



Legislation Text

File #: PZ-0154, Version: 1

ITEM: ORDINANCE NO. 2017 - 15 (FLYING COW RANCH COMPREHENSIVE PLAN AMENDMENT)

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 EQUESTIAN 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.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: A Comprehensive Plan Amendment to amend the Future Land Use Map Designation of the recently annexed 2.8 acre parcel (Parcel 3).

SUMMARY: The Equestrian Preserve Committee (EPC) meeting of September 6, 2017 was cancelled for not having a quorum. This item was postponed to the October 4, 2017 Equestrian Preserve Committee (EPC) and October 11, 2017 Planning, Zoning & Adjustment Board (PZAB).

The owner/applicant is requesting:

- To amend the Future Land Use Map Designation (FLUM) of the 2.8 acre parcel (Parcel 3) from Palm Beach County Conservation (CON) to Wellington Residential "B" (.1 du - 1.0 du/ac);
- Extend the Equestrian Preserve Area boundaries to incorporate Parcel 3 (2.8 acre) ; and
- Add additional public bridle trails to the Equestrian Trails Master Plan and Equestrian Circulation Plan within the Equestrian Preservation Element.

The request is for development of the 150 acre (Parcels 1, 2 and 3) Flying Cow Ranch project to allow 30 residential/equestrian/aviation lots, clubhouse, maintenance facility and enhance the

existing private airstrip. The Residential "B" FLUM designation for Parcel 3 will not allow any additional density for the overall Flying Cow Ranch project. Parcels 1 and 2 were previously changed to Residential "B" and were incorporated within the Equestrian Preserve Area to allow the maximum of 30 dwelling units, so no changes to their current FLUM Designation is proposed with this amendment. The overall development of the proposed project and recently annexed Parcel 3 into Wellington are reasons for this amendment.