

**RESOLUTION NO. 2006-02**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF WELLINGTON, FLORIDA, APPROVING THE  
NEIGHBORHOOD PLAN FOR THE AREA KNOWN AS  
"RUSTIC RANCHES"**

**WHEREAS**, the Village of Wellington adopted an Equestrian Preservation Element as an optional element of the Comprehensive Plan; and

**WHEREAS**, the goal of this element is to ensure the preservation and protection of the neighborhoods which comprise the Equestrian Preservation Area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preservation Areas; and

**WHEREAS**, a neighborhood plan has been drafted and approved by the residents and property owners of Rustic Ranches for the property described in Exhibit "A" and known as the "Rustic Ranches" neighborhood; and

**WHEREAS**, the plan will allow for the implementation of unique land development regulations for the area known as "Rustic Ranches", and

**WHEREAS**, the Rustic Ranches Neighborhood Plan was presented to the Equestrian Committee at its public hearing conducted on December 14, 2005, and has not made a recommendation to the Village Council; and

**WHEREAS**, the Village Planning, Zoning and Adjustment Board has reviewed the proposed Rustic Ranches Neighborhood Plan and recommends the Village Council approve the proposed plan.

**NOW THEREFORE, BE IT RESOLVED THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, that:**

**SECTION 1.** The foregoing recitals are hereby affirmed and ratified.

**SECTION 2:** The Rustic Ranches Neighborhood Plan is hereby adopted by the Village Council. A copy of the Plan is attached hereto as Exhibit "B" and incorporated herein by this reference.

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3 **SECTION 3.** This Resolution shall take effect immediately upon adoption.

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5 **PASSED AND ADOPTED** this 24<sup>th</sup> day of January, 2006.

6  
7 **ATTEST:**

**VILLAGE OF WELLINGTON, FLORIDA**

8  
9 BY: Awilda Rodriguez  
10 Awilda Rodriguez, Village Clerk

BY: Thomas M. Wenham  
Thomas M. Wenham, Mayor

11  
12 **APPROVED AS TO FORM AND**  
13 **LEGAL SUFFICIENCY**

14  
15 BY: Jeffrey S. Kurtz  
16 Jeffrey S. Kurtz, Village Attorney  
17  
18

**Exhibit "A"**  
**Legal Description**

All of Section 13, Township 44 South, Range 40 East, Palm Beach County,  
Florida

Containing 638.9 acres, more or less

**Exhibit "B"**  
**Rustic Ranches Neighborhood Plan**

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# **NEIGHBORHOOD PLAN FOR** **RUSTIC RANCHES**

**Prepared by:**  
**Planning and Zoning Division**  
**Community Development Department**  
**Village of Wellington, Florida**

## Contents

1.	Introduction	4
2.	Planning Description	5
3.	History	6
4.	Planning Charettes	6
5.	Vision	6
6.	Land Use and Zoning	7
7.	Housing	9
8.	Infrastructure	10
9.	Open Space and Recreation	10
10.	Traffic and Roads	11
11.	Equestrian Uses and Proposed Rules	14
12.	Signage and Neighborhood Identity	15
13.	Nuisances	15
14.	Code Enforcement	18
15.	Implementation	18
16.	Conclusion	18

### List of Figures

1	LOCATION MAP and AERIAL PHOTOGRAPH	5
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### List of Attachments

1	RESULTS OF PLANNING CHARETTE ON JULY 12, 2004	19
2	RESULTS OF PLANNING CHARETTE ON JULY 28, 2004	22

## 1. Introduction

This Neighborhood Plan for the Rustic Ranches neighborhood was drafted by the Village of Wellington Planning and Zoning Division, Community Development Department in conjunction with the residents and property owners of Rustic Ranches. The purpose and intent of this plan are to:

- preserve the rural character and lifestyle of the Rustic Ranches community, and collectively determine guidelines for the future;
- articulate shared goals and visions of the future of Rustic Ranches and use those goals to produce a decision-assisting guide for elected officials and policy makers;
- be a strategic neighborhood plan that educates as well as reflects the collective needs, concerns, and aspirations of the residents of Rustic Ranches and the Village of Wellington; and
- establish a framework to implement the community vision and values established in the Village Charter and in the Equestrian Element of the Village of Wellington Comprehensive Plan, as exemplified below.

The neighborhood plan and the recommended overlay zoning district for Rustic Ranches are intended to comply with the following directive in the Village Charter:

The incorporation of the Wellington area will serve to preserve and protect the distinctive characteristics of the individual communities within the boundaries of the Village of Wellington.

## 2. Description of Planning Area

Rustic Ranches is a residential neighborhood, with a rural character. The neighborhood consists of approximately 638.9 acres comprised of mostly five acre lots, with a few ten acre lots. Rustic Ranches is located approximately one (1) mile south of Southern Boulevard (State Road 80) on the west side of Flying Cow Road within Section 13, Township 44 South, Range 40 East of Palm Beach County. To the north, west and south of the neighborhood are Stormwater Treatment Areas operated by the South Florida Water Management District. To the east is Wellington's Aero Club residential subdivision which is part of Wellington's Equestrian Preservation Area. A location map and aerial photograph of the Rustic Ranches Neighborhood is provided in Figure 1.

FIGURE 1 - LOCATION MAP AND AERIAL



### 3. History

Rustic Ranches was developed as residential lots by Tom Waldren because the land was not viable for growing sugar cane. To address development concerns, the Rustic Ranches Land Owners Corporation was created as an alternative to a homeowners' association, however the corporation was dissolved in 1994. Today there is no Homeowners Association. When lots were originally sold, there were fewer than twenty (20) homes built within the Rustic Ranches subdivision, with a small number of commercial enterprises, mainly nurseries, spread throughout the development. Now there are 117 residential lots developed with some commercial entities still existing.

### 4. Planning Charettes

Staff approached the residents and property owners of Rustic Ranches regarding the need to prepare a neighborhood plan to address their unique environment and various issues. Four neighborhood planning charettes were conducted with the residents and property owners of Rustic Ranches in response to this inquiry. These meetings were held on July 12, 2004, July 28, 2004, August 23, 2004, and October 21, 2004. The results of these meetings are described in Attachments "A" and "B". At the October 21, 2004 charette, the suggestion was made for staff to meet with a panel of volunteers, and attempt to make some progress with the neighborhood plan. Staff met with the volunteers on November 10, 2004, January 19, 2005 and March 21, 2005.

### 5. Vision

The residents and property owners have expressed a vision for their neighborhood at the above-referenced planning charettes for this neighborhood plan. This vision includes maintaining the rural residential character with an equestrian theme, maintaining large lots with a density of one unit per five (5) acres, continuing the existing land use and providing a balance between property owners' interests and land use.

## 6. Land Use and Zoning

The Rustic Ranches neighborhood consists of 638.9 acres of vacant and residentially developed parcels with the primary frontage on Flying Cow Road. On March 9, 2004 the residents approved a referendum to be annexed into the Village of Wellington. The Future Land Use Designation for Rustic Ranches is Residential B with a maximum density of 0.20 dwelling units per acre.

Rustic Ranches is zoned AR - Agricultural Residential, with the purpose and intent to protect and enhance the rural lifestyle and quality of life of residents and to permit a variety of uses that require a non-urban location but do not operate to the detriment of adjoining lands devoted to rural and residential uses. At this time the Village has not proposed changing the existing Zoning designation. The current land use designation would permit a total of 127 residential dwelling units within the neighborhood.

The Village's Agricultural Residential zoning district has the following property development regulations:

Minimum Lot Size	10 acres
Minimum Lot Width	300 feet
Minimum Lot Depth	300 feet
Maximum Floor Area Ratio:	15%
Maximum Building Coverage:	10%
Front Setback:	100 feet
Side Setback:	50 feet
Rear Setback:	100 feet
Street Side Setback:	80 feet

Building Coverage is defined as that portion of the area of a lot, expressed as a percentage, occupied by the square footage of the ground floor area of a building or structure. Floor Area Ratio is defined as the ratio of gross floor area of all structures on a lot to the lot area.

Residential land uses are the most common form of land use within Rustic Ranches. Most of the residences are single family homes located on five acre lots. Rustic Ranches has maintained a long standing tradition of small

agricultural practices on many residential properties. Agriculture seems to be the predominant non-residential land use in Rustic Ranches. There are farms that produce a variety of products, i.e. eggs and farms that raise livestock such as horses and pigs, etc. Other types of agriculture in Rustic Ranches include tree farms and wholesale nurseries. Due to the balance of residential and agricultural land uses, potential problems with conflicting land uses could occur. Conflicting land use concerns include:

- noise levels;
- noxious smell from animals and fill;
- water and air quality; and
- property standards.

However, with adequate buffer zones, agricultural and residential uses can co-exist. Buffering with existing native vegetation and tree canopy would not only protect residences, but help preserve the environment as well.

It is important to note that, just like Palm Beach County's Code, the Village's Land Development Regulations (LDR) allows any existing nonconforming use to continue. The Village of Wellington's LDR and the limitations set forth by this neighborhood plan would only affect new nonconforming uses within the neighborhood.

**Goal: Protect the unique character of Rustic Ranches.**

Adopting and periodically revisiting this neighborhood plan will assist with this goal. The Village of Wellington agrees that Rustic Ranches is a unique neighborhood and should be preserved as such.

**Goal: Maintain property values.**

The guidelines and recommendations of this neighborhood plan should help maintain property values in Rustic Ranches. While five acre lots will always be in demand in South Florida, cleaning the swales, keeping the lots neat, and periodically regrading the roads are all goals of the Village which should help maintain property values.

**Goal: Maintain zoning regulations appropriate to the neighborhood.**

Rustic Ranches is to be zoned Agricultural Residential (AR) under the Village's Land Development Regulations, keeping the equivalent zoning category the neighborhood had under Palm Beach County. Some of

the concerns raised by neighborhood residents are addressed through the establishment of the Residential "B" land use designation and maintaining the AR zoning district. For example, cellular communication towers are not allowed in the AR zoning district without a Conditional Use approval by Village Council. In order to maintain the larger lots, rezoning to a Planned Unit Development should be discouraged.

**Goal: Adopt Residential "B" Land Use designation.**

Florida State Statutes mandate newly annexed property be given a land use designation from the new jurisdiction. When Rustic Ranches was annexed into the Village of Wellington, the Village petitioned DCA to redesignate the properties with a Village Future Land Use designation of Residential B with a maximum density of 0.20 dwelling units per acre (1 dwelling unit per 5 acres). On October 26, 2005, the Village adopted Ordinance Number 2004-31 which amended the land use designation to Residential "B".

**Goal: Obtain Wellington addresses for Rustic Ranches.**

Staff has applied to the U.S. Postal Service to change the zip code for Rustic Ranches to a Wellington address.

## 7. Housing

The housing stock within Rustic Ranches consists of mainly single-family dwelling units or "ranchettes" on relatively large lots. A few lots are occupied by mobile homes. Some lots are vacant or are used for non-residential purposes (stables, nurseries, etc.). Many of the existing dwelling units were constructed in the late 1970's. The decade of the 1980's saw more housing construction, although recently, with only a few vacant lots left, construction of single family housing seems to be winding down. While most of the existing structures appear to be in good condition, some structures appear dilapidated or abandoned.

One issue identified at the charettes was the existence of mobile homes. Currently, a special use permit is required for a mobile home dwelling in the Agricultural Residential zoning district. Only mobile homes which are accessory to a principal agriculture use on a minimum lot size of ten (10)

acres or mobile homes used as a temporary dwelling during home construction (for a maximum of 2 years) are allowed. Mobile homes are required to meet all setbacks of the district and maintain a 200 foot separation from an existing single-family dwelling.

**Goal: To perform a study of the existing housing stock.**

Such characteristics as type of housing stock, year built, and conformity with Village codes would be the essential data collected to determine if any action is necessary.

**Goal: To improve the condition of any homes in disrepair.**

The Village of Wellington should pursue any and all grant moneys available to help upgrade housing stock that may need improvement.

## **8. Infrastructure**

At the planning charettes, residents mentioned connecting the homes to the Village's public sewer system. Currently, there are no plans to expand the sanitary sewer system to encompass Rustic Ranches.

The Village of Wellington has provided water lines to Rustic Ranches and is working toward connecting all residences within Rustic Ranches to the Village's potable water system. To that end, residents have been encouraged to open a water account with the Village.

**Goal: To connect all residences within Rustic Ranches to the Village's water service.**

Opening a water account with the Village is a prerequisite to connecting to the water system. As of December 20, 2005, there are seventy-eight (78) residences that have opened water accounts with the Village.

## **9. Open Space and Recreation**

The Rustic Ranches community has access to the Village's parks and recreation facilities and those of Palm Beach County. However, there are no opportunities to establish such facilities within the Rustic Ranches subdivision. The residents of Rustic Ranches can enjoy horseback riding

along the dirt-surfaced road systems and existing bridle paths. Encouragement of greater use of the bridle paths throughout the community would be a means for residents to enjoy outdoor recreation within Rustic Ranches.

During the charette process, residents expressed their desire to develop a linear park within the Rustic Ranches subdivision.

**Goal: To facilitate education of the Village's recreational facilities and activities.**

Staff will provide the Village's Parks and Recreation Department a list of addresses for Rustic Ranches so that they may be included in any future mailings of the Department's informational Newsletter.

**Goal: To develop the bridle paths within Rustic Ranches.**

Staff should pursue any and all grant moneys available to help with the development and upkeep of the bridle paths.

## 10. Traffic and Roads

There are a limited number of roads in Rustic Ranches. Traffic problems and road maintenance were mentioned by neighborhood residents several times at the planning charettes. Speeding on the portion of Flying Cow Road which abuts Rustic Ranches, by service vehicles and large tractor-trailer trucks, was also a major concern. While changing the speed limit is solely within the jurisdiction of Palm Beach County, the Village can recommend traffic calming measures. These measures can include landscaping close to the roadway or roundabouts. Residents also requested the remainder of Flying Cow be paved by the Village of Wellington, which, once right-of-way has been established, the Village has agreed to do to the northern access of the Big Blue Tree Farm.

The residents of Rustic Ranches have expressed concern about the maintenance of not only Flying Cow Road but the internal roadways as well. The residents would like to keep their internal roads unpaved. However, this requires regular maintenance, which the Village has agreed to perform. Currently, the Village Public Works Department grades Flying Cow Road twice a week and the internal roads once a week. Currently a private

contractor grades the internal roads once a week. There is no school bus shelter located within Rustic Ranches; however, residents have requested that a bus shelter be erected along with a roundabout for easier access.

The residents of Rustic Ranches have inquired about an additional access route to the Village of Wellington along Flying Cow Road which staff is currently evaluating.

Residents were split on whether to install street lights either along Flying Cow Road or on the neighborhood's internal roadways. The Village has no plans to install street lights in either location.

The neighborhood residents have expressed an interest using golf carts through the neighborhood. This would seem appropriate and consistent with what is done in many communities. Section 316.212, Florida Statutes, allows municipalities to designate one or more municipal streets for use by golf carts, if the municipality determines golf carts may safely travel on or across the street. Such use of golf carts is limited between sunrise and sunset and to persons 14 years of age and above. The local government may determine golf carts may be operated at night, between sunset and sunrise only if the golf carts are equipped with headlights, brake lights, turn signals and a windshield. The Village Council may want to consider passing a resolution to allow golf carts on the local roads during the day in Rustic Ranches.

**Goal: Proceed with the paving of Flying Cow Road and the improvements to all internal roads.**

The Village of Wellington plans to pave Flying Cow Road to the entrance to Big Blue Tree Farm. The Village's Public Works Department has been re-grading the internal neighborhood roads every week since late Summer of 2004.

**Goal: The Village of Wellington should annex Flying Cow Road.**

Currently, Flying Cow Road belongs to Palm Beach County and is not maintained by the Village. The Village is currently working with Palm Beach County to transfer ownership of the road to the Village. Once this is complete, the Village will be able to address residents' concerns

about speed limits, landscaping along the right-of-way, striping, a welcome sign, and the possible construction of a bike path.

**Goal: Modify the speed limit along Flying Cow Road.**

The speed limit on Flying Cow Road is currently controlled by Palm Beach County. However, once the County conveys Flying Cow Road to the Village, the Village should regulate the speed limit along that section of Flying Cow Road which abuts Rustic Ranches. Traffic calming measures, including speed bumps, landscaping along Flying Cow Road, or even roundabouts, will be installed.

**Goal: Develop a bus turnaround along with a bus shelter.**

The Village of Wellington has neighborhood beautification grants which could be used for the establishment of a bus turnaround and shelter, minimizing the cost to residents. Beautiful Wellington grants are distributed annually from the Public Works Department. The applications are available in January and due every April. There are several levels of funding which can be awarded to a project, with matching funds provided by the residents.

\* Verbage residents and property owners voted on.

The Village of Wellington can work with the residents of Rustic Ranches to develop a bus turnaround and a bus shelter. The Village can assist residents in applying for grants that will allow the development of such amenities. ~~has neighborhood beautification grants which could be used for the establishment of a bus turnaround and shelter, minimizing the cost to residents. Beautiful Wellington grants are distributed annually from the Public Works Department. The applications are available in January and due every April. There are several levels of funding which can be awarded to a project, with matching funds provided by the residents.~~

\*Modified verbage proposed based upon Village staff comments.

**Goal: Provide another means of access into the Village of Wellington from Flying Cow Road.**

The Village is studying the feasibility of this goal. However, since there is no existing right-of-way, it may be some time before any results can be offered. While an alternate access into Wellington is unlikely in the near future, the Village does plan on abandoning Pump Station #1 at the southern terminus of Flying Cow Road and make improvements to 50<sup>th</sup> Street South. These improvements to 50<sup>th</sup> Street South are planned to be completed by the Summer of 2007.

**Goal: Designate the internal roads of Rustic Ranches for use by golf carts.**

The Village Council should consider passing a resolution to allow the operation of golf carts by persons 14 years of age and above during daylight hours on private roads within the Rustic Ranches neighborhood, in accordance with Section 316.212, Florida Statutes. Planning and Zoning Division staff can draft a resolution and present it to Village Council if the residents wish.

#### 11. Equestrian Uses and Proposed Rules

Staff has proposed to include the Rustic Ranches neighborhood into the Equestrian Overlay District. If such a proposal is adopted, Rustic Ranches would fall under the Equestrian Overlay Zoning District (EOZD) which would allow for stables and other equestrian facilities.

Some physical improvements to the canals surrounding Rustic Ranches would increase access to the bridle paths. Staff is considering a plan to install culverts at the end of Hollow Tree Lane and at three places along the drainage canal which runs north-south through the center of the neighborhood. These culverts would allow equestrian riders easier access to the bridle trail which encircles Rustic Ranches; the plan is limited; however, by the absence of available Rights-of-Way. An acquisition plan would need to be developed.

**Goal: Preserve a rural and equestrian lifestyle.**

The Village of Wellington has always prided itself on the equestrian lifestyle enjoyed by its residents. To that end, the Village established the EOZD to encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian

Preservation Areas. Staff recommends adoption of a plan to extend the EOZD to encompass Rustic Ranches.

**Goal: Dedicate bridle paths to the Village of Wellington so that the Village can maintain the paths.**

The Village recognizes that the bridle paths are important to maintaining the equestrian nature of Rustic Ranches. Since the bridle paths were originally dedicated to the Pine Tree Water Control District, it should be easy to transfer the easements to the Village. Once the bridle paths are dedicated to the Village, the Village can assume responsibility for maintenance of the bridle paths.

**Goal: Removal of fences within the bridle paths.**

Once the paths are dedicated to the Village of Wellington, the Village plans to remove the fences blocking the paths and install new entryways which would block any attempt to access the bridle paths by ATVs, but allow equestrian access to the paths.

## 12. Signage and Neighborhood Identity

The residents have expressed a need for certain types of signage, including street signs such as "Slow" or "Children at Play".

An entry feature at the entrance to the neighborhood either at Southern Boulevard or at the beginning of the Rustic Ranches neighborhood has also been recommended by the residents of the community. All or part of the costs may need to be paid by the owners of the property in the neighborhood.

**Goal: Develop an entry feature for neighborhood.**

Residents can apply for a Beautiful Wellington grant for creation and installation of an entry feature.

**Goal: Work with staff to develop a master sign plan for Rustic Ranches.**

Staff can work with residents to develop a master sign plan which would address signage in Rustic Ranches. During the charrette process, some residents expressed interest in signs regarding traffic ("Slow"), safety ("Children at Play"), and a list of Equestrian rules and regulations for the bridle path.

\* Verbiage residents and property owners voted on.

Staff can work with residents to develop a master sign plan which would address signage in Rustic Ranches. During the charette process, some residents expressed interest in signs regarding traffic ("Slow"), safety ("Children at Play"), and a list of Equestrian rules and regulations for the bridle path. This type of signage is not recommended by the Institute of Transportation Engineers and therefore staff would not recommend the installation of such signage.

\*Modified verbiage proposed based upon Village staff comments.

### 13. Nuisances

Neighborhood residents expressed concern about inoperable and unlicensed vehicles being parked on private property in the neighborhood. Such vehicles are regulated through the requirements of Chapter 36 in the Village's Code of Ordinances. Although this code was meant for smaller lots in the Wellington PUD, where neighboring lots would be in close proximity to such vehicles there is still concern for inoperable and unlicensed vehicles on the larger lots like those located within Rustic Ranches.

Another concern discussed during the charette process was the proximity of Rustic Ranches to the landing strip at the Aero Club of the Landings Planned Unit Development. Residents cited noise from airplanes, helicopters, and ultralites as major nuisances to living in Rustic Ranches. No fly-zones, noise and other restrictions are regulated and enforced by the Federal Aviation Administration (FAA) so the Village has no authority to regulate the air strip and its associated activities.

The use of manure as landfill was also identified as another nuisance during the charette process. Article 5 of chapter 30 of the Village's Code of Ordinances, details Best Management Practices for reducing the amount of phosphorous concentration in groundwater within the Everglades Protection Area, regulates the storage and placement of livestock waste. Under Best Management Practices, livestock storage areas must be designed so that no rainfall is allowed to enter and so that no liquid is released. Best

Management Practices does not allow livestock waste (manure) to be used as fill.

Another issue identified at the Planning Charettes was the keeping of non-domesticated farm animals on lots within Rustic Ranches. While the Equestrian Overlay Zoning District does not prohibit animals by type, it allows for the following uses:

- bona fide agriculture (the raising of crops or animals);
- aviculture (the raising of birds);
- the raising of groves and row crops;
- equestrian uses;
- livestock raising; and
- agricultural storage (both indoor and outdoor).

Non-permitted existing uses are allowed to remain, just not expand.

The Village of Wellington's Code of Ordinances does not restrict the number of cats or dogs that can be on a parcel larger than 2.5 acres. However, the code defines an animal that creates a nuisance to be one that a) habitually barks, whines, howls or causes other objectionable noise resulting in a serious annoyance to a neighboring resident; or b) disturbs the peace by habitually or repeatedly destroying, desecrating or soiling public or private property, chasing persons, livestock, cars or other vehicles, running at large, or other behavior that interferes with the reasonable use and enjoyment of the property; or c) an animal which bites, attacks or threatens to bite human beings. An owner with such an animal shall be deemed to be in violation of the code.

It is important to note that only lots within the EOZD are allowed to have stables in the Village of Wellington. There is no specific limit to the number of horses allowed on a property; however each horse must have water and shelter. Within the EOZD, the size of the structures on the lot (stables, residence, etc.) is limited to the floor area ratio, which is currently fifteen percent (15%) of the lot area.

The neighborhood plan recommends that non-agricultural and non-residential development be limited to what is permitted in agricultural residential zoning.

Residents expressed concerns over illegal dumping activity within Rustic Ranches. Garbage dumps are not permitted within the AR zoning district (nor are they permitted within the EOZD). Increased code enforcement presence should deter individuals from any illegal dumping activities.

**Goal: Regulating the presence of inoperable and unlicensed vehicles to improve the aesthetics of the neighborhood.**

While the Village of Wellington's Code Compliance Officers have been making regular visits to the neighborhood, staff will inform them of the wishes of the residents to focus on these specific problems.

**Goal: Regulate the presence of stray dogs and cats.**

Residents and staff should work together to gain further cooperation from the Palm Beach County Animal Control Department. Increased presence of animal control officers can help decrease the presence of stray animals.

**Goal: Incorporate the neighborhood of Rustic Ranches into the mosquito control spraying for the Village.**

The Village of Wellington ~~While Palm Beach County sprays the Village for mosquitoes on a regular basis, the Village has also contracted with a private spraying company as an additional measure of control. As of late July, Rustic Ranches has been sprayed for mosquitoes every week by the private company.~~ A resident may call the Village's Public Works Department to report mosquito problems that cannot be handled by the regular spraying.

#### 14. Code Enforcement

In the past Rustic Ranches was sparsely populated by individuals who lived, worked and played accordingly to their backgrounds, tastes and finances. Historically, residents have not wanted a dictated uniformity of housing or lifestyles. The rural lifestyle of residents in Rustic Ranches often makes code enforcement difficult. Code violations on a property are usually discovered by a neighbor. This plan is recommending that the Village of Wellington code compliance officers work together with the residents of Rustic Ranches to establish uniform standards to reflect the rural lifestyle of the neighborhood.

**Goal: Establish uniform standards of property maintenance which reflect the rural character of Rustic Ranches.**

Residents should meet with the Village's code compliance staff to create standards for residences and lot maintenance.

#### 15. Implementation

While it is foolish to believe that a single plan will address all issues that are important to all residents of Rustic Ranches, the residents have worked hard to create a plan that everyone will be satisfied with. In order to adopt the plan, the Village will be sending out a ballot to the owner of each five acre tract. Owners of tracts larger than five acres will receive one ballot per five acres. Votes will be tallied from the votes received (property owners will have sufficient time to send in their ballots). If the majority of respondents wish to adopt this neighborhood plan, the plan will be brought before the Village Council for consideration and possible adoption.

#### 16. Conclusion

The Village of Wellington recognizes the wishes of residents of Rustic Ranches to preserve the unique character of their neighborhood. This neighborhood plan addresses the unique character and concerns of this specific rural neighborhood in the Village. The implementation of this plan through the Land Development Regulations, Capital Improvement Plan and the Village's Annual Budget should ensure the residents will be able to maintain their vision of the Rustic Ranches neighborhood.

Attachment "A"

**Rustic Ranches Neighborhood Charette**

**Questions & Answers**

July 12, 2004

**1. What do you like about Rustic Ranches?**

Privacy / Seclusion (6)	Diversity
Sense of Community (6)	No noise ordinance
Lack of regulation (6)	Unpaved roads (4)
Large lots - Low density (5)	Variety of animals allowed (5)
Limited traffic (4)	No Homeowners Association (4)
No street lights (3)	Equestrian Easement along canals (3)
Parking - wherever / whatever (3)	Agricultural uses (2)
Everglades Retention protected from development (2)	

**2. What don't you like about Rustic Ranches?**

No entry feature (6)	No cable capability
Drainage - roads and subdivision (6)	County inspections
Dirt Roads (6)	Contamination of wells
Un-maintained roads and swales (6)	Easement maintenance
Maintenance of homes (4)	Crime
Parking of broken down vehicles / equipment (3)	Overgrowth of invasive species
No mosquito control (3)	Airplanes from Aero Club
Bridle paths not maintained (3)	No shelter for bus stops
Loose animals (3)	No weight limit
Water Service not yet started (3)	Light pollution from security lights
Illegal dumping (3)	Lack of landscape along Flying Cow
No street lights (3)	Speed of traffic along Flying Cow (2)
Mobile homes (3)	
Lack of landscape / buffer along Flying Cow	
Noise from exotic bird farms / dog kennel	
Overgrowth of invasive / exotic species	
Contractor / Builder trucks destroying roadways	
Dust from South Florida Water Management District projects	

### **3. What would you like to change about Rustic Ranches?**

Drainage (5)	Landscape maintenance
More bridle paths (5)	Legalize golf carts
Road weight restrictions (5)	Want street lights (2)
Limit rentals and grooms quarters	Access to Pierson Road (2)
Pave Flying Cow road (5)	More bus shelters
Improved road maintenance (4)	Greater setbacks
More access to the Village of Wellington (4)	Canal maintenance
Fencing and landscaping along	Widen interior roads
Flying Cow Road (4)	More code enforcement
More mosquito control (3)	Gated Community (3)
Include into Equestrian Overlay District (3)	Traffic calming devices (2)
Bike path along Flying Cow (2)	Structural maintenance (2)
Bigger presence from Sheriffs Department	
Increase density from one (1) d.u./per five (5) acres to one (1) d.u./per one (1) acre	

### **4. What would you like to keep the same about Rustic Ranches?**

Five (5) acre lot size (6)	No commercial development
Seclusion (6)	Density
Palm Bch. County regulations (6)	No Homeowners Associations
No landscaping requirements (3)	No fencing standards
Agricultural environment (3)	Dirt roads
No maintenance standards for housing	Rural community (2)
Diversity of house structure / design	No street lights (2)
Parking - wherever, whatever (2)	Variety of animals

### **5. Where would you like to see Rustic Ranches in five (5) years?**

Proper Drainage (5)	Added entry feature
Gated community (5)	No cell towers
Additional access to Wellington (5)	Maintain landscape
Established bridle paths (3)	Uniform fencing
Paved Roads (3)	No street lights
Equestrian community (3)	Lower taxes
Weight restrictions on vehicles	Bike paths (2)
Traffic calming devices (2)	
Address changed to Wellington	

**6. Where would you like to see Rustic Ranches in ten (10) years?**

Paved roads (3)	Same setbacks as are current
No street lights (3)	Property standards maintained
Gated community (3)	Remain a rural community
Informational network setup for residents	No cell towers (3)
No Homeowners Associations (3)	More bridle paths
Bike path along Flying Cow	No solicitation
Traffic calming devices on Flying Cow road	Elimination of mobile home
Maintained swales and canal banks	
Build a community center to the west	
Possible Homeowners Association	
Possibility of retail / convenience store within proximity	

## Attachment "B"

### Rustic Ranches 2<sup>nd</sup> Neighborhood Charette

#### Discussion Topics

July 28, 2004

#### Roadways

Pave Flying Cow road (5)	Bus turnaround (5)
Maintain internal dirt roads (5)	Re-level roads
No street lights on internal roads (4)	Regrade roads (3)
Golf carts permitted - adults only (3)	Pave interior roads (2)
Traffic calming devices at entrance (3)	Access to Wellington
Double striping of Flying Cow (2)	Scheduled road maintenance
Enforcement of commercial vehicles	Drainage for Flying Cow
Speed limit increased to 55 mph	Standardized cross-sections
Speed limit increased to 50 mph	
No street lights along Flying Cow	
Street lights along Flying Cow	

#### Land Use

5 acre minimum (5)	Maintain agricultural use (5)
No cell towers (5)	No dumping allowed
No commercial development (3)	Wellington address (2)
1 dwelling unit per 5 acres (3)	No subdividing
Maintain rural ambience (2)	No retail use
No homeowners' association	No helicopters
Prohibit animals on use and smell	No airplane beacons
No new potted nurseries	No enlargement of airports
No restrictions on barns and storage	
Want equestrian overlay district	
No pig farms, goat farms, exotic bird farms, kennels	
Low impact nurseries allowed - not high impact	
Developers' responsibility to finish paving Flying Cow	

## **Maintenance**

Regulate illegal dumping (5)	Increased code enforcement (3)
Remove all invasive vegetation (3)	Swale maintenance (3)
No landscape maintenance (2)	No property standards (2)
Uniform swale design (2)	No land fill in of manure (2)
Regulation of equipment and vehicles in yards (2)	
Mosquito control (2)	Prohibit animals on use and smell
Animal enforcement - number per acre	Fences maintained and repaired
Regulate animal waste disposal	Enforce leash law
No regulation of equipment and vehicles in yards	
Want property owners association	No rodeo
Light pollution from adjacent neighborhoods	No slaughtering of animals
No discharging of firearms	Water standards for irrigation
More police presence	Increased property maintenance
Connect to public sewers - if don't have to pay	Storage fenced in
Maximum 12 inches for grass height	No fencing standards (material)
Common area grass maintained	Mobile home standards
No height restrictions for fencing	No horse manure dumping
Access road gated and blocked off	No red front door
No 8 ft. plastic or chain-link fencing	No accessory dwellings
Canal maintenance	No trailers (attached) for residents
Minimum 2000 square feet on new homes	No permit needed to move fence
No placement restrictions of garbage cans	
No vegetation requirements / restrictions	
Graded maintenance of swales by the Village of Wellington	
Property owners should maintain swales and culverts	
Fire wise techniques for perimeter property lines	

## **Non-Vehicular**

Bike path on Flying Cow (5)	Maintain equestrian easements (5)
No sidewalks (4)	No street lights (3)
Clear all obstructions from bridle paths (3)	Golf carts permitted (3)
Limited access of bridle paths for non-residents	Allow off-road vehicles
Enforce off-road laws	No bike paths

## **Signage**

Want identity sign (5)	Don't want identity sign (2)
Equestrian use sign (2)	Children at play sign (2)
Welcome to Wellington sign (2)	Speed limit signs on interior roads
Maintenance of road signs	Bus turnaround shelter
Bigger road sign for Flying Cow	No thru traffic sign
Low key entry sign	No gates, but leave as option

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Pavement ends sign  
Local traffic only sign on Flying Cow  
Stop sign at beginning of neighborhood

No passing sign on Flying Cow