

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Summary Agenda

Wednesday, September 8, 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 CHAIR

IV. APPROVAL OF MINUTES

[PZ-0250](#) AUGUST 11, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

Attachments: [8.11.21 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. DECLARATION OF EX-PARTE COMMUNICATION

VIII. NEW BUSINESS

[PZ-0249](#) RESOLUTION NO R2021-48 VALERIE'S PLACE TYPE 2A CLF

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; 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: [2.Resolution No. 2021-48](#)

[2a.Reso. Exhibit A](#)

[2b.Reso. Exhibit B](#)

[2c.Reso. Exhibit C](#)

[3.Staff Report-V.Place CLF](#)

[3a.SR Exhibit A](#)

[3b.SR Exhibit B](#)

[3c.SR Exhibit C](#)

[3d.SR Exhibit D](#)

[3e.SR Exhibit E](#)

[Legal Ad Combine](#)

[PZ-0247](#) ORDINANCE NO. 2021-20 (Subarea F Maximum Stall Allowed for Unified Lots)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.8.9.C, BARNS AND STABLES, TO MODIFY THE MAXIMUM STALLS ALLOWED FOR UNIFIED LOTS WITHIN SUBAREA F, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Attachments: [1. Ordinance 2021-20](#)
[2. Staff Report](#)
[3. Exhibit A - Proposed 6.8.9.C Text](#)
[4. Exhibit B - Resolution No R2016-47](#)
[5. Exhibit C - Ordinance 2016-17](#)
[6. Exhibit D - Winding Trails Restrictive Covenant](#)
[7. Exhibit E - Amended Restrictive Covenant](#)
[8. Exhibit F - 2021 Winding Trails Latest Site Plan Approvals](#)
[9. Exhibit G - Declaration of Covenants](#)
[Legal Ad-Combine](#)

[PZ-0251](#) ORDINANCE NO. 2021-13 (OFFICIAL ZONING MAP)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON OFFICIAL ZONING MAP, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Attachments: [1. Ordinance 2021-13](#)
[2. Ord Exhibit A - Official Zoning Map - 2021](#)
[3. Staff Report](#)
[4. SR Exhibit A - Official Zoning Map 2021](#)
[5. SR Exhibit B-Current Official Zoning Map](#)
[6. SR Exhibit C-Zoning Map 2007](#)
[Legal Ad PZB VC](#)

[PZ-0248](#) ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF MAINTAINING A CONSISTENT APPEARANCE FOR HEDGES AND FENCES

THROUGHOUT WELLINGTON WITH CONCENTRATION ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

- Attachments:**
- [1. Ordinance 2021-18](#)
 - [2. Ordinance Exhibit A - Proposed Sec.6.4.1.A.5 \(Updated\)](#)
 - [3. Staff Report](#)
 - [4. Staff Report Exhibit A - Proposed Sec.6.4.1.A.5](#)
 - [5. Staff Report Exhibit B - Modification Log](#)
 - [6. Staff Report Exhibit C- Wellington Functional Road Classifications](#)
 - [7. Staff Report Exhibit D- Proposed Hedge Materials](#)
 - [PZAB Legal Ad-August](#)

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.