

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Wednesday, October 19, 2022**

**7:00 PM**

**Village Hall**

### **Planning, Zoning and Adjustment Board**

*John Bowers  
Tracy Ciucci  
Ron Herman  
Maureen Martinez  
Adam Rabin  
Satesh Raju  
Jeffrey Robbert*

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. REMARKS BY CHAIRMAN**

**IV. APPROVAL OF MINUTES**

[PZ-0271](#)      SEPTEMBER 13, 2022 PLANNING, ZONING AND ADJUSTMENT  
BOARD MINUTES

Attachments:    [9.13.22 PZAB Minutes](#)

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**VI. SWEARING IN OF SPEAKERS/DECLARATION OF EX-PARTE  
COMMUNICATIONS**

**VII. NEW BUSINESS**

[PZ-0273](#)

CINDY DRIVE WELLINGTON PUD MASTER PLAN  
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- Attachments:**
- [0.Location Map-Cindy Dr](#)
  - [2a.Resolution No. R2022-64 DENIAL](#)
  - [2b.Exhibit A Legal Description](#)
  - [2c.Resolution No. R2022-65 Approval](#)
  - [2d.Exhibit A Legal Description](#)
  - [2e.Exhibit B Wellington PUD Master Plan](#)
  - [3.Staff Report-Cindy](#)
  - [3a.Exhibit A Plat](#)
  - [3b.Exhibit B Wellington PUD Master Plan](#)
  - [3c.Exhibit C Applicant Justification Statement](#)
  - [3d.Exhibit D Comprehensive Plan \(GoalsObjectivesPolicies\)](#)
  - [3e.Exhibit E Public Comments 10062022](#)
  - [PZAB-VC Legal Ad November hearing](#)

[PZ-0272](#)

RESOLUTION. NO. R2022-66 (ADOPTION OF A BLUEWAYS MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING THE BLUEWAYS MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- Attachments:**
- [1. Resolution No. R2022-66](#)
  - [2. Staff Report](#)
  - [3. Exhibit A- Blueways Master Plan](#)
  - [4. Exh B - Blueway Maps](#)

[PZ-0274](#)

ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:** [2.Ordinance 2022-30](#)  
[2a.Ord Exhibit A-LDR Section](#)  
[3.Staff Report-Cell Tower\\_PZAB](#)  
[3a.SR Exhibit A-LDR Section](#)  
[3b.SR Exhibit B-TowerMap](#)  
[PB Legal Ad](#)

**VIII. COMMENTS FROM THE PUBLIC**

**IX. COMMENTS FROM STAFF**

**X. COMMENTS FROM THE BOARD**

**XI. ADJOURN**

**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.*