

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Meeting Agenda - Final**

**Wednesday, September 14, 2016**

**7:00 PM**

**Village Hall**

### **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-0096](#) August 10, 2016 PZAB Minutes

Sponsors: Basehart and Fritz

Attachments: [8.10.16 PZAB Minutes](#)

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

**V. SWEARING IN OF SPEAKERS**

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

**VI. OLD BUSINESS**

**A. [PZ-0097](#) ORDINANCE NO. 2016-08 (MIXED USE COMPREHENSIVE PLAN  
TEXT AMENDMENT)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL;  
APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT  
(PETITION NUMBER 15 – 80 / 2015 – 47 CPTA) TO THE VILLAGE OF  
WELLINGTON COMPREHENSIVE PLAN LAND USE ELEMENT  
POLICY 1.3.25. MIXED USE; AMENDING THE REQUIREMENT FOR  
PARCELS WITH MIXED USE FUTURE LAND USE MAP  
DESIGNATION, REQUIRING BOTH COMMERCIAL AND OFFICE  
LAND USE FOR MIXED USE DEVELOPMENTS 30 ACRES OR MORE,  
DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING  
FIVE (5) LAND USES FOR MIXED USE DEVELOPMENTS 60 ACRES  
OR MORE; AUTHORIZING THE MANAGER TO AMEND THE  
COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE;  
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN  
EFFECTIVE DATE.

Sponsors: Basehart

Attachments: [ORD. NO 2016-08 MU CPTA](#)

[Exhibit 1 MU CPTA](#)

[Staff Report MU CPTA MXPDP ZTA](#)

[Legal Ad July ZTA](#)

**B.**      [PZ-0098](#)      ORDINANCE NO. 2016 – 09 (MIXED USE PLANNED DEVELOPMENT DISTRICT ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL;  
APPROVING A ZONING TEXT AMENDMENT (PETITION NUMBER 15 – 80 / 2015 – 46 ZTA) TO THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, ZONING DISTRICTS, CHAPTER 8 PLANNED DEVELOPMENT DISTRICT REGULATIONS, SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPDP); AMENDING THE REQUIREMENT FOR PARCELS WITH MXPDP ZONING DESIGNATION, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MXPDP DEVELOPMENTS 60 ACRES OR MORE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Sponsors:**      Basehart

**Attachments:**      [ORD. NO 2016-09 MXPDP ZTA](#)

[Exhibit 1 MXPDP ZTA](#)

[Legal Ad July ZTA](#)

**VIII.      NEW BUSINESS**

A. [PZ-0099](#) ORDINANCE NO. 2016-16 (WINDING TRAILS COMPREHENSIVE PLAN AMENDMENT)

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 AEROCUB 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.

**Attachments:** [1. Ordinance 2016-16 CPA](#)  
[2. Staff Report](#)  
[3. Exhibits](#)  
[4. Legal Ad](#)

B. [PZ-0100](#) 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.

**Attachments:** [Ordinance 2016-17 ZTA](#)

- C. [PZ-0101](#) 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 AEROCUB 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.

Attachments: [Ordinance 2016-18 REZ](#)

- D. [PZ-0102](#) 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 AEROCUB 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) BARNES WITH GROOMS QUARTERS AND A MAXIMUM OF 104 STALLS TO POD "D-1"; TO ADD THREE (3) ACCESS POINTS ALONG AEROCUB DRIVE; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Resolution R2016-47 MPA](#)

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

*If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.*

**NOTICE**