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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
May 16, 2019
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington's Planning, Zoning and Adjustment Board held on May 16, 2019 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Stephen A. Levin called the meeting to order at 7:01 p.m.

Members present; Stephen A. Levin; Alan Shullman; Jeffrey Robbert, Maureen Martinez and Sal Van Casteren.

Maureen Martinez arrived late.

Members Absent: Elizabeth Mariaca and Dr. Carmine Priore.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIRMAN

Mr. Levin greeted the Board and welcomed the new member, Sal Van Casteren, to the Board.

Salvatore Van Casteren introduced himself to the Board and stated he was looking forward to working with the Board and Staff.

IV. APPROVAL OF MINUTES – March 13, 2019

A motion was made by Alan Shullman, seconded by Jeffrey Robbert, to approve the March 13, 2019 minutes. The motion passed unanimously (4-0) with Maureen Martinez, Elizabeth Mariaca and Dr. Carmine Priore absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. NEW BUSINESS

PZ-0180 ORDINANCE NO. 2019-04 [ARTICLE 5 OF THE LAND DEVELOPMENT REGULATIONS (LDR)]

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 5, IN ITS ENTIRETY, AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO THE DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Cory Lyn Cramer, Development Review Coordinator, advised the Board there would be one presentation for both New Business items. Ms. Cramer asked for the files to be entered into the record. Ms. Cramer advised the Board that the request is to modify Article 5 and readopt the Development Review Manual (DRM) with updates resulting from the Land Development Regulations (LDR) rewrite. Ms. Cramer reviewed the previous approved changes to Article 5 and the (DRM). Ms. Cramer reviewed the modifications to Article 5 and the proposed DRM with additional information added to the DRM related to landscape guidelines, signage graphics and lighting information. Ms. Cramer stated the purpose of the LDR rewrite is to streamline the process; provide clear and accurate information that is user-friendly; provide standards based on Wellington's needs and desires. Ms. Cramer pointed out the LDR was adopted from Palm Beach County (PBC) and though there have been changes over the years, it is time to address Wellington's needs, and to protect the health, safety and welfare of the community. Ms. Cramer updated the Board on the timeline of the LDR rewrite for all of the Articles. Staff recommends approval.

Mr. Levin clarified that two separate votes are required for the items presented.

A motion was made by Jeffrey Robbert, seconded by Alan Shullman, to open public comment. The motion passed unanimously (4-0) with Maureen Martinez, Elizabeth Mariaca and Dr. Carmine Priore absent.

A motion was made by Jeffrey Robbert, seconded by Alan Shullman, to close public comment. The motion passed unanimously (4-0) with Maureen Martinez, Elizabeth Mariaca and Dr. Carmine Priore absent.

A motion was made by Sal Van Casteren, seconded by Jeffrey Robbert, to approve Ordinance 2019-04. The motion passed unanimously (4-0) with Maureen Martinez, Elizabeth Mariaca and Dr. Carmine Priore absent.

PZ-0181 RESOLUTION NO. R2019-15 [DEVELOPMENT REVIEW MANUAL]

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING THE DEVELOPMENT REVIEW MANUAL, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO PROVIDE FORMS FOR PLANNING AND ZONING APPLICATION TYPES, SUBMITTAL REQUIREMENTS, REVIEW CRITERIA AND DETAIL THE PROCESS FOR DEVELOPMENT APPLICATIONS AS REQUIRED IN ARTICLE 5 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS AND TO COMPLY WITH FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Alan Shullman, seconded by Jeffrey Robbert, to approve Resolution R2019-15. The motion passed unanimously (4-0) with Maureen Martinez, Elizabeth Mariaca and Dr. Carmine Priore absent.

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

Mr. Basehart advised the Board, Council adopted the Nightclub Ordinance on Tuesday. Ms. Cramer reviewed with the Board the upcoming petitions of Player's Club, St. Rita's Church and the Wellington Green Mall that will be coming to the Board. Mr. Basehart explained the Wellington Green petitions and the applicant is currently in the process of obtaining permits from the Water Management District and the Army Corps of Engineers. Ms. Cramer advised the Board on the Lotis petitions located off State Road 7 (441).

Maureen Martinez arrived during staff comments.

IX. COMMENTS FROM THE BOARD

None.

X. ADJOURN

A motion was made by Jeffrey Robbert, seconded by Alan Shullman, to adjourn. The motion passed unanimously (5-0) with Elizabeth Mariaca and Dr. Carmine Priore absent.

The meeting adjourned at 7:21p.m.

APPROVED: _____
Date

Stephen A. Levin-Vice Chairperson

Jennifer Fritz-Recording Secretary