



**MEETING MINUTES**  
**PLANNING, ZONING AND ADJUSTMENT BOARD**  
**March 18, 2026**  
**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 March 18, 2026, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER/ROLL CALL**

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

**Members present:** Jeffrey Robbert, Tatiana Yaques, Elizabeth Mariaca, and Johnny Meier.

**Members Excused:** Michael Drahos, John Bowers, Ryan Mishkin

**Staff present:** Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; Tim Stillings, Planning, Zoning, and Building Director; Laurie Cohen, Wellington Attorney.

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**III. REMARKS FROM THE CHAIRMAN**

None.

**IV. APPROVAL OF MINUTES**

Meeting minutes for January 2026 were presented at the February PZAB Meeting.

**PZ-0418 February 18, 2026, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES**

A motion was made by Elizabeth Mariaca, seconded by Tatiana Yaques, to approve the February 18, 2026, PZAB Meeting Minutes. The motion passed unanimously (4-0).

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

None.

**A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to allow the interested party an additional 10 minutes to make their presentation.**

**VI. SWEARING IN OF SPEAKERS**

**VII. OLD BUSINESS**

None.

**VIII. NEW BUSINESS**

**EX-PARTE COMMUNICATIONS**

Johnny Meier spoke with the applicant. Jeffrey Robbert spoke with the applicant. Elizabeth Mariaca met with the applicant and spoke with staff. Tatiana Yaques spoke with staff.

**RESOLUTION NO. PZAB2026-01 (Tract B of Blue Cypress Landscape Buffer Variance)**

**A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2026-0001-VAR) FROM TABLE 7.8-1, LANDSCAPE BUFFER APPLICATION, OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) FOR A REDUCED WIDTH OF A TYPE B LANDSCAPE BUFFER LOCATED ON THE EASTERN BOUNDARY OF TRACT B OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Agent Zack Ciciera, with Cotleur and Hearing, presented the variance request to reduce a portion of the platted 15-foot landscape buffer easement for lots 12,13 and 14 within Tract B of the Blue Cypress Subdivision. If approved, this will allow the construction of swimming pools. Mr. Ciciera presented visual exhibits illustrating the proposed pool locations within the existing landscape buffer. He further noted that the proposal maintains a 10-foot pool setback, which is consistent with applicable code requirements. Mr. Ciciera stated that granting the requested variance would align these 3 lots with the rest of the subdivision; denial would maintain the current inconsistency.

He also mentioned that zero landscape quantity would be affected by this application and that the applicant has increased the size of the landscape buffer compared to its existing conditions.

Kelly Ferraiolo, Senior Planner, gave a brief staff presentation on the variance request to reduce buffer easements. Mrs. Ferraiolo states that the applicant is requesting a width reduction to 10 feet within Lots 12-14 and increasing the width to 20 feet in various other areas; no loss of planting or square footage is being requested. If the variance is approved, staff recommends that approval be conditioned upon a Minor Site Plan amendment to the Blue Cypress site plan and a replat of the Blue Cypress of Palm Beach Polo and Country Club plat to reflect the adjusted landscape buffer, consistent with Exhibit D, before the issuance of the building permit for the pool.

Janna Lhota, Attorney with the law firm Holland & Knight, addressed the Board on behalf of the interested parties. Mrs. Lhota stated that the interested parties are requesting denial of the requested variance. She explained that the 15-foot landscape buffer easement has long been a requirement under the Blue Cypress of Palm Beach Polo PUD Development Order. Mrs. Lhota further noted that the applicant proposed construction of a residence exceeding 5,000 square feet on a 0.19-acre lot (8,276 square feet) and proceeded with construction despite knowing that the rear yard could not accommodate a pool due to the existing 15-foot landscape buffer easement. She added that the applicant's request to shift or expand the buffer in other areas along Tract B fails to acknowledge the original purpose of maintaining a continuous buffer along Tract B.

Johnny Meier stated that the buffer is not located within the EOZD and is on the applicant's property. Mrs. Lhota acknowledged this point but clarified that it is not the concern of the interested parties. She explained that the issue is that the applicant was aware, before purchasing the property, of the limited space available and the requirement to accommodate the landscape buffer, yet proceeded with a design that failed to account for it. As a result, the applicant is now requesting a variance. Mrs. Lhota further emphasized that the concern also relates to precedent, noting that the buffer was originally established to protect the EOZD land.

Johnny Meier asked Mrs. Lhota how she felt about postponing the vote in order to allow her to speak with her client regarding the possibility of resolving with the variance applicant. Mrs. Lhota stated that her client would be open to being contacted by phone to attempt to resolve the matter; however, she noted that she was unsure what additional concessions the applicant would be willing to offer to reach an agreement.

Tatiana Yaques stated that she disapproved of the applicant's request, noting that, regardless of whether there was an interested party opposing the variance, she did not support it. She agreed with Mrs. Lhota that the buffer was originally established to protect the EOZD and that the applicant was aware of this requirement beforehand.

**A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to open public comment. The motion passed unanimously (4-0).**

**A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to close public comment. The motion passed unanimously (4-0).**

The Board initially decided to postpone the vote and schedule it for April 15. Mrs. Lhota informed the Board that this date conflicted with another case she was already scheduled to attend. As a result, the Board agreed to move the decision to May 20. Property owner Rob Gray stated that this date would pose an issue for him, as it was too far out and would be problematic. The Board then left the decision to Mr. Gray, asking whether he was willing to wait until May or if he preferred that the Board render a decision that evening. Mr. Gray stated that he wished for the vote to be made that night.

**A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to approve Resolution No. PZAB2026-01. The motion failed (2-2). Tatiana Yaques and Jeffrey Robbert dissented.**

Laurie Cohen recommended that the board make a motion to deny the variance.

**Johnny Meier made a motion to deny the variance, seconded by Tatiana Yaques. The variance was denied (4-0).**

**IX. COMMENTS FROM PUBLIC**

None.

**X. COMMENTS FROM STAFF**

None.

**XI. COMMENTS FROM THE BOARD**

None.

**XII. ADJOURN**

**The meeting adjourned at 9:07 pm.**

**APPROVED:** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Jeffrey Robbert – Vice Chair**

\_\_\_\_\_  
**Recording Secretary**