



## Legislation Details (With Text)

<b>File #:</b>	EPC-248	<b>Name:</b>	Resolution No. R2023-02 Wellington CountryPlace PUD Master Plan Amendment - The Estates at Equestrian Village
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNE
<b>Type:</b>	EPC - Master Plan	<b>In control:</b>	Equestrian Preserve Committee
<b>On agenda:</b>	1/4/2023	<b>Final action:</b>	
<b>Title:</b>	Resolution No. R2023-02 Wellington CountryPlace PUD Master Plan Amendment - The Estates at Equestrian Village		

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASE I AND II), POD G (PHASE I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8 ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO TRANSFER 60 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 197 DWELLING UNITS WITH AN AMENITY SITE; REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY TWO (2) DWELLING UNITS TO A TOTAL OF 440 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F, AS ILLUSTRATED ON THE MASTER PLAN; DESIGNATE POD F PHASE V-VII AS "EQUESTRIAN COMMERCIAL"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE ESTATES AT EQUESTRIAN VILLAGE; AND AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

### Code sections:

**Attachments:** 1. Resolution R2023-02 Estates MPA, 2. Resolution R2023-02 Exhibit C - Project Standards Manual, 3. Staff Report, 4. Exhibit A - Current Future Land Use Map, 5. Exhibit B - Proposed Future Land Use Map, 6. Exhibit C - Current Wellington CountryPlace PUD Master Plan, 7. Exhibit D - Proposed Wellington CountryPlace PUD, 8. Exhibit E - Project Standards Manual, 9. Exhibit F - Conceptual Site Plan, 10. Exhibit G - Circulation Plan, 11. Exhibit H - Bridle Trails Map, 12. Exhibit I - Environmental Report, 13. Exhibit J - Traffic Impact Statement, 14. Exhibit K - Wellington Traffic Engineer Letters, 15. Exhibit L - TPS Letter, 16. Exhibit M - PBC Archeologist Letter, 17. Exhibit N - SCAD Letter, 18. Exhibit O - Drainage Statement, 19. Exhibit P - Water and Sewer Demand Analysis, 20. Exhibit Q - Market Study, 21. Exhibit R - Justification Statement, 22. Exhibit S- Lot Size Justification Statement, 23. Exhibit T - Modifications to Conditions of Approval, 24. Exhibit U - Public Comments

Date	Ver.	Action By	Action	Result
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**ITEM: Resolution No. R2023-02 (Wellington CountryPlace PUD Master Plan Amendment - The Estates at Equestrian Village)**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT**

**DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASE I AND II), POD G (PHASE I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8 ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO TRANSFER 60 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 197 DWELLING UNITS WITH AN AMENITY SITE; REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY TWO (2) DWELLING UNITS TO A TOTAL OF 440 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F, AS ILLUSTRATED ON THE MASTER PLAN; DESIGNATE POD F PHASE V-VII AS “EQUESTRIAN COMMERCIAL”; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE ESTATES AT EQUESTRIAN VILLAGE; AND AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**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 applications in order to develop Pod E, Pod G, a portion of Pod F Phase VII, and the commercial site into 197 single family units with an amenity site, and Pod F Phase V - VII as Equestrian Commercial. The applicant requires the following approvals:

Ordinance No. 2023-04 - Comprehensive Plan Amendments (Petition 2022-0003-CPA):

- To amend the Future Land Use Map (FLUM) designation for Pod F - Phases V, VI, and a portion of VII, totaling 114.65 acres, from Residential B (0.1 to 1.0 dwelling units per acre) to Equestrian Commercial Recreation (ECR) (Exhibit B - Proposed Future Land Use Map);
- To amend the FLUM designation of Pod E (Phase I and a portion of Phase II), Pod G (Phase I and II) and a portion of Pod F (a portion of Phase VII), totaling 173.46 acres, from Residential B to Residential C (1 to 3 dwelling units per acre); and
- To amend the FLUM designation of a portion of Pod E, totaling 5.798 acres, from Commercial to Residential C.

Resolution No. R2023-02 - Master Plan Amendment (Petition 2022-0005-MPA) to amend the Wellington CountryPlace PUD as following (Exhibit D - Proposed Wellington CountryPlace PUD Master Plan):

- Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E;
- Transfer all remaining units from Pod F - Phase V (2 units), Pod F - Phase VI (7 units), Pod F - Phase VII (53 units) to the newly formed Pod E for a total of 197 units;
- Reconfigure the internal circulation of Pods E and F.
- Reduce the overall unit count for the PUD from 442 to 440 units;
- Label the Preserve Area in Pod E as an “Amenity Site”;
- Label Pod F as “Equestrian Commercial”; and
- Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual (Exhibit E) for the new Pod E that includes development standards.

**SUMMARY:** To recommend approval of Resolution No. 2023-02 to amend the Wellington CountryPlace PUD by consolidating Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase VII, and the 5.8 acre commercial site into Pod E, totaling 173.46; transferring 60 units from Pod F, Phases V to VII to the newly formed Pod E for combined total of 197 units with an Amenity Site; reconfiguring the internal circulation of Pods E and F; designating Pod F as “Equestrian Commercial”; reducing the overall dwelling unit count for the PUD by two (2) dwelling units for a total of 440 dwelling units; adopting the Project Standards Manual for The Estates at Equestrian Village, more specifically Pod E; and modify existing conditions of approval for the Wellington CountryPlace PUD Master Plan.