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Winding Trails
Zoning 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 the existing Zoning Map to change the existing Zoning designation from Agricultural Residential (AR) / Planned Unit Development (PUD) to AR/PUD/Equestrian Overlay Zoning District (EOZD) – Subarea F.

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Background

The site is located at the northeast corner of Aero Club Drive and Greenbriar Boulevard within the Lakefield South community. Lakefield South 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 AR/PUD. In correspondence to the Future Land Use change to EPA, the property will also become part of the EOZD-Subarea F.

Project Description

The Wanderer's Club 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 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 the five (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. Based on the nine (9) proposed lots, there will be a total of nine (9) dwelling units and nine (9) groom's quarters on the subject property. 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 riding rings and paddocks. The only impervious area will be the barn/apartment building and a small parking area. The remainder of the parcel will be pervious material.

Zoning Map Amendment

The Applicant is required to submit a Zoning Map Amendment to bring the subject property into the Subarea F of the EOZD. The current zoning designation is AR/PUD, which will remain in place. The EOZD will be an additional overlay. The EOZD supports uses such as, single family homes, groom's quarters, stables, ringing rings, paddocks, and other equestrian amenities. The proposed development pattern for the project includes one (1) dwelling unit per parcel, minimal structures on site, and a vast amount of open space to be used for equestrian purposes.

The purpose of the Equestrian Preserve Area (i.e EPA) 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 EOZD and helps to further the purpose of the overlay. The proposed density is extremely limited, as only one (1) dwelling unit is proposed per parcel for a total of nine (9) units 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 riding rings and dressage fields. The only impervious area will be one (1) 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.

Zoning Text Amendment

The Applicant has submitted a concurrent application for a Zoning Text Amendment. 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.

Rezoning Criteria

A. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The proposed Zoning Map (FLUM) amendment is consistent with the Comprehensive plan. There are several properties located to the east and west of the subject property that are currently located within the EOZD. The Applicant is requesting a Zoning Map Amendment to bring the subject property into the Subarea F of the EOZD.

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 a significantly lower density than what is permitted by 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 transition shall be accomplished through provisions such as appropriate setbacks, buffers, and height limitations.

The existing residential 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.

B. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

The proposed rezoning request is consistent with the intent and purpose of the EOZD, which is to:

A. Protection. To protect and enhance the Equestrian Preservation Areas of the Village, as created by the Comprehensive Plan.

B. Preservation. To preserve, maintain, and enhance the equestrian community associated with the Village of Wellington.

C. Rural lifestyle. To preserve, maintain, and enhance the rural lifestyle associated with the equestrian community.

D. Land uses. To identify and encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian Preservation Areas.

E. Development patterns. To preserve, maintain, and enhance development patterns which are consistent with the overall character of the equestrian community.

The current Zoning designation of the property is AR/PUD. The Applicant is requesting a Zoning Map Amendment to bring the subject property into the Subarea F of the EOZD. The maximum density within this Subarea is 0.5 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 a significantly lower density than what is permitted by the Residential B land use category. The proposed development pattern is in keeping with the rural pattern of development and lifestyle desired by the EOZD.

The proposed project encourages the use of equestrian trails by providing a new 12-foot wide interconnecting equestrian pathway along the interior boundary adjacent the new estate lots. The trail will connect to the overall equestrian riding trail system within the Village. A map showing this interconnectivity has been included with the submittal. The trail will also connect to the existing trails internal to the PUD, so the existing residents will also have access to them.

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 submitted a concurrent Zoning Text Amendment application to provide language that will establish development 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. That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.

The properties on the east side of the Par 3 Executive Golf Course, otherwise known as Saddle Trail, has equestrian amenities similar to those proposed with the subject application. These amenities include barns, fields, dressage/jumping rings, etc. Therefore, the proposed integration of single family homes with equestrian estates is not a new concept within the Village, but rather a tested form of development that has proved very successful. This development goes along with helping to achieve the continued goal of the EOZD as stated by the equestrian preserve committee for "continuing the equestrian activities that are the keystone of the community."

The existing residential 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.

As is typical with equestrian-oriented properties, potential impacts from animal waste, fertilizers, and flies will be mitigated through implementation of Best Management Practices (BMPs). Animal waste will be stored in roll-off dumpster containers. The containers will be stored within a concrete structure to aid in screening it from public view. In accordance with the Village BMPs, the waste containers will be located five (5) feet from any adjacent structure, 100 feet from any drainage conveyance system, and 50 feet from any grassed swale. The dumpsters will be emptied twice a week to ensure smells do not develop and that flies do not become a nuisance. Any fertilizers used on the property will be stored in a dry area protected from rainfall, prohibited ingredients will not be used, and sensitive areas will not be applied with fertilizers, in accordance

with the BMPs. Lastly, each barn will contain an automated fly spray system to control horse flies. The spray systems will provide each barn the ability to control unwanted insect problems. In combination, these practices will ensure the equestrian estate lots do not become a nuisance to the existing residents within the Lakefield South community. The synergy of all of these elements will safeguard the residents from any potential nuisances caused by the proposed development.

D. That there are changed conditions that require the rezoning.

The proposed Zoning Map (FLUM) amendment is based on a change in assumptions. The original Lakefield South was approved as a golf course community. Over the last eight years, the golf course has become defunct and is no longer a viable amenity to the community. Currently, the residents nearby are frustrated because many intruders are using the course as a personal dirt bike racing track, fishing grounds and other sorts of activities. Residents have expressed concerns with these existing activities. The golf course property was sold to the Applicant for future development. The change in viability of the golf course is the impetus of the proposed redevelopment. To ensure future safety and protection of the residents, the boundary of the subject property will maintain a fence and a 6-7-foot tall clusia hedge. This is shown on the Applicant's Site Details sheet. In addition the entire Winding Trails community has been designed to bring lake areas between the existing residential homes and the proposed equestrian lots to provide increased separation and buffering.

E. That the proposed request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The existing use of the property is golf course. The proposed use is a very low density equestrian residential development that will maximize open space and preserve equestrian uses within the Village. No wildlife, wetlands, or natural habitats exist within the subject property. The existing lakes within the Applicant's property boundary will be reconfigured to provide separation between the existing homes and proposed equestrian estate lots. Despite the changes to the lake design, the lakes will continue to meet the drainage needs of the community.

F. That the proposed request would result in a logical and orderly development pattern.

The property is surrounded by residential development and one side of the property is located directly next to the Equestrian Preserve Area. The proposed development will certainly result in logical and orderly development patterns.

G. That the proposed request is consistent with applicable neighborhood plans.

The subject site is not located within a neighborhood plan, special overlay, or redevelopment area.

H. That the proposed request complies with Article 11, Adequate Public Facilities.

Drainage

The proposed drainage design will be such that no storm water will flow directly off the site. Typically, storm water runoff will be collected in a system of catch basins and conveyed by underground culverts to the existing lake system that includes a portion of the C-15 Canal which discharges through a controlled outfall to Acme Improvement District C-2 Canal, adjacent to the site. See submitted drainage statement for more details.

The drainage design will follow the requirements of the Village's Best Management Practices (BMPs) for Livestock Waste and its applicability to reduce nutrients from the surface water discharges. In accordance with these BMPs, the site plan depicts separation distances between the proposed manure bins and drainage fields as well as their proximity to lake areas.

Solid Waste and Solid Waste Capacity

A letter from the Solid Waste Authority demonstrating disposal capacity availability for the subject property has been submitted to staff as part of this application.

Potable Water and Sanitary Sewer Capacity

A water and sewer capacity statement was submitted to staff, which outlines that there are existing 12-inch water mains within the rights-of-way of Aero Club Drive and the north side of Greenbriar Boulevard. These existing mains will be utilized to serve the new lots proposed as part of this application. Utilizing the existing water mains will enhance the efficiency of the overall system and prevent the need for new mains to be installed.

The project will be utilizing an onsite sewage treatment and disposal system, which will meet all applicable federal, state, and Palm Beach County standards.

Parks and Recreation

The LOS for Urban Park and Recreation facilities is "4.37 acres of acquired park land and 1.37 acres of developed park land for each one thousand (1,000) persons for regional park land; 1.25 acres of acquired park land and .67 acres of developed park land for each one thousand (1,000) persons for district park land; .37 acres of acquired park land and .23 acres of developed park land for each one thousand (1,000) persons for community

*park land; and .35 acres of acquired park land and .23 acres of developed park land for each one thousand (1,000) persons for beach park land.” Based on the proposed nine (9) dwelling units, approximately 27 persons can be anticipated (9 DU * 2.99 pph). Based on the LOS standards above, this equates to a requirement of 0.027 acres of additional park area. The subject site is currently served by a regional, district, and community park, which are located within close proximity to the property. These facilities will be an amenity to the future residents of the estate homes. In addition, the necessary recreation impacts fees will be paid as part of the proposed development.*

Fire Rescue

PBC Fire Rescue Station No. 20 will serve the subject site, which is located approximately 1.1 miles from the property. The current response time to the property would be 2.2 minutes. Since the response time is less than five (5) minutes, there would be no negative effect on the fire-rescue response time.

Conclusion

The Applicant is requesting approval of a Zoning Map Amendment to bring the subject property into the Subarea F of the Equestrian Overlay Zoning District. The underlying zoning designation of AR/PUD will remain in place. 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.