

PROPOSED REVISIONS TO COMPREHENSIVE PLAN – LAND USE ELEMENT

Policy 1.2.5 Wellington has adopted other regulations as are necessary to carry out the goals, objectives and policies of this Comprehensive Plan and remain consistent with the Water Supply Facilities 10 Year Work Plan. Land Development Regulations have been implemented consistent with the requirements of Chapter 163, F.S. At a minimum these regulations shall provide for:

- (1) All land uses identified on the Future Land Use Map
- (2) Zoning Districts purposes, uses, densities and intensities consistent with the Future Land Use Map
- (3) Overlay Districts
- (4) Floating Zoning Districts
- ~~(4)~~(5) Planned Developments
- ~~(5)~~(6) Nonconforming uses, lots and structures
- ~~(6)~~(7) Decision making, administrative and enforcement bodies
- ~~(7)~~(8) Vested rights determinations
- ~~(8)~~(9) Development review procedures
- ~~(9)~~(10) Site development standards
- ~~(10)~~(11) _____ The size, location, number and types of signs
- ~~(11)~~(12) _____ Site drainage and storm water management
- ~~(12)~~(13) _____ Protection of environmentally sensitive lands
- ~~(13)~~(14) _____ Protection of protected species
- ~~(14)~~(15) _____ Protection of native tree, understory and groundcover
- ~~(15)~~(16) _____ Protection of archaeologically significant sites
- ~~(16)~~(17) _____ Compatibility of adjacent uses

- ~~(17)~~(18) _____ Provision of open space and recreation
- ~~(18)~~(19) _____ Safe and efficient movement of vehicles
- ~~(19)~~(20) _____ Parking needs
- ~~(20)~~(21) _____ Landscaping
- ~~(21)~~(22) _____ Excavation
- ~~(22)~~(23) _____ Property maintenance and use standards
- ~~(23)~~(24) _____ Wellfield protection
- ~~(24)~~(25) _____ A concurrency management system to ensure that development orders and permits are issued concurrent with the provision of the facilities and services required by the adopted level of service standards adopted in the Capital Improvements Element of this plan.
- ~~(25)~~(26) _____ Policies for a Mixed Use Future Land Use category.

Policy 1.2.13 Wellington hereby identifies on its Future Land Use Map an Equestrian Preservation Area. Wellington has adopted Land Development Regulations to implement the Equestrian Preserve Area. At a minimum these regulations shall limit density and intensity, provide for the preservation of green space, provide an equestrian circulation system, provide for safe crossing of roadways by equestrians and generally provide for the preservation of the rural lifestyles which exist in Wellington.

Policy 1.2.14 Wellington shall adopt Land Development Regulations which preserve and encourage development of facilities which aid and support the equestrian industry and equestrian competition venues, and encourage the types of uses and ancillary uses that are supportive of the equestrian industry and equestrian competition venues.

Policy 1.2.~~15~~14 Consistent with the Water Supply Facilities 10 Year Work Plan, Wellington shall ensure that new development which abuts existing or planned routes of the Wellington reclaimed water distribution system is required to connect to Wellington's reclaimed water system.

Policy 1.3.8 Wellington has adopted regulations that limit building height to 35 feet or less in all categories except for:

- (1) Properties in the Regional Commercial/LSMU Plan Category.
- (2) Public facilities in all zoning districts.
- (3) The following uses within the State Road 7 Corridor, which shall be limited to a maximum height of 72 feet:
 - a. Colleges or universities.
 - b. Employment centers which shall be defined as a non-retail development that employs 100 or more people in predominantly technical or professional occupations.
 - c. Government services.
 - d. Hospital or medical centers.
 - e. Hotel or motel.
 - f. Medical or dental laboratories.
 - g. Professional or business offices.
 - h. Light industrial and research park uses.
 - i. Congregate Living Facilities.

The State Road 7 Corridor is that area located within one mile of State Road 7 from Southern Boulevard to Lake Worth Road. Such uses are consistent with Wellington's overall GHG reduction strategy as proximity to these types of facilities can reduce or eliminates automobile dependency for area residents.

- (4) The following uses within the Equestrian Competition Floating District and outside of the Equestrian Preserve Area, which shall be limited to a maximum height of 56 feet:
 - a. Hotel or motel
 - b. Hotel condominium
 - c. Condominium
 - d. Apartments

Buildings with a height in excess of 35 feet shall be subject to additional setback requirements to be defined in the Land Development Regulations provided that any building in excess of 35 feet shall be specifically approved by The Wellington Council in a public hearing. However,

buildings within the Equestrian Competition Floating District with a height in excess of 35 feet shall be approved by the Development Review Committee through the Site Plan review procedures and criteria.

These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.3.15 Commercial Recreation -- Properties designated Commercial Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with this designation. There are also a variety of quasi-commercial uses such as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preservation Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category. Commercial Recreation properties shall retain a Category B underlying Land Use Plan designation. Maximum building coverage 10%. Maximum FAR 0.10. Notwithstanding the foregoing, Commercial Recreation properties located in the Equestrian Preserve Area and having an Equestrian Competition Floating District Zoning designation shall have a maximum building coverage of 20% and a maximum FAR of 0.10. Commercial Recreation properties with the Equestrian Competition Floating District Zoning designation and which are not in the Equestrian Preserve Area shall have a maximum building coverage of 20% and maximum FAR of 0.20. Properties designated Commercial Recreation with an Equestrian Competition Floating District Zoning designation may have uses such as stables, covered arenas, assembly/spectator areas, vendor areas, commercial/retail areas, temporary structures, hotels, motels, apartments, condominiums and hotel-condominiums.

INNOVATIVE PLANNING

Objective 1.5 Wellington shall adopt Land Development Regulations that encourage the use of innovative planning and development strategies such as Cluster Development, Planned Unit Developments, Floating Zoning Districts, Traditional Neighborhood Developments, Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the community and an efficient use of resources and facilities. Such uses are components of Wellington's GHG reduction strategies. These regulations shall be consistent with the density and intensity measures in the underlying land use plan category except as herein noted. This objective shall be made measurable by its implementing policies. Land Development Regulations have been adopted for planned unit developments and for mixed use developments.

Policy 1.5.7 The redevelopment of a Wellington Center and neighborhood revitalization are being addressed as a result of the ongoing Wellington Economic Development Initiative (EDI). The EDI is a community-wide effort to develop a broad vision for Wellington and design strategies to foster economic development through a variety of initiatives. The EDI may include but is not limited to the following initiatives:

(1) Sustainable Development: Creation of a Sustainable Development Element for the comprehensive plan. This initiative is intended to encourage and provide a guide for sustainable practices throughout Wellington. This initiative is intended to ensure long-term impacts are considered in Wellington's decision-making process.

(2) Medical Arts District: Creation of a district in order to capitalize on existing medical facilities on State Road 7 to create an opportunity for attracting new medical related facilities/offices and create family-sustaining employment opportunities in the general vicinity of Wellington Regional Medical Center. The general district boundaries are on the west side of State Road 7 from Forest Hill Boulevard north to Black Diamond PUD but may be adjusted to accommodate specific projects that meet the criteria for inclusion into the Medical Arts District.

(3) Wellington Center: The redevelopment of aging commercial centers is a prime concern for the continuing economic viability of Wellington. This initiative is intended to create privately developed mixed-use Wellington Centers consistent with a designed master plan that would create a destination location and result in redevelopment for Wellington. Several existing commercial locations are potential candidates for this effort. The EDI team will continue to work closely with property owners, The Wellington Council and the public throughout this initiative.

(4) Town Center: Creation of a municipal complex which will consolidate many of Wellington's divisions into a convenient central location. The Wellington-owned vacant land adjacent to the Community Center has been selected as the location for the municipal complex.

(5) Flex Zoning: Creation of Flex Zoning Overlay District(s) and zoning designation within Wellington. The primary purpose of flexible zoning is to permit light industrial uses that are generally compatible with one another and to adjoining residential and commercial areas. Uses such as advanced technology industries, research and development, and commercial uses that complement light industrial uses are some but not all of the types of uses normally permitted. Employment created by flex zoning tends to be of a skilled or semi-skilled nature and often creates higher wages/salaries that usually fall into the "family-sustaining" level. This initiative is mobile and Flex Overlay Zoning Districts could be applied to more than one area. It is intended to foster creatively designed private development that will work closely with Wellington to create the Master Plan.

(6) Equestrian Community: This initiative is intended to preserve/protect/enhance the equestrian areas of Wellington as well as to solidify Wellington as a top equestrian destination. Efforts involve coordination with the Equestrian Preserve Committee, stakeholders and the equestrian industry.

(7) Housing/redevelopment: The initiative recognizes that preservation and enhancement of its many neighborhoods is paramount to Wellington's future. While it is generally intended to foster private redevelopment of residential areas, efforts to create a master plan would involve extensive collaboration with Wellington to ensure projects are consistent with the overall vision of Wellington.

(8) Forest Hill Boulevarding: A successful trend in many cities and towns attempting to revitalize core areas has been to adopt a "Main Street" approach. Forest Hill Boulevard is the central gateway into Wellington. The recent damage from the hurricanes of 2005 has highlighted the need to improve this important element of the community. Through master planned "boulevarding" efforts, this initiative is intended to create a community-defining feature with repetitive design elements that will transform Forest Hill Boulevard into a native landscaped, pedestrian friendly "Main Street" to create and reinforce a sense of arrival to the motorist, pedestrians and Wellington residents.

(9) Floating Zoning: The primary purpose of floating zoning districts is to plan for future development that is anticipated or desired in the community, such as residential, commercial, employment, recreational, civic and/or cultural uses in developed areas. Floating zoning districts may be used to implement the above mentioned Village initiatives for the equestrian community, commercial redevelopment, housing/redevelopment and Forest Hill Boulevarding. A floating zoning designation is established to provide specific regulations and flexibility for a given property within a geographic location. The geographic location is defined by text in the Land Development Regulations. A qualifying property may petition the Village to acquire the specific floating zone designation in order to be governed by the regulations set forth for that zoning designation and to be identified on the official Zoning map.



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 Wellington. ~~the Equestrian Preserve.~~

GOAL 1.1 A goal of this element is to protect, preserve, maintain and enhance the equestrian community located in the Equestrian Preserve Area of Wellington, and enhance development patterns that are consistent with the overall character of the equestrian community and industry.

Objective 1.1.1 In order to implement Goal 1.0 ~~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 Area, while maintaining the overall density in the Equestrian Preserve Area;
- (3) Provide for the limited commercial uses which support the equestrian community and 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).

EQUST-2

Policy 1.1.1.1 Wellington shall regularly review the EOZD with respect to changes that would be beneficial to the equestrian community and 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:

- (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.

GOAL 1.2 A goal of this element is to preserve and enhance development of facilities which aid and support the equestrian industry and equestrian competition venues, and to encourage the types of uses and ancillary uses that are supportive of the equestrian industry and equestrian competition venues.

Objective 1.2.1 In order to implement Goal 1.2 the Village of Wellington has adopted the Equestrian Competition Floating District (“ECFD”). The ECFD is a floating zoning district that allows development of commercial and residential uses supportive of the equestrian industry and equestrian competition venues. ECFD properties can be located within the Equestrian Preserve Area or in close proximity to, but not within, the Equestrian Preserve Area. Uses within the ECFD include but are not limited to veterinary clinics, offices and competition arenas, and for ECFD properties that are not in the Equestrian Preserve Area, hotels, motels, hotel-condominiums, and apartments. Among the purposes and intent of the ECFD is to:

- (1) To preserve, maintain and enhance the sustainability and functionality of the equestrian industry within the Village of Wellington;
- (2) To preserve, maintain and enhance innovative growth and development of equestrian competition facilities which aid and support the equestrian industry;
- (3) To preserve and enhance development of equestrian competition venues which aid and support the equestrian industry and are consistent with the overall character of the equestrian community, and to support the Wellington equestrian industry by providing development regulations that facilitate the growth and innovation of major equestrian venues;
- (4) To promote orderly development of ancillary uses for the equestrian competition venues;
- (5) To identify and encourage the types of land uses which are supportive of the equestrian competition venues; and

- (6) To encourage commercial uses complementary and supportive of the EPA while minimizing the impacts on the EPA;

The density and intensity measures within the ECFD are consistent with the Comprehensive Plan.

Policy 1.2.1.1 Wellington shall regularly review the ECFD with respect to changes that would be beneficial to the equestrian industry. Wellington shall adopt any changes into the Land Development Regulations upon review by the Equestrian Preserve Committee and the PZAB, and approval by the Wellington Council.

CIRCULATION MAP

Objective 1.3.12 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 1.3.12.1 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 Areas, including the Equestrian Preservation Area, EOZD and ECFD. 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 1.3.12.2 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 1.3.12.3 Wellington shall install signs at all entrances to the Equestrian Areas, including the Equestrian Preserve Area, EOZD and ECFD and periodically throughout the area to inform drivers of their responsibilities within these areas Equestrian Preserve.

Policy 1.3.12.4 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 1.3.12.5 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 1.3.12.6 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 installation of improvements. Wellington shall, to the extent practical, utilize in-house public works and engineering resources to achieve these reviews.

Policy 1.3.12.7 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 1.4.13 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 Area to limit the negative impacts of high volume, high speed and through traffic on the Equestrian Preserve Area. 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 1.4.13.1 Wellington will maintain and update the traffic-calming plan for all roadways in the Equestrian Preserve Area. 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 1.4.13.2 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 1.4.13.3 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 1.4.13.4 Roadways within the Equestrian Preserve Area shall be maintained as two-lane facilities. Adopted levels of service for these roadways shall be Level of Service E.

Policy 1.4.13.5 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 Area.

Policy 1.4.13.6 Wellington shall maintain the signalization improvements that have been installed at the intersection of Fairlane Farms Road and Forest Hill Boulevard.

IDENTITY PROGRAM

Objective 1.5.1 -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 1.5.1.14.4 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 1.5.1.24.2 By February 2010, Wellington shall, in conjunction with the Equestrian

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

Objective 1.6.15 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

EQUST-8