

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, October 4, 2017

6:30 PM

Village Hall - Council Chambers

Equestrian Preserve Committee

*Jane Cleveland, Chair
Dr. Kristy Lund, Vice Chair
Carol Cohen
Dr. Rachel Eidelman
Dr. Sergio Guerreiro
Robert Bushey
Kathleen Gannon-Ledsome*

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chair Cleveland called the meeting to order at 6:30 pm. Jane Cleveland, Dr. Kristy Lund, Dr. Rachel Eidelman, Dr. Sergio Guerreiro, Robert Bushey, and Kathleen Gannon-Ledsome were present. Carol Cohen had an excused absence.

Staff present: Laurie Cohen, Robert Basehart, Cory Lyn Cramer, Kelly Ferraiolo, and Ryan Harding

Vice-Mayor John McGovern introduced and welcomed Kathleen Gannon-Ledsome to the committee as his new appointee.

II. REMARKS BY COMMITTEE CHAIR

Chair Cleveland summarized what the EPC has been involved in recently including Article V review, an Economic Development and Housing Study, and rewriting the Equestrian Plan of Action.

III. APPROVAL OF MINUTES**A. [EPC-173](#) Approval of the March 1, 2017 Equestrian Preserve Committee Minutes**

Mr. Bushey made a motion to approve the March 1, 2017 Equestrian Preserve Committee minutes. Dr. Lund seconded the motion and it passed unanimously (6-0) with Carol Cohen absent.

B. [EPC-174](#) Approval of the April 5, 2017 Equestrian Preserve Committee Minutes

Mr. Bushey made a motion to approve the April 5, 2017 Equestrian Preserve Committee minutes. Dr. Lund seconded the motion and it passed unanimously (6-0) with Carol Cohen absent.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Jennifer Vail of Wantman Group, the agent for all applications on the agenda, requested to move the Flying Cow petitions (EPC 167- EPC 170) to the end of the meeting after the Palm Beach Polo and Polo West items had been heard.

Mr. Bushey made a motion to keep the agenda in the order it was published. Dr. Eidelman seconded the motion and it carried unanimously (6-0) with Ms. Cohen absent.

V. NEW BUSINESS**A. [EPC-167](#) 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.

Dr. Guerreiro made a motion to recommend approval of Ordinance No. 2017-15. Mr. Bushey seconded the motion and it passed unanimously (6-0) with Ms. Cohen absent.

B. [EPC-168](#)

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.

Dr. Guerreiro made a motion to recommend approval of Ordinance No. 2017-16 with the recommendation that stables in Subarea G should be limited to four stalls per acre. Mr. Bushey seconded the motion and it passed unanimously (6-0) with Ms. Cohen absent.

C. [EPC-169](#)

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.

Dr. Lund made a motion to recommend approval of Ordinance No. 2017-17. Dr. Eidelman seconded the motion and it passed unanimously (6-0) with Ms. Cohen absent.

D. [EPC-170](#)

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.

Dr. Lund made a motion to recommend approval of Resolution No. R2017-45 with the recommendation that stables in Subarea G should be limited to four stalls per acre. Mr. Bushey seconded the motion and it passed unanimously (6-0) with Ms. Cohen absent.

E. [EPC-171](#)

ITEM: RESOLUTION NO. R2017-46 (Wellington PUD Master Plan Amendment – Palm Beach Polo Golf 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 THE POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG FOREST HILL BOULEVARD, ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE AND ONE (1) ACCESS POINT ALONG ROYAL FERN DRIVE TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE AND ONE (1) ACCESS POINT ALONG SUNNYDALE DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 80, POD 81, THE ENTIRE PALM BEACH POLO GOLF COURSE AND THE PROPERTY FKA THE POWERLINE PROPERTY TO "OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Dr. Eidelman made a motion to recommend approval only for the two access points for the Powerline Property along Stribling Way and to change the Master Plan designation for the Powerline Property to "Open Space - Recreation/Golf Course/Field Sports & Equine Sports." Dr. Guerriero seconded the motion and it passed 4-1 with Ms. Cleveland dissenting, Mr. Bushey recused, and Ms. Cohen absent.

F. [EPC-172](#)

ITEM: 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 BOULEVARD; TO MODIFY THE MASTER PLAN 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.

Dr. Lund made a motion to recommend approval only to change the Master Plan for Polo West to "Open Space - Recreation/Golf Course/Equine Sports." Ms. Gannon-Ledsome seconded the motion and it passed unanimously (5-0) with Mr. Bushey recused and Ms. Cohen absent.

VI. STAFF COMMENTS

There were no staff comments.

VII. BOARD COMMENTS

There were no board comments.

VIII. PUBLIC COMMENTS

There were no public comments.

IX. ADJOURNMENT

Dr. Lund made a motion to adjourn. Dr. Eidelman seconded the motion and it passed unanimously (5-0). Mr. Bushey had recused himself and was not at the dais for the vote. The meeting adjourned at 10:43 pm.

NOTICE