

Equestrian Element

STAFF REPORT

Ordinance No: 2021-01

Applicant: Village of Wellington

Request: Repeal the Equestrian Preservation Element and replace with the Equestrian Element, as a part of the overall update to the Wellington Comprehensive Plan.

Project Manager:
 Tim Stillings, AICP
 Planning, Zoning & Building Director
tstillings@wellingtonfl.gov
 (561) 791-4000

Boards, Committees, and Council:

	Date	Vote
Other	n/a	-----
EPC	3/3/21	Approve 7-0
PZAB	4/14/21	Pending
Council (1 st)	5/11/21	Pending
Council (2 nd)	TBD	

Wellington Vision

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Background

The State of Florida requires municipalities to review and update, where appropriate, their Comprehensive Plan at least every seven years to reflect changes in Growth Management Laws, changing conditions within the community, updates to policies that may no longer be accurate or effective, as well as based on where the community thinks the Plan is working or not working. Wellington has been updating its Plan in this manner regularly since its initial adoption in 1999, but has not performed a complete update of the Plan; that is, until now.

Each element within the Wellington Comprehensive Plan ("Plan") is being updated, creating a document that is simple yet direct and easy to use with clear separation between this document and Wellington's Land Development Regulations. The Plan forms the blueprint for Wellington's future with a focus on the next 10 to 20 years, comprised of 10 "elements" or chapters.

1. Land Use & Community Design
2. Mobility
3. Housing & Neighborhoods
4. Public Facilities
5. Conservation, Sustainability, & Resiliency
6. Parks & Recreation
7. Community Partnerships
8. Capital Improvements
9. Education
10. Equestrian

The Plan is designed to guide development and redevelopment, multimodal transportation, public facilities and infrastructure, community partnerships, parks and recreation, and capital improvements. The Plan includes several optional elements, such as the Equestrian and Education Elements, focused on community priorities generally unique to Wellington. Each element is comprised of goals, objectives, and policies to address statutory requirements as well as community priorities.

The update of the Plan will be presented to the Planning, Zoning and Adjustment Board over the course of several months with one or more elements on each Board agenda. The Council will then consider each element in a similar fashion prior to being transmitted to the Department of Economic Opportunity (DEO). Once the Plan (all elements) has been approved at first reading by Council, transmitted to DEO, and ready for adoption, the full Plan will be presented to Council for adoption.

Element Update Summary

The proposed Equestrian Element is an update of the existing element. The proposed element is comprised of three goals: (1) Preserve the Equestrian Lifestyle, (2) Maintain a Multi-Modal Transportation Network in the EPA, and (3) Support Wellington's Competition Industry. These are the same themes provided in the current element. The proposed element also introduces new objectives and policies regarding infrastructure impacts, environmental impacts, golf carts and low-speed vehicles, and equestrian competition. In general, the Equestrian Element continues to focus on the importance of the equestrian lifestyle to Wellington being a Great Hometown.

Statutory Compliance

The Equestrian Element is an optional element.*

Recommendations

The Planning and Zoning Division recommends approval of Ordinance No. 2021-01 to repeal the Equestrian Preservation Element and replace with the proposed Equestrian Element.

The Equestrian Preserve Committee (EPC) voted to recommend approval of the element with changes with a unanimous (7-0) vote at the March 3, 2021, EPC meeting.

The EPC recommended changes to the following policies. These changes are reflected in the exhibit to the ordinance and presented with strike-through/underline formatting in the exhibit to this staff report.

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) ~~Provide for the preservation of~~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) ~~Provide for the~~Permit limited commercial uses as defined in the land development regulations and that are not deemed a nuisance, which support the equestrian industry, within properties approved as planned developments or within commercial recreation land uses.

Policy EQ 2.2.1

Local Roadway Travel Lanes

Local roadways within the EPA shall be maintained at a maximum of two travel lanes, except for possibly Lake Worth Road (see Policy EQ 2.2.2), and South Shore

Boulevard between Pierson and Lake Worth Road, provided any expansion/improvement also consider equestrian safety measures to be put in place. These measures may include, but not be limited to signal timing at Lake Worth Road and South Shore Boulevard to consider volume of traffic flow, signalization at Lake Worth Road and 120th Avenue S. considering both equestrian and school traffic, and equestrian safety measures at Pierson Road and South Shore Boulevard. All affected intersections shall incorporate appropriate equestrian crossings to accommodate the new designs. which are identified as collector roads in the Mobility Element.

Policy EQ 2.2.2
Lake Worth Road

Continue to dDevelop Lake Worth Road as a major collector roadway that serves the entire Villagegateway into the EPA by expanding the section from 120th Avenue South to South Shore Boulevard from two lanes to four lanes to improve traffic flow. The design of this section of Lake Worth Road will celebrate the equestrian competition lifestyle and signify to motorists they're entering the EPA.

List of Exhibits

- Exhibit A: Current Equestrian Preservation Element and Maps
- Exhibit B: Proposed Equestrian Element and Maps; with changes recommended by the EPC in strike-through/underline formatting.

**Note – Statutory Compliance Checklist is not required for this item.*