



STAFF USE ONLY  
**RECEIVED**  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 By Planning and Zoning at 12:08 pm, Jun 06, 2016

**Planning & Zoning**

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 [PZApplications@wellingtonfl.gov](mailto:PZApplications@wellingtonfl.gov)

**PART 1: PLANNING AND ZONING GENERAL APPLICATION**  
 (Completed Part 1 and 2 of the Application is required)

**INSTRUCTIONS:**

1. Date of required pre-application meeting: 04/14/2016
2. Please complete all questions on the application. If not applicable, indicate with N/A.
3. Provide required attachments as shown on the checklist (Part 2)
4. Check the appropriate type of request (Must complete Part 2 of the application specific to your request):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Administrative Appeal                          | <input type="checkbox"/> Development Order/<br>Amendment/Other         | <input checked="" type="checkbox"/> Site Plan/Amendment/<br>Subdivision |
| <input type="checkbox"/> Administrative Variance                        | <input type="checkbox"/> Easement/Right-Of-Way<br>Vacation Abandonment | <input type="checkbox"/> Special Permit Use                             |
| <input type="checkbox"/> Annexation                                     | <input checked="" type="checkbox"/> Master Plan/Amendment              | <input type="checkbox"/> Unity of Title/Unity of<br>Control/Release     |
| <input type="checkbox"/> Architectural Review Board                     | <input type="checkbox"/> Minor Site Plan Amendment                     | <input type="checkbox"/> Variance                                       |
| <input checked="" type="checkbox"/> Comprehensive Plan<br>Amendment     | <input checked="" type="checkbox"/> Rezoning                           | <input checked="" type="checkbox"/> Zoning Text Amendment               |
| <input type="checkbox"/> Conditional Use/Compatibility<br>Determination |  |   |

Multiple requests may be selected. A completed Part 2 Application for each request shall be submitted with a completed Part 1: Planning and Zoning General Application.

Application Fee: \$ \_\_\_\_\_ (Total fee for all requests)  
 (Note: the application fee is an initial deposit and could be as all above applications are cost recovery.)

**I. PROPERTY OWNER AND AGENT INFORMATION**

**Property Owner(s) of Record:** W&W EQUESTRIAN CLUB, LLC

Address: 12180 S SHORE BLVD, STE 104 City: WELLINGTON ST: FL Zip: 33414

Phone: 561-798-4160 Cell: N/A

Email Address: TRICIA@WARDREALESTATELLC.COM

**Applicant (if other than owner):** N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Agent & Company Name:** COTLEUR & HEARING

Address: 1934 COMMERCE LANE, STE 1 City: JUPITER ST: FL Zip: 33458

Phone: 561-747-6336 Cell: N/A

Email Address: KDEWITT@COTLEUR-HEARING.COM

Consultants: If applicable to the request, please attach a separate list of all consultants that will provide information on this request. Include the name, address, telephone number, and fax number as well as the type of professional service provided.

Authorization or Power of Attorney must be attached if applicant is other than owner.

**II. REQUEST**

**A. Describe type of request:**

COMPREHENSIVE PLAN AMENDMENT, ZONING TEXT AMENDMENT, REZONING, MASTER PLAN AND SITE PLAN.

**III. PROPERTY LOCATION**

A. Is the subject property located within one mile of another municipality? [ ] yes [ ] no

If 'yes' please specify: \_\_\_\_\_

B. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application.

PCN: 73-41-44-18-03-006-0000, 73-41-44-18-03-0064-0020, 73-41-44-07-07-010-0020, 73-41-44-07-07-010-0020

C. Total Acreage of Subject Property 65.45 ACRES

D. Project Name: WINDING TRAILS

E. Project Address: 2660 AERO CLUB DRIVE, WELLINGTON, FL

F. General Location Description (proximity to closest major intersection in miles or fractions thereof):

NORTHEAST CORNER OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD.

**IV. LAND USE AND ZONING INFORMATION**

A. Zoning Designation: PUD / AGRICULTURAL RESIDENTIAL Future Land Use Designation: COMMERCIAL RECREATION

B. Existing Use(s) on Property: GOLF COURSE

C. Proposed Use(s): EQUESTRIAN / RESIDENTIAL

D. Do you have a Zoning Confirmation for this project? If so, please attach N/A

**V. COMPLIANCE**

**(Attach additional sheets if necessary)**

A. Is property in compliance with all previous conditions of approval and/or applicable LDR requirements?

[ ] yes [ ] no. If no, please explain: \_\_\_\_\_

B. Code Enforcement Case Number(s) N/A

C. Report on the status of all previous conditions of approval: THERE ARE NO CONIDITIONS OF APPROVAL THAT ARE APPLICABLE TO THE GOLF COURSE.

**VI. PROJECT HISTORY**

List in sequence the last five approvals starting with the most recent.

Petition Number	Request	Action	Date	Resolution/ Ordinance Number
78-287	REZONING FROM AG TO RE/PUD	APPROVED	1/23/1979	R-79-95
78-287	SPECIAL EXCEPTION	APPROVED	2/19/1985	R-85-309
78-287	SPECIAL EXCEPTION	APPROVED	1/30/1988	R-86-573-1
78-287	AMEND CONDITIONS OF APPROVAL	APPROVED	2/26/1987	R-87-1093
78-287	CONSOLIDATE CONDITIONS	APPROVED	12/5/1989	R-89-2172

**VII. ADJACENT PROPERTIES**

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*
SUBJECT SITE	CR	AR/PUD	GOLF COURSE	GOLF COURSE
NORTH	CR / RESIDENTIAL E	AR/PUD	RESIDENTIAL	RESIDENTIAL
SOUTH	INSTITUTIONAL/PUBLIC	AR/EOZD	PUBLIC SCHOOL	PUBLIC SCHOOL
EAST	RESIDENTIAL B / EOZD	AR/PUD/EOZD	RESIDENTIAL	RESIDENTIAL
WEST	RESIDENTIAL B	AR/PUD	RESIDENTIAL	RESIDENTIAL

**VIII. OWNER/APPLICANT ACKNOWLEDGEMENT**

I/We do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application.

I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

I/We, the aforementioned owner(s), do hereby give consent to (Agent/Representatives Name) COTLER + HEARNS to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s): Patricia Ward Holloway, MANAGING MEMBER

Print Name(s): Patricia W Holloway, MANAGING MEMBER

**NOTARY**

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27 day of April, 2016 by

Tricia Holloway. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Laura Meyer  
(Signature of Notary)

My Commission Expires: 3-4-2020

Laura Meyer  
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)

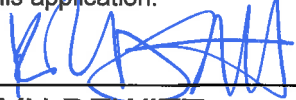


**IX. AGENT ACKNOWLEDGEMENT**

I/We do hereby swear/affirm that I/we am/are the agent(s) for the property referenced in this application.

I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

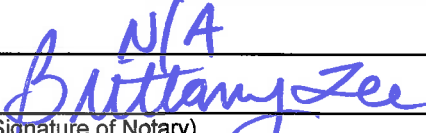
I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Agent(s):   
Print Name(s): **KATHRYN DEWITT**

**NOTARY**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2ND day of JUNE, 2016 by KATHRYN DEWITT. She is personally known to me or has produced N/A as identification and did/did not take an oath.

  
(Signature of Notary)  
Brittany Lee  
(Name – Must be typed, printed, or stamped)

My Commission Expires: Nov. 20, 2019

(NOTARY'S SEAL OR STAMP)





**RECEIVED**

By Planning and Zoning at 12:08 pm, Jun 06, 2016

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

***Winding Trails***  
***Zoning Text Amendment***  
**Justification Statement**  
June 9, 2016

**Introduction**

On behalf of W&W Equestrian Club, LLC, the Applicant, we are requesting approval of a Zoning Text Amendment to establish property development regulations for the subject property.

**Project Contact:**

**Agent/Planner - Cotleur & Hearing, Inc.**

Donaldson Hearing / Kathryn DeWitt

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

Phone: (561) 747-6336 x 110

Fax: (561) 747-1377

E-mail: [kdewitt@cotleur-hearing.com](mailto:kdewitt@cotleur-hearing.com)

**Background**

The site is located at the northeast corner of Aero Club Drive and Greenbriar Boulevard within the Lakefield PUD. The Lakefield PUD encompasses approximately 148.31 acres. Only the portion of the golf course and lake areas, 65.45 acres, are owned by the Applicant, W&W Equestrian Club, LLC, and subject to this application. The remaining areas of the PUD will remain in their current state.

**Land Use and Zoning**

The project has a Future Land Use Map designation of Commercial Recreation (CR). The Applicant has submitted a companion application to change the Comprehensive Plan designations of the property from Commercial Recreation to Residential B Future Land Use and bring the subject property into the Equestrian Preserve Area (EPA). The current Zoning designation is Agricultural Residential/Planned Unit Development (AR/PUD). In correspondence to the Future Land Use change to EPA, the property will also become part of the Equestrian Overlay Zoning District (EOZD).

**Project Description**

The Wanderer's Club Par 3 Executive Course is an existing golf course surrounded by a residential community. Over the last several years, the golf course has become defunct and is no longer viable. The golf course property was sold to the Applicant for future development. The property will be broken up into nine (9) different parcels and is proposed to be developed

as luxury equestrian residential estates. The community will provide a luxury equestrian environment to horse aficionados by providing an owners' apartment and abundant amenities for each owner. Additionally, the Par 3 Executive Course is closely located to the Palm Beach International Equestrian Center (PBIEC) and International Polo Club (ICP). The course is adjacent to the five (5)-mile equestrian trail along the C-15 canal and the equestrian trail that runs parallel to Greenbriar Boulevard.

The new community will include nine (9) estate lots. Each estate ranges from 2.27-3.96 acres in size. It is envisioned that each lot will include equestrian facilities, such as a barn, a groom's quarters, an owner's apartment, paddocks, and a dressage/hunter jumper practice ring. The Applicant is proposing to extend the EOZD designation over the subject property. Inclusion within the EOZD will allow the use of these types of equestrian amenities to exist on the various parcels. Concurrent Comprehensive Plan Amendment, Rezoning, and Zoning Text Amendment applications have been submitted to staff for review.

The concurrent site plan amendment application includes one (1) dwelling unit and one (1) groom's quarters per parcel for a total of nine (9) dwelling units and nine (9) groom's quarters. This equates to a density of 0.14 dwelling units per acre. The parcels will have an immense amount of open space with the presence of a riding/dressage ring and paddocks. The only impervious area will be one (1) principal structure and a small parking area. The remainder of the parcel will be pervious material. The groom's quarters will be located within the same structure as the owner's dwelling unit and the horse stalls.

#### **Zoning Text Amendment**

The Applicant has submitted concurrent applications for a Comprehensive Plan Map Amendment to extend the boundaries of the EPA and Rezoning application to change the zoning designation from AR/PUD to AR/PUD/EOZD – Subarea F. The purpose of the zoning text amendment is to provide property development regulations to accommodate for the unique development pattern proposed. The EOZD overlay for the property includes a new subarea, F. The proposed language is shown below in strike-through and underline format. Where possible, unedited text has been omitted for brevity.

#### **Sec. 6.10.4. - Subareas Established.**

*For the purposes of this Article, the following subareas are established and shall be so indicated on the Official Zoning Map of the Village of Wellington:*

*(previous text omitted for brevity)*

*F. Subarea F. Subarea F consists of the portion of the Wanderer's Club).....;commonly known as "Wanderer's Club Equestrian Estates"*

*(previous text omitted for brevity)*



**Sec. 6.10.6. - Development Standards.**

Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Preservation Areas are established in Table A.

**A. Minimum Setbacks.**

1. *Measurement.* All setbacks shall be measured from property lines or from right-of-way easement lines in those subdivisions without dedicated or platted rights-of-way.
2. *Exemptions.* Excluding dressage walls, there are no required setbacks for equestrian amenities.

Table A.  
 Minimum Setbacks for Principal and Accessory Uses

(Table A omitted for brevity)

Table A.1.  
 Minimum Setbacks for Principal and Accessory Uses for Subarea F

<b>PRINCIPAL STRUCTURE SETBACKS</b>				
<u>SETBACK</u>	<u>MIN. SETBACK FOR PRINCIPAL STRUCTURE</u>	<u>MIN. SETBACK FOR ACCESSORY STRUCTURE</u>	<u>MANUER BINS</u>	<u>RIDING RING / PADDOX / PRACTICE FIELD</u>
FRONT	50'	20'	=	20'
SIDE, INTERIOR	50'	10'	=	20'
SIDE, CORNER	N/A	N/A	=	N/A
REAR	10' 100' from residential lot	20'	=	20'
OTHER	=	=	100' SB from water body 100' from adjacent residential lot	50' from residential lot

Table B.  
 Development Standards for Principal and Accessory Uses

(Table B omitted for brevity)

Table B.1.  
 Development Standards for Principal and Accessory Uses for Subarea F

<b>DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES</b>	
<u>MIN. LOT WIDTH</u>	<u>300'</u>
<u>MIN. LOT DEPTH</u>	<u>100'</u>
<u>MAX. FAR</u>	<u>20%</u>
<u>MAX. BUILDING HEIGHT</u>	<u>2 STORIES AND 35 FEET</u>
<u>MAX. LOT COVERAGE</u>	<u>20%</u>
<u>MAX. HORSE STALL DENSITY</u>	<u>4 STALLS PER ACRE</u> <u>MAX 12 STALLS PER LOT</u>



(previous text omitted for brevity)

**Sec. 6.10.8. - Maximum Density and Minimum Lot Size.**

Maximum density and minimum lot size requirements for property within the Equestrian Preservation Areas are established in Table D.

**Table D.**  
**Maximum Density and Minimum Lot Size Requirements**

<b>Subarea</b>	<b>Maximum Density</b>	<b>Minimum Lot Size</b>	<b>Cluster Development</b>
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 <sup>1</sup> Acres	Permitted
E	0.2 Dwelling Units Per Acre	5 Acres	Prohibited
F	0.5 Dwelling Units Per Acre	2 Acres	Prohibited

**Note**

1. In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.

**Sec. 6.10.9. - Supplemental District Regulations.**

The requirements listed below shall apply to all uses within the Equestrian Preservation Areas.

**D. Use of Tents as Temporary Stalls.** The use of tents as temporary stalls shall comply with the standards listed below:

1. Tents Prohibited. After June 1, 2003, tents shall not be permitted in Subarea A, Subarea F, and the residential-developed areas of Subareas B and D, except in conjunction with the construction of a barn or stable. Any such temporary tent shall be removed within ten (10) working days of the issuance of a certificate of occupancy for the barn or stable.

**I. Equestrian Arenas, Covered.**

1. Setbacks. Setbacks for roofed equestrian arenas shall comply with the requirements of Table A.
2. Measurement of Setbacks. Setbacks shall be measured from property line or edge of roadway easement, as applicable.
3. Design. A roofed equestrian arena shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.
4. Covered Arenas shall not be permitted in Subarea F.

-End of Text Amendment Language-

### **Zoning Text Amendment Criteria**

#### **A. Reason and need for the requested text change.**

*The proposed Zoning Map amendment is based on a change in assumptions. The Par 3 Executive Golf Course is an existing golf course surrounded by a residential community. Over the last several years, the golf course has become defunct and is no longer viable. The change in viability of the golf course is the impetus of the proposed redevelopment. The golf course property was sold to the Applicant for future development. The property will be broken up into nine (9) different parcels and is proposed to be developed as luxury equestrian residential estates. The community will provide a luxury equestrian environment to horse aficionados by providing an owners' apartment and abundant amenities for each owner. The type of luxury equestrian estates that are proposed on the property are not addressed in the Village's current Land Development Regulations. Therefore, the Applicant has proposed language to create a new subarea within the EOZD, Subarea F, which contains property development regulations and standards to be applied within the new subarea.*

#### **B. Reason for the present text being invalid or inappropriate.**

*As described above, the subject property was previously a Par 3 golf course that is no longer in use. The Applicant is proposing to redesign the golf course and associated lake areas to create nine (9) large estate lots. Due to the unique configuration of a typical golf course, the estate lots have varying forms. The present text of the Village's Land Development Regulations (LDRs) does not address the varying nature of the equestrian estate development being proposed. The LDRs are better suited for large plotted lots with standard lot sizes. Therefore, the Applicant has provided language that will establish standards for this specific type of development. The regulations address setbacks, size, and height regulations for principal structure, accessory structure, paddocks, dressage fields, barns, manure bins, etc.*

#### **C. Explain how the proposed amendment complies with the objectives and purposes of Wellington's Comprehensive Plan.**

*The proposed text amendment has been modeled after the existing code language. The proposed text includes all of the standards currently regulated in other subareas of the EOZD (i.e. setbacks, accessory structures, height limitations, lot coverage, density, etc). The proposed amendment is consistent with the Village's Comprehensive Plan. The purpose of the Equestrian Preservation Area, as described in the Comprehensive Plan, is to limit density and intensity, provide preservation of green space, provide equestrian circulation system, provide safe crossing of roadways, and generally provide for the preservation of the rural lifestyles (Policy 1.2.13 of the Land Use Element). We feel that the proposed text amendment will produce a development pattern consistent with the*

*intent of the EOZD and further the purpose of the overlay. The text amendment limits density to 0.14 dwelling units per acre or one (1) dwelling unit per parcel. The parcels will also have an immense amount of open space with the presence of riding rings and dressage fields.*

**Conclusion**

The Applicant is requesting approval of a Zoning Text Amendment to create Subarea F with associated property development regulations that will be applied to the subject property. The proposed amendment is consistent with the City's Comprehensive Plan and zoning regulations. The Applicant looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review.