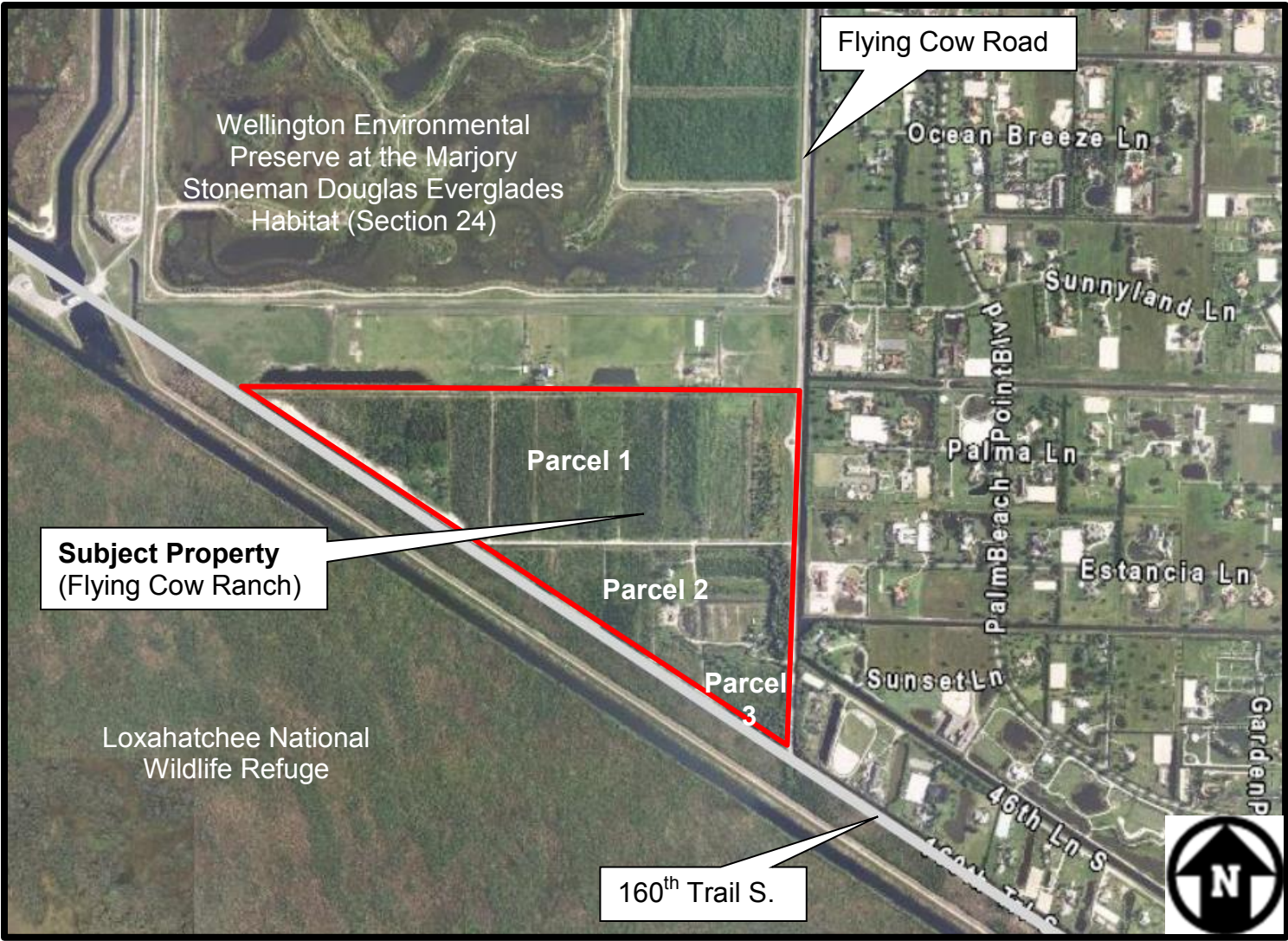


Staff Report Exhibit "A"
Location Map



Staff Report Exhibit "B"
Legal Descriptions

Parcel 1:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

Parcel 2:

All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25, Township 44 South, Range 40 East, said Section being unsurveyed, lying North and East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said Section 25, said Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56°55'11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of said Section 25.

LESS and EXCEPTING therefrom the following: A parcel of land lying in the Northeast one-quarter of Section 25, Township 44 South, Range 40 East, being the East 30 feet of those certain lands described as Parcel "A" in the instrument recorded in Official Records Book 15060, Page 293 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of Beginning; thence continue South 01°17' 01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said Section 25; thence South 89°43'08" West along said South line of the North one-half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said Section 25; thence North 01°17'01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

Parcel 3:

All that portion of the South half of the North half of Section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-Way line of South Florida Water Management District's Levee L-40.

Also known as:

A portion of Section 25, Township 44 South, Range 40 East, described as follows: Beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, Page 293 of the Official Records of Palm Beach County, Florida: thence, South $01^{\circ}17'01''$ West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North $57^{\circ}08'22''$ West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, Page 293; thence North $89^{\circ}43'08''$ East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the Point of Beginning.

Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

Land Use Element
Map No. 1

Residential

A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan)

B 0.1 du/ac - 1.0 du/ac

B 0.1 du/ac - 1.0 du/ac (no development order)

C 1.01 du/ac - 3.0 du/ac

C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac)

D 3.01 du/ac - 5.0 du/ac

E 5.01 du/ac - 8.0 du/ac

F 8.01 du/ac - 12.0 du/ac

G 12.01 du/ac - 18.0 du/ac

H 18.01 du/ac - 22.0 du/ac

NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Village of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment.

Non-Residential

Commercial Recreation

Conservation

Parks

Commercial

Neighborhood Commercial

Community Commercial

Office Commercial

Medical Commercial

Regional Commercial/LSMU

NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.

Mix Use

Institutional/
Public Facilities/Utilities

Industrial

Major Roads

Major Water Bodies

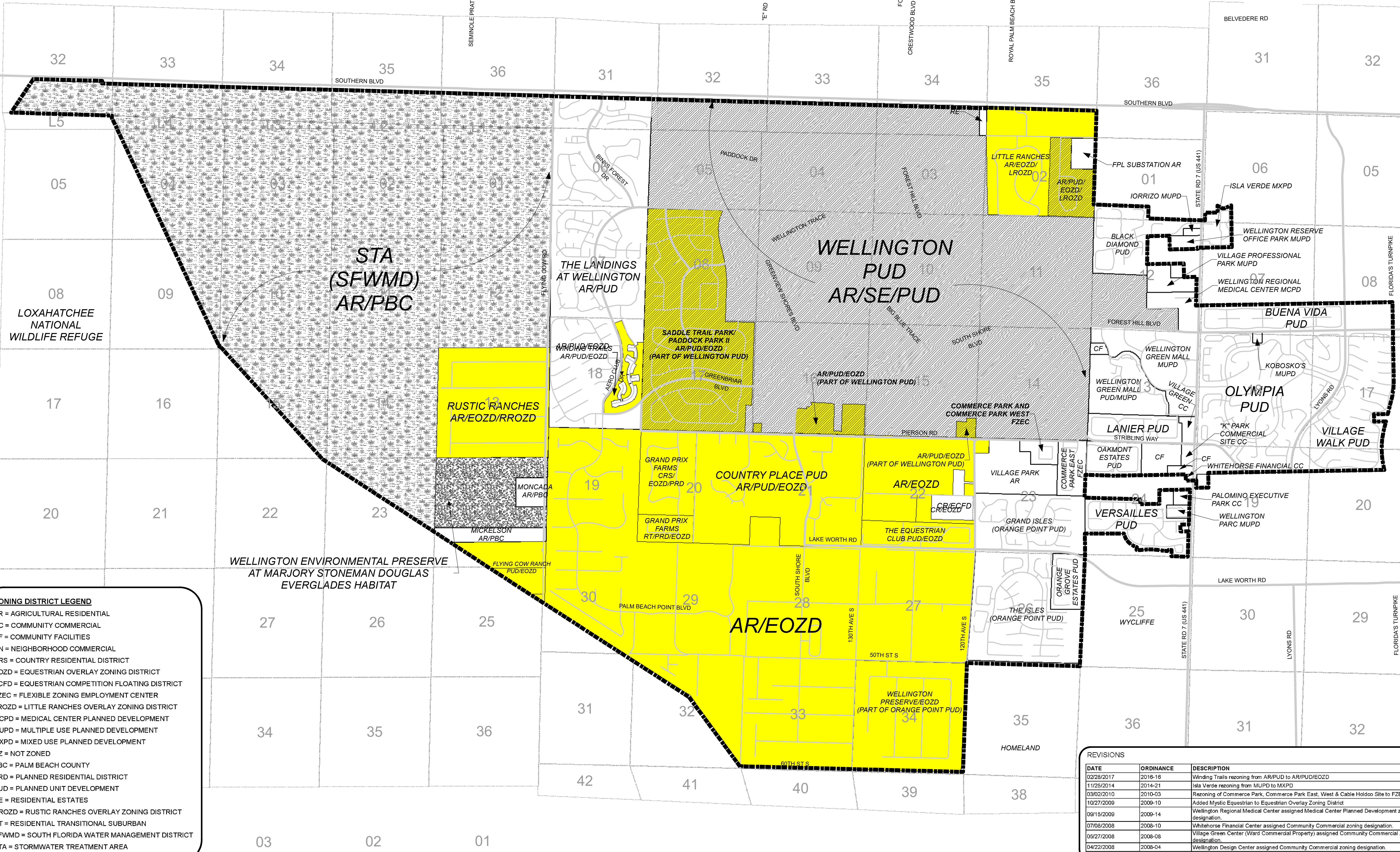
Future Annexation Areas

Wellington

Equestrian Overlay Zoning District

Urban Service Boundary

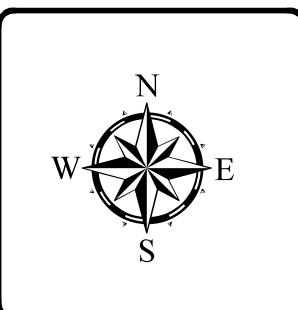
Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • gis@wellingtonfl.gov • www.wellingtonfl.gov											
1408 SHEET NO.	DATE	8/9/2017	1	DATE	8/9/2017	1	DATE	8/9/2017	1		
	DRAWN	Christian Nakotey		DRAWN	Christian Nakotey		DRAWN	Christian Nakotey			
	SCALE	1 inch = 2,000 feet		SCALE	1 inch = 2,000 feet		SCALE	1 inch = 2,000 feet			
	REQUESTED	Planning & Zoning		REQUESTED	Planning & Zoning		REQUESTED	Planning & Zoning			
	FILENAME	FutureLandUseChris		FILENAME	FutureLandUseChris		FILENAME	FutureLandUseChris			
Wellington 2020 Future Land Use August 31, 2010 - Ordinance 2010-09											
DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE		
01/19/99	99-01	COMPREHENSIVE PLAN	08/24/04	04-36	BLACKWATCH STABLES	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER	10/09/12	12-10	WELLINGTON CHARTER (CPTA)
12/14/99	99-22	VERSAILLES	10/26/04	03-17	COMMONS AT WELLINGTON	03/04/08	08-03	WELLINGTON DESIGN CENTER	04/09/13	13-04	VILLAGE GREEN CENTER - PDQ (CPTA)
11/14/00	00-24	BLACK DIAMOND	10/26/04	03-32	LANIER	04/22/08	08-07	MYSTIC EQUESTRIAN	02/25/14	13-12	VILLAGE HALL SITE
11/14/00	00-25	CHING	10/26/04	04-05	K PARK	05/23/06	05-02	WELLINGTON PARC	05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
11/14/00	00-26	MINTO	10/26/04	04-07	OAKMONT ESTATES	05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER	09/23/14	14-20	ISLA VERDE MIXED (CPTA)
12/12/00	00-30	KOBOSKOS	10/26/04	04-08	PALOMINO EXECUTIVE PARK	06/17	10-07	MCCARTHY PROPERTY	11/11/14	14-22	BINKS POINTE
09/10/02	02-23	LIFE CHURCH	10/26/04	04-28	VILLAGE PROFESSIONAL CENTER	12/12/06	11-02	IORZZO (CPTA)	02/28/17	16-16	WINDING TRAILS
11/18/03	03-15	ISLA CARROL	10/26/04	04-33	MICKELSON PROPERTY	05/22/07	06-22	VILLAGE GREEN CENTER			



ZONING DISTRICT LEGEND
AR = AGRICULTURAL RESIDENTIAL
CC = COMMUNITY COMMERCIAL
CF = COMMUNITY FACILITIES
CN = NEIGHBORHOOD COMMERCIAL
CRS = COUNTRY RESIDENTIAL DISTRICT
EOZD = EQUESTRIAN OVERLAY ZONING DISTRICT
ECFD = EQUESTRIAN COMPETITION FLOATING DISTRICT
FZEC = FLEXIBLE ZONING EMPLOYMENT CENTER
LROZD = LITTLE RANCHES OVERLAY ZONING DISTRICT
MCPD = MEDICAL CENTER PLANNED DEVELOPMENT
MUPD = MULTIPLE USE PLANNED DEVELOPMENT
MXPD = MIXED USE PLANNED DEVELOPMENT
NZ = NOT ZONED
PBC = PALM BEACH COUNTY
PRD = PLANNED RESIDENTIAL DISTRICT
PUD = PLANNED UNIT DEVELOPMENT
RE = RESIDENTIAL ESTATES
RROZD = RUSTIC RANCHES OVERLAY ZONING DISTRICT
RT = RESIDENTIAL TRANSITIONAL SUBURBAN
SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
STA = STORMWATER TREATMENT AREA

REVISIONS		
DATE	ORDINANCE	DESCRIPTION
02/28/2017	2018-18	Winding Trails rezoning from AR/PUD to AR/PUD/EOZD
11/25/2014	2014-21	Isla Verde rezoning from MUPD to MXPD
03/02/2010	2010-03	Rezoning of Commerce Park, Commerce Park East, West & Cable Holdco Site to FZEC
10/27/2009	2009-10	Added Mystic Equestrian to Equestrian Overlay Zoning District
09/15/2009	2009-14	Wellington Regional Medical Center assigned Medical Center Planned Development zoning designation.
07/08/2008	2008-10	Whitehorse Financial Center assigned Community Commercial zoning designation.
05/27/2008	2008-08	Village Green Center (Ward Commercial Property) assigned Community Commercial zoning designation.
04/22/2008	2008-04	Wellington Design Center assigned Community Commercial zoning designation.

SHEET NO.	DATE	January 5, 2017
	DRAWN	Christian Nakotey, GISP
	SCALE	1 inch = 2,000 feet
	REQUESTED	Planning & Zoning
1	FILENAME	ZoningChris



ZONING MAP

Date Adopted: November 13, 2007 Ordinance 2007-19, As amended

Other

EOZD

EOZD & WELLINGTON PUD

PRESERVE

SFWMD STA

WELLINGTON PUD

VILLAGE BOUNDARY



State Road 80

Southern Bly

Staff Report Exhibit "E"

Amended Equestrian Trails Master Plan
and Equestrian Circulation Plan

Flying Cow Ranch Rd

Paddock Dr

Greenview Shores Blvd

Big Blue Trce

Birkdale Dr

Forest Hill Blvd

South Shore Blvd

Greenbriar Blvd

Pierson Rd

120th Ave S

Lake Worth Rd

Stribling Way

S State Road 7

Lyons Rd

Lantana Rd

Wellington GIS

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000000 WORK ORDER #	SHEET NO.	DATE	8/22/2017
	1	DRAWN	Christian Nakotey
	1	SCALE	1 in = 1 mile
		REQUESTED	Damian Newell
		FILENAME	EquestrianTrl_Damian

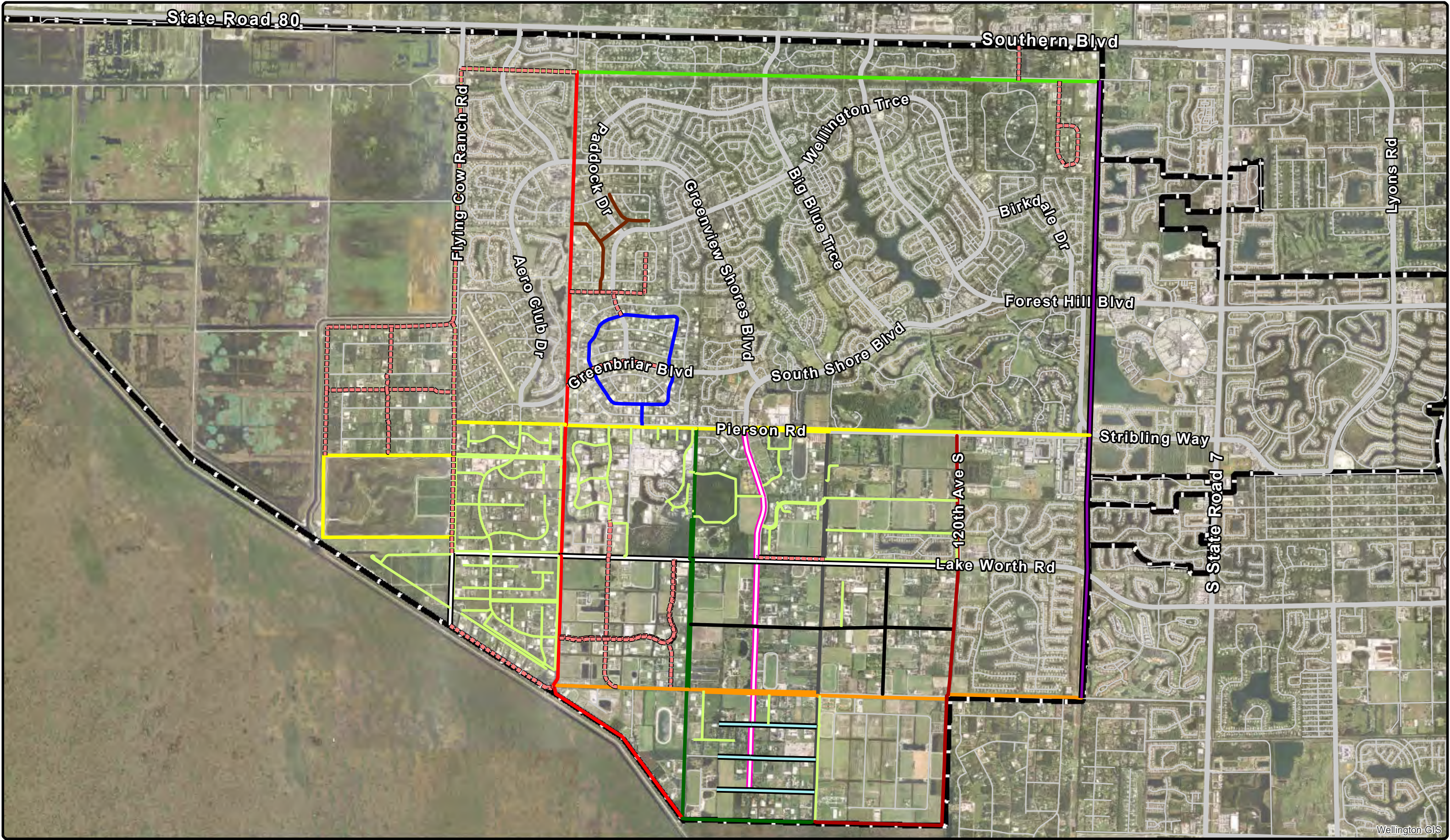


Public & Private Trails
Village of Wellington
Palm Beach County, FL

Public Trails
Private Trails

Equestrian Preserve Area
Municipal Boundaries





Wellington GIS

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000000 WORK ORDER #	SHEET NO.	DATE	8/21/2017
	1	DRAWN	Christian Nakotey
	1	SCALE	1 in = 1 mile
		REQUESTED	Mike O'Dell
		FILENAME	EquestrianTrl_Damian

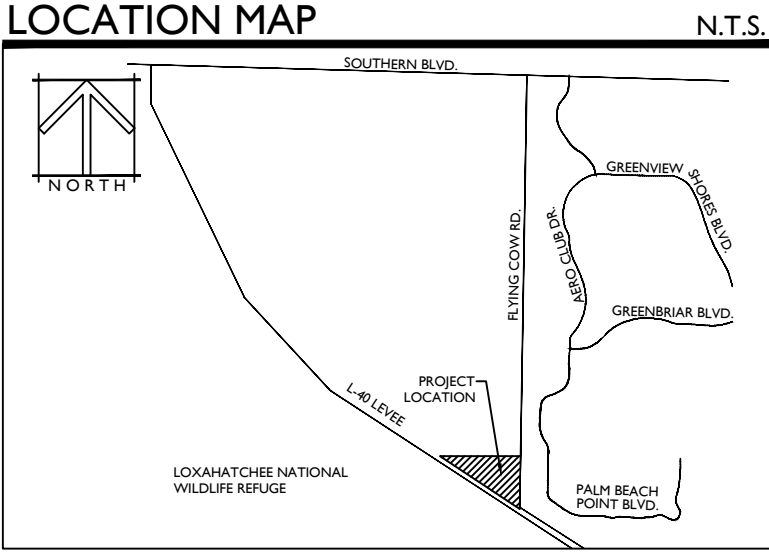


Equestrian Circulation Plan- Existing & Currently Planned Elements

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails	Private
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Gray Trail	Major Streets
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Brick Red Trl	Yellow Trail Section 24	Municipal Boundaries



Staff Report Exhibit “F”
Proposed Flying Cow Ranch Master Plan
and Regulating Plan



WGI
Wantman Group, Inc.
400 Columbia Drive, Suite 110
West Palm Beach, FL 33409
Phone No. 561.478.6501
Fax No. 561.478.5012
Cert No. 6091 - LB No. 7055

FLYING COW RANCH
MASTER PLAN
WELLINGTON, FLORIDA

SITE DATA

PROJECT NAME	FLYING COW RANCH
SECTION/TOWNSHIP/RANGE	25/44S/40E
PCN	00-40-44-25-00-000-1030 73-40-44-25-00-000-1040 73-40-44-24-00-000-5010 16-116 (2016-50 MPAI)
PETITION NUMBER	PBC CON AND RES B/EPA
EXISTING FUTURE LAND USE DESIGNATION	RES B/EPA
PROPOSED FUTURE LAND USE DESIGNATION	PBC PRES/CON PEC AR AND AR/EOZD
EXISTING ZONING DESIGNATION	PUD/EOZD
PROPOSED ZONING DESIGNATION	
SITE AREA	+/-150 AC. (6,547,340 S.F.) 128.5 AC. (5,597,732 S.F.) 3.8 AC. (165,528 S.F.)
RESIDENTIAL POD AREA	30 D.U.
PRIVATE RECREATIONAL POD AREA	0.20 D.U./AC.
DWELLING UNITS	
DENSITY	
PRIVATE RECREATION AREA	0.43 AC. (18,730 S.F.)
REQUIRED (5 AC./1000 POPULATION)	3.8 AC. (165,528 S.F.)
PROPOSED	18.0 AC. (784,080 S.F.)
LAKE TRACT AREA	

PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE
FRONT	50'	100'
SIDE, INTERIOR	50'	25'
SIDE, CORNER	50'	25'
REAR	50'	25'
TAXIWAY* EASEMENT	20'	20'
OTHER	100' FROM LANDING STRIP	100' FROM LANDING STRIP

* TAXIWAY EASEMENT SETBACK IS TAKEN FROM THE EDGE OF THE 60' TAXIWAY EASEMENT & SUPERCEDES THE PRINCIPAL & ACCESSORY SETBACK

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	300'
MIN. LOT DEPTH	300'
MAX. FAR	0.20
MAX. BUILDING HEIGHT	35'
MAX. LOT COVERAGE	20%

GENERAL NOTES

1. THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.
2. ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON CODE.
3. FLYING COW RANCH ROAD SHALL BE PAVED TO THE SOUTHERN END.

LEGEND

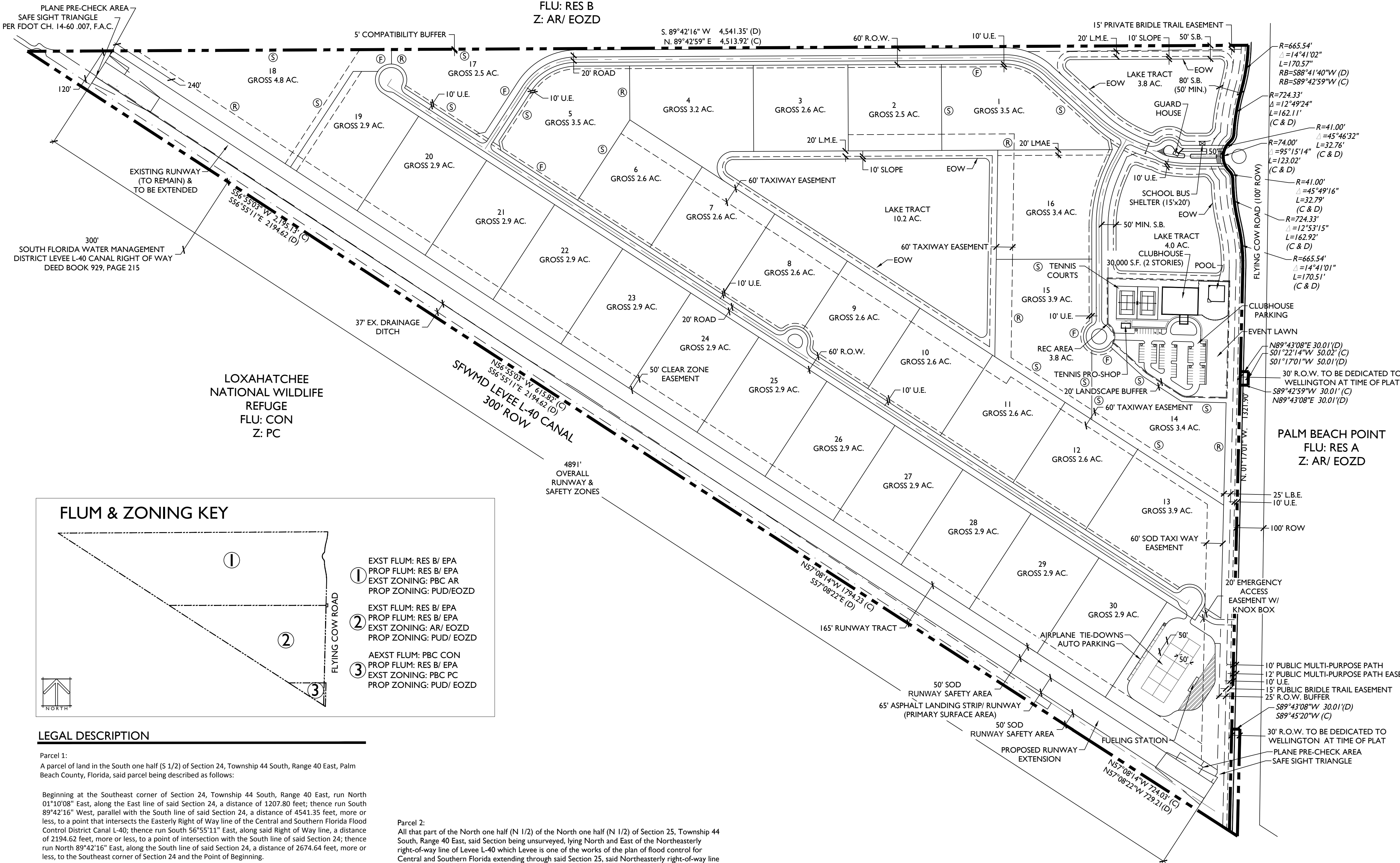
AC. = ACRES ADT= AVERAGE DAILY TRIPS CL= CENTER LINE G & G= CURB & GUTTER D.E. = DRAINAGE EASEMENT EOW = EDGE OF WATER EX. = EXISTING F.P. = FOUNDATION PLANTING F.P.L. = FLORIDA POWER AND LIGHT Ⓢ= FRONT OF LOT L.A.E. = LIMITED ACCESS EASEMENT L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT L.B.E. = LANDSCAPE BUFFER EASEMENT L.M.E. = LAKE MAINTENANCE EASEMENT L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	O.S. = OPEN SPACE PB = PLAT BOOK P.L. = PROPERTY LINE R.O.W. = RIGHT OF WAY S.B. = SETBACK S.W.= SIDEWALK S.F. = SQUARE FEET SP.= SPACE U.E.= UTILITY EASEMENT Ⓢ= SIDE OF LOT Ⓡ= REAR OF LOT
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PROJECT TEAM

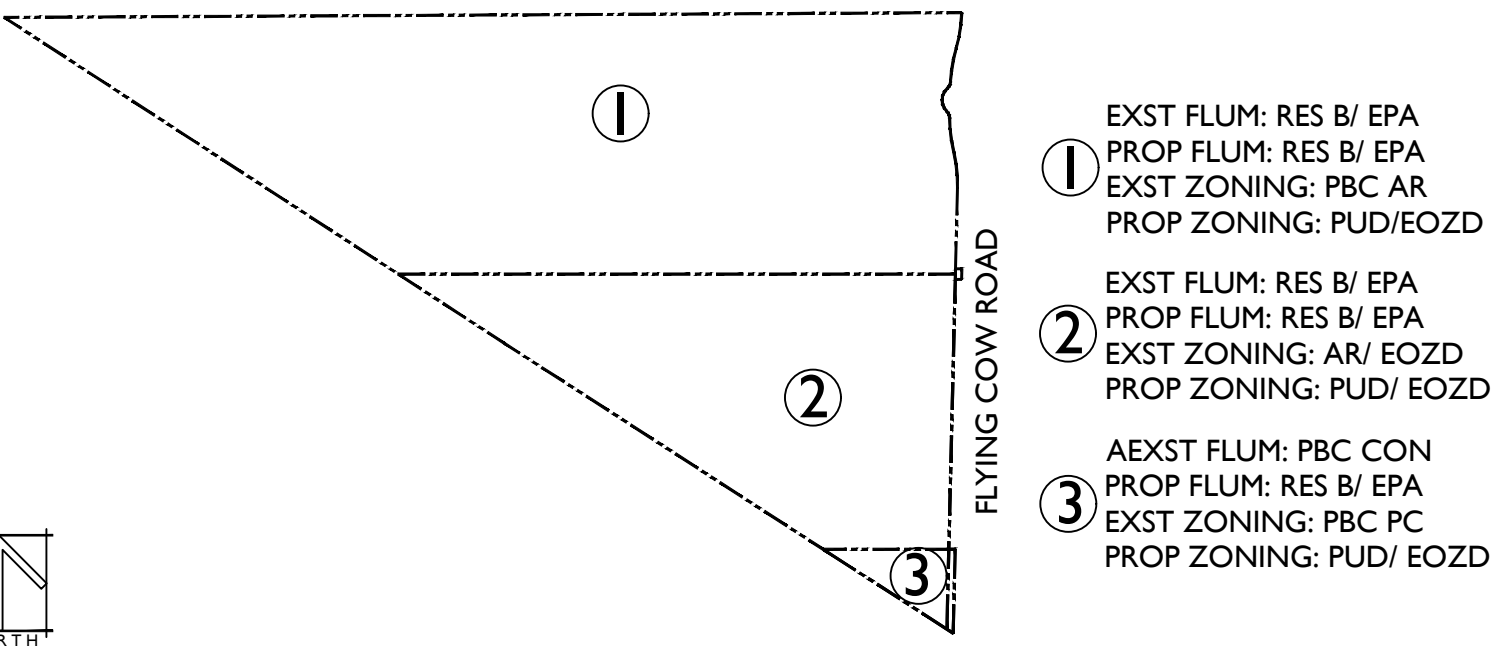
OWNER:
TIMOTHY K. MCCARTHY, PATRICIA MCCARTHY, & MARK J. MCCARTHY
250 MILEHAM DR.
ORLANDO, FL 32835

APPLICANT:
FLYING COW RANCH HC, LLC
1000 NORTH US HWY I, SUITE 762
JUPITER, FL 33477

PLANNER/ LANDSCAPE ARCHITECT/ ENGINEER/ SURVEYOR/ TRAFFIC ENGINEER:
WANTMAN GROUP, INC (WGI)
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



FLUM & ZONING KEY



LEGAL DESCRIPTION

Parcel 1:
A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

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Parcel 2:
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Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56°55'11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of said Section 25.

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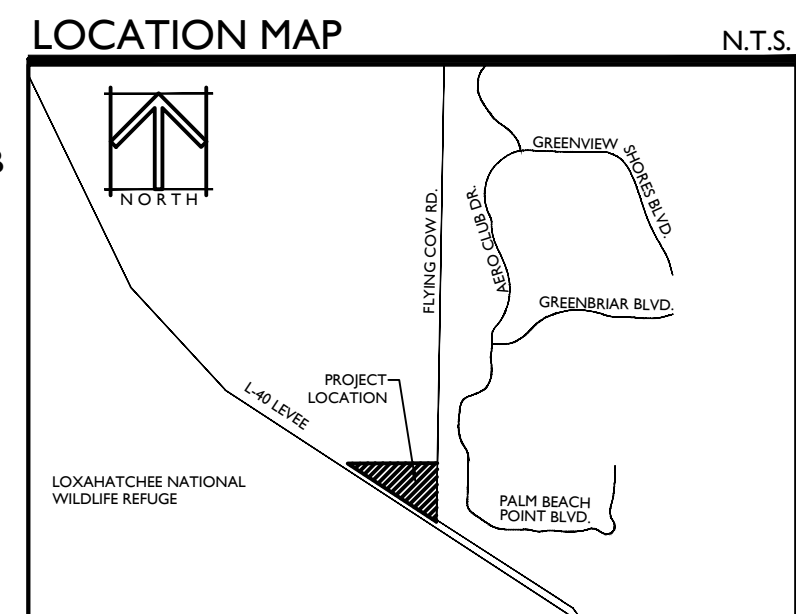
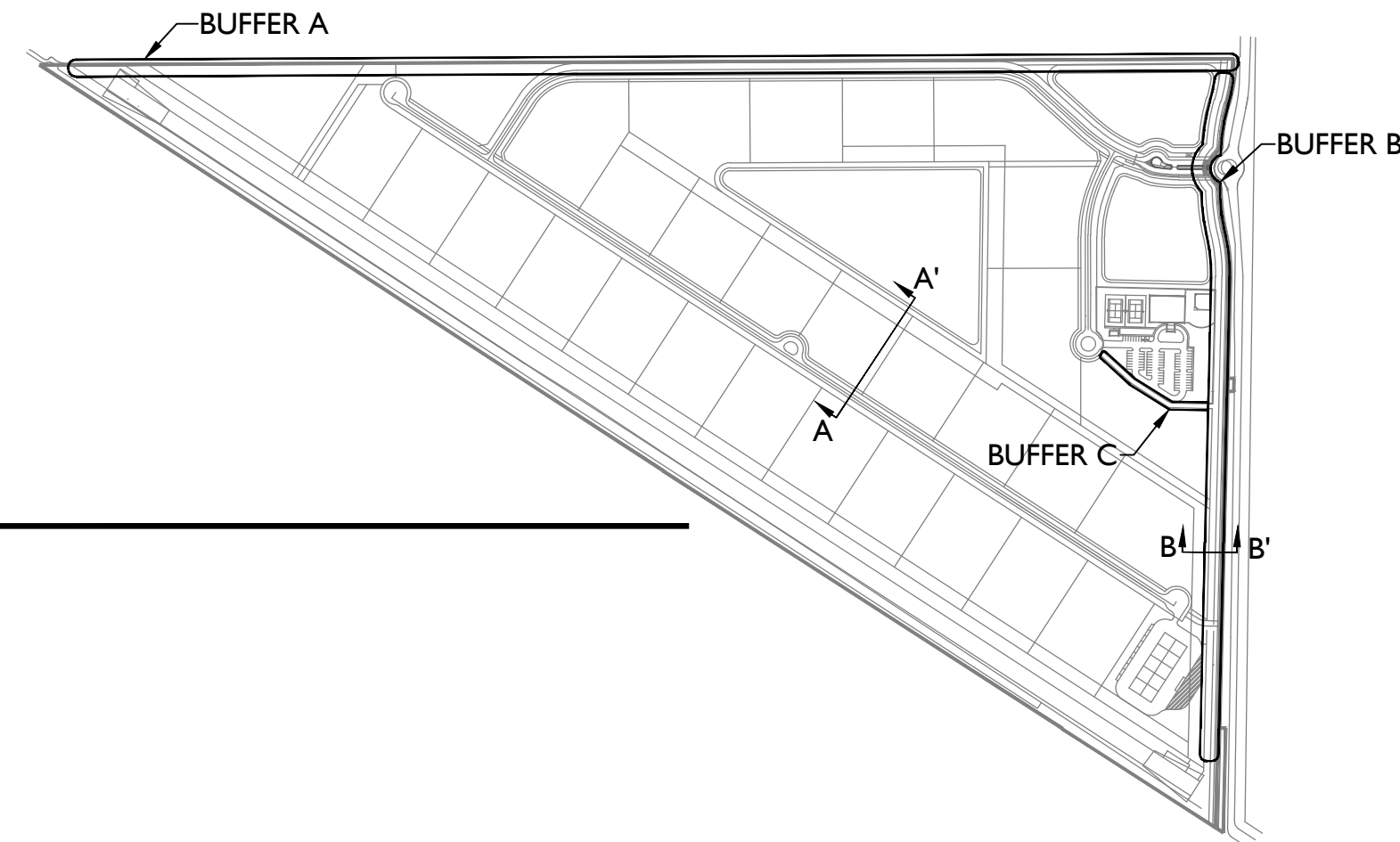
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Also known as:

A portion of Section 25, Township 44 South, Range 40 East, described as follows: Beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, Page 293 of the Official Records of Palm Beach County, Florida; thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North 57°08'22" West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, Page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the Point of Beginning.

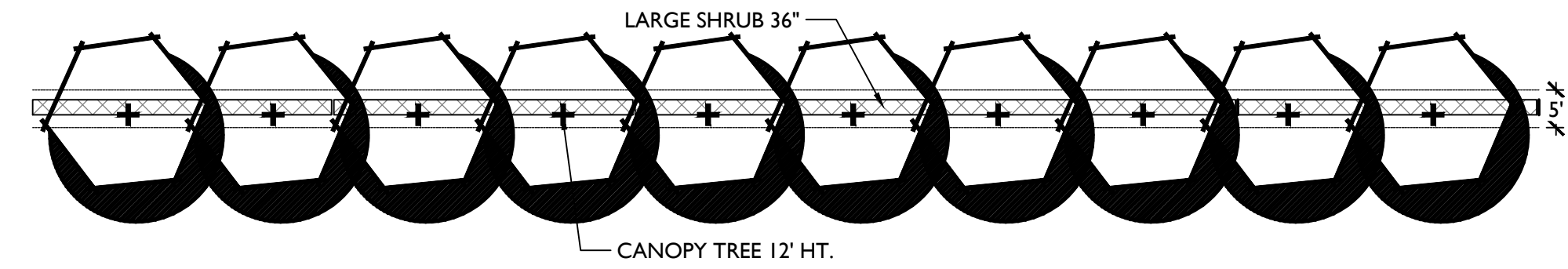
Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

BUFFERS	REQUIRED	PROVIDED
BUFFER A - 5' COMPATIBILITY BUFFER 4,331 L.F.	- 217 TREES (1 TREE @ 20' O.C.)	- 217 TREES - 36" CONTINUOUS HEDGE
BUFFER B - 25' R.O.W. BUFFER 2,857 L.F.	- 143 TREES (1 TREE @ 20' O.C.) - 1 SHRUB PER 1/25 S.F. (2,857 SHRUBS)	- 143 TREES - 2,857 SHRUBS CONSISTING OF LARGE, MEDIUM, SMALL SHRUBS AND GROUND COVER
BUFFER C - 25' LANDSCAPE BUFFER 470 L.F.	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4" HEDGE	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4" HEDGE

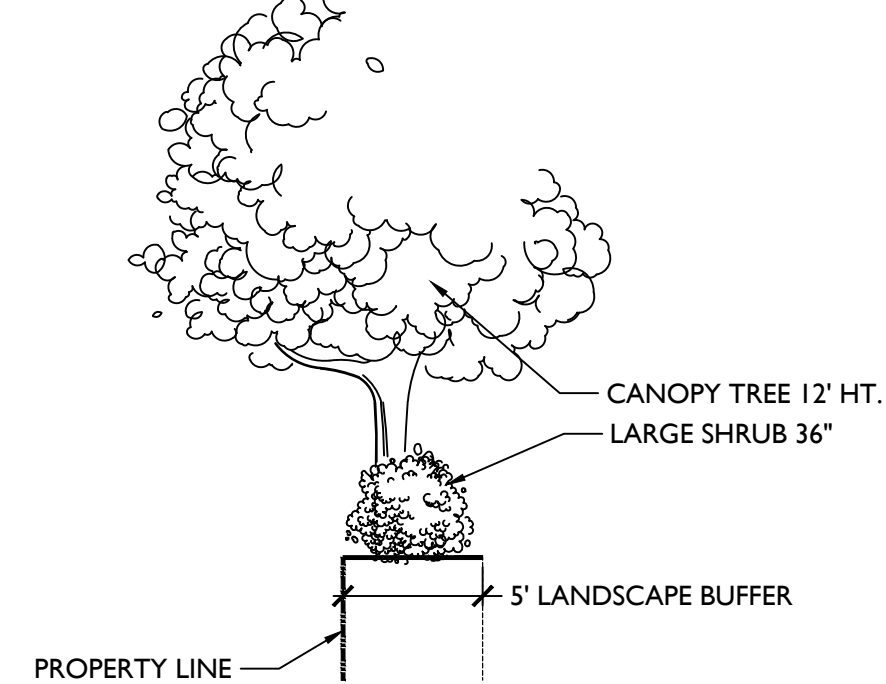


WGLTM
LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL
TRANSPORTATION // ENGINEERING // SURVEYING & SITE / CREATIVE SERVICES
400 Columbia Drive, Suite 110 West Palm Beach, FL 33409
Phone 561.478.8501 www.WGLDSD.com
Cert No. 6091 - LB No. 7055

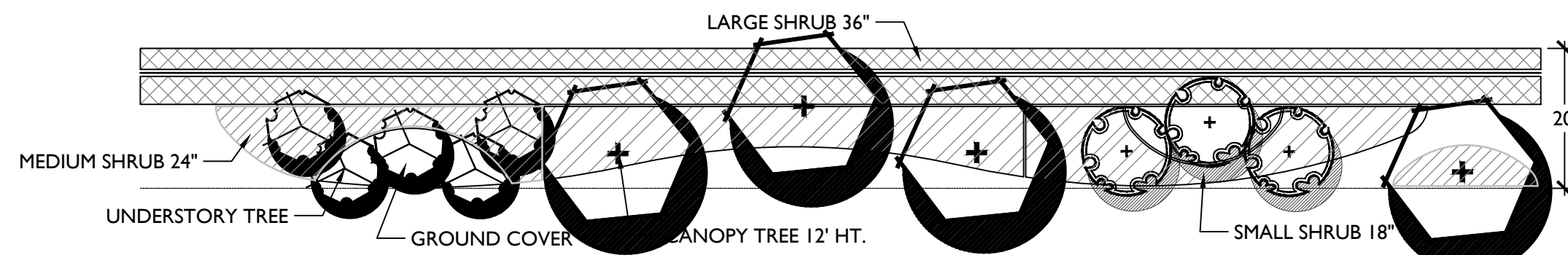
A PLAN VIEW - 1"=20'



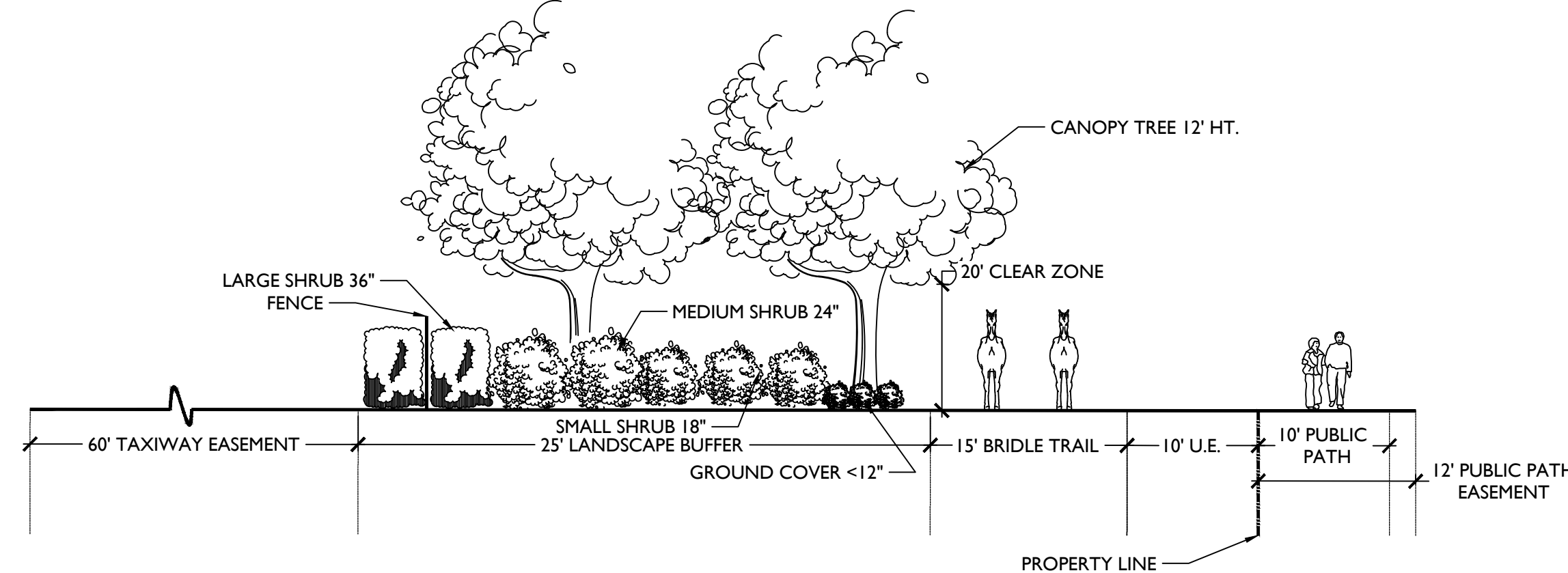
SECTION VIEW - 1"=10'



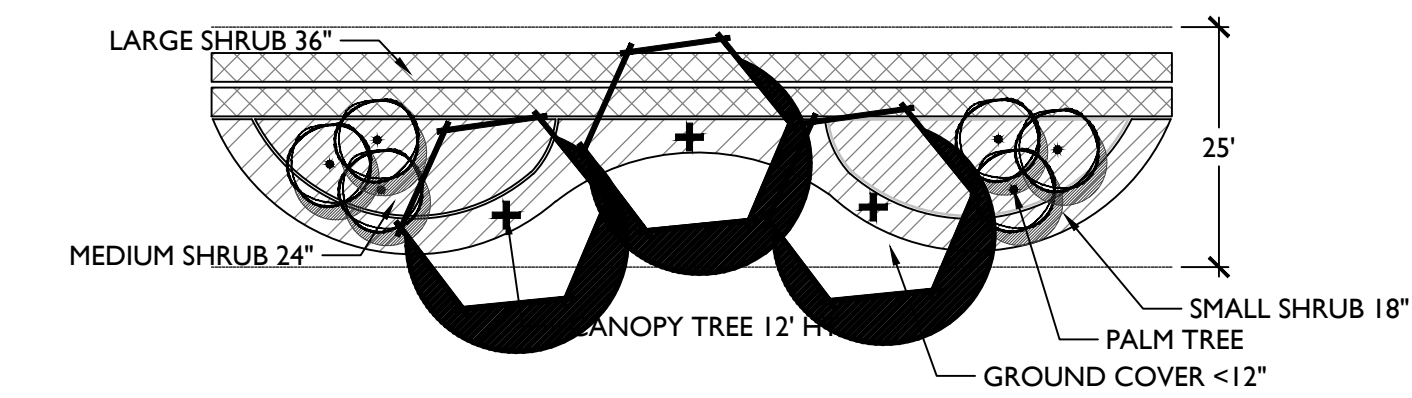
D PLAN VIEW - 1"=20'



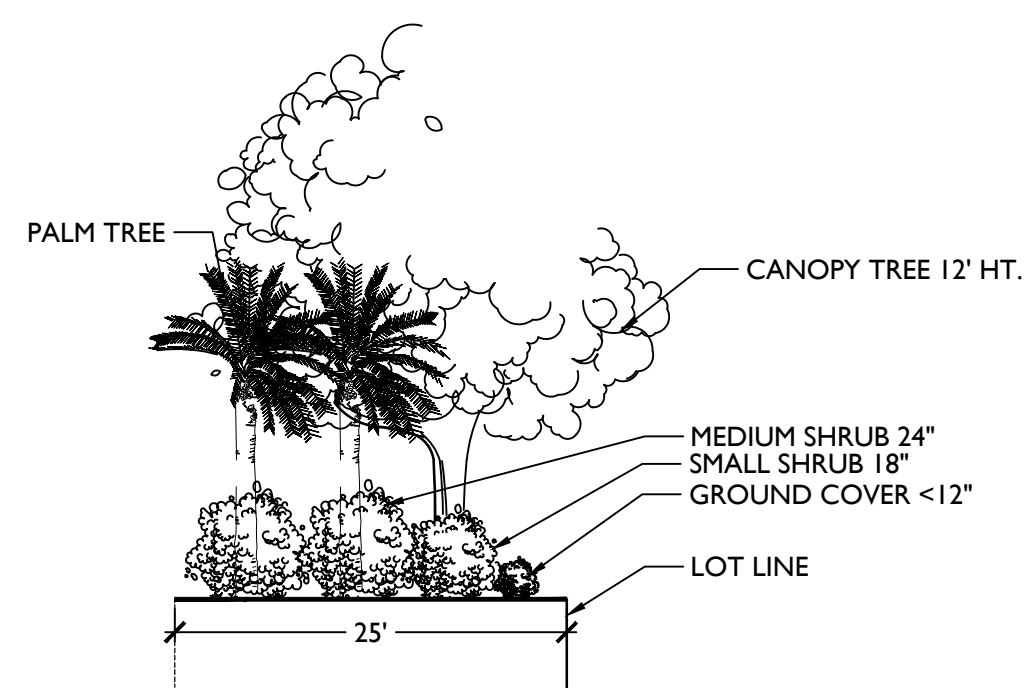
SECTION VIEW - 1"=10'



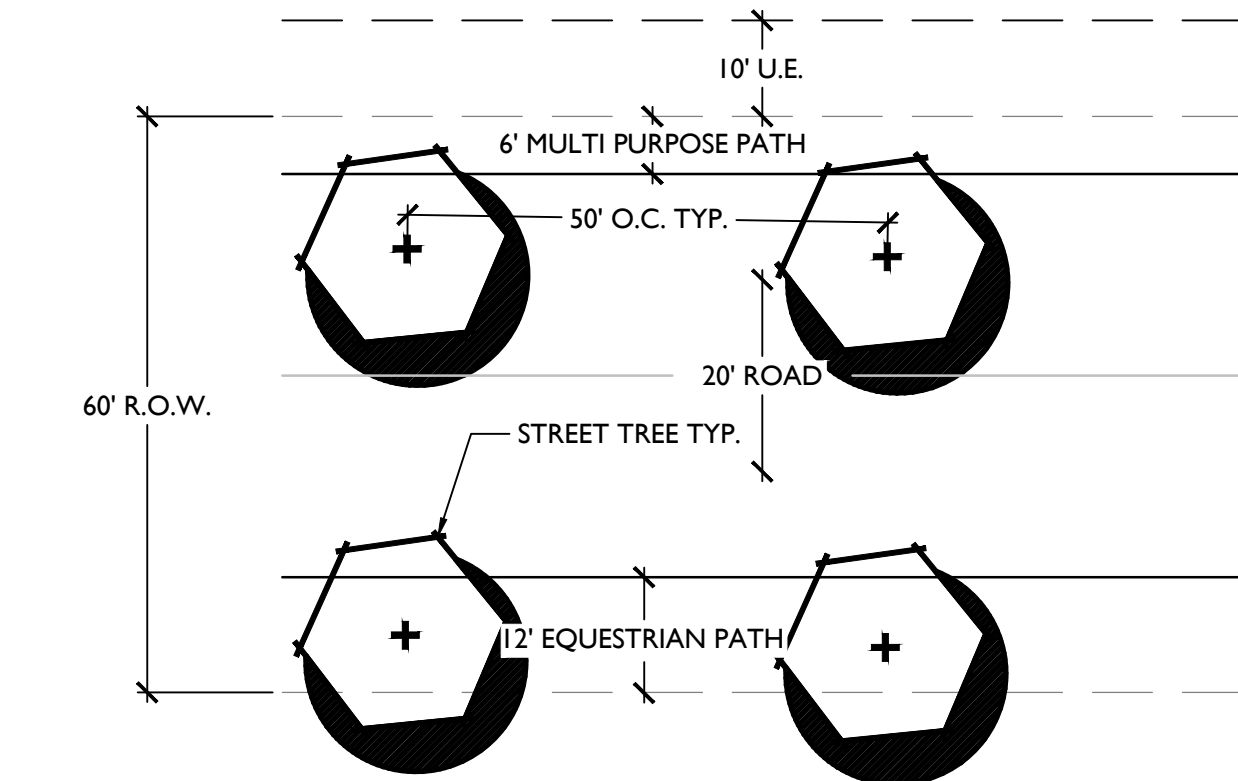
PLAN VIEW - 1"=20'



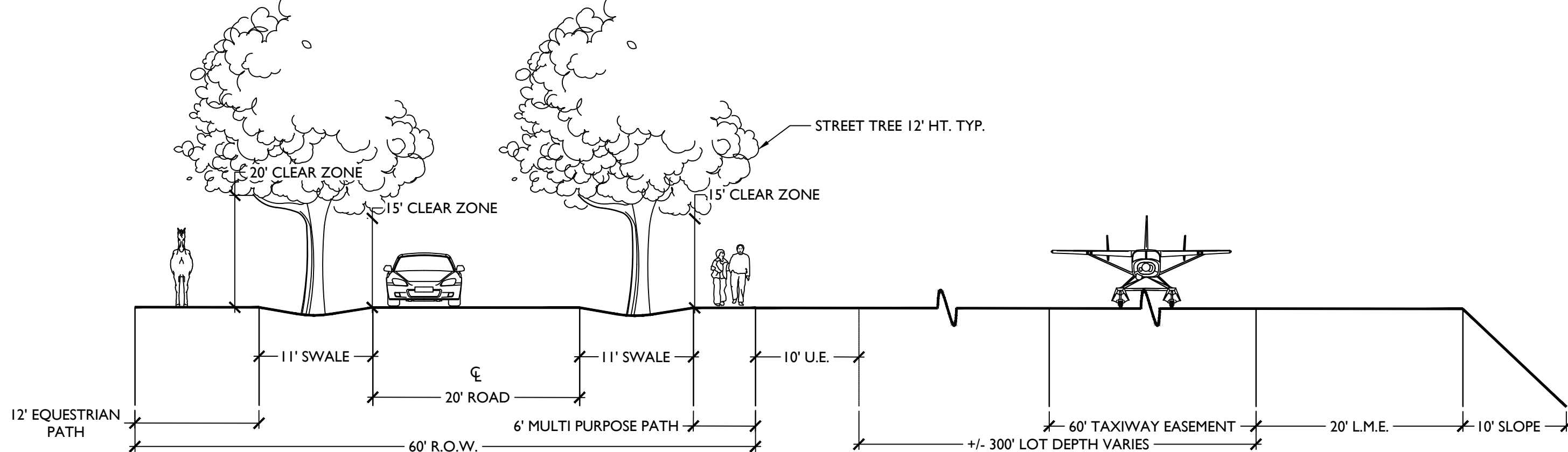
SECTION VIEW - 1"=10'



PLAN VIEW - 1"=20'



SECTION VIEW - 1"=10'

[illegible]

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SCALE: VARIES

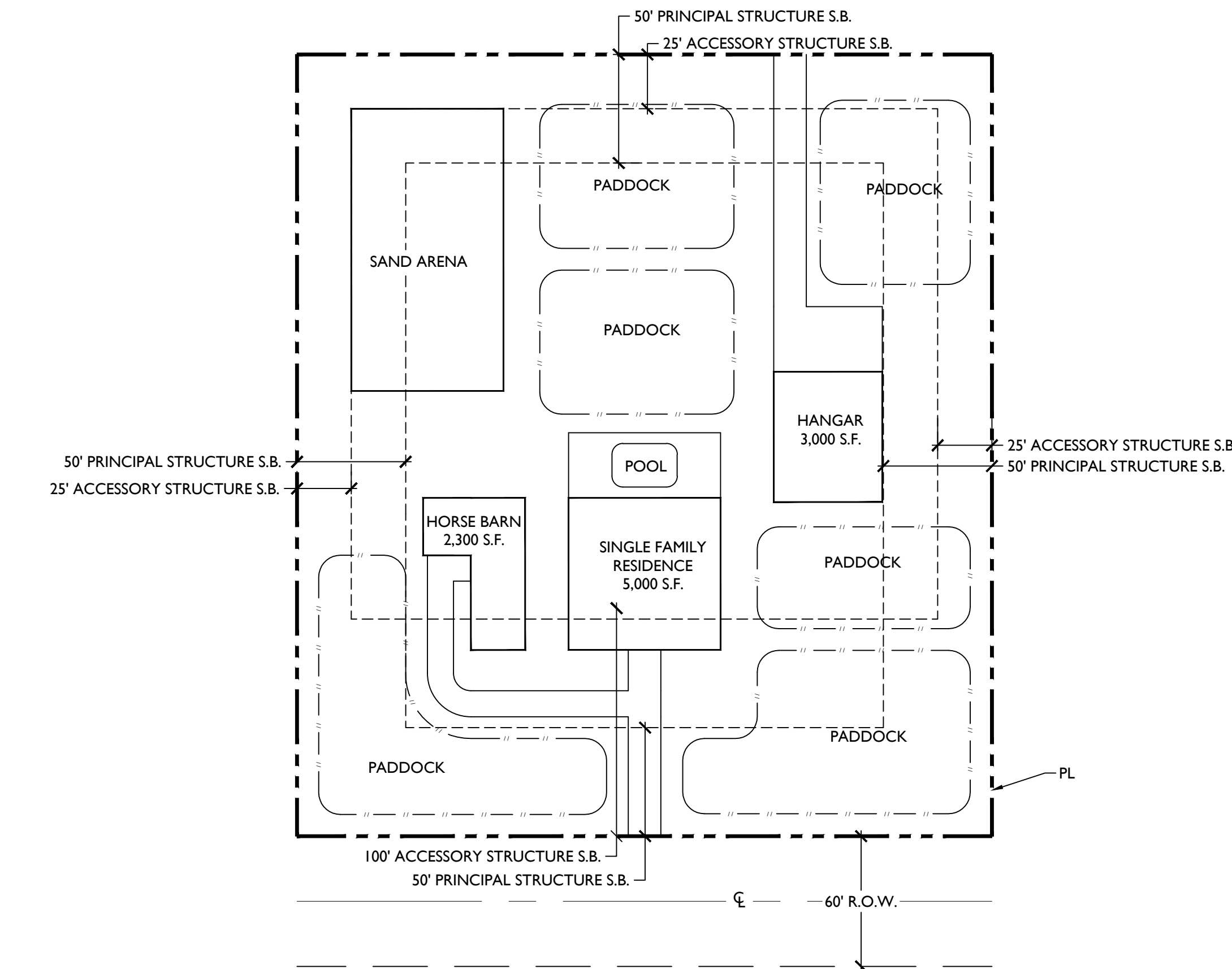
DRAWN BY:	CMR
DRAWING #:	LP_1639.00.dwg
FILE #:	1639.00

SHEET #
RP.2

A

CONCEPTUAL LOT FIT STUDY

SCALE: N.T.S.

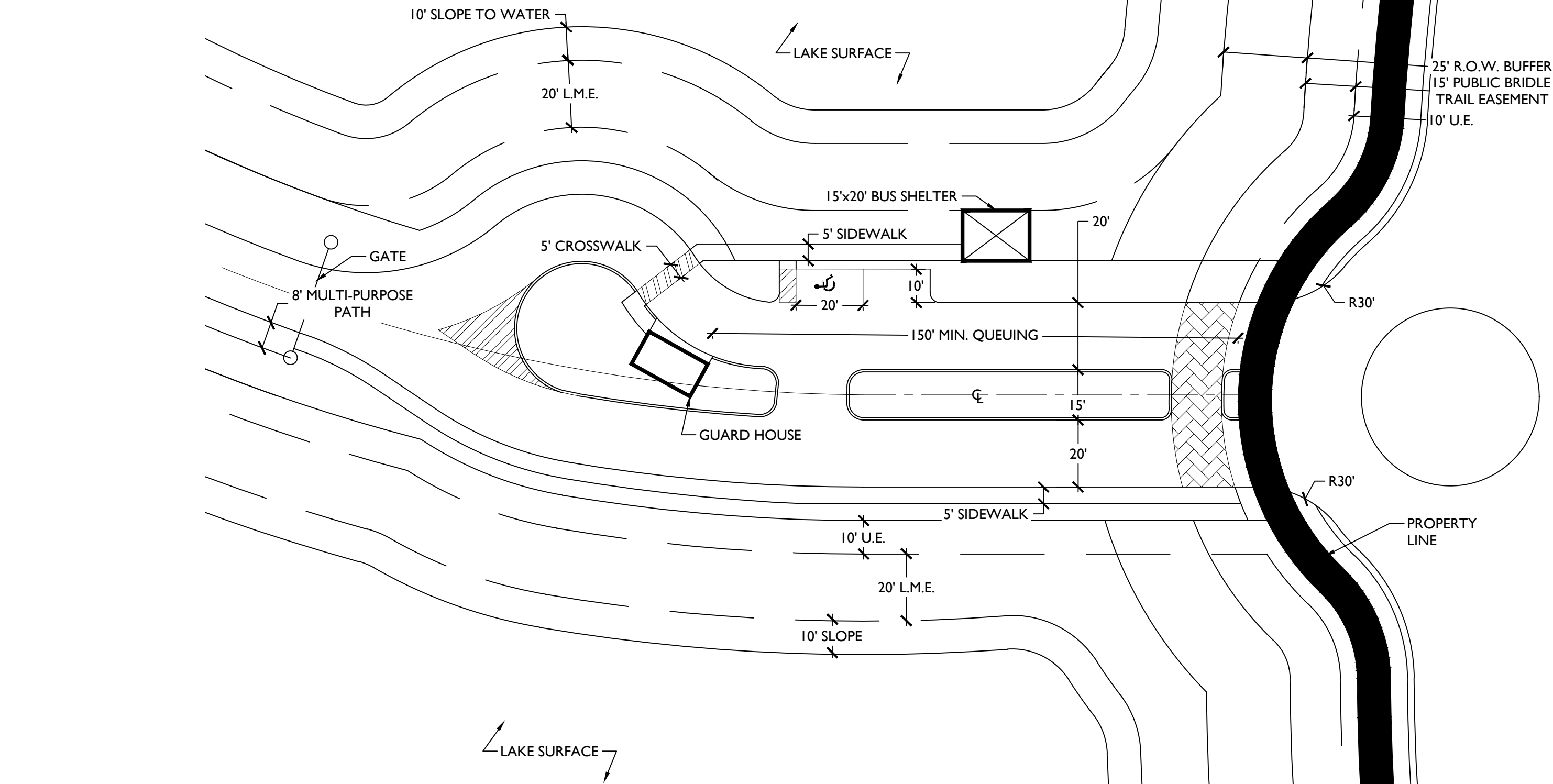


B

ENTRY GATEWAY

PLAN VIEW - 1"=30'

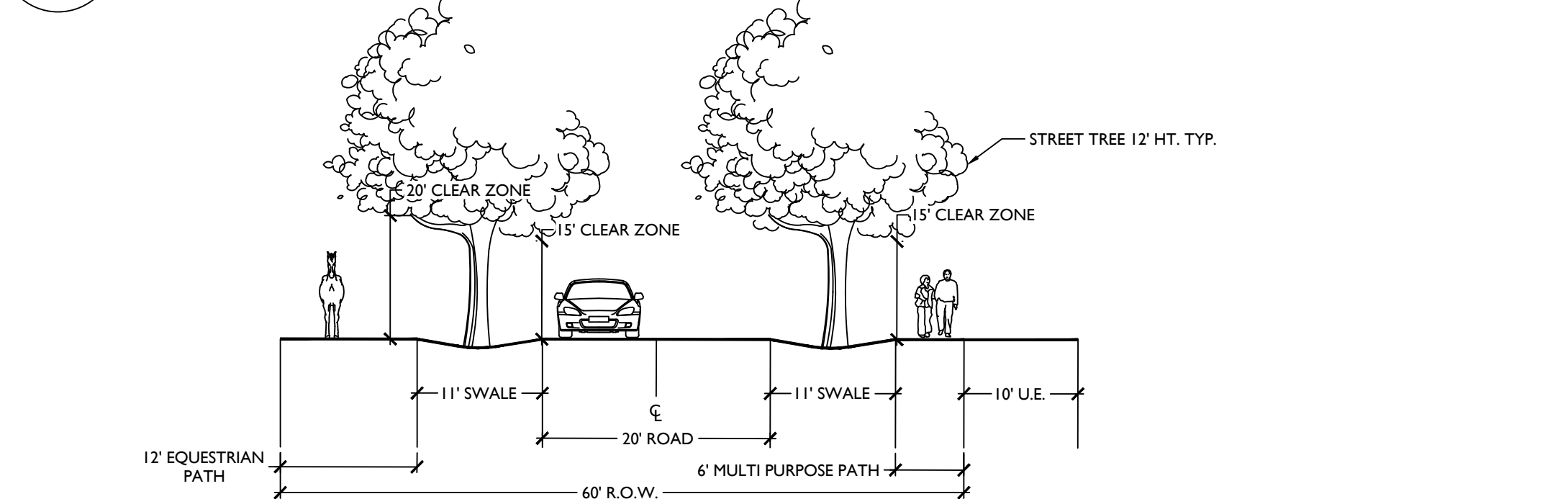
SCALE: N.T.S.



C

TYPICAL R.O.W. SECTION

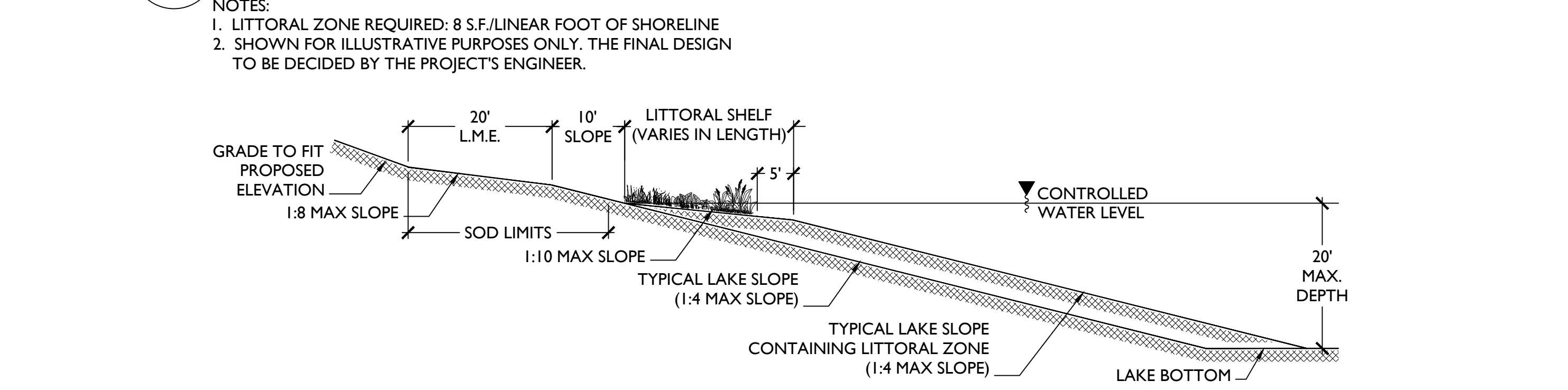
SCALE: N.T.S.



D

TYPICAL LAKE CROSS SECTION

SCALE: N.T.S.

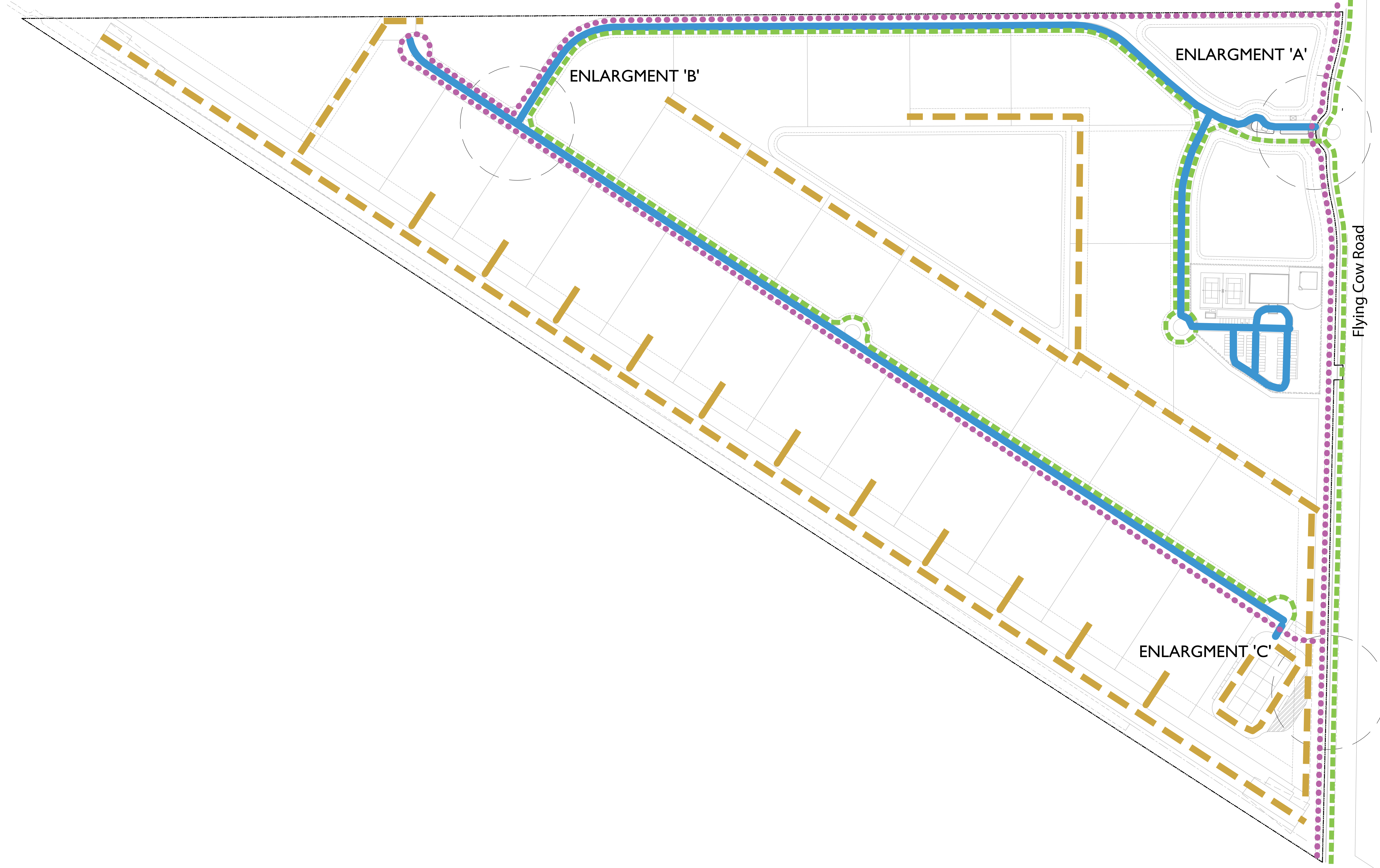


NOTES:
1. LITTORAL ZONE REQUIRED: 8 S.F./LINEAR FOOT OF SHORELINE
2. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN TO BE DECIDED BY THE PROJECT'S ENGINEER.

REVISION DATES		
DATE	APPROVAL	NOTES
08/11/16		INITIAL SUBMITTAL
09/27/16		RE-SUBMITTAL
11/17/16		RE-SUBMITTAL
01/11/17		RE-SUBMITTAL
06/07/17		RE-SUBMITTAL
07/19/17		DEC. CERTIFICATION FOR PUBLIC HEARING RE-SUBMITTAL

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Staff Report Exhibit “G”
Proposed Flying Cow Ranch Circulation Plan



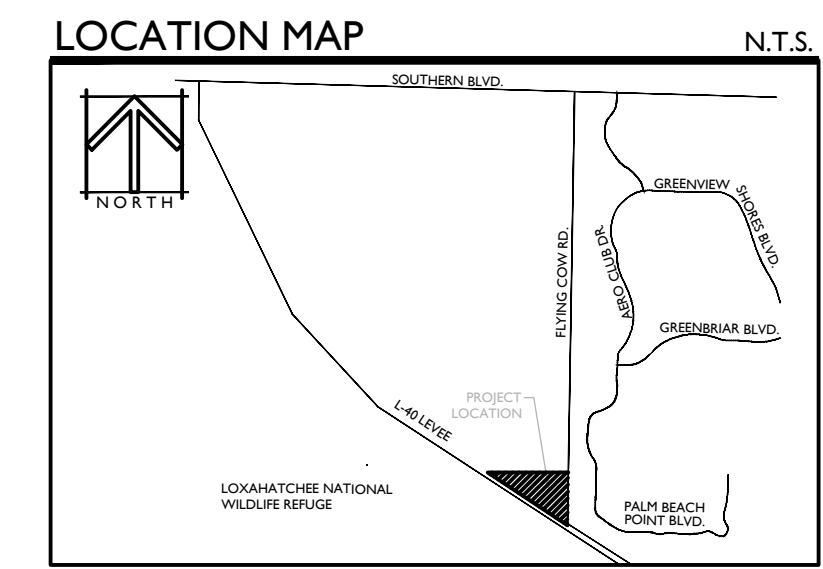
Legend

Automotive

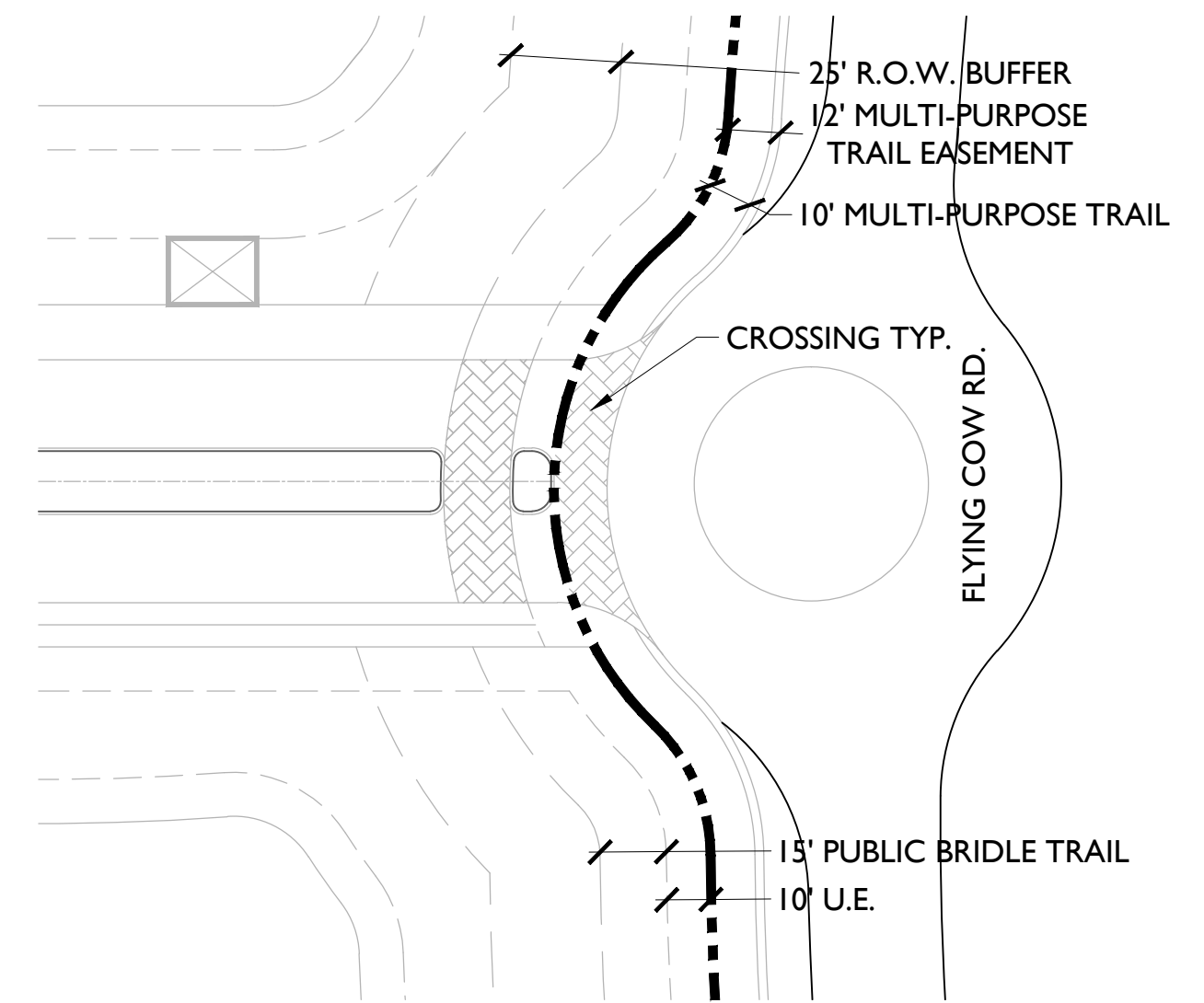
Plane

Equestrian

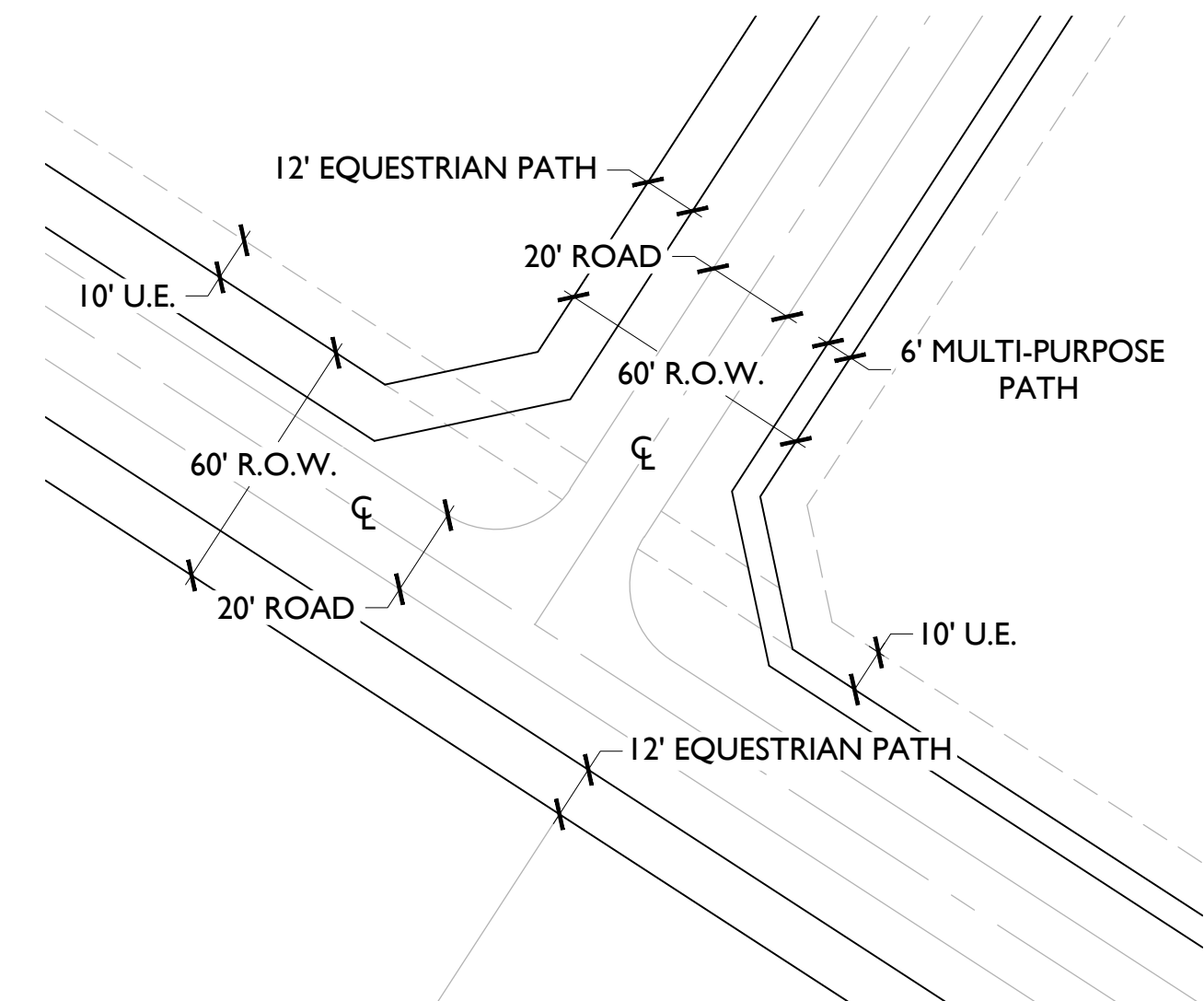
Multi-Purpose



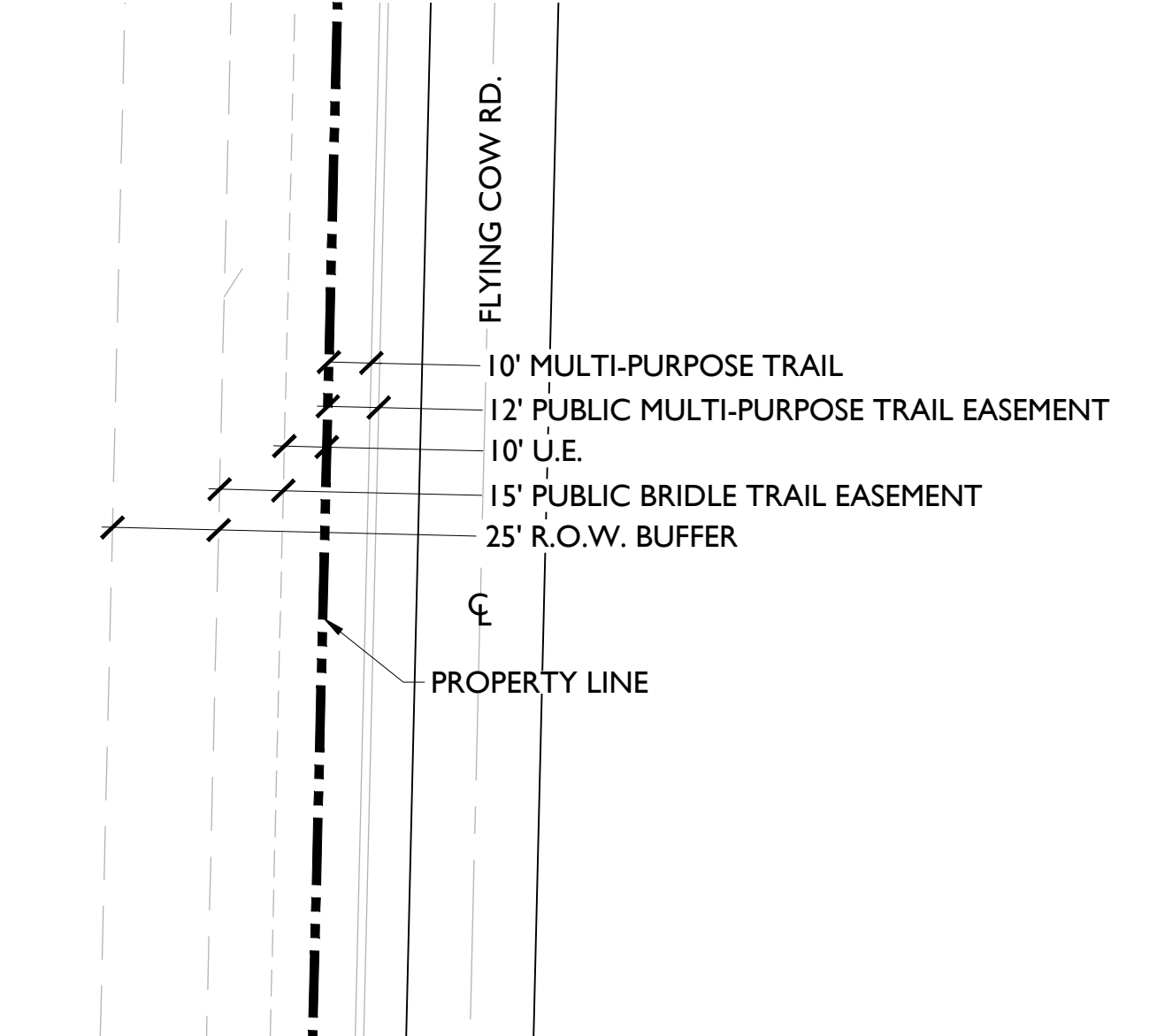
ENLARGEMENT 'A'
PLAN VIEW - 1"=40'



ENLARGEMENT 'B'
PLAN VIEW - 1"=40'



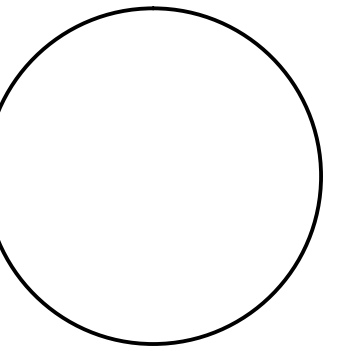
ENLARGEMENT 'C'
PLAN VIEW - 1"=40'



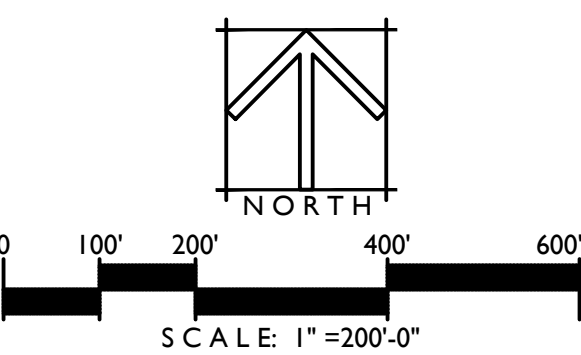
WGI
Wantman Group, Inc.

400 Columbia Drive, Suite 110
West Palm Beach, FL 33409
Phone No. 561.478.8501
Fax No. 561.478.5012
Cert No. 6091 - LB No. 7055

FLYING COW RANCH
CIRCULATION PLAN
WELLINGTON, FLORIDA

[illegible]

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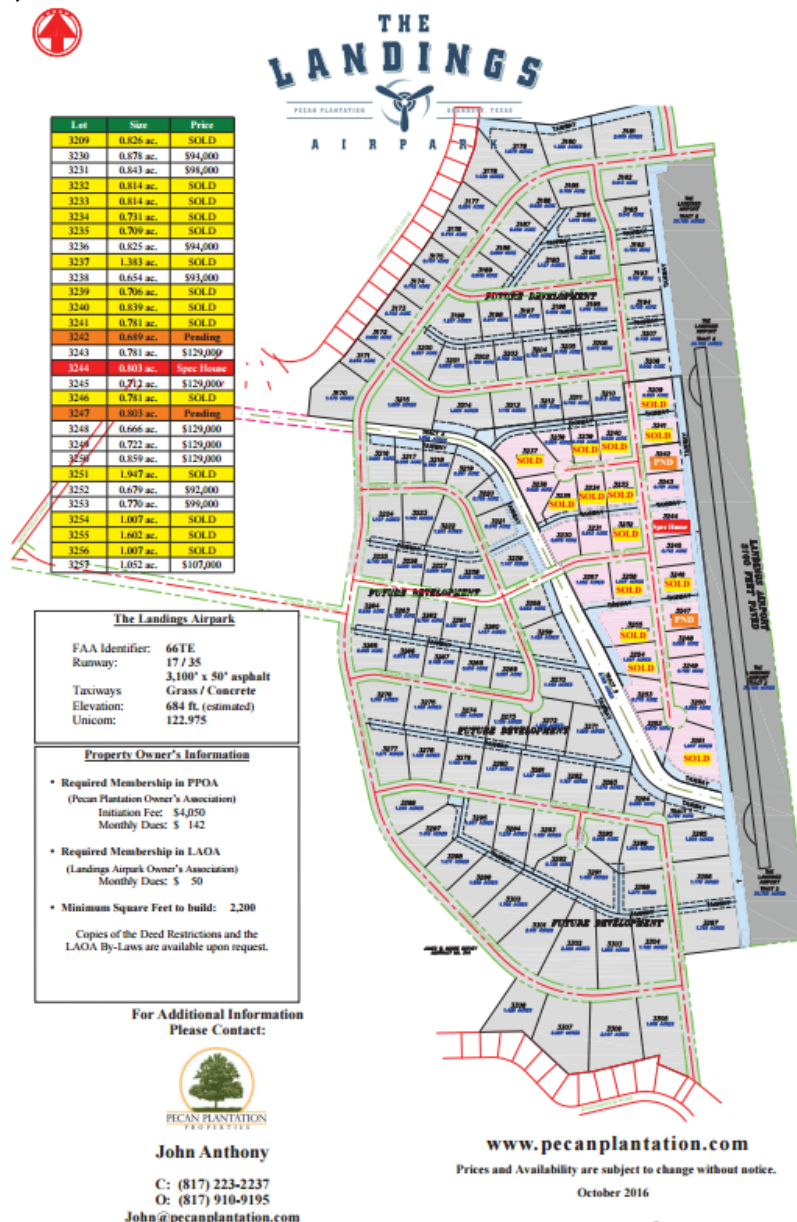
Equestrian and Aviation Communities Exhibit

1. Pecan Plantation

Location: 7900 Monticello Drive, Granbury, TX 76049

Features:

- The Landings Airpark at Pecan Plantation is a spectacular setting for the aviation enthusiast who desires the convenience of fly-in living. The Landings Airpark features a 3,100 foot paved runway, grass taxiways and a self-serve fuel station at the SE end of the runway.
- A home for your horse! The stables provide easy access and great care for your horse. Limited availability.



2. Lake Riverside Estates

Location: 41610 Lakeshore Blvd. Aguanga, CA 92536

Features:

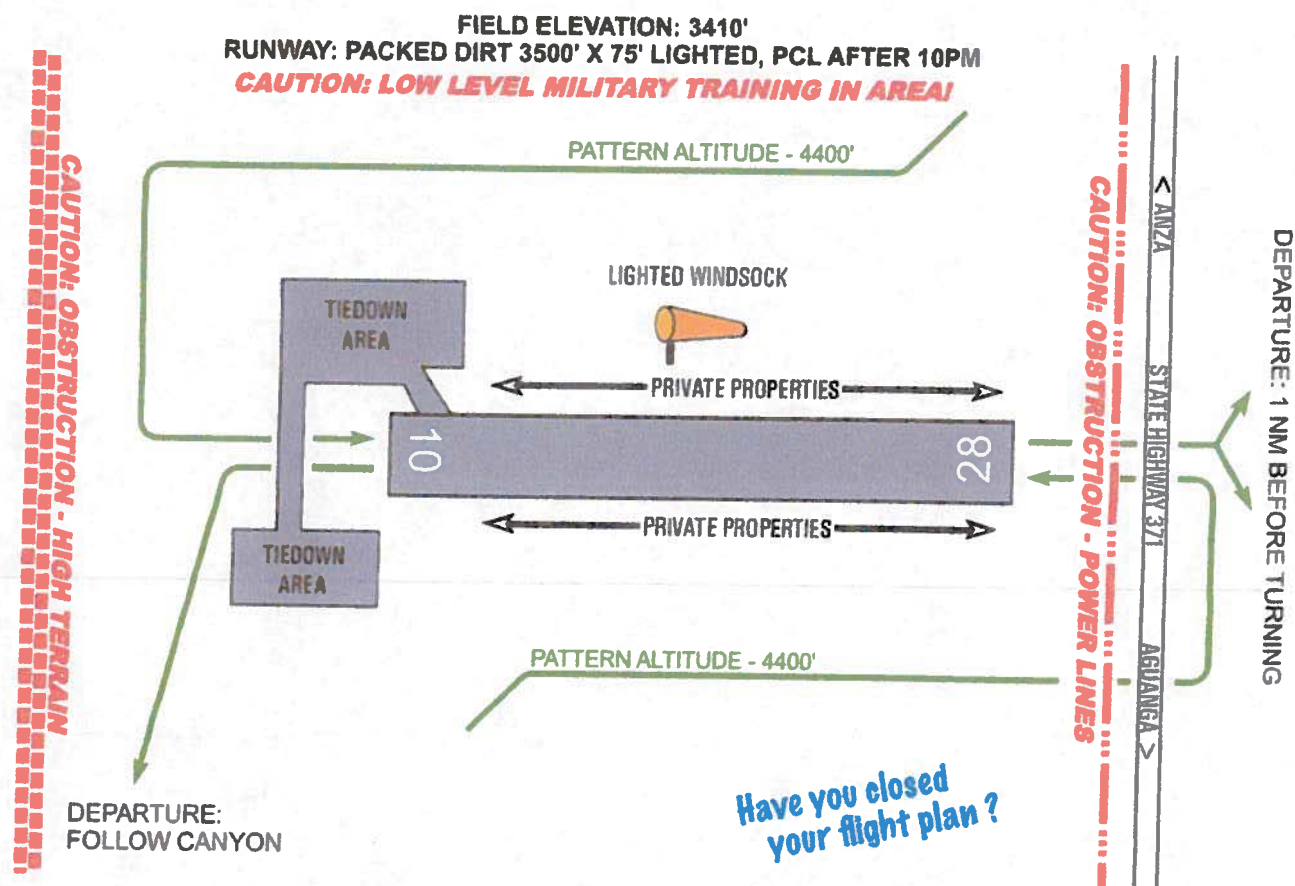
- The community allows equestrians to ride horses along all 55 miles of groomed roads. In addition to riding along roads, Equestrians can also enjoy passing through designated alleyways and riding in the community Equestrian Arena or on miles of National Forest Trails at the North side of the community.
- Lake Riverside Airport is an FAA restricted private-use airport, preserved for the use of property owners and guests of Lake Riverside Estates.



Lake Riverside Airport (PVT) 54CL

Lake Riverside Airport is an FAA restricted private-use airport, preserved for the use of property owners and guests of Lake Riverside Estates. Information regarding this airport is voluntarily supplied by the LRE Pilots' Association. Strict adherence to all regulations promulgated by the FAA and the California Department of Aviation, as well as compliance with the LRE Airport Conditional Use Permit is required.

The LRE Pilots' Association is keenly interested in maintaining a safe, responsible and considerate flying community. We recognize that the LRE Airport is of significant benefit to the local community and to those LRE property owners who have invested significant time, money and energy in establishing and maintaining the airport. We petition you, the pilot, to respect this investment and cooperate with us in maintaining good-neighbor policies with our non-flying LRE and area residents.



CTAF
FREQ:
122.9
CALL YOUR
PATTERN!

LOCATION:
 N 33 31.22 W 116 47.91
 HDF 114 RADIAL, 25 NM
 OCN 048 RADIAL, 36 NM
 JLI 320 RADIAL, 25 NM

NEAREST FBO:
 F70 (FRENCH VALLEY)
 090°, 17.5 NM

CONTACT:
 (951) 763-4192 BUSINESS HRS.
 (951) 303-5144 AFTER HRS.
 E-MAIL: LREOffice@gmail.com

NOTES:

- * PATTERN ALTITUDE: 4400' MSL, LEFT TRAFFIC
- * CALM WIND RUNWAY IS 10
- * DIRT RUNWAY-USE EXTREME CAUTION, ESPECIALLY AFTER RAINS
- * DISPLACED THRESHOLD-BOTH ENDS
- * DITCHES AND RUNWAY LIGHTS BOTH SIDES
- * NO FUEL OR TRANSPORTATION AVAILABLE
- * DO NOT PARK ON RUNWAY. MAINTAIN 75' BEHIND RUNWAY LIGHTS
- * VISITING AIRCRAFT USE ANY UNRESERVED TIE-DOWN IN TIE-DOWN AREA
- * ALL CONCRETE APRONS AND TIE-DOWNS ARE PRIVATE
- * DEPARTING TRAFFIC USE FULL RUNWAY LENGTH

DRAWING NOT TO SCALE. DIRECTIONS, ELEVATIONS, AND POSITIONAL INFORMATION ARE APPROXIMATE.

rev. D 09/04/07 dwp

Lake Riverside Estates Community Association Rules and Regulations 10-15-05 (excerpt)

Aircraft/Airport Use. The airport diagram and procedures available in the association office are considered a part of the airport rules. Lake Riverside Estates Airport is an FAA restricted private-use airport solely for use by LRE members and their guests. (CC&Rs p. 22)

1. All aircraft using the runway and designated parking areas must be insured for liability and property damage.
2. All pilots using the airstrip must be licensed, where required by the FAA, and meet all FAA requirements for piloting their aircrafts.
3. All aircraft using the tie-down areas must be no more than six months out of annual inspection. The Association has the right to remove non-compliant or abandoned aircraft from the tie-down area at the owner's expense.
4. No aircraft may park on the runway or within 75' of the edge of the runway.
5. Nothing shall be constructed or placed within the "Object Free Zone" in accordance with policies set forth by the FAA.
6. Aircraft not housed or tied down at a residence adjacent to the airport or in the designated tie-down areas must be towed to and from the airport.
7. All pilots utilizing the airport must have a copy of the Lake Riverside Estates Airport Information and Procedures Data Sheet. Copies may be obtained at the association office or from members of the Lake Riverside Estates Airport Committee.
8. All aircraft using the runway must be equipped for two-way radio communication.
9. All pilots using the runway must announce their intentions on 122.90 before taking the runway, entering the pattern or back taxiing.
10. All pilots must follow the appropriate traffic pattern on the diagram.
11. Members must be present to meet their guests as they arrive or provide a letter of authorization.
12. No parking on a private lot adjacent to the runway is permitted unless invited by the owner.
13. No touch and goes are allowed.
14. When departing pilots should use the best angle of climb and be noise sensitive at all times. Calm wind runway is 10.
15. No unauthorized vehicles or persons are permitted on the runway.
16. Guests of LRE property owners may park their aircraft in the designated transit parking area for a period of not more than (30) consecutive days in a twelve (12) month period of time from the first day the aircraft arrives. Any longer stay requires write Board approval. (revised August 15, 2015)

3. North Carolina Horse Farm with Private Airstrip

Link: <http://www.kennelsandhorsefarms.com/detail.php?id=5060>

Features: FAA approved airstrip, hanger, help apartment, separate office which can also be used as living or guest quarters, 6 stall shed row barn and room in another barn for 12 more stalls, four run in sheds, board fenced pastures, and garages galore for your other toys. Even tie downs for the bigger planes on the concrete access to the landing strip.

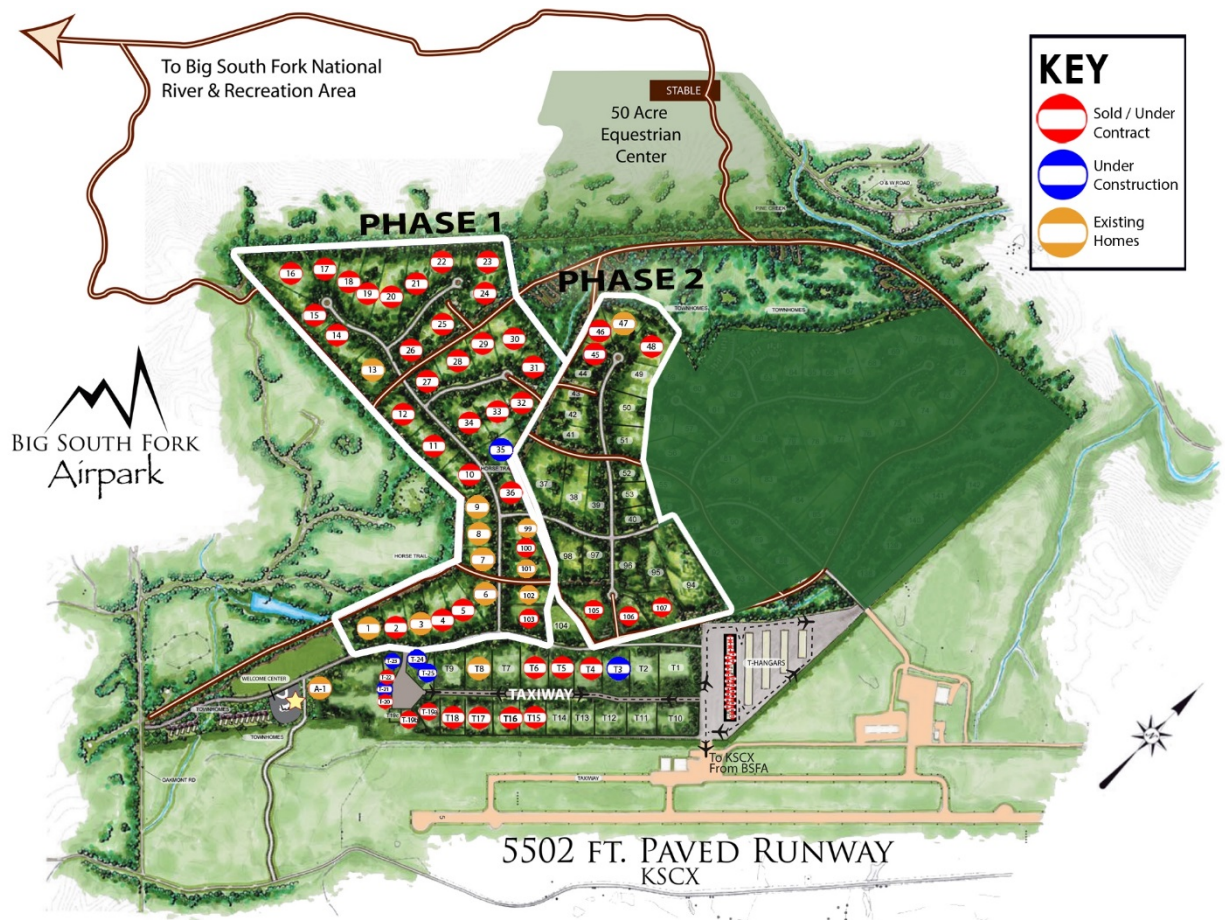


4. Big South Fork Airpark

Location: 1 Airpark Way, Oneida, TN 37841

Features:

- A residential fly in community, intertwines lifestyle and beautiful living for aviators. In a casual, rustic setting aviation enthusiasts have the exclusive opportunity to live in a high-quality home only seconds away from their plane and runway.
- This residential airpark is a unique neighborhood with access to a 5,500 ft. runway with 3 instrument approaches and an on-site maintenance facility.
- Big South Fork Airpark is also an upscale equestrian community designed for people who expect nothing but the best in their homes and for their horses.
- Surrounded by natural Tennessee beauty, this rural yet sophisticated community is designed so that rustic living complements the equestrian lifestyle. It integrates your love for horses into your everyday life, and you and your family will connect to nature with an extensive network of easily accessible forested equestrian riding trails. The 400 acres of BSF Airpark trails connect directly to an additional 180 miles of trails in the Big South Fork NRA.
- This scenic community provides direct access to over 125,000 acres in the Big South Fork National River and Recreation Area located near Oneida, Tennessee.



5. Alpine Airpark

Location: 646 Co Rd 100, Alpine, WY 83128

Features:

- This world class fly-in community is set on the banks of the Palisades Reservoir and the confluence of 3 trophy trout streams.
- Outdoor activities are endless thanks to the neighboring Bridger-Teton and Caribou-Targhee National Forests that provide 6.4 million acres of public land. Mountain biking, boating, camping, horse-back riding, kayaking, hiking, hunting, skiing, site-seeing, dirt biking, and snowmobiling are a few of the activities that locals enjoy.

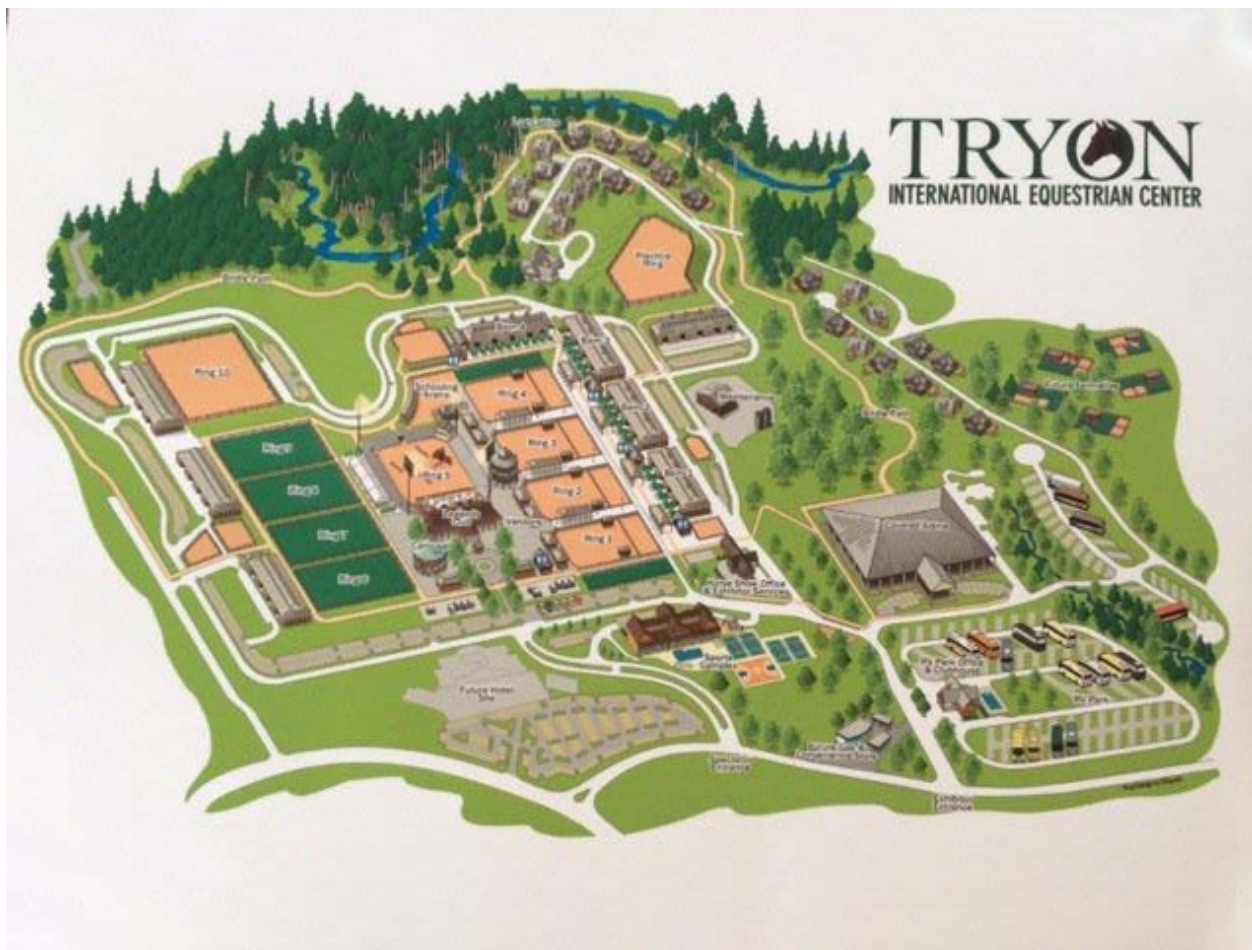


6. Tyron International Equestrian Center (RESORT)

Location: 100 Orchard Inn Lane, Saluda, NC 28773

Features:

- The world-class equestrian center also features up to 10 riding arenas, 1,000 permanent stalls, 6,000-capacity stadium, viewing decks, and a covered riding facility
- Tryon Resort is conveniently located near public and private airports: one hour west of Charlotte International Airport, 30 minutes north of Greenville/Spartanburg International Airport, 30 minutes south of Asheville Regional Airport, and 15 minutes from Rutherfordton private airport. There is also an on-site heliport that supports commercial travel.





Staff Report Exhibit "I"
Palm Beach County Traffic Division Letter

August 25, 2016

Dave Flinchum
Village of Wellington
12794 W. Forest Hill Boulevard, Suite 10
Wellington, FL 33414

RE: **Flying Cow Ranch**
Project #: 160809
TRAFFIC PERFORMANCE STANDARDS REVIEW

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator

Verdenia C. Baker

Dear Dave:

The Palm Beach County Traffic Division has reviewed the **Flying Cow Ranch** Traffic Impact Analysis prepared by Wantman Group, Inc., dated August 2, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Village of Wellington
Location: West of Flying Cow Ranch Road, north of L-40 canal
PCN #: 73-40-44-25-00-000-1040; 73-40-44-24-00-000-5010; 00-40-44-25-00-000-1030 (To be annexed by Village of Wellington)
Existing Uses: Agriculture use
Proposed Uses: Phase I: 30 single family dwelling units
Phase II: 36,000 SF of general office and 36,000 SF of general commercial
Access: Driveway connecting a roundabout on Flying Cow Ranch Road
New Net Daily Trips: 2,592
New Net PH Trips: 116 AM (84/32) and 236 PM (104/132)
Build-Out: December 31, 2021

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to the following phasing condition:

- 1) No building permits shall be issued for the 36,000 SF general office and 36,000 SF general commercial uses (Phase II development) until the contract has been let for the Assured Construction of Southern Boulevard from Seminole Pratt Whitney Road to Binks Forest Drive as a 6-lane divided road.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 684-4030 or email to qyuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY:saf

ec: Addressee
Juan F. Ortega, P.E., Ph.D – Wantman Group, Inc.
Quazi Bari, P.E., Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\160809 - FLYING COW RANCH.DOC

"An Equal Opportunity
Affirmative Action Employer"



Staff Report Exhibit "J"
Wellington Traffic Consultant's Letter

Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

August 16, 2017

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Flying Cow Ranch - #PTC16-001Y
Master Plan
HTE 16-116 (2016-50 MP 1)**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the response to comments and revised intersection analysis for the Master Plan application for the above referenced project. The resubmittal responded to our comment. We have no further comments and we recommend the following condition of approval:

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the development shall be issued after December 31, 2021. 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.

Sincerely,



Andrea M. Troutman, P.E.
President

ec: Cory Lyn Cramer
Patrick Barthelemy