

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, July 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-0239](#)

MAY 12, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [5.12.21 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. DECLARATION OF EX-PARTE COMMUNICATIONS

VIII. NEW BUSINESS

[PZ-0241](#)

ORDINANCE NO. 2021-11 LWDD-LOTIS (0.35-ACRE) ANNEXATION AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments:

[1a.Ordinance 2021-11 ANX](#)

[1b.Ord. 2021-11 \(ANX\) Exhibits](#)

[4.Staff Report-LWDD Lotis ANX_CPA_REZ\(PZAB\)](#)

[4a.SR Exhibit A- LWDD Letter](#)

[4b.SR Exhibit B- Master Plan](#)

[4c.SR Exhibit C- FLUM](#)

[4d.SR Exhibit D-Zoning Map](#)

[4e.SR Exhibit E-ANX Justification](#)

[4f.SR Exhibit F-CPA Justification](#)

[4g.SR Exhibit G-REZ Justification](#)

[Legal Ad July PZAB](#)

[PZ-0242](#)

ORDINANCE NO. 2021 – 15 LWDD-LOTIS (0.35-ACRE) FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [2a.Ordinance 2021-15 CPA](#)
[2b.Ord. 2021-15 \(CPA\) Exhibit A](#)
[2c.Ord. 2021-15 \(CPA\) Exhibit B-](#)

[PZ-0243](#)

ORDINANCE NO. 2021 – 16 LWDD-LOTIS (0.35-ACRE) REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [3a.Ordinance 2021-16 REZ](#)
[3b.Ord. 2021-16 \(REZ\) Exhibit A](#)
[3c.Ord. 2021-16 \(REZ\) Exhibit B](#)

[PZ-0240](#)

ITEM: ORDINANCE NO. 2021-12 (ARTICLE 6 – ZONING DISTRICTS) AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 6, FOR CONSISTENCY WITH THE UPDATES TO THE COMPREHENSIVE PLAN, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:** [1. Ordinance 2021-12](#)
[2. Ord.2021-12 Ex A Art 6](#)
[3. Staff Report](#)
[4. SR Ex A - Track Changes](#)
[5. SR Exhibit B- Modification Log](#)
[Legal Ad PZB & VC](#)

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.