



Legislation Details (With Text)

File #:	PZ-0247	Name:	ORDINANCE NO. 2021-20 (SUBAREA F MAXIMUM STALL ALLOWED FOR UNIFIED LOTS) 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 S	
Type:	PZ-Zoning Text Amendment	In control:	Planning, Zoning and Adjustment Board	
On agenda:	9/8/2021	Final action:	9/8/2021	
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Code sections:				
Attachments:	1. 1. Ordinance 2021-20, 2. 2. Staff Report, 3. 3. Exhibit A - Proposed 6.8.9.C Text, 4. 4. Exhibit B - Resolution No R2016-47, 5. 5. Exhibit C - Ordinance 2016-17, 6. 6. Exhibit D - Winding Trails Restrictive Covenant, 7. 7. Exhibit E - Amended Restrictive Covenant, 8. 8. Exhibit F - 2021 Winding Trails Latest Site Plan Approvals, 9. 9. Exhibit G - Declaration of Covenants, 10. Legal Ad-Combine			
Date	Ver.	Action By	Action	Result
9/8/2021	1	Planning, Zoning and Adjustment Board	approved	

ITEM: ORDINANCE NO. 2021-20 (SUBAREA F MAXIMUM STALLS ALLOWED FOR UNIFIED LOTS)

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.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Winding Trails is located on the northeast corner of Aeroclub Drive and Greenbriar Boulevard within The Landings at Wellington Planned Unit Development (PUD). Winding Trails was approved as a residential equestrian subdivision in 2017.

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.

Wellington Council approved, at the same meeting, Resolution No. R2016-47 amending The Landings at Wellington PUD and including a condition of approval that required the developer to record a Restrictive Covenant that included the limitation of four (4) stalls per acre and no more than 10 stalls on any lot within the Winding Trails development.

Property owners have expressed interest in unifying two (2) adjacent lots within the Winding Trails subdivision to construct a 20-stall barn. However, the Restrictive Covenant and Wellington's Land Development Regulations limit each lot to four (4) stalls per acre with a maximum of 10 stalls on any lot. On August 10, 2021, the Wellington Council voted to approve modifications to the Winding Trails Restrictive Covenant to allow adjacent lots 8 and 9, if held under a unity of title, to aggregate the sum of each lot's maximum stall limitations to allow a unified lot to have up to 20 stalls.

An amendment to Section 6.8.9.C of Wellington's LDR is required to allow the same and to be consistent with recently approved modification to the Winding Trails Restrictive Covenant.

SUMMARY: Staff recommends approval of Ordinance No. 2021-20 to modify Section 6.8.9.C - Barns and Stables, of Wellington's LDR to maintain the four (4) stalls per acre and allow a maximum of 20 stalls on up to two (2) lots that are unified and with common ownership within Subarea F of the Equestrian Overlay Zoning District (EOZD).