



Legislation Text

File #: 21-4643, Version: 1

ITEM: 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 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.

REQUEST: Approval of Ordinance No. 2021-20 to modify Section 6.8.9.C - Barns and Stables of Wellington's LDR to allow a maximum of 20 stalls on lots that are unified and with common ownership within Subarea F of the Equestrian Overlay Zoning District (EOZD).

EXPLANATION: Winding Trails is located on the northeast corner of Aero Club Drive and Greenbriar Boulevard within The Landings at Wellington Planned Unit Development (PUD). Winding Trails was originally an executive golf course and was converted to a residential equestrian subdivision in 2017.

On January 28, 2017, Wellington Council adopted Ordinance No. 2016-17 establishing Subarea F and respective regulations as a part 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 Resolution No. R2016-47 amending The Landings at Wellington PUD to include 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.

Property owners have expressed interest in unifying two (2) adjacent lots within the Winding Trails subdivision and constructing a 20-stall barn. However, the Restrictive Covenant and Wellington's LDR limits each lot 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, which would 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.

The Equestrian Preserve Committee (EPC) and Planning, Zoning, and Adjustment Board (PZAB) reviewed the proposed ordinance at their September 1, 2021 and September 8, 2021 meetings, respectfully. The Village Council agenda was published prior to the meetings taking place. Staff will provide Council a memo with EPC and PZAB recommendations at the September 9, 2021 Agenda Review Meeting.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2021-20 to modify Section 6.8.9.C - Barns and Stables, of Wellington's LDR to allow a maximum of 20 stalls on lots that are unified and with common ownership within Subarea F of the Equestrian Overlay Zoning District (EOZD).