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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
September 18, 2024
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 was held on September 18, 2024, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

John Bowers called the meeting to order at 7:00 PM.

Members present: John Bowers; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; and Stacy Lima.

Absent: Michael Drahos and Maureen Martinez.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

John Bowers welcomed the new members to the Board.

IV. APPROVAL OF MINUTES

PZ-0351 July 17, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the July 17, 2024 PZAB Meeting Minutes. The motion passed unanimously (5-0) with Michael Drahos and Maureen Martinez absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Laurie Cohen administered the oath. Mrs. Cohen explained the quasi-judicial proceedings to the Board.

Ms. Mariaca declared she had driven by the site. Mr. Robbert declared he had driven by the site and spoke to a resident of the adjacent community. Mr. Bowers declared he had met with staff today. Mrs. Lima declared she had spoken with Councilmember Amanda Silvestri and had driven past the site. Mrs. Yaques declared she had spoken with Mrs. Cohen.

VII. NEW BUSINESS

PZ-0346 RESOLUTION NO. R2024-44 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT-LOT 8 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2024-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 8 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 3,100 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 8; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo, Senior Planner, presented the request to amend The Landings at Wellington PUD Master Plan by adding one (1) access point along Aero Club Drive to Lot 8 of Winding Trails. Mrs. Ferraiolo illustrated the location of the property, the history of the property, the existing access point, and the proposed access point, which will be used for egress only. Mrs. Ferraiolo stated the Equestrian Preserve Committee recommended approval, unanimously.

Zach Ciciera, Cotleur and Hearing, agent, on behalf of SF Equestrian Farm FLA, LLC, owners, provided the Board with a history of the approvals and the unification of several lots. Mr. Ciciera reviewed the reason for requesting an additional access point.

The Board inquired about the unification of the lots. Mr. Ciciera stated the access will be an egress-only driveway. The current site plan hasn't changed. If the access point is approved, a minor site plan amendment will be needed.

A motion was made by Jeffrey Robbert seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (5-0), with Michael Drahos and Maureen Martinez absent.

A motion was made by Jeff Robbert, seconded by Elizabeth Mariaca, to close public comment. The motion passed unanimously (5-0), with Michael Drahos and Maureen Martinez absent.

A motion was made by Elizabeth Mariaca, seconded by Jeff Robbert, to approve Resolution R2024-44, The Landings at Wellington PUD Master Plan Amendment. The motion passed unanimously (5-0), with Michael Drahos and Maureen Martinez absent.

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Cory Lyn Cramer advised the Board about the items that may be presented in the future.

X. COMMENTS FROM THE BOARD

XI. ADJOURN

The meeting adjourned at 7:23 pm.

APPROVED: _____
Date

John Bowers - Chair

Jennifer Fritz - Recording Secretary