

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary

Wednesday, September 13, 2017

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

Elizabeth Mariaca, Chair
Kenneth Kopp, Vice-Chair
Tomas Bueno
Carol Coleman
Stephen A. Levin
Jeffrey Robbert
Alan Shullman

I. CALL TO ORDER/ROLL CALL

Elizabeth Mariaca called the meeting to order at 7:00 p.m.

Members present: Elizabeth Mariaca; Kenneth Kopp; Carol Coleman; Stephen A. Levin and Alan Shullman.

Members Absent: Tomas Bueno and Jeffrey Robbert.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Damian Newell, Senior Planner; Kelly Ferraiolo, Senior Planner and Jennifer Fritz, Recording Secretary.

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0146](#)

August 9, 2017 PZAB Minutes

A motion was made by Alan Shullman, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to approve the August 9, 2017 minutes.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

A motion Kenneth Kopp, seconded by Stephen A. Levin with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0) to reorder the agenda, placing PZ-0147 last to be heard.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen administrated the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no ex-parte to declare.

VIII. NEW BUSINESS

[PZ-0152](#)

RESOLUTION NO. R2017-46 (PALM BEACH POLO AND COUNTRY CLUB) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES,

MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA FPL POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE, ROYAL FERN DRIVE AND FOREST HILL BOULEVARD TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE AND ONE (1) ACCESS POINT ALONG SUNNY DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE FPL POWERLINE PROPERTY; TO MODIFY THE DESIGNATION OF POD 80 AND POD 81 TO "GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; TO MODIFY THE DESIGNATION OF THE PROPERTY FKA THE FPL POWERLINE PROPERTY TO "FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

[PZ-0153](#)

RESOLUTION NO. R2017-47 (POLO WEST) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST (F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES DRIVE; TO MODIFY THE DESIGNATION OF THE GOLF COURSE TO "OPEN SPACE-RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

[PZ-0147](#)

RESOLUTION NO. R2017 – 44 (WELLINGTON ELDER CARE 2 CONDITIONAL USE) A RESOLUTION OF WELLINGTON, FLORIDA'S

COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 17 – 92 (2017 – 52 CU 1)] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT SUBJECT TO CONDITIONS OF APPROVAL FOR CERTAIN PROPERTY KNOWN AS WELLINGTON ELDER CARE 2; CONSISTING OF 0.34 ACRE, MORE OR LESS, LOCATED AT 14115 LILY COURT; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Alan Shullman, seconded by Stephen A. Levin with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to approve PZ-0147 for Resolution No. R2017-44.

[PZ-0148](#)

ORDINANCE NO. 2017-15 (FLYING COW RANCH CP) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 16 – 109 (2016 – 46 CPA)] BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM PALM BEACH COUNTY CONSERVATION (CON) TO WELLINGTON RESIDENTIAL "B" (.1 DU – 1.0 DU/AC) FOR THE RECENTLY ANNEXED 2.8 ACRE PARCEL (PARCEL 3 OF THE FLYING COW RANCH PUD); EXTENDING THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA TO ENCOMPASS PARCEL 3; ADDING PUBLIC AND PRIVATE BRIDLE TRAILS TO THE EQUESTRIAN TRAILS MASTER PLAN MAP AND THE EQUESTRIAN CIRCULATION MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

[PZ-0149](#)

ORDINANCE NO. 2017-16 (FLYING COW RANCH ZTA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A ZONING TEXT AMENDMENT [PETITION NUMBER 16 – 110 (2016 – 47 ZTA)] TO AMEND THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, CHAPTER 10 BY CREATING SUBAREA G OF THE EQUESTRIAN OVERLAY ZONING DISTRICT AND ESTABLISH DEVELOPMENT REGULATIONS FOR SUBAREA G; PROVIDING A CONFLICTS CLAUSE; PROVIDING A

SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

[PZ-0150](#)

ORDINANCE NO. 2017-17 (FLYING COW RANCH REZONING) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 16 – 115 (2016 – 49 REZ 1)] TO AMEND THE ZONING DESIGNATION FOR PARCEL 1 (98.64 ACRES MORE OR LESS) FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO WELLINGTON PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD), PARCEL 2 (49.15 ACRES MORE OR LESS) FROM WELLINGTON AGRICULTURAL RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD), PARCEL 3 (2.8 ACRES MORE OR LESS) FROM PALM BEACH COUNTY PRESERVATION/CONSERVATION (PC) TO WELLINGTON PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) AND TO DESIGNATE PARCELS 1, 2 AND 3 AS SUBAREA G OF THE EOZD FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

[PZ-0151](#)

RESOLUTION NO. R2017-45 (FLYING COW RANCH MASTER PLAN) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN [PETITION NUMBER 16 – 116 (2016 – 50 MP 1)] TO ALLOW 30 RESIDENTIAL DWELLING UNITS WITH ACCESSORY EQUESTRIAN AND AVIATION USES, CLUBHOUSE, MAINTENANCE FACILITY AND ENHANCE THE EXISTING PRIVATE AIRSTRIP FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A

SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to postpone PZ-0152, PZ-0150, PZ-0148, PZ-0149 and PZ-0151 until the next Planning, Zoning and Adjustment Board scheduled for October 11, 2017.

IX. COMMENTS FROM THE PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer advised the Board the next PZAB meeting will be held on October 11, 2017.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

A motion was made by Carol Coleman, seconded by Alan Shullman with Tomas Bueno and Jeffrey Robbert absent, unanimously approved by the Board (5-0), to adjourn.

NOTICE