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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
April 17, 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 held on April 17, 2024, 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; John Bowers; Tracy Ciucci; Maureen Martinez; and Adam Rabin.

Absent: Ron Herman and Dr. Satesh Raju.

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

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY CHAIRMAN

None.

IV. APPROVAL OF MINUTES

PZ-0337 March 28, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Maureen Martinez, to approve the March 28, 2024, PZAB Meeting Minutes. The motion passed unanimously (5-0) with Ron Herman and Dr. Satesh Raju absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Laurie Cohen administered the oath. John Bowers and Jeffrey Robbert had spoken with Vice-Mayor McGovern on the two applications.

Maureen Martinez, Tracy Ciucci and Adam Rabin had no ex-parte communications to disclose. Mr. Rabin stated he will have to recuse himself from the Pulte applications.

VII. OLD BUSINESS

PZ-0335 ORDINANCE NO. 2024-04 ORANGE POINT POD O ISLEPOINTE COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0002-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Damian Newell, Senior Planner, presented the applicant's request to modify the Future Land Use Map (FLUM) designation from Commercial to Residential C and to amend the approved Orange Point PUD Master Plan to allow the 10-acre parcel (Pod O) with 27 single-family residential lots. Mr. Newell reviewed the location, the background of the Orange Point PUD, removing the equestrian center designation, and related current conditions of approval. Mr. Newell reviewed the proposed access along 50th Street, the conceptual site plan, and the requested deviations from the landscape regulations. Staff recommended approval and the file was entered into the record.

Jerrold Purser, with WGI, on behalf of the applicant and owner SIWBG2 LLC. Presented the current approvals that include an equestrian center, noting that the site is not located in the Equestrian Overlay Zoning District (EOZD). Mr. Purser illustrated the changes in the area over the years and where the EOZD is located in Wellington. Mr. Purser commented on the meetings with the surrounding neighbors and the conditions the applicant has agreed to from those meetings. The applicant has agreed to replace trees that have died on the existing buffer and to direct and/or shield lighting away from the Isles of Wellington. Mr. Purser reviewed the fiscal analysis for the Village.

The Board discussed the proposed and existing buffers. Mr. Purser stated the Windsor Bay community has a 50-foot landscape buffer, a 50-foot right-of-way with street/sidewalks, and the house lots setbacks.

John Bowers inquired about the density. Mr. Newell reviewed the breakdown of the different pods in the PUD. Ms. Cramer pointed out the entire PUD should be considered when considering the density, not just the individual pods.

The Board discussed the possibility of long-term plans for 120th; the ability for children to walk to school safely and the lack of available sidewalks around the development. There is limited space available on 120th Street South to accommodate a sidewalk.

Mrs. Martinez inquired about the criteria the Board should be considering. Mrs. Cohen reviewed the criteria for the comprehensive plan amendment. The Board discussed the landscaping and buffering request.

A motion was made by John Bowers, seconded by Adam Rabin, to open public comment. The motion passed unanimously (5-0) with Ron Herman and Dr. Satesh Raju absent.

John Bowers read into the record the following comment card:
Paty Gustafson-Barr, 12113 Indian Mound Road: opposes.

Speakers:

Lauren Solomon, 3760 Isle Vista Blvd: opposes.
Jamie Freeman, 3752 Isle Vista Blvd: opposes.
Cara Masset, 11660 Windsor Bay Place: opposes.
Bryan Solomon, 3760 Isle Vista Blvd: opposes.

A motion was made by John Bowers, seconded by Adam Rabin, to close public comment. The motion passed unanimously (5-0) with Ron Herman and Dr. Satesh Raju absent.

Mrs. Martinez asked about the density. Ms. Cramer explained how the density of a PUD is established. Mr. Purser reviewed the buffers on the property and clarified the fencing and property line. Mr. Robbert expressed concern about noise at the entrance of the community. Ms. Cohen suggested the applicant could review the distance of the entrance to the roundabout. Ms. Ciucci suggested moving the entrance. Ms. Cramer clarified the separation measurements of the buffer on the east side, part of the buffer being the existing Isles property and the proposed distance on the proposed application. Ms. Cramer pointed out the east side will be farther than 120 ft. except the structure on the northeast side and the separation far exceeds what the code requires. Ms. Cohen stated the Board can recommend to the applicant to work on a comprised solution. The Board discussed the suggestions to be made to Council. Mrs. Cohen stated there is no code requirement to compel the applicant to have an exterior sidewalk. Mr. Seymour stated the applicant will continue to work with staff on additional improvements.

A motion was made by John Bowers, seconded by Tracy Ciucci, to approve Ordinance 2024-04 Orange Point POD O Islepointe. The motion passed unanimously (5-0) with Ron Herman and Dr Satesh Raju absent.

PZ-0336 RESOLUTION NO. R2024-06 ORANGE POINT PUD MASTER PLAN AMENDMENT – ISLEPOINTE PROJECT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0001-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD O (FORMALLY KNOWN AS THE EQUESTRIAN CENTER PARCEL), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REMOVE THE EQUESTRIAN CENTER DESIGNATION FROM THE ORANGE POINT PUD MASTER PLAN TO ALLOW DEVELOPMENT OF THE ISLEPOINTE PROJECT (POD O), A 10-ACRE RESIDENTIAL DEVELOPMENT WITH 27 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND CONDITIONS OF APPROVAL AND ADOPT THE ISLEPOINTE PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mrs. Cohen stated there is a commitment from the applicant to work on the suggestions provided by PZAB.

A motion was made by John Bowers, seconded by Maureen Martinez, to approve Resolution R2024-06 Orange Point POD O Islepointe with the following items to be incorporated: to continue to work with the neighbors in the Isles, identify the amount of replacement landscaping to reinforce the existing landscape buffer and increasing setbacks on the east side of the property that are not at the northeast corner, also thoughtful ideas related to pedestrian and bicycle traffic of potential school age children trying to get to Lake Worth Road and exam the entrance to ensure for good privacy on the owners on the other side. The motion passed unanimously (5-0) with Ron Herman and Dr. Satesh Raju absent.

VIII. NEW BUSINESS

PZ-0338 ORDINANCE NO 2024-05 (ORANGE POINT POD I (CANTER) COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0003-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR THE SOUTHERN 22.54 ACRES OF CERTAIN PROPERTY KNOWN AS POD D OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 40 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE SOUTHEAST CORNER OF LAKE WORTH ROAD AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mrs. Cohen administered the oath for those who were not in attendance earlier. Mr. Rabin disclosed that Pulte Group is one of his clients and would have a conflict. Mr. Rabin recused himself.

Damian Newell, Senior Planner, presented the applicant's request to modify the FLUM from Community Facility to Residential C designation and to allow the development of 42 single-family residential units. Mr. Newell reviewed the background of the site. Mr. Newell reviewed the applicant's request on deviations for setbacks from the standard Wellington Land Development Regulations (LDRs) and staff's recommendations, which are included in the Resolution. Staff recommends an additional access that is currently labeled for fire access only to include pedestrian access to the church site in addition to the access along 120th. Mr. Newell illustrated the conceptual site plan. Staff recommends approval and that the file be entered into the record.

Brian Terry, with Insight Studio, advised the Board this parcel of the overall Orange Point PUD was always meant to be residential. Mr. Terry gave a history of how the site was converted to the church site from residential. Mr. Terry reviewed the master plan showing cross access with the church, and the conceptual site plan and pointed out the site is not in the EOZD. Mr. Terry reviewed the building coverage and the reason for the request to allow 50% density. Mr. Terry advised the Board of their meetings with the Isles and Marina Bay. Mr. Terry reviewed the south landscape buffer adjacent to Marina Bay and the east landscape buffer next to Bahia Bay. Mr. Terry stated the applicant disagrees with the staff's recommendation for the additional pedestrian access. Mr. Terry pointed out the master plan illustrates a sidewalk at the entrance and along the western edge of the church site and along the southern edge of the canal on the church site, that would connect to the public sidewalk along Lake Worth Road. This would give the community access to Lake Worth Road. The second access for pedestrians, staff is recommending would add additional undesired liability to the church.

Mr. Robbert inquired if the western cross access into the church is available to both cars and pedestrians. Mr. Terry stated the secondary access into the church from the site is not for everyday traffic, it is for the community only and for the church's special events. Mr. Terry reviewed the traffic analysis with the Board. Mr. Robbert inquired about the timing for improvements on Lake Worth Road and 120th. Ms. Cramer stated there is currently no timeframe, but has been advised the improvement could be a round-a-bout or a signal. Mr. Terry stated at the entrance of the community, the applicant will culvert the canal to minimize any conflicts and to make the turning into the community approachable.

A motion was made by John Bowers, seconded by Maureen Martinez, to open public comment. The motion passed unanimously (4-0) with Adam Rabin recused; Ron Herman and Dr Satesh Raju absent.

John Bowers read into the record comment cards:

- Debra Seemayer Iannotti, 4174 Bahia Isle Circle: opposes.
- Paty Gustafson-Barr, 12113 Indian Mound Road: opposes.

Speakers:

Maureen Brennan, 13481 Fountainview Blvd: opposes.

Luis Escobar, 12301 50th Street: opposes the entrance on 120th but approves of the development.

A motion was made by John Bowers, seconded by Maureen Martinez, to close public comment. The motion passed unanimously (4-0) with Adam Rabin recused; Ron Herman and Dr. Satesh Raju absent.

Mr. Terry stated it is not an option for access from the church on the east side of the church property. The only access would be from 120th. The Board discussed the issues related with Lake Worth Road and 120th.

A motion was made by John Bowers, seconded by Tracy Ciucci, to recommend approval on Ordinance 2024-05. The motion passed unanimously (4-0) with Adam Rabin recused; Ron Herman and Dr. Satesh Raju absent.

PZ-0339 RESOLUTION NO. R2024-19 (ORANGE POINT PUD MASTER PLAN AMENDMENT – CANTER PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0003-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD D (ALSO KNOWN AS THE 40-ACRE PRIVATE CIVIC SITE), TOTALING 40 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE SOUTHEAST CORNER OF LAKE WORTH ROAD AND 120TH AVENUE SOUTH; TO DESIGNATE THE SOUTHERN 22.54 ACRES OF THE ORANGE POINT PUD POD D AS SINGLE-FAMILY RESIDENTIAL AND CREATE A NEW POD KNOWN AS POD I, TO ALLOW DEVELOPMENT OF THE CANTER PROJECT (POD I), A RESIDENTIAL DEVELOPMENT WITH 42 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND THE CONDITIONS OF APPROVAL AND ADOPT THE CANTER PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made by Maureen Martinez, seconded by John Bowers, to recommend approval on Resolution R2024-19, as presented while rejecting staff recommendation to have the east center access for pedestrians and fire and approving the center access for fire only. The motion passed unanimously (4-0) with Adam Rabin recused; Ron Herman and Dr. Satesh Raju absent.

COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

No comments

X. COMMENTS FROM THE BOARD

Mr. Bowers spoke on the new election and commented it has been a pleasure serving with this Board.

XI. ADJOURN

The meeting adjourned at 10:45 pm.

APPROVED: _____
Date

Jeffrey Robbert - Chair

Jennifer Fritz - Recording Secretary