



Legislation Details (With Text)

File #:	22-5606	Name:	Ordinance No. 2023-02 The Lagoon at Equestrian Village 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 NO
Type:	EPC - Rezoning	In control:	Equestrian Preserve Committee
On agenda:	1/4/2023	Final action:	
Title:	Ordinance No. 2023-02 The Lagoon at Equestrian Village 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; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Code sections:

Attachments: 1. Ordinance 2023-02 Lagoon REZ, 2. Staff Report, 3. Exhibit A - Current Future Land Use Map, 4. Exhibit B - Proposed Future Land Use Map, 5. Exhibit C - Proposed Bridle Path Map, 6. Exhibit D - Proposed Pedestrian Pathway Network Map, 7. Exhibit E - Proposed Multi-Modal Pathways Map, 8. Exhibit F - Proposed Bicycle Lanes Map, 9. Exhibit G - Current Official Zoning Map, 10. Exhibit H - Proposed Official Zoning Map, 11. Exhibit I - Current Wellington PUD Master Plan, 12. Exhibit J - Proposed Wellington PUD Master Plan, 13. Exhibit K - The Lagoon at EV Project Standards Manual, 14. Exhibit L - Conceptual Site Plan, 15. Exhibit M - Conceptual Circulation Plan, 16. Exhibit N - Traffic Impact Statement, 17. Exhibit O - PBC Traffic Performance Statement Letter, 18. Exhibit P - Wellington Traffic Engineer Letters, 19. Exhibit Q - SCAD Letter, 20. Exhibit R - Drainage Statement, 21. Exhibit S - Water and Sewer Demand Analysis, 22. Exhibit T - Market Study, 23. Exhibit U - PBC Archeologist Letter, 24. Exhibit V - Justification Statement, 25. Exhibit W - Public Comments

Date	Ver.	Action By	Action	Result
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ITEM: Ordinance 2023-02 (The Lagoon at Equestrian Village 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; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN

EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

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 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 2023-02, to amend Wellington’s Official Zoning Map to amend the zoning designation of Equestrian Village and White Birth Farms from EOZD/PUD to PUD and to remove the properties from Subarea D of the EOZD.

