



Legislation Details (With Text)

**File #:** EPC-250      **Name:** Ordinance No. 2023-01 The Lagoon at Equestrian Village Comprehensive Plan Map Amendment

**Type:** EPC - Comprehensive Plan Amendment      **In control:** Equestrian Preserve Committee

**On agenda:** 1/4/2023      **Final action:**

**Title:** Ordinance No. 2023-01 The Lagoon at Equestrian Village Comprehensive Plan Map 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 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COUCH HOUSE (POD 30C OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 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 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS (POD 30C-4 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY ½-MILE EAST OF SOUTH SHORE BOULEVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY 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.

**Code sections:**

**Attachments:** 1. Location Map, 2. Ordinance 2023-01 Lagoon CPA

Date	Ver.	Action By	Action	Result
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**ITEM: Ordinance No. 2023-01 (The Lagoon at Equestrian Village Comprehensive Plan Map 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 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COUCH HOUSE (POD 30C OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 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 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS (POD 30C-4 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY ½-MILE EAST OF SOUTH SHORE BOULEVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY 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.**

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: NO**

**EXPLANATION:** The agent, Don Hearing, Coteleur and Hearing, on behalf of the applicant, Wellington Commercial Holdings, is requesting multiple application in order to develop the 101.87 acre Coach House, Equestrian Village, and White Birch Farms properties into a 300 dwelling unit residential project with 29 single family and 271 multi-family units and recreational amenities. The applicant requires the following approvals:

Ordinance No. 2023-01 - Comprehensive Plan Amendments (Petition 2022-0002-CPA):

- To amend the Future Land Use Map (FLUM) to remove Equestrian Village and White Birch Farms, totaling 96.29 acres, from the Equestrian Preserve; and
- 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 the Coach House, totaling 5.58 acres, from Residential F (8.01 du/ac - 12.0 du/ac to Residential E (5.01 du - 8.0 du/ac) (*No Action Required by EPC*); and
- To amend the FLUM Designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from Equestrian Commercial Recreation to Residential E (5.01 du - 8.0 du/ac) (*No Action Required by EPC*).

Ordinance No. 2023-02 - Rezoning (Petition 2022-0001-REZ) - *Action must be consistent with Comprehensive Plan:*

- To amend Wellington’s Official Zoning Map to amend the zoning designation of Equestrian Village and White Birch Farms, totaling 96.29 acres, from EOZD/PUD to PUD and modify the boundary of the EOZD consistent with the Equestrian Preserve Area; and
- To remove Equestrian Village and White Birch Farms from Subarea D of the EOZD.

Resolution No. 2023-01 - Master Plan Amendment (Petition 2022-0004-MPA) - *No Action Required by EPC:*

- To amend the Wellington PUD Master Plan to:
  - To combine Pods 30C, Pods 30C-2, and Pods 30C-4 into Pod 30C (101.87 acres); and
  - To assign 300 dwelling units (29 single family and 271 multi-family) to Pod 30C; and
  - To approve The Lagoon at Equestrian Village Project Standards Manual.

Although the project requires multiple approvals listed above, the Equestrian Preserve Committee is only tasked in approving the modification to the Equestrian Preserve Area (EPA) by removing the Equestrian Village and White Birch Farms properties and the rezoning of the properties from EOZD/PUD to PUD. All other documentation was included for reference.

**SUMMARY:** To recommend approval of Ordinance No. 2023-01 to modify the EPA boundary by removing the Equestrian Village and White Birch Farms properties, totaling 96.29, from the EPA.