

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, August 17, 2022

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF CHAIR AND VICE CHAIR

IV. APPROVAL OF MINUTES

[PZ-0262](#)

MARCH 9, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [3.9.22 PZAB Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

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

VII. NEW BUSINESS

[PZ-0263](#)

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](#)

[PZ-0264](#)

ORDINANCE NO. 2022 – 26 LOTIS II ANNEXATION

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, 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, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNERS; AMENDING SECTION 12 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: [Ordinance 2022-26 Lotis II ANX](#)

[Ord Exhibit A](#)

[Ord Exhibit B](#)

[Ord Exhibit C](#)

[Staff Report](#)

[Exhibit A - LWDD No Objection Letter](#)

[Exhibit B - Current FLUM](#)

[Exhibit C - Conceptual Master and Site Plans](#)

[Exhibit D - Financial Analysis](#)

[Exhibit E - Market Study Summary \(MF-SF\)](#)

[Exhibit F - Environmental Assessment](#)

[Exhibit G - SFWMD Informal Wetland Determination](#)

[Exhibit H - Traffic Letters](#)

[Exhibit I - Current Zoning Map](#)

[Exhibit J - ANX Justification Statement](#)

[Exhibit K - CPA Justification Statement](#)

[Exhibit L - REZ Justification Statement](#)

[PZ-0265](#)

ORDINANCE NO. 2022 - 27 LOTIS II 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 2021-0002-CPA), TO MODIFY THE LAND USE DESIGNATION
FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE
(MU) FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS
TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE
WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES,
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: [Ordinance 2022-27 Lotis II CPA](#)

[Ord Exhibit A](#)

[Ord Exhibit B](#)

[Ord Exhibit C](#)

[PZ-0266](#)

ORDINANCE NO. 2022 – 28 LOTIS II REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, 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: [Ordinance 2022-28 Lotis II REZ](#)

[Ord Exhibit A](#)

[Ord Exhibit B](#)

[Ord Exhibit C](#)

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

X. COMMENTS FROM THE BOARD

XI. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose 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. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

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.