

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, November 20, 2024

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

John Bowers - Chairperson

Michael Drahos - Vice Chair

Stacy Lima

Elizabeth Mariaca

Maureen Martinez

Jeffery Robbert

Tatiana Yaques

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIR

IV. APPROVAL OF MINUTES

[PZ-0354](#) OCTOBER 16, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

Attachments: [10.16.24 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. NEW BUSINESS

[PZ-0355](#) ORDINANCE NO. 2024-20 (AMENDMENT TO WELLINGTON GREEN ZONING ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:
- [0 Location Map](#)
 - [2 Ordinance 2024-20](#)
 - [3 Staff Report-WG Zoning Conditions](#)
 - [3a SR Exhibit A](#)
 - [3b SR Exhibit B](#)
 - [3c SR Exhibit C](#)
 - [3d SR Exhibit D](#)
 - [Business Impact Statement](#)
 - [Wellington Legal Notice](#)

[PZ-0356](#)

ORDINANCE NO. 2024-21 (A COMPREHENSIVE PLAN AMENDMENT TO MODIFY TABLE LU&CD 1-1 OF THE LAND USE & COMMUNITY DESIGN ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE LAND USE & COMMUNITY DESIGN ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0003-CPA), TO MODIFY TABLE LU&CD 1-1 LAND USE DESIGNATIONS: DENSITY AND INTENSITY; TO MODIFY POLICIES LU&CD 1.3.3 AND 1.4.1 FOR CONSISTENCY WITH TABLE LU&CD 1-1; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:**
- [1. Ordinance 2024-21](#)
 - [2. Ord 2024-21 Ex A](#)
 - [3. Staff Report](#)
 - [4. Staff Report - Exhibits A](#)
 - [5. Business-impact-estimate](#)
 - [6. Memo to EPC - 11.6.2024](#)
 - [Wellington Legal Notice](#)

VII. COMMENTS FROM THE PUBLIC

VIII. COMMENTS FROM STAFF

IX. 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.