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Winding Trails
Comprehensive Plan Map Amendment
Justification Statement
September 21, 2016

Introduction

On behalf of W&W Equestrian Club, LLC, the Applicant, we are requesting approval of an amendment to Wellington's Comprehensive Plan Future Land Use Map to change the existing Future Land Use designation of a 65.45-acre portion of the Wanderer's Club from Commercial Recreation to Residential B and to extend the Equestrian Preserve Area.

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Background

The site is located at the northeast corner of Aero Club Drive and Greenbriar Boulevard. The property owned by W&W Equestrian Club, LLC encompasses approximately 65.45 acres. Only the portion of the existing Lakefield South golf course and lake areas are owned by the Applicant, are subject to this application. The remaining areas of the Lakefield South community will remain in their current state and remain under the ownership of the Wanderer's Club, LLC.

Land Use and Zoning

The project has a Future Land Use designation of Commercial Recreation (CR) and a Zoning designation of PUD / Agricultural Residential (AR). The Applicant is proposing to bring the subject property into the Equestrian Preserve Area (EPA) and change the Future Land Use designation to Residential B (0.1-1.0 du/ac).

Project Description

The subject property is an existing Par 3 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 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 Wanderer's Club 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 5 mile equestrian trail along the C-15 canal and the equestrian trail that runs parallel to Greenbriar.

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 proposed site plan 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 0.31 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 principal structure and a small parking area. The remainder of the parcel will be pervious material.

Comprehensive Plan Map Amendment

The Applicant is requesting a Comprehensive Plan Map Amendment to bring the subject property into the EPA and change the Future Land Use designation to Residential B (0.1-1.0 du/ac). The current Future Land Use designation is CR. The Applicant is proposing to change this land use designation to the Residential B subcategory within the EPA. The Residential B subcategory, known as "Ranchette," allows a maximum density of 1.0 dwelling units per acre (Policy 1.4.5 of the Land Use Element). The proposed density is 0.31 dwelling units per acre, which is substantially below this maximum threshold.

The purpose of the Equestrian Preservation Area 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 development pattern is consistent with the intent of the EPA and helps to further the purpose of the overlay. The proposed density is extremely limited, as only two dwelling units are proposed per parcel for a total of nine (9) dwelling units and nine (9) groom's quarters across the nine (9) parcels. This equates to a very low density of 0.31 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 principal structure and a small parking area. The remainder of the parcel will be pervious material. This is detailed more specifically with the concurrent site plan application.

Comprehensive Plan Consistency

GOAL 1. *Ensure that the future land-use pattern “preserves and protects the distinctive characteristics of the individual communities” which makes up Wellington and maintains a low-density residential character, enhances community economic opportunities, discourages urban sprawl, promotes energy efficient land use patterns, maintains an aesthetically appealing and safely built environment, respects environmental constraints, and provides services for all citizens at the levels established herein.*

Objective 1.1 *Maintain the density and intensity of the land uses in the community as reflected on Wellington’s Future Land Use Map. Wellington shall develop criteria that shall be included in the Land Development Regulations for evaluating changes to the Future Land Use Map. At a minimum Wellington shall consider the need for the revised land use based on changed circumstances or demonstration of need, environmental suitability, infrastructure capacity, compatibility with surrounding land uses and consistency with the other Goals, Objectives and Policies of this plan. Such changes may only be effected by the affirmative vote of not less than four of the members of the Wellington Council.*

Policy 1.1.1 *Maintain the approved density and intensity of those properties in PUDs as reflected on Wellington’s Future Land Use Map by adopting zoning districts which are consistent with the Future Land Use Map.*

The current Future Land Use (FLU) designation of the property is Commercial Recreation. The Applicant is proposing to bring the subject property into the Equestrian Preserve Area (EPA) and change the FLU designation to Residential B. The permitted density within this category is 0.1 – 1.0 dwelling units per acre. The proposed density for the Winding Trails community is 0.31 dwelling units per acre; therefore, the proposed development will maintain the approved density of the Residential B land use category. The project is compatible with the surrounding land uses as it is also a low-density residential community. The subject property was previously used as a golf course and did not contain any environmental habitats or significant areas.

Objective 1.2 *Direct future growth into areas served by urban services that have adequate capacity, as defined by Wellington’s adopted level of service standards, which shall be incorporated into Wellington’s Land Development Regulations and ensure that this growth is of a quality equal to or better than the existing community, discourages urban sprawl, protects environmental and archeological resources, ensures the availability of suitable land for required utility services and the density and intensity are consistent with the other Goals, Objectives and Policies contained in this plan.*

The Winding Trails community is proposed in place of a previous golf course and is situated within an established residential area. This type of land repurposing discourages urban sprawl and promotes efficient land use patterns. Rather than utilizing raw land on the outskirts of the

Village, the Applicant has taken a currently defunct golf course and created a residential design that will enhance the surrounding property values and the character of the area.

The proposed density of the Winding Trails community will also further the principals of the Village's Comprehensive Plan by maintaining low-density residential character. On the nine (9) proposed lots there will be nine (9) dwelling units and nine (9) groom's quarters, which equates to a density of 0.31 dwelling units per acre. This is the lowest density of any other community within The Landings at Wellington PUD.

Policy 1.4.2 Where differences between residential land uses exist in terms of intensity and type of units, adequate transitioning shall be accomplished through provisions such as appropriate setbacks, buffers, and height limitations.

The existing Lakefield South neighborhood that surrounds the golf course will be sufficiently buffered to ensure the transition between the community and the proposed equestrian estate lots occurs as seamlessly as possible. To this end, the lake areas will be redesigned to be located between the existing homes and the proposed lots to the extent possible. Perimeter buffers have been designed for the Winding Trails community, which consist of fencing and a 6-8-foot tall clusia hedge. Setback standards for structures, accessory structures, and manure bins have also been established to ensure sufficient separation is provided between these elements and the existing residential homes. The synergy of all of these elements will safeguard the residents from any potential nuisances caused by the proposed development.

Conclusion

The Applicant is requesting approval of a Comprehensive Plan Map Amendment to bring the subject property into the Equestrian Preserve Area and change the underlying designation from Commercial Recreation to Residential B. 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.