

STAFF REPORT

Blueways Master Plan

Resolution No: R2022-66

Applicant: Village of Wellington

Request: Adoption of a Blueways Master Plan

Project Manager:

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Boards, Committees, and Council:

	Date	Vote
PZAB	9/18/2022	Approve 6-0
Parks and Recreation	10/25/2022	Approve 4-0
Council	11/09/2022	Pending

Wellington Vision

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Background

Wellington’s lakes and canals have been long viewed as just part of the stormwater infrastructure and a visual amenity, located in the rear yards of many Wellington residential properties. While historically, waterfront property has been viewed as premium property, Wellington’s lakes and canals have begun to offer more than just premium views. An alternative recreational use has added value to these properties, making this “water” more than just the back bone of Wellington’s storm water management system. These manmade lakes and canals have shown to hold a dual purpose that can serve both stormwater needs and recreational purpose by providing for boating, canoeing, kayaking and alternative surface water uses, such as fishing, thereby adding an additional recreational component to Wellington’s lifestyle.

Lake Wellington and Lake Greenview Shores offer residents over 160 acres of recreational use water area. These two lakes are surrounded today by 982 residences that have direct access on to both lakes. In addition, there are 7 miles of canals that flow into and out of these lakes. These canals offer an additional 411 residences with direct access to water, access to these lake areas. The Blueways Master Plan further enhances the Village of Wellington Parks and Recreation Master Plan by connecting parks and waterways to serve as linkages to areas of the community.

Exhibit A is the Wellington Blueways Master Plan. The Planning and Zoning Division is requesting for the Planning, Zoning, and Adjustment Board to consider the adoption of this plan in order to create connectivity between the waterways, which is key to providing enjoyment of this asset. Much like Wellington’s multi-modal pathways, which provide residents access to commercial areas, parks and civic sites. Waterways, when connected can provide similar opportunities. As an example, the existing box culverts under Forest Hill Blvd and Stratford Street link a portion of eastern Wellington to Lake Wellington. These existing structures allow two residence east of Forest Hill Blvd, to access Lake Wellington, Town Center, park sites and even Wellington Plaza, all by the use of small electric powered boats, canoes, kayaks or paddle boards.

Additionally, connecting Lake Greenview Shores to Lake Wellington for electric powered boats is also key to expanding the water craft usage within both lakes.

Exhibit B also illustrates the Plan's key points of interconnections, points of interest and the recreational uses residents can enjoy by utilizing our water ways.

The Plan also highlights actionable items such as identifying points of interest, identifies key bridges and box culvert improvements that would, over time connect Wellington's waterways. The Plan's goals and objectives are to interconnect the two lakes, expand targeted culverts to increase additional navigable canals from the lakes, and create a sense of place along Wellington's water ways.

Planning and Zoning Division Recommendation

The Planning and Zoning Division recommends approval of Resolution No. R2022-66, adopting the Blueways Master Plan.

List of Exhibits

- Exhibit A: Blueways Master Plan
- Exhibit B: Blueways Maps
- Exhibit C: Wellington Owned Canals and Lakes