

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Summary Agenda

Wednesday, August 14, 2019

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

*Elizabeth Mariaca, Chair
Stephen A. Levin, Vice Chair
Maureen Martinez
Dr. Carmine A. Priore
Jeffrey Robbert
Alan Shullman
Salvatore Van Casteren*

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF PZAB CHAIR AND VICE-CHAIR

V. APPROVAL OF MINUTES

[PZ-0182](#) MAY 16, 2019 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [5.16.19 PZAB Minutes](#)

VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VII. SWEARING IN OF SPEAKERS

VIII. OLD BUSINESS

IX. NEW BUSINESS

[PZ-0187](#) RESOLUTION NO. R2019-043: CONDITIONAL USE FOR A DAYCARE
AT ST. RITA'S CATHOLIC CHURCH.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING
A CONDITIONAL USE APPLICATION FOR PETITION NUMBER 18-135
(2018-047 CU1), A CONDITIONAL USE APPLICATION TO ALLOW A
DAYCARE OPERATION AT ST. RITA'S CATHOLIC CHURCH,
LOCATED ON THE NORTHWEST CORNER OF PADDOCK DRIVE AND
BIG BLUE TRACE, AS MORE SPECIFICALLY DESCRIBED HEREIN;
PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.

Attachments: [St Ritas Location](#)
[Resolution No. R2019-043](#)
[Staff Report](#)
[Staff Report Exhibit B](#)
[Legal Ad St Rita](#)

[PZ-0194](#) Ordinance No. 2019 - 08 Wellington Green (Tract W-5) Comprehensive Plan Amendment

Attachments: [2. Location Map](#)
[3. Ordinance No. 2019-08](#)
[5. STAFF REPORT- Wellington Green](#)
[6. Exhibits](#)

[PZ-0195](#) Resolution No. R2019 - 46 Wellington Green Master Plan Amendment

Attachments: [2. Location Map](#)
[4. Resolution No. R2019-46](#)
[5. STAFF REPORT- Wellington Green](#)

[PZ-0190](#)

ORDINANCE NO. 2019-07: COMPREHENSIVE PLAN AMENDMENT-
FUTURE LAND USE MAP DESIGNATION FOR THE PLAYER'S CLUB
RESIDENCE

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION
NUMBER 19-003 (2019-002 CPA1)] TO AMEND THE FUTURE LAND
USE MAP DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE
PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND
COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB), TOTALING
5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE
SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND
GREENVIEW SHORES DRIVE, AS MORE SPECIFICALLY DESCRIBED
HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL F (8.01
DU/AC TO 12.0 DU/AC); PROVIDING A CONFLICTS CLAUSE;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

Attachments: [The Players Club Location](#)

[Ordinance 2019-07 CPA](#)

[STAFF REPORT](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Proposed CPTA by Applicant](#)

[Exhibit C - Proposed ZTA by Applicant](#)

[Exhibit D - Proposed Future Land Use Map](#)

[Exhibit E - Proposed Master Plan Amendment](#)

[Exhibit F - Conceptual Site Plan and Landscape Plan](#)

[Exhibit G - Staff Recommended CPTA](#)

[Exhibit H - Staff Recommended ZTA](#)

[Exhibit I - Proposed Elevations](#)

[Exhibit J - Proposed Setback for Building](#)

[Exhibit K - Utilities Capacity Letter](#)

[PZ-0191](#)

ORDINANCE NO. 2019-05: COMPREHENSIVE PLAN TEXT
AMENDMENT- BUILDING HEIGHT

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING POLICY 1.3.8 OF THE LAND USE ELEMENT OF THE WELLINGTON COMPREHENSIVE PLAN TO MODIFY BUILDING HEIGHT LIMITATIONS FOR PROPERTIES WITH MULTI-FAMILY RESIDENTIAL FUTURE LAND USE MAP DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Ordinance 2019-05 CPTA](#)

[PZ-0192](#)

ORDINANCE NO. 2019-06: ZONING TEXT AMENDMENT- BUILDING
HEIGHT

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, CHAPTER 5, SECTION 6.5.8.C, BUILDING HEIGHT, OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS BY MODIFYING THE BUILDING HEIGHT REGULATIONS FOR PROPERTIES WITH A MULTIFAMILY RESIDENTIAL FUTURE LAND USE DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Ordinance 2019-06 ZTA](#)

[PZ-0193](#)

RESOLUTION NO. R2019-025: WELLINGTON PUD MASTER PLAN
AMENDMENT FOR THE PLAYERS CLUB RESIDENCES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 19-004 (2019-003 MPA 1)] AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 30C FROM TENNIS POLO FACILITY TO MULTI-FAMILY; TO MODIFY THE ACREAGE OF POD 30C FROM 8.3 ACRES TO 5.58 ACRES; TO ALLOCATE 50 DWELLING UNITS TO POD 30C; TO ADD TWO (2) ACCESS POINTS ALONG SOUTH SHORE BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [The Players Club Location](#)
[Resolution No. R2019-25 MPA](#)

X. COMMENTS FROM THE PUBLIC

XI. COMMENTS FROM STAFF

XII. COMMENTS FROM THE BOARD

XIII. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose 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. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

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.