

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Summary Agenda

**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

Attachments: [9.14.16 PZAB Minutes](#)

**IV. ADDITIONS/DELETIONS/REORDERING OF 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.

Attachments: [Resolution R2016-71](#)  
[Staff Report 16-87\(2016-34 CU1\)](#)  
[Exhibits-Staff Report](#)

**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 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](#)  
                              [2. Staff Report](#)  
                              [3. Exhibits](#)

[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.

**Attachments:**    [1. Ordinance 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 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:    [1. Ordinance 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  
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:    [1. Resolution R2016-47](#)

**IX.        COMMENTS FROM THE PUBLIC**

**X.         COMMENTS FROM STAFF**

**XI.        COMMENTS FROM THE BOARD**

**XII        ADJOURN**

**NOTICE**

*If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you 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. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).*

*Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.*