



## Legislation Text

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File #: PZ-0111, Version: 2

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**ITEM: 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.**

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: YES**

**EXPLANATION:** The agent, Don Hearing, Coteleur and Hearing, Inc., on behalf of the applicant, W & W Equestrian Club, LLC, is seeking a Master Plan Amendment to The Landings at Wellington PUD for the proposed Winding Trails project located on the east side of Aero Club Drive between Greenbriar Boulevard and South Club Drive. The amendment is to delineate Winding Trails from Pod "D" by creating "Pod D-1". Pod "D-1" will be a total of 29 acres and consist of nine (9) single family dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls. The amendment will also add three (3) access points along Aeroclub Drive to access Lots 5-9 and to add two (2) access points along Greenbriar Boulevard to access Lots 1-4.

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

A recommendation from the Equestrian Preserve Committee was not included because the petitions will not be heard until the September 7, 2016 Equestrian Preserve Committee meeting. A memo will

be provided to members of the PZAB with the results of the EPC meeting prior to the scheduled PZAB meeting.

**SUMMARY:** Staff recommends approval of Resolution No. R2016-47 The Landings at Wellington PUD Master Plan to amend the Master Plan by delineating 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) barns with grooms quarters and a maximum of 104 stalls to Pod “D-1”; to add three (3) access points along Aeroclub Drive; and to add two (2) access points along Greenbriar Boulevard.