL

Objective 1.3 The Village of Wellington shall, to the extent feasible, limit the impacts of vehicular traffic within the Equestrian Preserve Area. Wellington shall control traffic volume, speed and type within the Equestrian Preserve to limit the negative impacts of high volume, high speed and through traffic on the Equestrian Preserve. This objective shall be made measurable by its implementing policies and by limiting vehicular speed on rural roads, installation of signage, road design features, implementation of capital improvement projects and other actions of the Wellington Council. Traffic calming measures shall also be used to discourage traffic and to limit the type and speed of the traffic.

Policy 1.3.1 Wellington will maintain and update the traffic-calming plan for all roadways in the Equestrian Preserve. This plan shall:

- (1) Provide for the design and construction of the Mall Bypass Road (as depicted on the Future Transportation Map) as an alternative route to minimize traffic through the Equestrian Preserve Area;
- (2) Provide for safe equestrian crossings at all identified points of vehicular and equestrian conflict. Particular attention shall be paid to the intersection of South Shore and Pierson Road and Lake Worth Road and South Shore Boulevard and generally along Pierson Road;
- (3) Provide for a reduction in speed through the installation of traffic circles, speed humps, four-way stop signs or other traffic calming measures as deemed appropriate by the Wellington Engineer.

Policy 1.3.2 By February 2010, Wellington shall conduct an analysis of all traffic calming installations such as roundabouts, speed tables and retention of dirt roads, within the EPA. Wellington shall work with the EPC to identify other types of improvements or installations that may be needed. Wellington shall identify areas and locations where additional improvements may be needed. Wellington shall, to the extent

practical, utilize in-house public works and engineering resources to achieve these reviews and improvements.

Policy 1.3.3 Unpaved local streets in the area shall not be paved without Wellington first receiving a petition in the manner specified in Part IV, Chapter 163 of the Florida Statutes from the majority of the effected landowners requesting the road to be paved. Said paving shall be paid for by special assessments levied against the adjoining properties if deemed appropriate by the Wellington Council.

Policy 1.3.4 Roadways within the Equestrian Preserve shall be maintained as two-lane facilities. Adopted levels of service for these roadways shall be Level of Service E.

Policy 1.3.5 No through connections from State Road 80 to State Road 7 shall be made via 50th, Lake Worth Road, Pierson Road, Flying Cow or any other roadway in the Equestrian Preserve.

Policy 1.3.6 Wellington shall maintain the signalization improvements that have been installed at the intersection of Fairlane Farms Road and Forest Hill Boulevard.

IDENTITY PROGRAM

Objective 1.4 The Village of Wellington shall develop a program to promote Wellington's equestrian identity. This objective shall be made measurable by its implementing policies. A signage program has been developed and implemented by Wellington to help identify the equestrian areas in Wellington.

Policy 1.4.1 This program shall at a minimum:

- (1) Work with the Tourism Development Council, the Chamber of Commerce and local service organizations to promote equestrian related visitation, and events within the community
- (2) Provide an equestrian overview as part of information provided to new residents
- (3) Develop and promote the utilization of the trail system
- (4) Promote integration of the equestrian community into the overall community through the schools, special events and informational brochures
- (5) Develop a program to mark the entrances to the equestrian community through the use of special landscaping, signs, sculpture, monuments or other works of art

Policy 1.4.2 By February 2010, Wellington shall, in conjunction with the

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Equestrian Preservation Committee, establish a system of branding to enhance the equestrian identity of Equestrian Preserve Area. The branding shall include, but not be limited to public art, private property regulations, specific plantings, and way finding signage.

Objective 1.5 By February 2010, Wellington shall initiate a study to identify, define, assess, and document specific economic benefits and other advantages of the equestrian industry to the Village of Wellington. The study shall include, but not be limited to, employment, real estate values, open space and quality of life benefits.

Exhibit “A”

Equestrian Element Map Series

1. Equestrian Trails Master Plan