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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 17, 2020
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington Planning, Zoning and Adjustment Board held on November 17, 2020 at 7:00 p.m. at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Elizabeth Mariaca called the meeting to order at 7:00 p.m.

Members present: Elizabeth Mariaca; Maureen Martinez; John Bowers; Ron Herman and Sal Van Casteren.

Absent: Jeffrey Robbert and Adam Rabin.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Tim Stilling, Planning Director; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

None.

IV. APPROVAL OF MINUTES

PZ-0218 OCTOBER 14, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Maureen Martinez, to approve the October 14, 2020 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. NEW BUSINESS

PZ-0215 ORDINANCE NO 2020-19 REPEALING THE INTERGOVERNMENTAL COORDINATION ELEMENT AND REPLACING WITH THE COMMUNITY PARTNERSHIPS ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE INTERGOVERNMENTAL COORDINATION ELEMENT AND REPLACE WITH THE COMMUNITY PARTNERSHIPS ELEMENT, INCLUDING ANY ELEMENT MAPS, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning Director, advised the Board there are three Comprehensive Plan Amendments presented tonight. Mr. Stilling advised the Board of the requirement for Wellington to have a Comprehensive Plan. Mr. Stillings reviewed the various elements of the Comprehensive Plan, with each Element comprised of Goals, Objectives and Policies, which serve as the principles and guidelines for the Comprehensive Plan. The Comprehensive Plan Elements being brought forward tonight are the Land Use and Community Design Element, Community Partnerships and Capital Improvements Elements. Mr. Stillings reviewed the history of Wellington and when the first Wellington Comprehensive Plan was adopted. The Community Partnership Element guides and fosters partnerships with governmental agencies and community partners. Mr. Stillings reviewed the continuing concepts and the agencies involved. Mr. Stillings gave a summary of the updates for the Community Partnership Element.

Mr. Bowers inquired on concerns with disputes with other municipalities or Palm Beach County and if the comprehensive plan would address those type of issues. Mr. Stillings advised the Board of the Intergovernmental Plan Amendment Review Committee (IPARC) role in disputes but Wellington would first attempt to resolve the issue before going to IPARC. IPARC has a fact-finding panel that would give recommendations on any disputes.

Sal Van Casteren inquired if the Florida Statute had any major changes to our redevelopment plans. Mr. Stillings stated the changes had the opposite effect with much of the growth management regulations review is now limited to statewide impact only.

Maureen Martinez inquired on public facilities and coordination. Mr. Stillings stated it is not pertaining to facilities, but all activities. The Board will see a connection in the Education Element that is more specific.

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

None.

A motion was made by Maureen Martinez, seconded by Ron Herman, to close public comment. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

A motion was made by John Bowers, seconded by Ron Herman, to recommend approval of Ordinance 2020-19. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

PZ-0216 ORDINANCE NO 2020-18 REPEALING THE LAND USE ELEMENT AND REPLACING WITH THE LAND USE AND COMMUNITY DESIGN ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE LAND USE ELEMENT AND REPLACE WITH THE LAND USE AND COMMUNITY DESIGN ELEMENT, INCLUDING ANY ELEMENT MAPS, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings gave a summary of the updates for the Land Use and Community Design Element, which establishes Land use and design principles and standards to protect existing neighborhood. The Land Use Element also establishes a strategy for reinvestment and redevelopment in eligible areas such as the Wellington Green Mall, golf courses and older multifamily areas. Mr. Stillings gave a summary of the Land Use Element changes, including the Land Use Map. Mr. Stillings explained simplifying the Mixed Use, the correction of the Wellington Green Mall uses, naming change from Industrial to Flex and Community Facilities that was previously labeled Institutional Facilities. Mr. Stillings reviewed incentives and bonuses that would allow certain areas for community redevelopment.

Mr. Bowers inquired on how the bonus density would work. Mr. Stillings answered there are a number of ways one could be a point system on community benefits or a tier system. Cory Lyn Cramer used the Coach House request as an example for a height increase and how they had to meet a certain criteria to obtain a bonus.

Mr. Van Casteren stated these changes are not a guarantee of an increase density bonus. Mr. Stillings stated the intent is any request is reviewed on a case-by-case basis.

Mr. Stillings stated some of the Comprehensive Plan language is being removed since it is already in the Land Development Regulations (LDR). Language was added into Objectives and Policies addressing golf courses and addressing the loss of open space. Mr. Stillings stated the Land Use Element contains the most of the maps series.

Mrs. Martinez inquired on the golf course updates and the conversions. Mr. Stillings stated any land use change would have to be compatible with the surrounding land use and the maximum density allowed. Mrs. Martinez inquired on the open space and Section 1.3.4 seems to lessen what a developer would have to do to convert a golf course. Mr. Stillings stated staff wants to encourage public meetings before the developer comes to the Village with a plan. Mrs. Martinez asked for the differences from what the Village has now compared to this version. Ms. Cramer stated adding an additional public outreach that was not in the Comprehensive Plan before. Ms. Cramer commented the LDR implements the Comprehensive Plan. The details would be in the LDR or the Development Review Manual (DRM), which is not changing.

Ron Herman inquired on a conversion and guaranteed entitlement. Mr. Stillings stated there is no entitlement due to meeting the minimum standard. Mr. Herman inquired on not listing a required number of meetings. Mr. Stillings stated the Board could recommend removing the number of meetings. Ms. Cramer stated staff always recommends to developers to meet with the neighboring communities.

Mrs. Martinez inquired on what is the North Course. Mr. Stillings advised the property is located west of the library on the north side of Forest Hill Boulevard. Mrs. Martinez inquired on why a privately owned property is in the objectives. Mr. Stillings stated the North Course is a prime property for redevelopment. The Board discussed on how to remove the privately named property from the Comprehensive Plan and change the wording to make it a general reference. Mrs. Martinez suggested rewording to foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers, instead of saying commercial center, say commercial centers and properties along Forest Hill Boulevard. Mr. Stillings agreed.

Mr. Bowers inquired on the floor area ratio (FAR) bonus for residential and capping the FAR. Mr. Stillings stated FAR is for commercial use, not residential.

Mrs. Martinez commented on that most of the objectives deal with quality, character, compatibility and enhancement, but the golf course is about conversion from one land use designation to another. Mrs. Martinez stated she feels the way in Section 3.2.2; 3.2.3 and 3.2.4 that the way it is written it is about conversion and does not feel it belongs in the design element. Mr. Stillings stated it does not have to be in the design element, but currently there are three out of the seven golf courses that are vacant and this would address them. Ms. Cramer stated it is national trend in converting golf courses. There are communities that backup to a golf course or any type of open space area and this is a way to communicate that the golf courses could be converted to a different use. Mrs. Martinez stated those three components do not belong in this section. Mr. Van Casteren commented staff is putting in some boundary lines or guidelines for

developers. Mr. Stillings stated it is dealing with land use, and some communities have it in their LDR and some communities treat it as a standard land use-rezoning proposal.

Mr. Bowers inquired if the current LDR deals with it. Mr. Stillings stated the LDR does not currently address it. Mr. Stillings offered to remove all of the 3.2 objectives and bring back for further discussion in the future.

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

None.

A motion was made by John Bowers seconded by Maureen Martinez, to close public comment. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

A motion was made by Maureen Martinez, seconded by Ron Herman, to recommend approval of Ordinance 2020-18 with the revision to Section 2.4, where it would read; foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers and properties along Forest Hill Boulevard. Effectively striking out this section or the rest of the sentence, including the former North Course and adding the word “properties” and removing from our recommendation Objective 3.2 in its entirety including 3.2.1; 3.2.2; 3.2.3 and 3.2.4. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

The motion amended by Maureen Martinez, seconded by Ron Herman, to include removing the entire third paragraph starting with “This element also addresses” and ending with “new development” found on page 47 of 229, from the summary of the Land Use and Community Design Element. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

Public Comment after the motion:

Haakon Ganges, 13783 52rd Rd, inquired on Best Management Practices (BMP) and enforcement when complying with Florida Statutes.

PZ-0217 ORDINANCE NO 2020-12 REPEAL AND REPLACE THE CAPITAL IMPROVEMENTS ELEMENT

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL AND REPLACE THE CAPITAL IMPROVEMENTS ELEMENT IN ITS ENTIRETY, AS

CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings reviewed the Capital Improvement Element addresses the services and facility that the Village provides directly. The Capital Improvement Element includes the 5-Year Capital Improvement Plan affecting Level of Services that is required to be updated annually. Mr. Stillings reviewed the summary of updates. Mr. Stillings highlighted the next 5-Year Capital Improvement Plan projects.

A motion was made by John Bowers, seconded by Sal Van Casteren, to open public comment. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

None.

A motion was made by Sal Van Casteren, seconded by John Bowers, to close public comment. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2020-12. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

Ms. Cramer reviewed the items scheduled for the December and January meetings with the Board.

IX. COMMENTS FROM THE BOARD

Ms. Mariaca reminded the other Board members to take their required training and wished everyone a good holiday.

X. ADJOURN

The meeting adjourned at 9:05 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary