

Bellissimo Applications 2017 – Commercial Equestrian Venues

1. Comprehensive Plan Text Amendment:

- Policy 1.3.8 – Land Use Element
 - Add “Equestrian Commercial Zoning District”
 - Includes language that provides for height limitation of 50 feet (35 feet is the current limitation) within the Equestrian Commercial Zoning District.
- Policy 1.3.15 – Land Use Element
 - Add language to the Commercial Recreation Land Use description that will allow for Commercial Recreation properties within the Equestrian Commercial Zoning District to allow for ancillary uses such as stables, covered arena, assembly/spectator area, vendor areas, commercial/retail area, temporary structures, hotels/motels, condominiums and hotel- condominiums.
 - Provide for maximum building coverage of 25%, maximum floor area ration of 0.25 and a density of 6 dwelling units per acre for Commercial Recreation properties with the Equestrian Commercial Zoning District. (Commercial Recreation properties have a max. building coverage of 10% and maximum floor area ratio of 0.10. This will remain for all Commercial Recreation properties that are not within the new district)

2. Zoning Text Amendment:

- Create section 6.12 of the Land Development Regulations to be known as the Equestrian Commercial Zoning District (ECZD). This section will include the following:
 - Purpose and intent- To create allowances to accommodate resort or destination type development.
 - Identification of an Eligibility Boundary. This boundary is illustrated as Exhibit A and is currently defined as a portion of Subarea D within the EOZD.
 - Provide definitions for Accessory building/structure, building coverage, building height, cluster development, equestrian amenities, hotel or motel, hotel condominium. (These definitions are different from the existing definitions in the Land Development Regulations or they are new to the Land Development Regulations)
 - Development standards for the Equestrian Commercial Zoning District (A comparison table of the existing development standards for the EOZD is attached as Exhibit B for reference):
 - Setbacks for all structures (front – 50’/side – 25’/rear -50’), which is half of current requirements.
 - No setbacks for rings, arenas, paddocks and polo fields
 - Additional 1-foot setback for each additional foot of height if a building is proposed to be more than 35 feet high.
 - Alternative buffering to be permitted if the setbacks cannot be met.
 - Minimum lot width: 75’ (vested current approvals that may not meet this)
 - Minimum lot depth: 75’
 - Maximum FAR: 0.25
 - Maximum building height: 35’
 - Maximum building height for Hotels, hotel-condominiums and condominiums: 50’
 - Maximum building coverage: 25%

- Maximum density: 6 du/ac
 - Minimum lot size: 0.5 acres
- Permitted Uses: Exhibit C is the table of proposed uses for the Equestrian Commercial Zoning District. The table indicates that uses listed will be permitted by right or require DRC approval. Council approval is not required for any uses listed in this table.
 - The supplemental standards proposed for each use differ from what is provided in the code currently. This includes, but is not limited to, the following examples:
 - Allowing amusement (rides, carnivals, auctions, performances) and special events for a period of 100 days with a special use permit.
 - Including exhibition hall, sports arenas, jai alai, amphitheaters and racetracks as typical uses within a designated Arena/Stadium.
 - Allowing pari-mutual betting as a permitted activity at a Commercial Equestrian Arena.
 - Allowing seasonal equestrian uses without a seasonal equestrian permit.
 - General Store
 - Helipads
 - Hotels and motels (not part of the dwelling unit allocation)
 - Hotel Condominium (ownership of units but functions as a hotel – not part of the dwelling unit allocation)
 - Professional and Business offices
 - Stables with no limitation on the number of stalls or rentals
 - Temporary structures including stabling, bathrooms, kitchens, vendors, etc. (initial DRC approval only)
- Parking and Fencing
 - Commercial Equestrian Arena:
 - 1 sp/4 fixed seating using the largest assembly area to calculate.
 - 1 sp/4 stalls (stabling)
 - No additional parking required for other uses (offices, vendors, restaurants, etc.)
 - Stables: 1 sp/ 4 stalls
 - Parking does not require hard/crushed stone surface
 - Off-site parking may be used to meet the parking requirements
 - Grass-parking standards allowance for all uses and to be used up to 4 times a week and 180 days per year. Current Code limits grass parking to assembly uses and limits utilization to 2 days per week.
 - Horse trailer parking permitted anywhere within the ECZD.
 - Fencing permitted and exempt from current code provisions that prohibit fencing within the front setback.

3. Site specific Applications to modify the Land Use and Zoning designations:

Several applications were submitted that request modification to the Land Use and/or Zoning designation for Equestrian Village, Palm Beach International Equestrian Center and the International Polo Club. There are several other site applications that will be added to this list in the upcoming days. The intent of the applicant is to apply the proposed zoning district and regulations the above mentioned properties.

- **Equestrian Village:**
 - Current Land Use: Commercial Recreation within EPA
 - Proposed Land Use: Commercial Recreation but remove from EPA
 - Current Zoning: AR/PUD/EOZD,
 - Proposed Zoning: AR/PUD/ECZD

- **PBIEC:**
 - Current Land Use: Commercial Recreation within EPA
 - Proposed Land Use: Commercial Recreation but remove from EPA
 - Current Zoning: AR/PUD/EOZD
 - Proposed Zoning: AR/PUD/ECZD

- **IPC:**
 - Current Land Use: Partially Commercial Recreation/partially Res. B
 - Proposed Land Use: Increase Commercial Recreation/ reduce Res B
 - Current Zoning: EOZD
 - Proposed Zoning: ECZD

- **49 acres:**
 - Current Land Use: Commercial Recreation
 - Proposed Land Use: Res. B
 - Current Zoning: EOZD
 - Proposed Zoning: EOZD

- **Pod E of Wellington CountryPlace PUD:**
 - Current Land Use: Res. B
 - Proposed Land Use: Reduce Res. B and make partial Commercial Recreation
 - Current Zoning: AR/PUD/EOZD
 - Proposed Zoning: AR/PUD/EOZD & AR/PUD/ECZD