

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Wednesday, July 19, 2023**

**7:00 PM**

**Village Hall**

### **Planning, Zoning and Adjustment Board**

*John Bowers  
Tracy Ciucci  
Ron Herman  
Maureen Martinez  
Adam Rabin  
Satesh Raju  
Jeffrey Robbert*

**I. CALL TO ORDER**

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. ELECTION OF CHAIR AND VICE-CHAIR**

**V. APPROVAL OF MINUTES**

[PZ-0297](#) APRIL 19, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD  
MINUTES

Attachments: [4.19.23 PZAB Minutes](#)

**VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**VII. SWEARING IN OF SPEAKERS**

**VIII. DECLARATION OF EX-PARTE COMMUNICATIONS**

**IX. NEW BUSINESS**

[PZ-0298](#)

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 MISCHER WAY, TOTALING 114.65  
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 B (0.1DU/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.

**Attachments:**

[0.0 Location Map](#)

[1. Ordinance 2023-04 South CPA](#)

[4. Staff Report](#)

[5. Exhibit A - Current Future Land Use Map](#)

[6. Exhibit B - Proposed Future Land Use Map](#)

[7. Exhibit C - Current Wellington CountryPlace PUD Master Plan](#)

[8. Exhibit D - Proposed Wellington CountryPlace PUD](#)

[9. Exhibit E - Project Standards Manual](#)

[10. Exhibit F - Conceptual Site Plan](#)

[11. Exhibit G - Circulation Plan](#)

[12. Exhibit H - Bridle Trails Map](#)

[13. Exhibit I - Environmental Report](#)

[14. Exhibit J - Traffic Impact Statement](#)

[15. Exhibit K - Traffic Equivalency Letter](#)

[16. Exhibit L - Wellington Traffic Engineer Letters](#)

[17. Exhibit M - TPS Letter](#)

[18. Exhibit N - PBC Archeologist Letter](#)

[19. Exhibit O - SCAD Letter](#)

[20. Exhibit P - Drainage Statement](#)

[21. Exhibit Q - Water and Sewer Demand Analysis](#)

[22. Exhibit R - Market Study](#)

[23. Exhibit S - Justification Statement](#)

[24. Exhibit T- Lot Size Justification Statement](#)

[25. Exhibit U - Modifications to Conditions of Approval](#)

[26. Exhibit V - Public Comments](#)

[26. Legal Ad SOUTH-CPA-MPA](#)

[PZ-0299](#)

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 (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 TRANSFER 11 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 148 DWELLING UNITS WITH AN AMENITY SITE; TO FORFEIT THE REMAINING 51 DWELLING UNITS IN POD F (PHASE V-VII); TO REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY 51 DWELLING UNITS TO A TOTAL OF 391 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"; 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; TO 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.

**Attachments:** [0.0 Location Map](#)

[2. Resolution R2023-02 South MPA](#)

[3. Resolution R2023-02 Exhibit C - Project Standards Manual](#)

[PZ-0300](#)

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 FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COACH HOUSE FROM RESIDENTIAL F (5 DU/AC TO 12 DWELLING UNITS PER ACRE (DU/AC)) TO RESIDENTIAL E (3 DU/AC TO 8 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 FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 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 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.

- Attachments:**
- [1. Ordinance 2023-01 The Wellington North CPA](#)
  - [5. Staff Report](#)
  - [6. Exhibit A - Current Future Land Use Map](#)
  - [7. Exhibit B - Proposed Future Land Use Map](#)
  - [8. Exhibit C - Proposed Bridle Path Map](#)
  - [9. Exhibit D - Proposed Pedestrian Pathway Network Map](#)
  - [10. Exhibit E - Proposed Multi-Modal Pathways Map](#)
  - [11. Exhibit F - Proposed Bicycle Lanes Map](#)
  - [12. Exhibit G - Current Official Zoning Map](#)
  - [13. Exhibit H - Proposed Official Zoning Map](#)
  - [14. Exhibit I - Current Wellington PUD Master Plan](#)
  - [15. Exhibit J - Proposed Wellington PUD Master Plan](#)
  - [16. Exhibit K - Wellington North Project Standards Manual](#)
  - [17. Exhibit L - Conceptual Site Plan](#)
  - [18. Exhibit M - Conceptual Circulation Plan](#)
  - [19. Exhibit N - Traffic Impact Statement](#)
  - [20. Exhibit O - PBC Traffic Performance Statement Letter](#)
  - [21. Exhibit P - Wellington Traffic Engineer Letters](#)
  - [22. Exhibit Q - SCAD Letter](#)
  - [23. Exhibit R - Drainage Statement](#)
  - [24. Exhibit S - Water and Sewer Demand Analysis](#)
  - [25. Exhibit T - Market Study](#)
  - [26. Exhibit U - PBC Archeologist Letter](#)
  - [27. Exhibit V - Justification Statement](#)
  - [28. Exhibit W - Public Comments \(North\)](#)
  - [PZAB Legal Ad-CPA-REZ-MPA](#)

[PZ-0301](#) 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 LOCATED ON PAGE 2 OF THE OFFICIAL ZONING MAP; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [2. Ordinance 2023-02 The Wellington North REZ](#)

[PZ-0302](#) 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 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.

Attachments: [3. Resolution R2023-01 The Wellington North MPA](#)  
[4. Resolution R2023-01 Exhibit C - Wellington North Project Standards Manual](#)

**X. COMMENTS FROM THE PUBLIC**

**XI. COMMENTS FROM STAFF**

**XII. COMMENTS FROM THE BOARD**



### **XIII. ADJOURN**

#### **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.*