



VILLAGE OF WELLINGTON
WELLINGTON COUNCIL
PUBLIC HEARING
ON THE ADOPTION OF THE
COMPREHENSIVE PLAN AMENDMENT
REZONING AND MASTER PLAN AMENDMENT

In accordance with the requirements of Chapter 163, Part II, Florida Statutes, Wellington Council 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 96.11 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS, LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD; TO AMEND THE FUTURE LAND USE DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL D (2.01 DU/AC TO 5.0 DU/AC) WITH A MAXIMUM OF 47 MULTI-FAMILY DWELLING UNITS,

TOTALING 25.87 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE FUTURE LAND USE DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE AND THE ENTIRE PROPERTY KNOWN AS WHITE BIRCH FARMS FROM ECR TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) WITH A MAXIMUM OF 49 SINGLE-FAMILY DWELLING UNITS, TOTALING 70.24 ACRES, MORE OR LESS, AS SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MOBILITY ELEMENT MAPS INCLUDING 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 96.11 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 LOCATED ON PAGE 2 OF THE OFFICIAL ZONING MAP; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT FOR THE (PETITION 2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTIES KNOWN AS 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-2 AND 30C-4 INTO POD 30C-2 WITH 96.11 ACRES AND TO ASSIGN 96 DWELLING UNITS COMPRISED OF 49 SINGLE-FAMILY AND 47 MULTI-FAMILY DWELLING UNITS TO POD 30C-2; TO ADOPT THE WELLINGTON NORTH PROJECT STANDARDS MANUAL FOR POD 30C-2 (WELLINGTON NORTH); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Said public hearings will be held as follows:

WELLINGTON COUNCIL

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

Date: January 23 and the 24, 2024 at 6:00 P.M. January 25,2024 at 6:00 P.M. for a possible third meeting if require.

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: December 29, 2023

Publish: The Post
January 8, 2024

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.