

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Thursday, April 13, 2017

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

*Tomas Bueno
Carol Coleman
Kenneth Kopp
Stephen A. Levin
Elizabeth Mariaca
Jeffrey Robbert
Alan Shullman*

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0122](#) March 8th, 2017 PZAB Minutes

Attachments: [3.8.17 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. DECLARATION OF EX-PARTE OF COMMUNICATION

VII. SWEARING IN OF SPEAKERS

VIII. NEW BUSINESS

[PZ-0123](#) RESOLUTION NO: PZAB R2017-01 (WELLINGTON TOWN SQUARE - CVS PHARMACY VARIANCE)
A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE FOR PETITION 17-35 (2017-24 VAR) FROM WELLINGTON'S LAND DEVELOPMENT REGULATION SECTION 6.8.2.G. (TABLE 6.8-6 PUD PROPERTY DEVELOPMENT REGULATIONS) AND SECTION 7.3.10.A.1. (TABLE 7.3-7 WIDTH OF RIGHT-OF-WAY BUFFER STRIPS) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON TOWN SQUARE, LOCATED AT THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Resolution No. PZAB R2017-01\(17-35 2017-24 VAR\)](#)

[STAFF REPORT 17-35\(2017-24 VAR\)](#)

[Exhibits - STAFF REPORT 17-35\(2017-24 VAR\)](#)

[Legal Ad Variance 4.13.17](#)

[PZ-0124](#)

ORDINANCE NO. 2017-02 FLOATING ZONING DISTRICT COMPREHENSIVE PLAN TEXT AMENDMENT (CPTA)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL TO AMEND THE LAND USE ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN TO CREATE FLOATING ZONING DISTRICTS AND ESTABLISH OBJECTIVES AND POLICIES FOR FLOATING ZONES, AS CONTAINED HEREIN; TO AMEND THE COMMERCIAL RECREATION LAND USE DESCRIPTION IN THE LAND USE ELEMENT, AS CONTAINED HEREIN; TO AMEND THE EQUESTRIAN PRESERVATION ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN TO DEFINE THE EQUESTRIAN COMPETITION FLOATING DISTRICT AND PROVIDING GOALS, OBJECTIVES AND POLICIES THAT ESTABLISH THE FRAMEWORK FOR THE DISTRICT, AS CONTAINED HEREIN; AUTHORIZING THE MANAGER TO AMEND THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [1. Staff Report-3.29.2017](#)
 [Exhibit Binder](#)
 [References Combined FINAL](#)
 [PB Post Legal Ad PZAB-VC](#)

[PZ-0125](#)

ORDINANCE 2017-03 EQUESTRIAN COMPETITION FLOATING DISTRICT (ECFD) ZONING TEXT AMENDMENT (ZTA)

AN ORDINANCE OF THE WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS (LDRS) [PETITION 17-004 (2017-004 ZTA)] BY CREATING ARTICLE 6, CHAPTER 12, EQUESTRIAN COMPETITION FLOATING DISTRICT (ECFD); ESTABLISHING REGULATIONS FOR THE ECFD; AND AMENDING CERTAIN STANDARDS THROUGHOUT ARTICLE 6 RELATED TO THE EQUESTRIAN COMPETITION FLOATING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

[PZ-0126](#)

ORDINANCE NO. 2017-04 INTERNATIONAL POLO CLUB
COMPREHENSIVE PLAN AMENDMENT (CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 17-015 (2017-011 CPA2)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR A 9.47 ACRE PORTION, MORE OR LESS, OF THE SOUTHERN AND EASTERN PORTION OF CERTAIN PROPERTY KNOWN AS INTERNATIONAL POLO CLUB, LOCATED ON THE WEST SIDE OF 120TH STREET SOUTH, FROM COMMERCIAL RECREATION TO RESIDENTIAL B (0.1 – 1.0 DU/AC), AS SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[PZ-0127](#)

ORDINANCE NO. 2017-05 (2017-013 CPA1) INTERNATIONAL POLO CLUB AND ISLA CARROLL FARMS COMPREHENSIVE PLAN AMENDMENT (CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 17-015 (2017-011 CPA2)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR A 6.96 ACRE PORTION, MORE OR LESS, OF CERTAIN PROPERTY KNOWN AS INTERNATIONAL POLO CLUB FROM RESIDENTIAL B (0.1 – 1.0 DU/AC) TO COMMERCIAL RECREATION, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE FUTURE LAND USE MAP DESIGNATION OF THE 16.15 ACRE PORTION, MORE OR LESS, OF CERTAIN PROPERTY KNOWN AS ISLA CARROLL FARM FROM RESIDENTIAL B (0.1 – 1.0 DU/AC) TO COMMERCIAL RECREATION, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REDUCE THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA (EPA) ON THE FUTURE LAND USE MAP BY REMOVING A PORTION OF CERTAIN PROPERTIES KNOWN AS INTERNATIONAL POLO CLUB AND ISLA CARROLL, TOTALING APPROXIMATELY 72.01 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF 120TH STREET SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE EPA BOUNDARY ON THE EQUESTRIAN TRAILS MASTER PLAN MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

PZ-0128

ORDINANCE NO. 2017-06 INTERNATIONAL POLO CLUB (IPC) AND
ISLA CARROLL FARMS REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A REZONING [PETITION NUMBER 17-016 (2017-012
REZ2)] FOR CERTAIN REAL PROPERTY KNOWN AS
INTERNATIONAL POLO CLUB AND ISLA CARROLL FARM,
TOTALING 72.01 ACRES, MORE OR LESS, LOCATED ON THE
WEST SIDE OF 35TH STREET SOUTH AND 120TH STREET SOUTH,
AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE
ZONING DESIGNATION OF THE 55.86 ACRE PORTION, MORE OR
LESS, OF INTERNATIONAL POLO CLUB FROM COMMERCIAL
RECREATION/EQUESTRIAN OVERLAY ZONING DISTRICT
(CR/EOZD) TO COMMERCIAL RECREATION/EQUESTRIAN
COMMERCIAL FLOATING DISTRICT (CR/ECFD), AS MORE
SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING
DESIGNATION OF THE 16.15 ACRE PORTION, MORE OR LESS, OF
ISLA CARROLL FARM FROM AGRICULTURAL
RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT
(AR/EOZD) TO COMMERCIAL RECREATION/EQUESTRIAN
COMPETITION FLOATING DISTRICT (CR/ECFD), AS MORE
SPECIFICALLY DESCRIBED HEREIN PROVIDING A CONFLICTS
CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

XII. 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.