



**VILLAGE OF WELLINGTON
 NOTICE OF LOCAL PLANNING AGENCY
 PUBLIC HEARING
 ON PROPOSED
 COMPREHENSIVE PLAN AMENDMENT
 REZONING AND
 MASTER PLAN AMENDMENT**

In accordance with the requirements of Chapter 163, Part II, Florida Statutes, the Planning, Zoning and Adjustment Board, will hold public hearing on the Comprehensive Plan Amendment, Rezoning and Master Plan Amendment.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COACH HOUSE (POD 30C OF THE

WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS (POD 30C-4 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY ½-MILE EAST OF SOUTH SHORE BOULVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2022-001-REZ] FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD TOTALING 96.29 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) TO PLANNED UNIT DEVELOPMENT (PUD); TO REMOVE THE SUBJECT PROPERTIES FROM SUBAREA D OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTIES, KNOWN AS COACH HOUSE (POD 30C; AKA PLAYER'S CLUB), EQUESTRIAN VILLAGE (POD 30C-2; AKA GLOBAL DRESSAGE), AND WHITE BIRCH FARMS (POD 30C-4), LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO COMBINE PODS 30C, 30C-2, AND 30C-4 INTO POD 30C WITH 101.87 ACRES AND TO ASSIGN 300 DWELLING UNITS COMPRISED OF 22 SINGLE-FAMILY AND 278 MULTI-FAMILY DWELLING UNITS TO POD 30C; TO ADOPT THE WELLINGTON NORTH PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Said public hearing will be held as follows:

PLANNING, ZONING AND ADJUSTMENT BOARD

Location: Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida

Date: July 19, 2023 at 7:00 P.M.

Notice is hereby given that members of the Wellington Council may attend and participate in the board proceedings.

All interested parties are invited to attend and be heard with respect to the proposed Ordinances and Resolution. Copies of all documents pertaining to the proposed Ordinances and Resolution are available in the Planning and Zoning Division at the address listed below and can be reviewed by the public, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or by appointment.

Planning and Zoning Division
12300 Forest Hill Boulevard
Wellington, Florida, 33414
(561) 791-4000

Be advised that anyone choosing to appeal any action with respect to any matter discussed by Wellington Council will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Manager's Office at (561) 791-4000 at least five calendar days prior to the Hearing.

Dated: June 26, 2023

Publish: The Post
July 5, 2023

Note to Publisher: Pursuant to Florida Statutes, the required advertisement shall be no less than 2 columns wide by ten inches long, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement **shall not** be placed in that portion of the newspaper where legal notices and classified advertisements appear.