

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, January 18, 2023

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-0279](#)

NOVEMBER 16, 2022 PLANNING, ZONING AND ADJUSTMENT
BOARD MINUTES

Attachments: [11.16.22 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

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

VII. NEW BUSINESS

[PZ-0280](#)

ORDINANCE NO. 2023-06 (SELF-STORAGE 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 (PETITION 2022-0001-ZTA) TO MODIFY ARTICLE 6, SECTION 6.2.1, TABLE 6.2-1 - USE REGULATIONS SCHEDULE, TO ALLOW SELF-STORAGE AS A CONDITIONAL USE WITHIN COMMERCIAL PODS OF THE MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; TO AMEND SECTION 6.2.2.E.9. TO PROVIDE STANDARDS FOR SELF-STORAGE FACILITIES WITHIN AN MUPD; TO AMEND ARTICLE 7, SECTION 7.5.1, TABLE 7.5-1 - MINIMUM OFF-STREET PARKING STANDARDS, TO MODIFY PARKING STANDARDS FOR SELF-STORAGE USES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments:

[1a.Ordinance 2023-06 ZTA-Self storage](#)

[1b.Ord 2023-06 ZTA Exhibit A-LDR Sections \(Self-storage\)](#)

[4.Staff Report-Lockup ZTA-CPA-MP-CU.v2](#)

[4a.SR Exhibit A-LDR Section v4](#)

[4b.SR Exhibit B-MP](#)

[4c.SR Exhibit C-Market Study](#)

[4d.SR Exhibit D-Traffic](#)

[4e.SR Exhibit E-Financial](#)

[4f.SR Exhibit F-Justification](#)

[1.18.23 PZAB Legal Ad-ZTA](#)

[PZ-0281](#)

ORDINANCE NO. 2023 – 07 IORIZZO COMPREHENSIVE PLAN
AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION 2022-0001-CPA) 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 DELETE ALL SITE-SPECIFIC CONDITIONS OF APPROVAL THAT WERE PREVIOUSLY ADOPTED AS PART OF FUTURE LAND USE MAP DESIGNATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [0.Location Map-Iorizzo](#)

[2a.Ordinance 2023-07 CPA-Lockup](#)

[2b.Ord 2023-07 CPA Exhibit A](#)

[2c.Ord 2023-07 CPA Exhibit B](#)

[1.18.23 PZAB Legal Ad-CPA-MPA](#)

[PZ-0282](#)

RESOLUTION NO. R2023 – 03 IORIZZO MASTER PLAN AND
CONDITIONAL USE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2022-0002-MPA) AND CONDITIONAL USE (PETITION 2022-0001-CU) 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 CONDITIONAL USE FOR A SELF-STORAGE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [3a.Resolution No. 2023- MP-CU-Lockup.v2](#)

[3b.Reso 2023- MP-CU Exhibit A](#)

[3c.Reso MP-CU Exhibit B-Master Plan](#)

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.