

ORDINANCE NO. 2023-01

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 96.17 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTIES KNOWN AS EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL D (2.01 DU/AC TO 5.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 96.17 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.

WHEREAS, Wellington, a Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, the Equestrian Preserve Area is a defined area in Wellington that highlights the equestrian lifestyle in Wellington and is regulated by the Equestrian Overlay Zoning District; and

WHEREAS, the Wellington Charter, Section 4. – Equestrian Preserve Area requires an affirmative vote of not less than four (4) members of Council for any contraction of the boundaries; and

WHEREAS, Residential D (2.01 du/ac to 5.0 du/ac) Future Land Use Map designation allows development of the site within the density range of the land use subject to master plan approvals; and

WHEREAS, the Comprehensive Plan Amendment regarding the Equestrian Preserve Area Boundary was reviewed by the Equestrian Preserve Committee (EPC) on June 7, 2023, and recommended denial with a 7 to 0 vote; and

WHEREAS, the Comprehensive Plan Amendments were reviewed by the Planning, Zoning and Adjustment Board (PZAB) and recommended Council, with a 5 to 2 vote, to deny the application without prejudice or to table Ordinance No. 2023-01, Wellington North CPA, until such time as the Compatibility Determination for Pod F be submitted and has been heard by EPC and PZAB through the Public Hearing process so that the application can be heard at Council collectively with the Wellington North CPA application; and

51 **WHEREAS**, Wellington’s Council has taken the recommendations from the Local
52 Planning Agency, Wellington staff and the comments from the public into consideration when
53 considering the amendments to the Comprehensive Plan Map amendment that are the
54 subject of this Ordinance; and
55

56 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted (___ to ___) to
57 transmit this proposed amendment to the Florida Department of Economic Opportunity
58 in compliance with applicable provisions of the Florida Statutes governing amendments of
59 local Comprehensive Plans.
60

61 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**
62 **FLORIDA, THAT:**
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64 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map and the Bridle
65 Trail Map is hereby amended to revise the boundary of the Equestrian Preserve Area by
66 removing the properties known as Equestrian Village and White Birch Farms as legally
67 described in Exhibit “A.”
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69 **SECTION 2:** The Wellington Comprehensive Plan Future Land Use Map designation
70 for the properties within the Wellington Planned Unit Development and legally described in
71 Exhibit “A,” are hereby designated as Residential D and shall be limited to a maximum of 96
72 residential dwelling units at a maximum height of 35 feet.
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74 **SECTION 3:** The Manager is hereby authorized and directed to transmit this
75 Comprehensive Plan amendment to the Florida Department of Economic Opportunity
76 pursuant to Chapter 163, Florida Statutes.
77

78 **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive
79 Plan Future Land Use Map (Exhibit “B”) to include the site specific designation for the property
80 as described in Exhibit “A,” and remove reference to the site as a “venue” on the Bridle Path
81 Map (Exhibit “C”), the Pedestrian Pathway Network Map (Exhibit “D”), the Multi-Modal
82 Pathway Map (Exhibit “E”), and the Bicycle Lanes Map (Exhibit “F”) including an adopted
83 date and ordinance number in accordance with this ordinance and pursuant to the
84 requirements of Chapter 163, Florida Statutes.
85

86 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this
87 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
88 not affect the validity of this ordinance as a whole or any portion or part thereof, other than
89 the part to be declared invalid.
90

91 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of this
92 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
93 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
94 Ordinance shall prevail to the extent of such conflict.
95

96 **SECTION 7:** The effective date of this Comprehensive Plan Amendment shall be 31
97 days after adoption by Wellington’s Council, if there has not been a compliance challenge with
98 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after
99 adoption, the ordinance shall not become effective until the state land planning agency or the

100 Administrative Commission, respectively, issues a final order determining the amendment to
101 be in compliance.

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(The remainder of this page is left blank intentionally)

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105 **PASSED** this _____ day of _____, 2023, upon first reading.

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107 **PASSED AND ADOPTED** this ____ day of _____ 2023, on second and final reading.

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109 **WELLINGTON**

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	FOR	AGAINST
BY: _____ Anne Gerwig, Mayor	_____	_____
_____	_____	_____
Michael J. Napoleone, Vice Mayor	_____	_____
_____	_____	_____
John T. McGovern, Councilman	_____	_____
_____	_____	_____
Michael Drahos, Councilman	_____	_____
_____	_____	_____
Tanya Siskind, Councilwoman	_____	_____

128 **ATTEST:**

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131 BY: _____
132 Chevelle D. Addie, Clerk

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135 **APPROVED AS TO FORM AND**
136 **LEGAL SUFFICIENCY**

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139 BY: _____
140 Laurie Cohen, Village Attorney

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Exhibit A – Legal Descriptions:

142 A PARCEL OF LAND IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
143 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

144
145 BEING ALL OF PARCEL 1, EQUESTRIAN VILLAGE, AS RECORDED IN PLAT BOOK 117,
146 PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

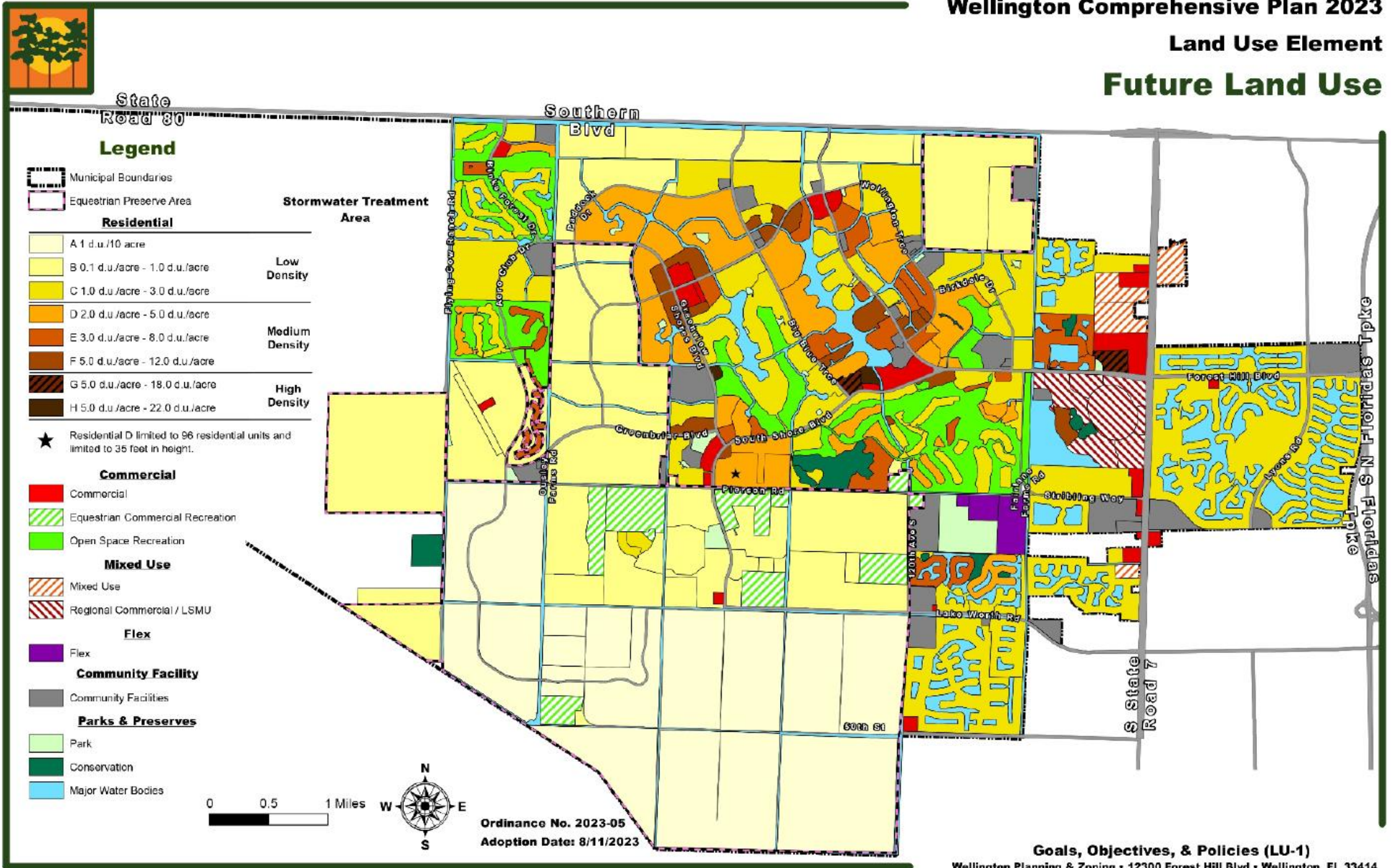
147
148 AND

149
150 ALL OF PARCEL 1, WHITE BIRCH FARMS, AS RECORDED IN PLAT BOOK 117, PAGE
151 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
152 CONTAINING 96.17 ACRES MORE OR LESS.

Wellington Comprehensive Plan 2023

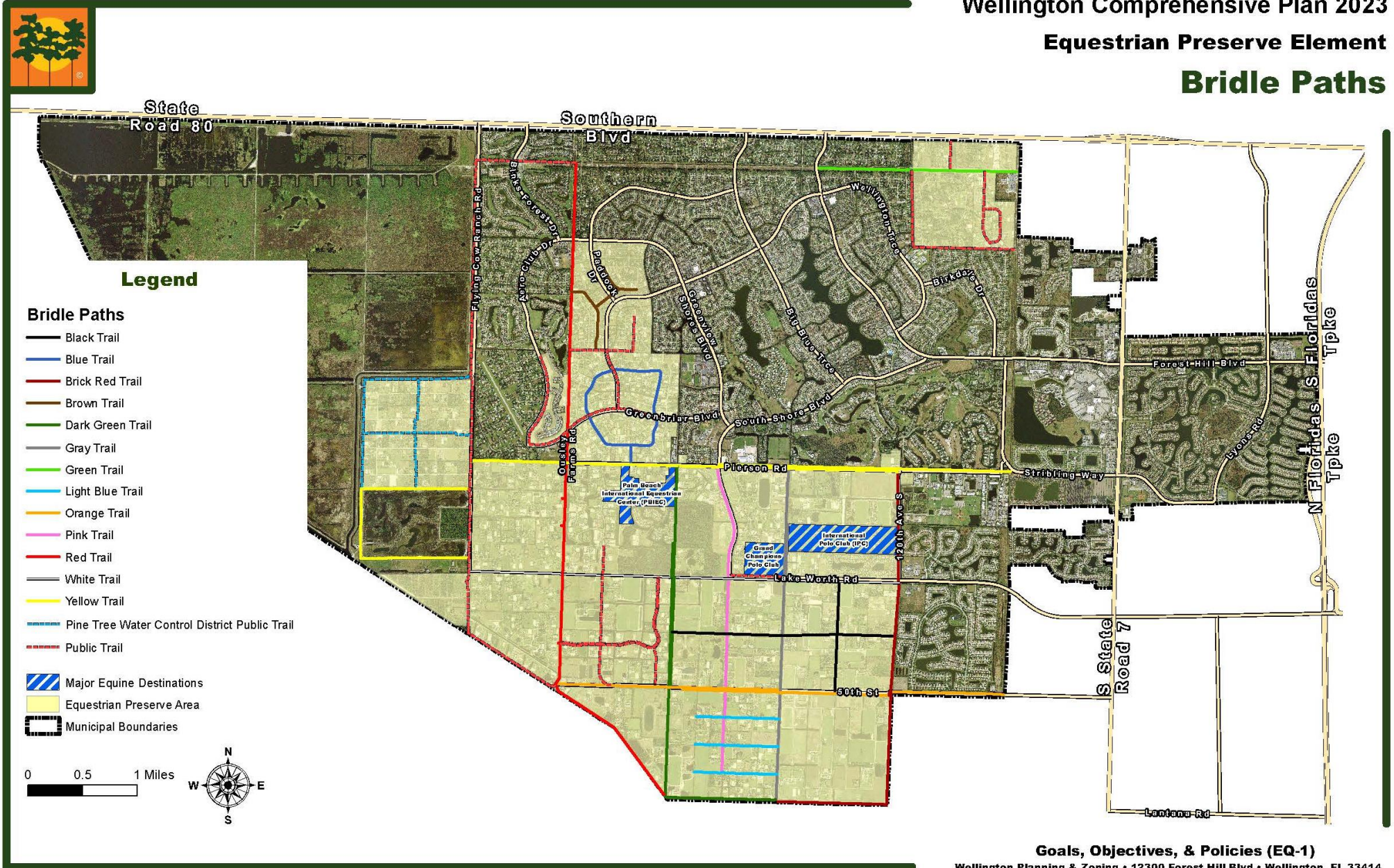
Land Use Element

Future Land Use

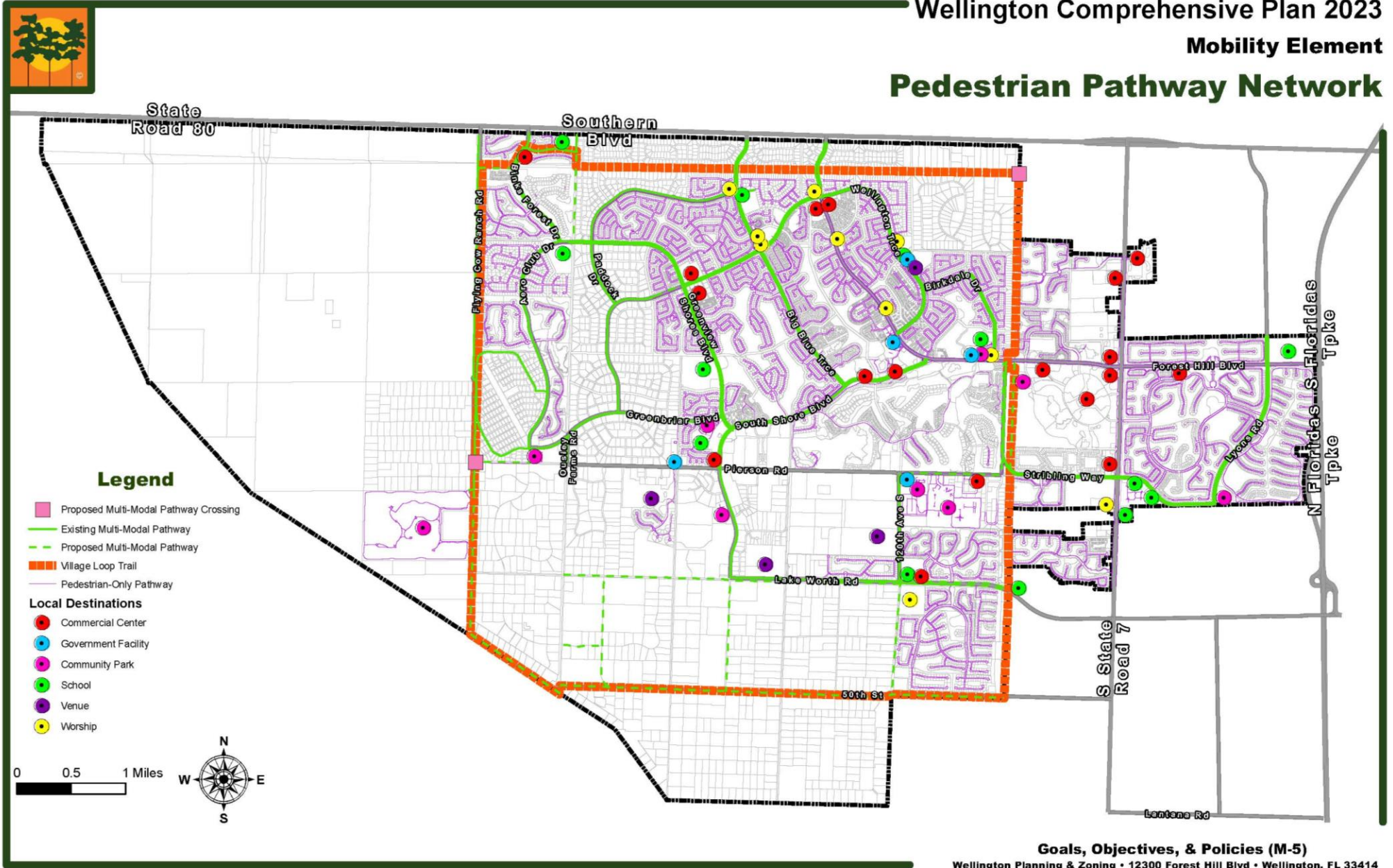


Goals, Objectives, & Policies (LU-1)
Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov

Wellington Comprehensive Plan 2023
 Equestrian Preserve Element
Bridle Paths



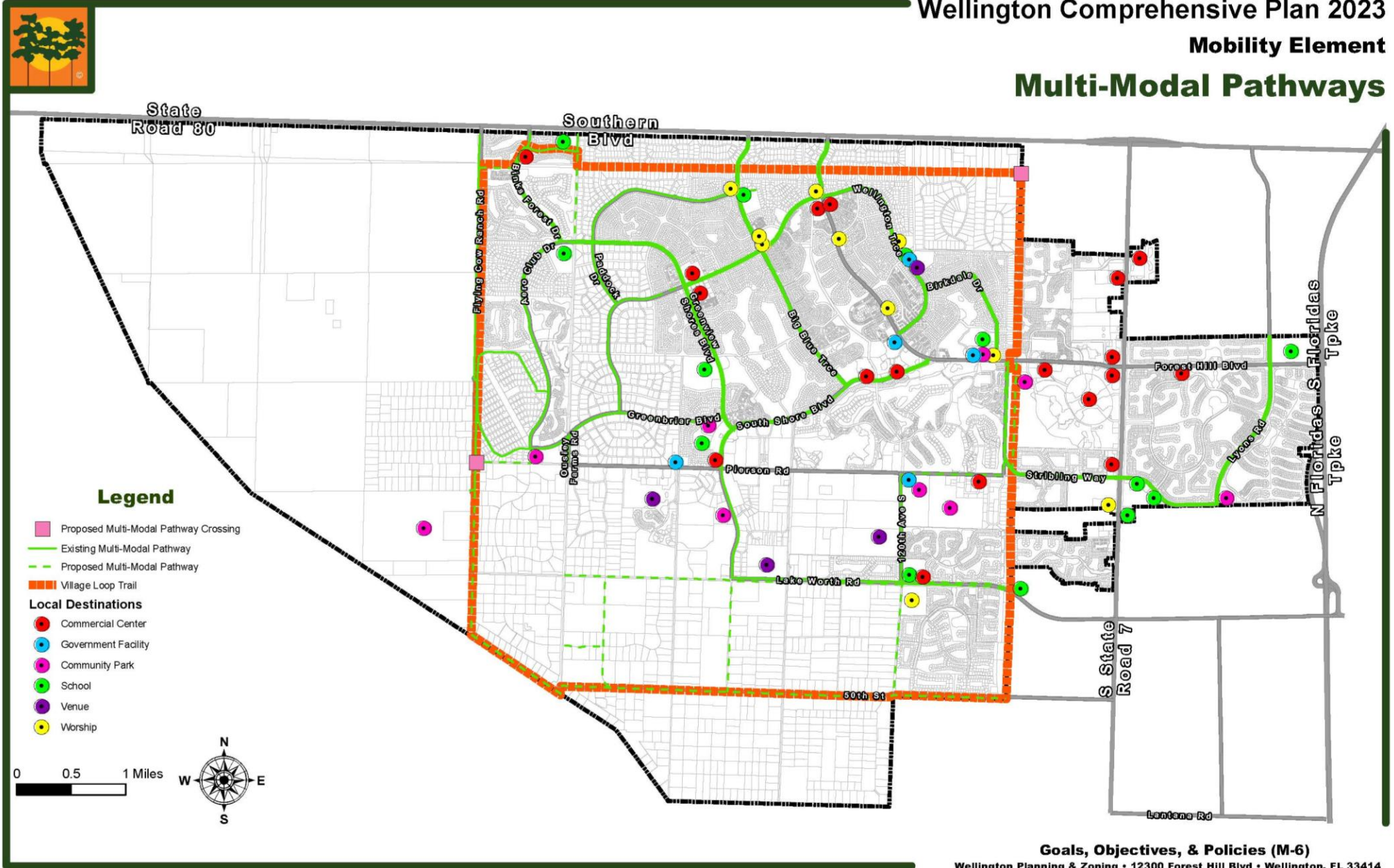
Pedestrian Pathway Network



Goals, Objectives, & Policies (M-5)

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• 561.791.4000 • www.wellingtonfl.gov

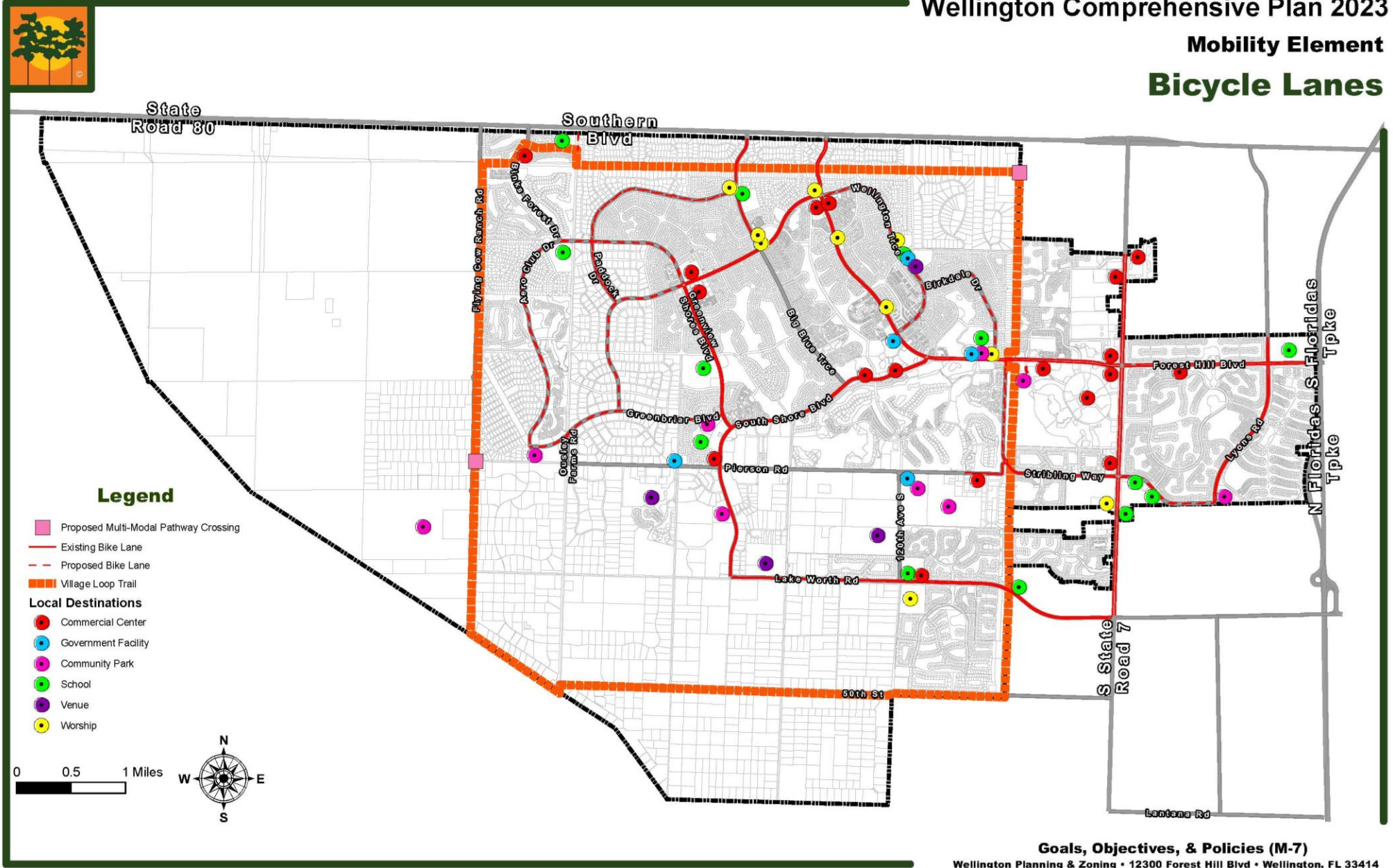
Wellington Comprehensive Plan 2023
 Mobility Element
Multi-Modal Pathways



Goals, Objectives, & Policies (M-6)

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Wellington Comprehensive Plan 2023
 Mobility Element
Bicycle Lanes



Goals, Objectives, & Policies (M-7)
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