

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Meeting Agenda - Final

Wednesday, July 17, 2024

7:00 PM

Village Hall

### Planning, Zoning and Adjustment Board

*Maureen Martinez*

*Michael Drahos*

*Jeffery Robbert*

*Elizabeth Mariaca*

*Stacy Lima*

*John Bowers*

*Tatiana Yacques*

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ELECTION OF CHAIR AND VICE-CHAIR**

**IV. APPROVAL OF MINUTES**

[PZ-0344](#)

APRIL 17, 2024, PLANNING, ZONING AND ADJUSTMENT BOARD  
MINUTES

Attachments: [4.17.24 PZAB Minutes](#)

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

**VI. SWEARING IN OF SPEAKERS**

**VII. NEW BUSINESS**

[PZ-0346](#)

ORDINANCE NO. 2024-9 (ENTRADA ACRES COMPREHENSIVE  
PLAN AMENDMENT – RESIDENTIAL )

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2024-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RURAL RESIDENTIAL – 5 (PBC RR-5) TO WELLINGTON RESIDENTIAL E (5.01 – 8.0 DU/AC), TOTALING 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 NORTH OF SOUTHERN BOULEVARD (S.R. 80) AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Location Map](#)

[Ordinance No. 2024-09 \(CPA - Res\)](#)

[Staff Report](#)

[Exhibit A - Property Information](#)

[Exhibit B - Current Future Land Use Map](#)

[Exhibit C - Proposed FLU Map](#)

[Exhibit D - Current Zoning Map](#)

[Exhibit E - Proposed Zoning Map](#)

[Exhibit F - Traffic Analysis](#)

[Exhibit G - Market study](#)

[PZ-0347](#)

ORDINANCE NO. 2024-11 (ENTRADA ACRES AND SLUGGETT PROPERTY COMPREHENSIVE PLAN AMENDMENT – COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL – 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL – 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL (INST) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RR-5 TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD (S.R. 80) AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Location Map](#)

[Ordinance No. 2024-11 \(CPA - Comm\)](#)

[PZ-0348](#)

ORDINANCE NO. 2024-10 (ENTRADA ACRES REZONING – RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS ENTRADA ACRES – RESIDENTIAL FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (PBC AR) TO RESIDENTIAL SINGLE-FAMILY (RS), TOTALING APPROXIMATELY 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 FEET NORTH OF SOUTHERN BOULEVARD AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Location Map](#)

[Ordinance No. 2024-10 \(REZ - Res\)](#)

[PZ-0349](#)

ORDINANCE NO. 2024-12 (ENTRADA ACRES AND SLUGGETT PROPERTY REZONING –COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON COMMUNITY COMMERCIAL (CC), TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL AND PUBLIC FACILITY TO WELLINGTON CC, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RESIDENTIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES; LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [Location Map](#)

[Ordinance No. 2024-12 \(REZ - Comm\)](#)

[PZ-0343](#)

ORDINANCE NO. 2024-06 (CELL TOWER-ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING ARTICLE 6 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES, ALLOWING PROPERTIES THAT ARE ACQUIRED BY WELLINGTON OR ACME BE INCLUDED AS PRELIMINARY APPROVED TOWER SITES, AND AMENDING THE WIRELESS COMMUNICATION TOWER MAP LOCATIONS FOR PRELIMINARY APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:** [2.Ordinance 2024-06](#)  
[2a. Ord Exhibit A-LDR Section-](#)  
[3. Staff Report-Cell Tower](#)  
[Wireless Communication Towers 05092024](#)  
[7.17.24 PZAB Legal Ad-Cell](#)

[PZ-0345](#)

ORDINANCE NO. 2023-08 (PUBLIC NOTICE REQUIREMENTS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTIONS 5.2.3 AND 5.2.4 RELATED TO PUBLIC NOTICE REQUIREMENTS, AS MORE SPECIFICALLY CONTAINED HEREIN, IN ACCORDANCE WITH WELLINGTON'S CODE OF ORDINANCES AND SECTION 50.0311, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- Attachments:** [3. Ordinance No. 2024-08 - Exhibit A](#)  
[4. Wellington - Business Impact Estimate 5.29.2024](#)  
[PZAB Legal Ad-Public Notice 7.17.24](#)

**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.*