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By Planning and Zoning at 12:30 pm, Aug 24, 2016

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August 24, 2016

Ms. Kelly Ferraiolo  
Village of Wellington  
12300 Forest Hills Boulevard  
Wellington, FL

RE: DRC Comments for Winding Trails (FKA Wanderer's Club Executive Golf Course Course)  
16-58 (2016-021 CPA3) Comprehensive Plan Amendment  
16-53 (ZTA 2016-002) Zoning Text Amendment  
16-59 (2016-022 REZ) Rezoning  
16-60 (2016-023 MPA3) Master Plan Amendment  
16-61 (2016-16 SP6) Site Plan

Dear Kelly,

On behalf of W&W Real Estate and the project team, we are in receipt of staff comments in response to our August 3, 2016 resubmittal. Our team has reviewed each of the respective departmental comments. Please find below our response to each of the outstanding questions or comments, together with the action or actions to remedy the identified concern. To assist you in the review, our responses are listed in the same order and format as outlined in your August 8, 2016 comments.

**Petition 16-58 (2016-021 CPA3) – Comprehensive Plan Amendment**

1. No further Comments from DRC.

**Petition 16-53 (ZTA 2016-002) – Zoning Text Amendment**

1. No further Comments from DRC.

**Petition 16-59 (2016-022 REZ) – Rezoning**

Traffic:

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request. **(CONDITION)**

**Response: Noted.**

All other Departments:

1. No further comments.

**Petition 16-60 (2016-023 MPA3) – Master Plan Amendment**

Traffic:

1. The Site Plans and Traffic Study show a total of 104 stalls, however, the Master Plan shows only 103 stalls (CERTIFICATION).

***Response: The Master Plan has been corrected to show 104 stalls.***

All other Departments:

1. No further comments.

**Petition 16-61 (2016-16 SP6) – Site Plan**

1. Repeat Comment - The width of Lot 1 does not meet the minimum width requirements as proposed for Subarea F. The lot width is measured at a point midway between the front and rear property lines. (CERTIFICATION)

***Response: The measurement for Parcel 1 has been adjust to the midpoint of the parcel. The width is 253 feet; therefore, the ZTA chart has been adjusted to reflect a minimum width of 250 feet.***

2. Best Management Practices (BMP) Setbacks from a drainage swale are measured from the top of the bank of the swale. Please revise all BMP Setbacks.(CERTIFICATION)

***Response: The site plan has been revised to measure the BMP setback from the top of the swale, which is located adjacent the ROW line.***

3. On Page 4 of the Site Plan, a key card access gate was added, however, there is no fence indicated on the plans to enclose the gate. Please include a fence or remove the gate. (CERTIFICATION)

***Response: Fencing has been added on either side of the key card access gate. The fencing will be the 4-rail horse fence depicted on the Site Details Sheet.***

4. Change the labels from “Water SB” to “BMP SB” on the site plan. (CERTIFICATION)

***Response: The labels have been revised as requested.***

5. Repeat Comment - Remove the connection of the 8' Community Multipurpose Path into Lakefield South unless this path is already in place, then it needs to be labeled on the Site Plan. Please rectify. (CERTIFICATION)

**Response:** *The 8-foot multi-purpose path was initiated by the existing Lakefield South residents. The Applicant feels that this pathway should remain to provide an amenity to the residents.*

6. Show the existing guard rails that abut Lake 3 on the site plan. (CERTIFICATION)

**Response:** *The existing guardrail along Lake 3 has been added to the plans.*

Engineering:

- 1) Minimum required separation distance of 50-ft from edge of pavement to proposed edge of water is not being met from Country Golf Drive to Lake 3. Guardrail meeting all applicable FDOT Design Standards and Specifications will be required. (CERTIFICATION)

**Response:** *The existing guardrail will be extended, as required, to satisfy this requirement. The Site Plan has been revised to show the existing guardrail locations.*

- 2) All Sheets: Where proposed lakes abut existing off-site features, the proposed lake banks and lake maintenance easements grading and slopes may not work with existing off-site elevations. If changes to the proposed lake bank and lake maintenance easement grading and slopes are made, lake widths will still need to meet minimum 100-ft width requirement, without exceeding 4H:1V maximum lake bank slope and 8H:1V lake maintenance easement slope. (COMMENT)

**Response:** *A typical cross-section of the proposed lake bank and access drive grading has been added to the Site Plan set for clarification.*

- 3) All Sheets: Connection to the public sewer system will be required for subdivision, as subdivision is subject to the following Wellington Land Development Regulation Sec. 16.1.5 (see below). As such, please provide a water and sewer demand analysis. Based on proposed flows and existing system capacity, developer may be required to install a new lift station or make upgrades to existing lift station(s). (CONDITION)

**Response:** *Per our discussions with the Palm Beach County Health Department, sewer connections would likely be required for Parcels 1, 2 and 3 which are adjacent to rights-of-way or easements that contain existing gravity sewer facilities. Parcels 4 through 9 are not adjacent to*

***rights-of-way or easements that contain sewer facilities, therefore connections would likely not be required. Palm Beach County Health Department requires a letter from the Utility Provider indicating the location of existing sewer facilities relative to the parcels in order to make a final determination.***

***Sewage flow from Parcels 1 through 3 is anticipated to be less than 600 gallons per day/parcel which equates to less than 1.25 gpm flow from all three parcels.***

**Sec. 16.1.5. - Prohibited activities.**

***A. Prohibitions on the use of on-site systems. An on-site sewage disposal system shall not be permitted in any of the following instances.***

***1. Sanitary sewer system available. On-site sewage disposal systems shall not be permitted where an existing sanitary sewer is available. A municipal or investor-owned sewerage system shall be deemed available for connection if the following conditions exist:***

***a. The system is not under a FDER moratorium, and the sewage system has adequate hydraulic capacity to accept the quantity of sewage to be generated by the proposed establishment; and the existing sewer line is within the following distance from the property:***

- i. For estimated sewage flows of six hundred (600) or less gallons per day, the sewage system shall be considered available if a sewer line exists in a public easement or right-of-way which abuts the property or is within one hundred (100) feet of the property and if gravity flow can be maintained from the building drain to the sewer line.***
- ii. For estimated sewage flows greater than six hundred (600) gallons per day to twelve hundred (1,200) gallons per day, if a sewer line, gravity or force main exists in a public easement or right-of-way which is within one hundred (100) feet of the property.***
- iii. For estimated sewage flows greater than twelve hundred (1,200) gallons per day to twenty five hundred (2,500) gallons per day, if a sewer line, gravity or, force main exists in a public casement or right-of-way which is within five hundred (500) feet of the property.***
- iv. For estimated sewage flows greater than twenty-five hundred (2,500) gallons per day to five thousand (5,000) gallons per day, if a sewer line, gravity or force main exists in a public easement or right-of-way which is within one thousand (1,000) feet of the property.***

- 4) On Parcel 4, minimum manure bin setback (50-ft) to grassed swale should be to swale top of bank, not swale centerline. Please check setback and revise, if needed. (CERTIFICATION)

***Response: The setback has been revised as requested.***

- 5) Proposed private driveway with connection to Greenbriar Blvd must meet minimum separation distance from both Ousley Farms Rd and the drive entrance to the day care facility. Please check plans to ensure that minimum separations are met, and revise plans if necessary. (CERTIFICATION)

***Response: Minimum intersection separation for non-plan or plan collector streets is 200 feet (ULDC Section 8.22.1.F.). Separation distances have been added to the Site Plan along the centerline of Greenbriar Boulevard showing compliance with this requirement.***

- 6) Lot grading limits were provided in comment response letter, however, please provide a revised drainage statement with lot grading limits for building pad, impervious coverage, and pervious area listed. Also, please provide maximum lot coverage for building pad and impervious area on drainage statement, as well. (CERTIFICATION)

***Response: The Drainage Statement has been revised to include the information requested.***

Palm Beach Fire Rescue:

1. **WITHDRAWN.** PBCFR submitted a late comment indicating that a secondary emergency access may be need. Agent needs to discuss further with Fire Rescue.

**Proposed Conditions of Approval:** Please note these are draft conditions and they may be altered or additional conditions added once the final resubmittal is provided and reviewed by staff. Traffic conditions can be found above under traffic comments.

**Master Plan:**

1. All previous conditions of The Landings PUD, unless otherwise specified in this resolution, are still in effect.

***Response: Noted.***

2. Approval is based on the Master Plan dated stamped \_\_\_\_\_.

***Response: Noted.***

3. The project shall be required to be re-platted prior to the issuance of the first building permit. The re-plat shall be submitted within 60 working days of the master plan approval granted by Village Council.

***Response: Noted.***

4. All future plats shall depict the road system, proposed bridle/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan.

***Response: Noted.***

5. The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 5,880 square feet. The civic dedication is 1, 176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,749.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e bridle trails) if they are dedicated for public use.

***Response: Noted.***

6. A 20' wide Right-of-Way Landscape Buffer shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard.

***Response: The Applicant is showing the required 20-foot right-of-way buffer on the site and landscape plans. This condition seems unnecessary and duplicative to the approved plans.***

7. A 10' wide Incompatibility Landscape Buffer shall be provided for all properties adjacent to Residential E (Lakefield South) where they do not abut a lake.

***Response: The Applicant is showing the required 20-foot right-of-way buffer on the site and landscape plans. This condition seems unnecessary and duplicative to the approved plans.***

8. Private road right-of-way from Greenbriar Blvd cannot exceed 1,320 linear feet pursuant to the land development regulations. An Access Easement must be provided through Lot 2 granting legal access to Lot 1.

***Response: The Applicant is not proposing a right-of-way at this location. A private driveway is proposed; therefore, this condition of approval is not applicable.***

9. A multi-purpose pathway along the west side of Ousley Farms Road, between Pierson Road and Greenbriar Blvd is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington.

***Response: It is the Applicant's understanding that a multi-purpose path currently exists on the east side of Ousley Farms Road. A second pathway on the same roadway would be duplicative and is unnecessary.***

10. A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to the bridle trails within Winding Trails

***Response: It is the Applicant's understanding that this particular crossing has been incorporated into a Village-initiated project.***

#### **Site Plan:**

1. The site plan meets the requirements of Wellington's Land Development Regulations related to Site Plan and Final Subdivision Plans and is certified for the particular site design based on the plans date stamped \_\_\_\_\_. Any changes due to engineering or building permits may require a future site plan amendment.

***Response: Noted.***

2. Architectural Review Board approval of elevations shall be obtained prior to issuance of building permits.

***Response: Noted.***

3. A Land Development permit meeting all applicable requirements of Wellington's Land Development regulations, as well as, State and Federal regulations and guidelines must be applied for, approved, and issued prior to any construction activities taken place.

***Response: Noted.***

4. A Utilities permit meeting all applicable requirements of Wellington's Land Development regulations, as well as, State and Federal regulations and guidelines must be applied for, approved, and issued prior to any construction activities taken place.

***Response: Noted.***



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*Winding Trails*  
*Zoning Text Amendment*  
**Justification Statement**  
August 24, 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

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**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 2.43-4.45 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

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

(Table B omitted for brevity)

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

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 12 STALLS PER LOT

(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	<u>0.5 Dwelling Units Per Acre</u>	<u>2 Acres</u>	<u>Prohibited</u>

**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*

Winding Trails  
CH# 150201  
2016-002 ZTA  
Zoning Text Amendment  
August 24, 2016

*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.