

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary**

**Wednesday, October 11, 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**

Kenneth Kopp called the meeting to order at 7:00 p.m.

Members present; Kenneth Kopp; Carol Coleman; Stephen A. Levin; Alan Shullman; Tomas Bueno and Jeffrey Robbert.

Members Absent: Elizabeth Mariaca.

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

**II. REMARKS BY COMMITTEE CHAIR**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

[PZ-0160](#)

SEPTEMBER 13, 2017 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Carol Coleman, seconded by Allan Shullman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve the September 13, 2017 minutes.

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**VI. SWEARING IN OF SPEAKERS**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**A. [PZ-0154](#)**

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 Alan Shullman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve 2017-15 as recommended by staff.

**B.**     [PZ-0155](#)

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 Alan Shullman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve 2017-16 as recommended by staff.

**C.**     [PZ-0156](#)

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 Alan Shullman with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve 2017-17 as recommended by staff.

D. [PZ-0157](#)

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 Carol Coleman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to postpone to a date certain of December 13, 2017, Planning, Zoning and Adjustment Board meeting.

E. [PZ-0158](#)

RESOLUTION NO. R2017-46 (WELLINGTON PUD MASTER PLAN AMENDMENT - 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 Carol Coleman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve only the power line property for field sports and equine and the two access points.

**F. [PZ-0159](#)**

RESOLUTION NO. R2017-47 (WELLINGTON PUD MASTER PLAN AMENDMENT - 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 Carol Coleman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to deny petition as presented and maintain the status quo with permitting special use permits.

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

A motion was made by Carol Coleman, seconded by Stephen A. Levin, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to adjourn.

The meeting adjourned at 2:22 a.m.

**NOTICE**

