

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda

Thursday, November 16, 2023

6:00 PM

TENTATIVE

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 by Noon of the day prior to the meeting

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. INVOCATION**

Pastor Bartuska, Christ Community Church

4. APPROVAL OF AGENDA**5. PRESENTATIONS AND PROCLAMATIONS****6. CONSENT AGENDA****7. PUBLIC HEARINGS**

- A. [23-6205](#) 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 96.17 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.

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; and to amend the FLUM Designation of Equestrian Village and White Birch Farms, totaling 96.17 acres, from Equestrian Commercial Recreation to Residential D (2.01 du - 5.0 du/ac).

B. [23-6206](#) 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 96.17 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. [23-6194](#) ORDINANCE NO. 2023-04 (THE WELLINGTON SOUTH COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S 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 MISCHE 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.

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.

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.