

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, October 14, 2020

7:00 PM

Village Hall - Council Meeting

Planning, Zoning and Adjustment Board

*Elizabeth Mariaca, Chair
Jeffrey Robbert, Vice Chair
John Bowers
Salvatore Van Casteren
Ron Herman
Maureen Martinez
Adam Rabin*

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WELLINGTON
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I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0211](#) JULY 8, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [7.8.20 PZAB final](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. DECLARATION OF EX-PARTE COMMUNICATION

VIII. NEW BUSINESS

[PZ-0212](#) ORDINANCE NO. 2020 – 13 LOTIS WELLINGTON GREEN (10-ACRE)
COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE
PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA]
TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH
COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE
(MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON,
TOTALING 10.36 ACRES, MORE OR LESS, LOCATED
APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND
APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL
BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN;
PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [10.Staff Report-Lotis CPA-REZ-MP-CU_Final](#)

[11.SR Exhibits_ALL](#)

[2.Ordinance 2020-13 CPA](#)

[3.Ord. 20-13 Exhibits_ALL](#)

[Legal Ad_PZAB-CPA-REZ..](#)

[PZ-0213](#)

ORDINANCE NO. 2020 – 14 LOTIS WELLINGTON GREEN (10-ACRE)
REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO
AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH
COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE
USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY,
KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR
LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE
ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST
HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN;
PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [5.Ordinance 2020-14 REZ](#)
[6.Ord. 20-14 Exhibits ALL](#)

[PZ-0214](#)

RESOLUTION NO. R2020 – 45 LOTIS WELLINGTON GREEN MASTER
PLAN AND CONDITIONAL USES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2019-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2019-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED USE PROJECT CONSISTING OF 49,056 SQUARE FEET OF RESTAURANT AND RETAIL, 2,500 SQUARE FEET OF FINANCIAL INSTITUTION WITH DRIVE-THRU, 40,000 SQUARE FEET OF MEDICAL OFFICE, 16,700 SQUARE FEET OF PROFESSIONAL/GENERAL OFFICE, 191 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, A CONGREGATE LIVING FACILITY (CLF) WITH 150 INDEPENDENT LIVING UNITS AND 110 ASSISTED LIVING BEDS, A DAYCARE FACILITY FOR UP TO 210 CHILDREN, AND 28.4 ACRES OF OPEN SPACE INCLUSIVE OF A LAKE, CYPRESS PRESERVE, DOG PARK, AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC; APPROVING A CONDITIONAL USE FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU, CLF TYPE 3, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [8.Resolution No. 2020-48 MP-CU_Final](#)

[9.Reso. Exhibits ALL](#)

[Legal Ad PZAB-MP-CU](#)

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.