

ORDINANCE NO. 2021-20

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.8.9.C, BARNs AND STABLES, TO MODIFY THE MAXIMUM STALLS ALLOWED FOR UNIFIED LOTS WITHIN SUBAREA F, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166 and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

**WHEREAS**, on January 28, 2017, Ordinance No. 2016-17 was adopted which established regulations for Subarea F of the Equestrian Overlay Zoning District, also known as Winding Trails. The regulations limited each lot within Subarea F to four (4) stalls per acre with a maximum of 10 stalls per lot; and

**WHEREAS**, on January 28, 2017, Resolution R2016-47 was adopted which amended The Landings at Wellington Planned Unit Development (PUD) which included a condition of approval that required the developer to record a Restrictive Covenant that included limiting four (4) stalls per acre and no more than 10 stalls on any lot within the Winding Trails development; and

**WHEREAS**, property owners have expressed interest to unify two (2) adjacent lots within the Winding Trails subdivision to construct a 20 stall barn; and

**WHEREAS**, On August 11, 2021, the Wellington Council voted 4-1 to approve an amendment to the Winding Trails Restrictive Covenant between W&W Equestrian Club, LLC, and Wellington, specifically Section 4, to allow adjacent lots 8 and 9 held under unity of title with common ownership to aggregate the sum of each lot's maximum horse stall and stall rental limitation; and

**WHEREAS**, changes to Section 6.8.9.C, Barns and Stables, of Wellington's LDR are proposed to be consistent with the Winding Trails Restrictive Covenants to allow for two (2) adjacent lots that are unified to be limited to four (4) stalls per acre, with a maximum of 20 stalls; and

**WHEREAS**, the Equestrian Preserve Committee recommended \_\_\_\_\_ of the Zoning Text Amendment at the September 1, 2021 meeting with a \_\_\_\_\_ vote; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, acting as the Local Planning Agency, after notice and public hearing on September 8, 2021, has reviewed the proposed Ordinance for consistency with Wellington's proposed Comprehensive Plan and made a recommendation for \_\_\_\_\_ with a \_\_\_\_\_ vote; and

**WHEREAS**, the Wellington Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the comments from the public into consideration as part of the review of the proposed amendment to Section 6.8.9.C of the Land Development Regulations that are the subject of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA THAT:**

**SECTION 1.** Section 6.8.9.C, Barns and Stables, of Wellington’s Land Development Regulations, is hereby amended, as follows [~~strike-through~~ formatted text is to be deleted; underline formatted text is to be added].

Section 6.8.9.C Barns and Stables:

For the purpose of the LDR, the terms barn and stable may be used interchangeably, and shall be subject to the following criteria:

**Table 6.8 - 3 Regulations for Barns and Stables**

Size of Lot	Principal Residential Structure Required	Square Footage of Stable
Minimum 1 acre, but less than 5 acres	Yes	1,250 square feet/acre
Minimum 5 acres	No	Limited by FAR and building coverage in Table B

1. Groom’s quarters shall not be considered a principal residential unit.
2. Interior aisles open to the outside of the structure are not included when calculating square footage to determine FAR. They are included in the calculation to determine building coverage.
3. Grand Prix Farms and Grand Prix Village South shall be exempt from Table 6.8 – 3 and shall be developed in accordance with the approved Master Plan.
4. Subarea B shall be limited to four (4) stalls per acre within all barns/stables.
5. Subarea F shall be limited to four (4) stalls per acre, with a maximum of 10 stalls per lot, within the barns/stables. When no more than two (2) adjacent lots are under common ownership and a Unity of Title/Control is recorded, the number of stalls shall be limited to four (4) stalls per acre, with a maximum of 20 stalls.

**SECTION 2.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

**SECTION 3.** Should any section, paragraph, sentence, clause, or phase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not

91 affect the validity of this Ordinance as a whole or any portion of part thereof, other than the part  
92 so declared to be invalid.

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94 **SECTION 4.** This Ordinance shall become effective immediately upon adoption of the  
95 Village Council following second reading.

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97 **PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2021, upon first reading.

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99 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2021, on second and final  
100 reading.

101  
102 **WELLINGTON**

	<b>FOR</b>	<b>AGAINST</b>
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105 BY: _____	_____	_____
106 Anne Gerwig, Mayor		
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108 _____	_____	_____
109 John T. McGovern, Vice Mayor		
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111 _____	_____	_____
112 Michael J. Napoleone, Councilman		
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114 _____	_____	_____
115 Michael Drahos, Councilman		
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117 _____	_____	_____
118 Tanya Siskind, Councilwoman		
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121 **ATTEST:**

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124 BY: \_\_\_\_\_  
125 Chevelle Addie, MMC, Village Clerk

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128 **APPROVED AS TO FORM AND**  
129 **LEGAL SUFFICIENCY**

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132 BY: \_\_\_\_\_  
133 Laurie Cohen, Village Attorney