

**MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
February 19, 2025
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 February 19, 2025, 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; Michael Drahos; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca and Stacy Lima.

Member Absent (Excused): Maureen Martinez

Staff present: Rachel Bausch, Assistant Village Attorney; Tim Stillings, Planning, Zoning and Building Director; Sharesse Milachay, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

Mr. Bowers had no comments.

IV. APPROVAL OF MINUTES

PZ-0369 January 15, 2025 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the January 15, 2025, PZAB Meeting Minutes with a correction if warranted. The motion passed unanimously (6-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. OLD BUSINESS

Tim Stillings stated that the Isla Carroll application was withdrawn on February 12.

VII. NEW BUSINESS

PZ-0367 PRESENTATION AND DISCUSSION OF THE 2025-2026 RECREATIONAL TRAILS PROGRAM (RTP) GRANT APPLICATION

Tim Stillings notified the board of a grant application that the Village will be submitting for exercise equipment at Village Park.

PZ-0368 ORDINANCE NO. 2025-04 (K PARK)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMUNITY FACILITIES TO MIXED USE, TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMERCIAL TO MIXED USE, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 71.28 ACRES LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Tim Stilling, Planning, Zoning and Building Director, presented the proposal to modify the Future Land Use Map designated of the property known as K Park from Community Facilities and Commercial to Mixed Use. The staff analysis states that the property will be designed to situate commercial oriented and residential oriented uses towards SR 7. The analysis concludes that the proposed requests comply with the requirements for a Comprehensive Plan Amendment.

Ms. Mariaca inquires about the rationale behind the Village initiating this change instead of waiting for a future applicant. Mr. Stillings explains that Council believes the land use change to a mixed-use designation is more suitable for this parcel regardless of the proposed project, which is why they decided to take the initiative.

Mrs. Lima expressed concerns about the lack of mass transit options aside from buses, and questions whether anyone is addressing connectivity, as she believes this change leads to urban sprawl. Mr. Stillings explains it is actually infill development due to existing infrastructure. The transportation agency has studied transit options connecting Wellington to downtown West Palm Beach and is in the early stages of a feasibility study.

Mrs. Lima and Ms. Mariaca ask if developers can be encouraged to preserve green space in future Wellington projects to avoid a landscape dominated by buildings and concrete. Mr. Stillings uses the Axis II project (10-acre site) as an example, explaining that they seek opportunities to maximize green space. In this project, Wellington secured more green space than planned and therefore we able to ensure these areas remain in their natural state.

In regard to the history of the site, Mr. Bowers asks what the land use designation was at the time Wellington acquired the site. Mr. Stillings responds that it was designated Agricultural Residential (AR).

A motion was made by Jeffrey Robbert and seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (6-0).

None.

A motion was made by Elizabeth Mariaca, seconded by Jeffery Robbert, to close public comment. The motion passed unanimously (6-0).

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance No. 2025-04 K Park Comprehensive Plan Amendment. The motion passed unanimously (6-0).

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Tim Stillings introduced Sharesse Milachay as the new recording secretary for the board. The next meeting will be March 19, 2025.

X. COMMENTS FROM THE BOARD

John Bowers mentions a date needs to be corrected on page two of the staff report and should be November 17, 2008. Mr. Stillings states the correction will be made.

XI. ADJOURN

The meeting adjourned at 7:32 pm.

APPROVED: _____
Date

John Bowers - Chair

Recording Secretary