

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, June 7, 2023

6:30 PM

Village Hall

Equestrian Preserve Committee

*Carlos Arellano
Jane Cleveland
Dr. Rachel Eidelman
Glen Fleischer
Haakon Gangnes
Dr. Kristy Lund*

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. REMARKS BY COMMITTEE CHAIR
- IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA
- V. APPROVAL OF MINUTES
 - A. March 1, 2023 EPC Minutes
[EPC-261](#)

Attachments: [03.01.2023 EPC Minutes](#)
 - B. April 12, 2023 EPC Minutes
[EPC-262](#)

Attachments: [04.12.2023 EPC Minutes](#)
- VI. ELECTION OF COMMITTEE CHAIR AND VICE CHAIR
[EPC-263](#)

Attachments: [R2022-24 Equestrian Preserve Committee](#)
- VII. NEW BUSINESS

A. 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 96.29 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 1/2-MILE EAST OF SOUTH SHORE BOULEVARD, 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.

[EPC-259](#)

Attachments: [Location Map](#)

[Ordinance 2023-01 The Wellington North CPA](#)

B. 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 96.29 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.

EPC-257

Attachments: [Ordinance 2023-02 The Wellington North REZ](#)
[Staff Report 5.23.2023](#)
[Exhibit A - Current Future Land Use Map](#)
[Exhibit B - Proposed Future Land Use Map](#)
[Exhibit C - Proposed Bridle Path Map](#)
[Exhibit D - Proposed Pedestrian Pathway Network Map](#)
[Exhibit E - Proposed Multi-Modal Pathways Map](#)
[Exhibit F - Proposed Bicycle Lanes Map](#)
[Exhibit G - Current Official Zoning Map](#)
[Exhibit H - Proposed Official Zoning Map](#)
[Exhibit I - Current Wellington PUD Master Plan](#)
[Exhibit J - Proposed Wellington PUD Master Plan](#)
[Exhibit K - Wellington North Project Standards Manual](#)
[Exhibit L - Conceptual Site Plan](#)
[Exhibit M - Conceptual Circulation Plan](#)
[Exhibit N - Traffic Impact Statement](#)
[Exhibit O - PBC Traffic Performance Statement Letter](#)
[Exhibit P - Wellington Traffic Engineer Letters](#)
[Exhibit Q - SCAD Letter](#)
[Exhibit R - Drainage Statement](#)
[Exhibit S - Water and Sewer Demand Analysis](#)
[Exhibit T - Market Study](#)
[Exhibit U - PBC Archeologist Letter](#)
[Exhibit V - Justification Statement](#)
[Exhibit W - Public Comments](#)

C. 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 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 DU/AC TO 1.0 DU/AC) TO EQUESTRIAN COMMERCIAL RECREATION (ECR), LOCATED AT THE NORTHEAST CORNER OF GRACIDA STREET AND GENE MISCHE WAY, TOTALING 114.65 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS POD E, POD G, AND A PORTION OF POD F PHASE VII OF THE WELLINGTON COUNTRYPLACE PUD FROM RESIDENTIAL B (0.1 DU/AC TO 1 DU/AC) TO RESIDENTIAL C (1.0 DU/AC TO 3.0 DU/AC), LOCATED WEST OF SOUTH SHORE BOULEVARD, NORTH OF LAKE WORTH ROAD, TOTALING 167.66 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE COMMERCIAL POD OF THE WELLINGTON COUNTRYPLACE PUD FROM COMMERCIAL TO RESIDENTIAL C, 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.

[EPC-260](#)

Attachments: [Location Map](#)
 [Ordinance 2023-04 South CPA](#)

D. 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 (PHASE I AND II), POD G (PHASE 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 TRANSFER 60 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 197 DWELLING UNITS WITH AN AMENITY SITE; REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY TWO (2) DWELLING UNITS TO A TOTAL OF 440 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F, AS ILLUSTRATED ON THE MASTER PLAN; DESIGNATE POD F PHASE V-VII AS "EQUESTRIAN COMMERCIAL"; 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 "EQUESTRIAN COMMERCIAL VENUE"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH; AND AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

[EPC-258](#)**Attachments:**

[Resolution R2023-02 South MPA](#)
[Resolution R2023-02 Exhibit C - Project Standards Manual](#)
[Staff Report](#)
[Exhibit A - Current Future Land Use Map](#)
[Exhibit B - Proposed Future Land Use Map](#)
[Exhibit C - Current Wellington CountryPlace PUD Master Plan](#)
[Exhibit D - Proposed Wellington CountryPlace PUD](#)
[Exhibit E - Project Standards Manual](#)
[Exhibit F - Conceptual Site Plan](#)
[Exhibit G - Circulation Plan](#)
[Exhibit H - Bridle Trails Map](#)
[Exhibit I - Environmental Report](#)
[Exhibit J - Traffic Impact Statement](#)
[Exhibit K - Wellington Traffic Engineer Letters](#)
[Exhibit L - TPS Letter](#)
[Exhibit M - PBC Archeologist Letter](#)
[Exhibit N - SCAD Letter](#)
[Exhibit O - Drainage Statement](#)
[Exhibit P - Water and Sewer Demand Analysis](#)
[Exhibit Q - Market Study](#)
[Exhibit R - Justification Statement](#)
[Exhibit S- Lot Size Justification Statement](#)
[Exhibit T - Modifications to Conditions of Approval](#)
[Exhibit U - Public Comments](#)

VIII. STAFF COMMENTS

IX. BOARD COMMENTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you 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 to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

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