

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, February 28, 2024

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. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0326](#) NOVEMBER 8, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

Attachments: [11.8.23 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS/EX-PARTE COMMUNICATIONS

VII. NEW BUSINESS

[PZ-0327](#) RESOLUTION NO. R2024 – 04 IORIZZO MASTER PLAN

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2023-0004-MPA) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN; APPROVING A 8,800 SQUARE FOOT MEDICAL OFFICE USE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [0.Location Map-Iorizzo](#)
[2_Resolution No. 2024-04](#)
[2a_Reso Exhibit A](#)
[2b_Reso Exhibit B](#)
[3_Staff Report-Iorizzo Medical](#)
[3b_SR Exhibit B](#)
[3c_SR Exhibit C](#)
[2.28.24 PZAB Legal Ad-MPA](#)

[PZ-0328](#)

RESOLUTION NO. R2024-08 (POD F SHOWGROUNDS COMPATIBILITY DETERMINATION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPATIBILITY DETERMINATION FOR A MAJOR EQUESTRIAN VENUE (AKA COMMERCIAL EQUESTRIAN ARENA) FOR PETITION 2023-0001-CD, ALSO KNOWN AS THE WELLINGTON COUNTRYPLACE POD F SHOWGROUNDS, LOCATED ON THE NORTHEAST CORNER OF GENE MISCHE WAY AND GRACIDA STREET, AS MORE PARTICULARLY DESCRIBED HEREIN, TO ALLOW A MAJOR EQUESTRIAN VENUE WITH CONDITIONS OF APPROVAL; TO ADOPT THE POD F SHOWGROUNDS PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attachments:

[0.0 Location Map](#)

[1. Resolution No. R2024-08](#)

[2. Resolution No. R2024-08 Exhibit B and SR Exhibit A - Compatibility Determination Site Plan](#)

[3. Resolution No. R2024-08 Exhibit C and SR Exhibit B - Pod F New Showgrounds PSM](#)

[4. Staff Report FINAL](#)

[Exhibit C - Circulation Plan](#)

[Exhibit D - Emergency Service Circulation Plan](#)

[Exhibit E - Plan of Operation](#)

[Exhibit F - Traffic Operational Management Plan](#)

[Exhibit G - Wellington Traffic Consultant Approval Letter](#)

[Exhibit H - Grass Parking Letter](#)

[Exhibit I - Temporary and Overflow Parking Plan](#)

[Exhibit J - Photometric Plan](#)

[Exhibit K - Drainage Statement](#)

[Exhibit L - Water and Waste Water Demand Analysis](#)

[Exhibit M - Justification Statement](#)

[Interested Party List](#)

[2.28.24 PZAB Legal Ad CD-2](#)

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

X. COMMENTS FROM THE BOARD

X. 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.