

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, April 14, 2021

7:00 PM

Village Hall

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 THE CHAIR

IV. APPROVAL OF MINUTES

[PZ-0232](#) FEBRUARY 10, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [2.10.21 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. DECLARATION OF EX-PARTE COMMUNICATIONS

VIII. NEW BUSINESS

[PZ-0233](#)

RESOLUTION R2021-11 (CHICKEN SALAD CHICK DRIVE-THRU
CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION NUMBER 2020-0003-CU) TO ALLOW A DRIVE-THRU LANE AT AN EXISTING RESTAURANT FOR CERTAIN PROPERTY, KNOWN AS CHICKEN SALAD CHICK (FKA BOSTON MARKET), WHICH IS PARCEL C4, AN OUTPARCEL OF THE PINES OF WELLINGTON TRACT C REPLAT (AKA WELLINGTON COMMONS MALL), TOTALING 0.72 ACRES, MORE OR LESS, LOCATED AT 12792 FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; IN A PLANNED DEVELOPMENT ZONING DISTRICT AND SUBJECT TO THE CONDITIONS OF APPROVAL SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [0.0 Location Map](#)

- [1. Resolution No. 2021-11](#)
 - [2. Chicken Salad Chick Staff Report](#)
 - [3. Exhibit A - Wellington Commons Mall Site Plan](#)
 - [4. Exhibit B - Proposed Chicken Salad Chick Site Plan](#)
 - [5. Exhibit C - Proposed Chicken Salad Chick Landscape Plan](#)
 - [6. Exhibit D - Traffic Approval Letter](#)
 - [7. Exhibit E - Proposed Exterior Elevations](#)
 - [8. Exhibit F - Justification Statement](#)
- [Legal Ad-PZAB-VC](#)

[PZ-0234](#)

ORDINANCE NO. 2021-03: REPEALING THE TRANSPORTATION ELEMENT AND REPLACING WITH THE MOBILITY ELEMENT.

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

- Attachments:**
- [1. Ordinance 2021-03 - Mobility Element](#)
 - [2a. Ordinance 2021-03 Exhibit A - Proposed Mobility Element \(Text\)](#)
 - [2b. Ordinance 2021-03 Exhibit A - Proposed Mobility Element \(Maps\)](#)
 - [3. Staff Report - Mobility Element](#)
 - [4. Staff Report Exhibit A - Current Transportation Element](#)
 - [5a. Staff Report Exhibit B - Proposed Mobility Element \(Text\)](#)
 - [5b. Staff Report Exhibit B - Proposed Mobility Element \(Maps\)](#)
 - [6a. Staff Report Exhibit C - Mobility Element - Data and Analysis](#)
 - [6b. Staff Report Exhibit C - Mobility Element Data and Analysis \(Maps\)](#)
 - [7. Staff Report Exhibit D - Mobility Element Statutory Compliance Checklist](#)
 - [April PZAB Legal Ad-Mobility](#)

IX. OLD BUSINESS

[PZ-0235](#)

ORDINANCE NO. 2021-01: REPEALING THE EQUESTRIAN PRESERVATION ELEMENT AND REPLACING WITH THE EQUESTRIAN ELEMENT.

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

- Attachments:**
- [1. Ordinance 2021-01 - Equestrian](#)
 - [2a. Ordinance 2021-01 Exhibit A - Proposed Equestrian Element \(Text\)](#)
 - [2b. Ordinance 2021-01 Exhibit A - Equestrian Element \(Maps\)](#)
 - [3. Staff Report - Equestrian Element](#)
 - [4a. Staff Report Exhibit A - Current Equestrian Element \(Text\)](#)
 - [4b. Staff Report Exhibit A - Current Equestrian Element \(Maps\)](#)
 - [5a. Staff Report Exhibit B - Proposed Equestrian Element \(Text\) REVISED](#)
 - [5b. Staff Report Exhibit B - Equestrian Element Map](#)

X. COMMENTS FROM THE PUBLIC

XI. COMMENTS FROM STAFF

XII. COMMENTS FROM THE BOARD

XIII. 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.