

RESOLUTION NO. PZAB R2022-01

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3 **A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT**
4 **BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE**
5 **(PETITION 2022-0001-VAR) FROM TABLE 6.3-1, GENERAL PROPERTY**
6 **DEVELOPMENT REGULATIONS, OF WELLINGTON'S LAND**
7 **DEVELOPMENT REGULATIONS (LDR) FOR REDUCED FRONT AND**
8 **SIDE SETBACKS TO ACCOMMODATE AN AIRPLANE HANGAR FOR**
9 **CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR BOULEVARD**
10 **WITHIN THE AEROCLUB SUBDIVISION, AS MORE SPECIFICALLY**
11 **DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING**
12 **A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

13
14 **WHEREAS**, Table 6.3-1, General Property Development Regulations of the Land
15 Development Regulations (LDR) requires a minimum 50-foot front setback and 15-foot side
16 interior setback for airplane hangars within the Aero Club Subdivision; and

17
18 **WHEREAS**, a Variance is a deviation from bulk regulations of the LDR to allow the
19 development of a property where such variance will not negatively impact public interest,
20 would allow the property owner to develop the property in the same manner as other similar
21 properties, and where existing conditions peculiar to the property are not the result of the
22 actions of the applicant, and a literal enforcement of the regulations would result in an undue
23 hardship to the property owner; and

24
25 **WHEREAS**, the Planning, Zoning and Adjustment Board shall determine if an
26 application for a variance meets the intent of the LDR and those applicable standards listed
27 in the Development Review Manual to be considered for approval; and

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29 **WHEREAS**, the notice and hearing requirements as provided in Article 5 of the LDR,
30 as adopted by Wellington, have been satisfied; and

31
32 **WHEREAS**, at a regular meeting of the Planning, Zoning and Adjustment Board on
33 May 11, 2022, a public hearing was held to hear testimony, review the staff report findings
34 and receive evidence related to the request to grant a variance for the reduced front and
35 side interior setback to accommodate an airplane hangar at 2420 Greenbriar Boulevard;
36 and

37
38 **WHEREAS**, a quorum of the Planning, Zoning and Adjustment Board was present at
39 the public hearing held on May 11, 2022.

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41 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING, ZONING AND**
42 **ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, AS FOLLOWS:**

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44 **SECTION 1.** After consideration of all testimony, exhibits, and review of the staff
45 report findings, the Planning, Zoning and Adjustment Board determines the standards for
46 granting a variance, as set forth in Section 5.3.8 of Wellington's LDR and the Development
47 Review Manual have not been satisfied and hereby denies the requested variance for the
48 real property, as described in Exhibit A.

50 **SECTION 2:** Should any section, paragraph, sentence, clause, or phrase of this
51 Resolution conflict with any section, paragraph, clause or phrase of any prior Ordinance,
52 Resolution, or municipal Code provision, then in that event the provisions of this Resolution
53 shall prevail to the extent of such conflict.
54

55 **SECTION 3:** Should any section paragraph, sentence, clause, or phrase of this
56 Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall
57 not affect the validity of this Resolution as a whole or any portion or part thereof, other than
58 the part to be declared invalid.
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60 **SECTION 4:** This Resolution shall become effective immediately upon approval.
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62 **IN WITNESS WHEREOF,**
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64 The Planning, Zoning and Adjustment Board Chairman has executed this Resolution
65 denying a variance for Petition Number 2022-0001-VAR on this 11th day of May, 2022.
66
67

68 _____
69 Elizabeth Mariaca, Chairman
70

71 **WITNESS:**
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73

74 _____
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76 Cory Lyn Cramer, Planning and Zoning Manager
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79 **APPROVED AS TO LEGAL FORM**
80 **AND LEGAL SUFFICIENCY**
81

82 _____
83
84 Laurie Cohen, Board Attorney
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Exhibit A

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89 Lot 10, Block 19, Wellington Aero Club of the Landings at Wellington – P.U.D, according to
90 the plat thereof, as recorded in Plat Book 38, Page 159, Public Records, Palm Beach
91 County, Florida
92
93 Said parcel being 42,253.2 +/- square feet of 0.97 +/- acres, more or less.