

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Tuesday, September 13, 2022**

**7:00 PM**

**Village Hall**

### **Planning, Zoning and Adjustment Board**

*John Bowers  
Tracy Ciucci  
Ron Herman  
Maureen Martinez  
Adam Rabin  
Satesh Raju  
Jeffrey Robbert*

**I. CALL TO ORDER**

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

[PZ-0270](#) AUGUST 17, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD  
MINUTES

Attachments: [8.17.22 PZAB Minutes](#)

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**VI. SWEARING IN OF SPEAKERS/DECLARATION OF EX-PARTE  
COMMUNICATIONS**

**VII. OLD BUSINESS**

[PZ-0267](#)

RESOLUTION NO. PZAB R2022-01 (2420 GREENBRIAR BOULEVARD  
VARIANCE

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2022-0001-VAR) FROM TABLE 6.3-1, GENERAL PROPERTY DEVELOPMENT REGULATIONS, OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) FOR REDUCED FRONT AND SIDE SETBACKS TO ACCOMMODATE AN AIRPLANE HANGAR FOR CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR BOULEVARD WITHIN THE AEROCLUB SUBDIVISION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [0.0 Location Map](#)

[1. Resolution No. PZAB R2022-01 Denial](#)

[1. Resolution No. PZAB R2022-01](#)

[2. Staff Report](#)

[3. Exhibit A - Survey](#)

[4. Exhibit B - Proposed Site and Floor Plans](#)

[5. Exhibit C - Buildable Area Exhibit](#)

[6. Exhibit D - Proposed Architectural Drawings](#)

[7. Exhibit E - Justification Statement](#)

[8. Exhibit F - Legal Ad](#)

[9. Exhibit G - Public Comments](#)

[10. Exhibit H - HOA Approval](#)

**VIII. NEW BUSINESS**

[PZ-0268](#) RESOLUTION NO. R2022-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 6 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2022-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 6 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 500 FEET NORTH OF THE INTERSECTION OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, BY ADDING ONE (1) ACCESS POINT ALONG AERO CLUB DRIVE TO ACCESS LOT 6; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- Attachments:** [0.0 Location Map](#)
- [1. Resolution R2022-47 MPA](#)
  - [2. Staff Report](#)
  - [4. Exhibit A - Proposed Master Plan](#)
  - [5. Exhibit B - Proposed Site Plan](#)
  - [6. Exhibit C - Autoturn Analysis](#)
  - [7. Exhibit D - Traffic Statement](#)
  - [8. Exhibit E - Justification Statement](#)
  - [9.13.22 PZAB Legal Ad](#)

[PZ-0269](#) RESOLUTION NO. R2022-51 (WELLINGTON PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE WELLINGTON PLAN UNIT DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- Attachments:** [1. Resolution No. R2022-51](#)
- [2. Exhibit A-Wellington PUD Master Plan Map - Proposed - Copy](#)
  - [3. Staff Report](#)
  - [4. Exhibit A - Wellington PUD Master Plan - Current](#)
  - [5. Exhibit B - Wellington PUD Master Plan Map - Proposed](#)

## 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.*