



## Legislation Details (With Text)

<b>File #:</b>	PZ-0108	<b>Name:</b>	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 C
<b>Type:</b>	PZ-Comprehensive Plan Amendment	<b>In control:</b>	Planning, Zoning and Adjustment Board
<b>On agenda:</b>	10/17/2016	<b>Final action:</b>	10/17/2016
<b>Title:</b>	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.		

### Code sections:

**Attachments:** 1. 1. Ordinance 2016-16, 2. 2. Staff Report, 3. 3. Exhibits

Date	Ver.	Action By	Action	Result
10/17/2016	1	Planning, Zoning and Adjustment Board	approved	Pass

### ITEM: 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.**

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: YES**

**EXPLANATION:** The agent, Don Hearing, Coteleur and Hearing, on behalf of the owner, W & W Equestrian Club, LLC, is seeking a Comprehensive Plan Amendment approval for the proposed Winding Trails project located on the east side of Aero Club Drive between Greenbriar Boulevard and South Club Drive. The request is to amend the Future Land Use Map designation of Winding Trails from Commercial Recreation to Residential B (.1 du/ac - du/ac) and extend the boundaries of the Equestrian Preserve Area to encompass Winding Trails. The amendment will also add the public bridle trails within Winding Trails to the Equestrian Trails Master Plan and the Equestrian Circulation Plan within the Equestrian Preservation Element.

All subsequent applications for Zoning Text Amendment, Rezoning and Master Plan Amendment for the Winding Trails project are dependent on the approval of the Comprehensive Plan Amendment. If the Comprehensive Plan Amendment is denied, all other petitions cannot move forward.

At the September 7, 2016 Equestrian Preserve Committee meeting, the Committee recommend approval with a unanimous vote (5-0) of the Comprehensive Plan Amendment.

At the September 14, 2016 Planning Zoning and Adjustment Board meeting, the applicant requested postponement of the petitions to the October 13, 2016 PZAB meeting. The Board unanimously approved (5-0) the applicants request to postpone all Winding Trails petitions to a date certain meeting. Board member Tomas Bueno recused himself.

**SUMMARY:** Staff recommends approval of Ordinance No. 2016-16 Winding Trails Comprehensive Plan to amend the Future Land Use Map designation of Winding Trails from Commercial Recreation to Residential B (.1 du/ac - 1 du/ac), to extend the boundaries of the Equestrian Preserve Area to encompass Winding Trails, and to add the public bridle trails to the Equestrian Trails Master Plan and the Equestrian Circulation Plan within the Equestrian Preservation Element.