

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Meeting Agenda

**Wednesday, February 7, 2024**

**5:00 PM**

**Village Hall - Council Chambers**

### **Village Council**

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

Childcare Available - The Village of Wellington offers childcare for attendees of the Council Meetings. To sign up, please email us at [VillageClerk@wellingtonfl.gov](mailto:VillageClerk@wellingtonfl.gov) by Noon of the day prior to the meeting

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**  
*Rabbi Rosenkranz, Temple Beth Torah*
4. **APPROVAL OF AGENDA**
5. **PRESENTATIONS AND PROCLAMATIONS**
6. **CONSENT AGENDA**
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.

*Approval of Ordinance No. 2023-01 to modify the EPA boundary by removing the Equestrian Village and White Birch Farms properties, totaling 96.17, from the EPA; to amend the Bridle Path Map, Pedestrian Pathway Network Map, the Multi-Modal Pathways Map, and the Bicycle Lanes Map within the Comprehensive Plan by deleting the Equestrian Village property identification as "venue" and amending the Equestrian Preserve Area boundary; to amend the FLUM Designation of a 33.50-acre portion of Equestrian Village and White Birch Farms, totaling 70.24 acres, from Equestrian Commercial Recreation to Residential C (1.01 du/ac to 3.0 du/ac) with a maximum of 49 single-family dwelling units; to amend the FLUM Designation of a 25.87-acre portion of Equestrian Village from Equestrian Commercial Recreation to Residential D (2.01 du/ac to 5.0 du/ac) with a maximum of 47 multi-family dwelling units.*

**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.

*Approval of Ordinance No. 2023-02 to amend Wellington's Official Zoning Map to amend the zoning designation of Equestrian Village and White Birch Farms from EOZD/PUD to PUD and to remove the properties from Subarea D of the EOZD.*

**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.

*Approval of Ordinance No. 2023-04 to amend to the Future Land Use Map Designations for Pod F - Phases V, VI, and a portion of VII, totaling 114.65 acres, from Residential B to ECR and for of a portion of Pod E, totaling 5.8 acres, from Commercial to Residential B.*

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.

*Approval of Resolution No. R2023-01 a Master Plan Amendment to amend the Wellington PUD Master Plan to combine Pods 30C-2 and Pods 30C-4 into Pod 30C (96.11 acres); to assign 96 dwelling units (49 single family and 47 multi-family) to Pod 30C; to remove one (1) access point along South Shore Boulevard and one (1) access point along Pierson Road; and to approve The Wellington North at Equestrian Village Project Standards Manual.*

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.

*Approval of Resolution No. R2023-02 to amend to the Wellington CountryPlace PUD Master Plan by consolidating various pods to create the newly formed Pod E with 107 dwelling units, forfeit a total of 92 dwelling units, label Pod F as "Equestrian Commercial Venue" with a defined development program, adopt a Project Standards Manual for Pod E, add access points, and add and modify Conditions of Approval.*

8. **REGULAR AGENDA**
9. **PUBLIC FORUM**
10. **ATTORNEY'S REPORT**
11. **MANAGER'S REPORT**

**12. COUNCIL REPORTS****13. 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.*