

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Thursday, January 25, 2024

6:00 PM

Village Hall - Council Chambers

Village Council

*Anne Gerwig, Mayor
Michael Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman*

1. CALL TO ORDER

Mayor Gerwig called the meeting to order at 6:00 p.m. and stated this is a continuation of the January 23, 2024 and January 24, 2024 Village Council Meetings.

Council Members present: Anne Gerwig, Mayor; Michael Napoleone, Vice Mayor; John T. McGovern, Councilman; Michael Drahos, Councilman; and Tanya Siskind, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Addie, Village Clerk.

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig led the Pledge of Allegiance.

3. INVOCATION

Deacon Pete Del Valle, St. Therese de Lisieux Catholic Church, delivered the invocation.

4. APPROVAL OF AGENDA

There was no agenda approval since this meeting is a continuation of the January 23, 2024 and January 24, 2024 Village Council Meetings.

5. PRESENTATIONS AND PROCLAMATIONS

There were no Presentations and Proclamations.

6. CONSENT AGENDA

There were no Consent Agenda Items.

7. PUBLIC HEARINGS

- A. [24-6304](#) ORDINANCE NO. 2023-01 (THE WELLINGTON NORTH
COMPREHENSIVE 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.

Village Council Meeting Continuation on January 25, 2024:

Mr. Barnes indicated that the meeting would start with the continuation of public comments.

Ms. Cohen swore in the individuals who wished to speak on this item.

Ex-parte Communications:

Vice Mayor Napoleone: Vice Mayor Napoleone updated his ex-parte communications. He said he could be fair and impartial.

Councilman Drahos: Councilman Drahos updated his ex-parte communications. He said he could be fair and impartial.

Mayor Gerwig: Mayor Gerwig updated her ex-parte communications. She said she could be fair and impartial.

Councilman McGovern: Councilman McGovern updated his ex-parte

communications. He said he could be fair and impartial.

Councilwoman Siskind: Councilwoman Siskind updated her ex-parte communications. She said she could be fair and impartial.

There were multiple public comments regarding Wellington North/South.

The Village Council read the names into the record of those who support and oppose the project but did not wish to speak.

The Village Clerk read a letter submitted by Representative Katherine Waldron, District 93, into record.

There being no further public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) to close the public hearing.

There was discussion between the Village Council and staff about the compatibility determination, the Equestrian Overlay Zoning District, Marjory Stoneman Douglas Environmental Preserve, CountryPlace PUD, reduction of dwelling units, Equestrian Village, Pod E, Pod F and Pod G, density, comprehensive plan, and fill activity.

The Village Council took a break at 8:43 p.m.

The Village Council reconvened at 9:05 p.m.

The Village Council asked various questions regarding Conditions, design, drainage and Wellington Lifestyle Partners.

The Applicants and Interested Parties made their final arguments.

A motion was made by Councilman McGovern, seconded by Vice Mayor Napoleone, and unanimously passed (5-0) to extend the meeting to 11:15 p.m. to discuss scheduling.

It was Council consensus to continue the meeting to a date certain of February 7, 2024 at 5:00 p.m.

A motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) to extend the meeting to hear the closing arguments from Interested Parties Mike Smith and Murray Kessler.

B. [24-6305](#)

ORDINANCE NO. 2023-02 (THE WELLINGTON NORTH REZONING)

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.

This item discussed in conjunction with Item 7A.

C. [24-6302](#)

ORDINANCE NO. 2023-04 (THE WELLINGTON SOUTH COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-003-CPA] TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS POD F PHASE V, PHASE VI, AND A PORTION OF PHASE VII OF THE WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD) FROM RESIDENTIAL B (0.1 DWELLING UNITS PER ACRE (DU/AC) TO 1.0 DU/AC) TO EQUESTRIAN COMMERCIAL RECREATION (ECR), LOCATED AT THE NORTHEAST CORNER OF GRACIDA STREET AND GENE MISCHÉ WAY, TOTALING 114.65 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE COMMERCIAL POD OF THE WELLINGTON COUNTRYPLACE PUD FROM COMMERCIAL TO RESIDENTIAL B (0.1 DU/AC – 1.0 DU/AC), LOCATED AT THE NORTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GRACIDA STREET TOTALING 5.8 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item discussed in conjunction with Item 7A.

D. [24-6306](#)

RESOLUTION NO. R2023-01 (THE WELLINGTON NORTH MASTER PLAN AMENDMENT)

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.

This item discussed in conjunction with Item 7A.

E. [24-6303](#)

RESOLUTION NO. R2023-02 (THE WELLINGTON SOUTH MASTER PLAN AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASES I AND II), POD G (PHASES I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8-ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO FORFEIT THE REMAINING 30 DWELLING UNITS FROM THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 107 DWELLING UNITS WITH AN AMENITY SITE; TO FORFEIT THE REMAINING 62 DWELLING UNITS IN POD F (PHASES V-VII); TO REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY 92 DWELLING UNITS TO A TOTAL OF 350 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F (PHASES V-VII), AS ILLUSTRATED ON THE MASTER PLAN; TO DESIGNATE POD F PHASES V-VII AS "EQUESTRIAN COMMERCIAL VENUE" WITH A DEFINED DEVELOPMENT PROGRAM; TO ADD AN ACCESS POINT ALONG SOUTH SHORE BOULEVARD TO ACCESS THE FARM SITES IN POD E; TO ADD TWO (2) ACCESS POINTS ALONG GRACIDA STREET TO ACCESS POD F (PHASES V-VII) "EQUESTRIAN COMMERCIAL VENUE"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; TO ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH (POD

E); AND AS DESCRIBED MORE PARTICULARLY HEREIN;
PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.

This item discussed in conjunction with Item 7A.

8. REGULAR AGENDA

There were no Regular Agenda Items.

9. PUBLIC FORUM

There were no comments cards submitted for Public Forum.

10. ATTORNEY'S REPORT

There were no further Village Attorney comments.

11. MANAGER'S REPORT

There were no further Village Manager comments.

12. COUNCIL REPORTS

There were no further Village Council comments.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 11:17 P.M.