

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, October 19, 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

Jeffrey Robbert called the meeting to order at 7:00 p.m.

Members present: Jeffrey Robbert; Adam Rabin; Tracy Ciucci; John Bowers; Maureen Martinez; Ron Herman and Satesh Raju.

Staff present: Laurie Cohen, Wellington Attorney; Tim Stillings, Planning, Zoning and Building Director; Michael O'Dell, Assistant Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Christian Santa-Gonzalez, Planner; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRMAN

None.

IV. APPROVAL OF MINUTES

[PZ-0271](#) SEPTEMBER 13, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Adam Rabin, to approve the September 13, 2022 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

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

Laurie Cohen administered the oath.

Ron Herman had represented the applicant in the past and will remove himself from the meeting. Adam Rabin had no declaration. John Bowers declared he had spoken with staff; Maureen Martinez spoke with Councilman Napoleone; Jeffrey Robbert spoke to Councilman Siskind, Tracy Ciucci had received emails and those emails are part of the record; Dr Satesh Raj spoke with staff.

VII. NEW BUSINESS

[PZ-0273](#) CINDY DRIVE WELLINGTON PUD MASTER PLAN
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION

(A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Cohen explained that Tatiana Yaques will be representing the Property Owner Association (POA) and has been given additional time to speak.

Damian Newell, Senior Planner, presented to the Board the request to amend the Wellington PUD Master Plan to add one (1) dwelling unit to the Palm Beach Little Ranches East pod and to allow site-specific development standard for the parcel. Mr. Newell reviewed the history of the property, location and the Palm Beach Little Ranches East development standards. Staff finds the request not consistent with the characteristics and lot size of the Palm Beach Little Ranches East and the lot was not intended to be developed as a residential lot with a single-family dwelling unit. The applicant was informed the parcel has no development approvals or entitlements. Staff recommends denial. Mr. Newell asked for the file be entered into the record.

Mr. Neil Winer, applicant advised the Board that he was advised there was no open space in Palm Beach Little Ranches. Although the property size does not meet the setback requirements, he designed a home that will have the appearance of a barn, and become part of the neighborhood. The originally five-foot setbacks were requested, but now asking for 10-foot setbacks. He wished to build his dream home. The property has not been utilized for 15 years and the path has been used by dirt bike riders. Denying the request will create a hardship and the hardship is not self-created. There is open space and recreation at the entrance of the development. In addition, the document from May 2003, the Neighborhood Plan for Palm Beach Little Ranches on page seven states there are no open space and recreation in Palm Beach Little Ranches. His property was not listed as a bridle trail on the illustrations of the trails in Palm Beach Little Ranches.

A motion was made by John Bowers, seconded by Dr. Satish Raj, to open public comment. The motion passed unanimously (6-0) with Ron Herman excused.

John Bowers read into the record the comment cards. All comment cards read were opposed.

A motion was made by John Bowers, seconded by Adam Rabin, to close public comment. The motion passed unanimously (6-0) with Ron Herman excused.

A motion was made by John Bowers, seconded by Tracy Ciucci, to recommend denial of item R2002-64. The motion passed unanimously (6-0) with Ron Herman excused.

[PZ-0272](#)

RESOLUTION. NO. R2022-66 (ADOPTION OF A BLUEWAYS MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING THE BLUEWAYS MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Cramer introduced Michael O'Dell and Christian Santa-Gonzalez to present the Blueway Master Plan.

Michael O'Dell, Assistant Planning, Zoning and Building Director presented to the Board the request to consider the adoption of a Blueways Plan, which is the first step of a process in making improvements to Wellington's overall recreational uses. This is the first step and staff would incorporate into the Comprehensive Plan.

Christian Santa-Gonzalez, Planner, illustrated the location of the waterways and gave a background of the lake areas and activities. This plan would create connectivity between the waterways. The Plan's goals and objectives are to interconnect the two lakes, expand targeted culverts to increase additional navigable canals from the lakes. Also, to create a sense of place along Wellington's waterways. The plan of action is to build a bridge on Wellington Trace over the C canal and install three box-culvert. Mr. Santa-Gonzalez explained to the Board what a box-culvert is.

A motion was made by Adam Rabin, seconded by Dr. Raj, to open public comment. The motion passed unanimously (6-0) with Ron Herman absent.

Robert Cassie, supports has a pontoon boat and cannot get under the bridge when his boat is decorated.

Jeff Masters, 12916 Meadow Breeze Drive, supports.

Jack Browns, 12161 Sunset Circle, supports.

John Bowers read into the record the comment cards.

A motion was made by Dr. Raj, seconded by Adam Rabin, to close public comment. The motion passed unanimously (6-0) with Ron Herman absent.

A motion was made by Adam Rabin, seconded by John Bowers, to recommend approval of item PZ-272, Resolution R2022-66. The motion passed unanimously (6-0) with Ron Herman absent.

[PZ-0274](#)

ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS

AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, explained to the Board that staff was given direction to identify ways to improve cellular/wireless service coverage within Wellington. Wellington is working with the carriers and tower developers on ways to improve wireless service, including the expansion of the wireless infrastructure within Wellington. Expanding the wireless infrastructure will require changes to our regulations and process when it comes to cell towers. Mr. Newell reviewed the issues and challenges on cell tower.

The proposed amendment will include adoption of the Wellington Wireless Communication Tower Map. Mr. Newell illustrated that the map identifies the general locations of preliminary approved tower sites and that sites will require site plan approval. Staff recommends approval.

A motion was made by John Bowers, seconded by Adam Rabin, to open public comment. The motion passed unanimously (6-0) with Ron Herman absent.

None.

A motion was made by John Bowers, seconded by Adam Rabin, to close public comment. The motion passed unanimously (6-0) with Ron Herman absent.

A motion was made by Adam Rabin, seconded by John Bowers, to recommend approval of item PZ-274, Resolution R2022-30. The motion passed unanimously (6-0) with Ron Herman absent.

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

Ms. Cramer advised the Board of upcoming items. Ms. Cramer inquired to the Board on moving the December 21, 2022 meeting date to December 15, 2022. The Board is available. Dr. Raj will get back to staff.

X. COMMENTS FROM THE BOARD

XI. ADJOURN

The meeting adjourned at 9:08 p.m.

NOTICE