

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, December 9, 2020

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRPERSON

IV. APPROVAL OF MINUTES

[PZ-0223](#) NOVEMBER 17, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

Attachments: [11.17.20 PZAB](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. DECLARATION OF EX-PARTE COMMUNICATION

VIII. NEW BUSINESS

[PZ-0219](#) RESOLUTION NO. R2020-61 (HIBISCUS PALACE TYPE 2(B) CLF)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0002-CU] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS HIBISCUS PALACE, CONSISTING OF 0.34 ACRE, MORE OR LESS, LOCATED AT 13931 MORNING GLORY DRIVE; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [1. Resolution No. 2020-61](#)
[2. Reso. Exhibit A Site Plan](#)
[3. Reso. Exhibit B Floor Plan](#)
[4. Staff Report-Hibiscus CLF CU-Final](#)
[5. SR. Exhibit A Site Plan](#)
[6. SR. Exhibit B Floor Plan](#)
[7. SR. Exhibit C Traffic Letter](#)
[8. SR. Exhibit D Justification Statement](#)
[Draft Legal Ad-PZAB](#)

[PZ-0220](#)

ORDINANCE NO. 2020-22: REPEALING THE HOUSING ELEMENT AND REPLACING WITH THE HOUSING AND NEIGHBORHOODS ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE HOUSING ELEMENT AND REPLACE WITH THE HOUSING & NEIGHBORHOODS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Attachments:

- [1. Ordinance 2020-22 - Housing Element](#)
- [2. Ordinance 2020-22 Exhibit A - Housing and Neighborhoods Element - Copy](#)
- [3. Staff Report - Housing Element](#)
- [4. Staff Report Exhibit A - Current Housing Element](#)
- [5. Staff Report Exhibit B - Proposed Housing and Neighborhoods Element](#)
- [6a. Staff Report Exhibit C - Housing Element Data and Analysis](#)
- [6b. Staff Report Exhibit C - Housing Element DIA Maps](#)
- [7. Staff Report Exhibit D - Housing Element Statutory Compliance Checklist](#)

[PZ-0221](#)

ORDINANCE NO. 2020-21: REPEALING THE INFRASTRUCTURE ELEMENT AND REPLACING WITH THE PUBLIC FACILITIES ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE INFRASTRUCTURE ELEMENT AND REPLACE WITH THE PUBLIC FACILITIES ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Attachments: [1. Ordinance 2020-21 - Public Facilities Element](#)
[2a. Ordinance 2020-21 - Exhibit A Proposed Public Facilities Element - Copy](#)
[2b. Ordinance 2020-21 - Exhibit A Proposed Public Facilities Element Map](#)
[3. Staff Report - Public Facilities Element](#)
[4. Staff Report Exhibit A - Current Infrastructure Element](#)
[5a. Staff Report Exhibit B - Proposed Public Facilities Element](#)
[5b. Staff Report Exhibit B - Proposed Public Facilities Element Map](#)
[6a. Staff Report Exhibit C - Public Facilities Data and Analysis](#)
[6b. Staff Report Exhibit C - Public Facilities DIA Maps](#)
[7. Staff Report Exhibit D - Public Facilities Statutory Compliance Checklist](#)
[Dec PZAB Legal Ad Housing-PF](#)

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.