

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Monday, October 17, 2016**

**7:00 PM**

**Village Hall - Council Chambers**

## **Planning, Zoning and Adjustment Board**

*Kenneth Kopp  
Stephen A. Levin  
Elizabeth Mariaca  
Jeffrey Robbert  
Alan Shullman  
Tomas Bueno  
Carol Coleman*

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**II. REMARKS BY CHAIRMAN**

**III. APPROVAL OF MINUTES**

[PZ-0103](#)

SEPTEMBER 14, 2016 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Carol Coleman, seconded by Stephen A. Levin, unanimously approved by the Board (6-0), to approve the September 14, 2016 minutes.

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

A motion was made by Carol Coleman, seconded by Stephen A. Levin, unanimously approved by the Board (6-0), to accept the agenda.

**V. SWEARING IN OF SPEAKERS**

**VI. DECLARATION OF EX-PARTE COMMUNICATION**

**VII. NEW BUSINESS**

[PZ-0104](#)

RESOLUTION NO. R2016 – 71 (BINKS VETERINARY CLINIC CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION NUMBER 16 – 87 / 2016 – 34 CU 1) FOR CERTAIN PROPERTY KNOWN AS LOT 9 OF THE BINKS COMMERCIAL CENTER; CONSISTING OF APPROXIMATELY 0.73 ACRE, MORE OR LESS, LOCATED IN THE SOUTHEAST CORNER OF BINKS FOREST DRIVE AND BENT CREEK ROAD ON PROFESSIONAL WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW A 3,600 SQUARE FOOT VETERINARY CLINIC IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT SUBJECT TO CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Carol Coleman, seconded by Jeffrey Robbert, unanimously approved by the Board (6-0) to approve Resolution No. R2016-71.

**VIII. OLD BUSINESS**

[PZ-0108](#)

Ordinance No. 2016-16 (Winding Trails Comprehensive Plan

Amendment [CPA])

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 16-058(2016-021 CPA3)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD, TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH EAST CORNER OF AEROCLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL B (.1 DU/AC TO 1 DU/AC); TO EXTEND THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA TO ENCOMPASS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD; TO ADD THE PUBLIC AND PRIVATE BRIDLE TRAILS WITHIN WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD TO THE EQUESTRIAN TRAILS MASTER PLAN MAP AND THE EQUESTIAN CIRCULATION MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Kenneth Kopp, seconded by Stephen A. Levin approved (5-1) with Carol Coleman dissenting to approve Ordinance No. 2016-16, Winding Trails Comprehensive Plan Amendment.**

[PZ-0110](#)

ORDINANCE NO. 2016-17 (EQUESTRIAN OVERLAY ZONING DISTRICT [EOZD] ZONING TEXT AMENDMENT [ZTA])

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING ARTICLE 6.10 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS BY CREATING SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; ESTABLISHING REGULATIONS FOR SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; PROVIDING A CONFLICTS CAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Kenneth Kopp, seconded by Stephen A. Levin, approved (5-1) with Carol Coleman dissenting, to approve Ordinance No 2016-17.**

[PZ-0109](#)

ORDINANCE NO. 2016-18 (WINDING TRAILS [FKA THE LANDINGS OF WELLINGTON PUD EXECUTIVE COURSE] REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 16-059(2016-022REZ)] FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD, TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE

NORTH EAST CORNER OF AEROCLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT (AR/PUD) TO AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/PUD/EOZD); TO DESIGNATE WINDING TRAILS AS SUBAREA F OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Kenneth Kopp, seconded by Stephen A. Levin, approved (5-1) with Carol Coleman dissenting, to approve Ordinance NO. 2016-18.

PZ-0111

RESOLUTION NO. R2016-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT [MPA])

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 16-060 (2016-023 MPA 3)] AMENDING THE LANDINGS AT WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS (F.K.A. EXECUTIVE COURSE, AT THE LANDINGS AT WELLINGTON PUD), TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH EAST CORNER OF AEROCLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO DELINEATE WINDING TRAILS FROM POD “D” BY CREATING POD “D-1”; TO ALLOCATE 29 ACRES TO POD “D-1”; TO ALLOW NINE (9) DWELLING UNITS, NINE (9) BARNs WITH GROOMS QUARTERS AND A MAXIMUM OF 104 STALLS TO POD “D-1”; TO ADD THREE (3) ACCESS POINTS ALONG AEROCLUB DRIVE; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Kenneth Kopp, seconded by Stephen A. Levin, approved (5-1) with Carol Coleman dissenting, to approve Resolution NO. R2016-47.

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

**NOTICE**