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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
September 13, 2022
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 September 13, 2022, at 7:00 p.m. 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 p.m.

Members present: Jeffrey Robbert; Adam Rabin; Ron Herman; and Tracy Ciucci. John Bowers arrived during the staff's presentation of New Business PZ-0268.

Members absent: Maureen Martinez and Satesh Raju.

Staff present: Laurie Cohen, Wellington Attorney; Tim Stillings, Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. REMARKS BY CHAIRMAN

None.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. APPROVAL OF MINUTES

**PZ-0270 AUGUST 17, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES**

A motion was made by Adam Rabin, seconded by Ron Herman, to approve the August 17, 2022 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer requested to reorder New Business PZ -0268 to be heard first, followed by the next New Business PZ-0269 and have Old Business PZ-0267 heard last. The Board agreed.

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

Laurie Cohen administered the oath.

VII. OLD BUSINESS

PZ-0267 RESOLUTION NO. PZAB R2022-01 (2420 GREENBRIAR BOULEVARD VARIANCE)

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2022-0001-VAR) FROM TABLE 6.3-1, GENERAL PROPERTY DEVELOPMENT REGULATIONS, OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) FOR REDUCED FRONT AND SIDE SETBACKS TO ACCOMMODATE AN AIRPLANE HANGAR FOR CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR BOULEVARD WITHIN THE AEROCUB SUBDIVISION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cramer advised the Board the approval for the request is decided by the Planning, Zoning and Adjustment Board and the request does not move to the Village Council.

Ron Herman declared he had a phone call with the applicant, when the request was originally to be presented. Mr. Bowers spoke with staff, the applicant and Councilman McGovern. Mr. Bower also saw the site of the hangar. Mr. Rabin declare he had spoken with Councilman McGovern. Mr. Robbert had spoken to the applicant and Councilman McGovern. Tracy Ciucci had spoken with Councilman McGovern but not clear if they had discussed this project.

Mrs. Ferraiolo, Senior Planner, presented the request for a variance to reduce the front setback from 50 feet to 20 feet and the side setback from 15 feet to 10 feet to accommodate an airplane hangar. Staff requested the file be entered into the record. Staff recommends denial and stated the reasons why it does not meet the requirements of a variance. Mrs. Ferraiolo introduced Don Hearing, with Cotleur and Hearing, agent for the applicant.

Mr. Hearing presented to the Board the request to reduce the setbacks. Mr. Hearing illustrated the location of the property and the placement of the setback request. Mr. Hearing reviewed other properties with reduced front and side setbacks. Mr. Hearing advised the Board that Aero Club is a unique community. The needs of a community have changed and it is appropriate for the variance to be approved.

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

Marrisa Starpett, 15850 Britten Lane, opposes.

Gary Czajkowski, 15750 Boeing Court, approves.

Charles Higgins, 12418 Sawgrass Court, designed the hangar and supports.

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

John Bowers inquired on the original plan showing a proposed hangar. Mrs. Ferraiolo stated the original building plan did show a hangar shown in the setbacks but no reviewed was done for the hangar. The review was only for the single-family house.

Mr. Rabin inquired on the comments solicited in the community. Mr. Hearing stated there was extensive communications, the applicant spoke with all of her surrounding neighbors and the POA. Mr. Rabin inquired about the Board for Aero Club. Mr. Hearing stated he does not have that information. Mr. Rabin inquired on setting a precedence. Mr. Hearing stated each variance is reviewed on that specific request. Ms. Cohen stated there would be no legal precedence.

Mr. Herman inquired on the hardship and the can the property accommodate a hangar. Mr. Hearing stated this particular site should have a reduce setback. Mr. Herman inquired on the approval of the other properties that have the reduced setbacks. Ms. Ferraiolo stated Wellington staff had not approved any reduced setback for any lots in Aero Club.

Mr. Bowers stated the lot is unique. The applicant knew the location of the future hangar. Mrs. Ferraiolo stated the building permit that had the future hangar on it was only for the house. The lot was design by the current homeowner. Mr. Bowers stated they created the hardship. Mrs. Ferraiolo stated Aero Club could request to reduce the setbacks, but no application has been received. Mr. Hearings stated Aero Club would not want to open pandoras box with that type of request. The hangar doors are 60' wide by 60' high.

Ms. Ciucci stated many of the homeowners would like to change their hangars. Ms. Ciucci questioned on when the pool was built and why the hangar was not built at that time. Mr. Hearing did not know.

Mr. Bowers inquired on when the setbacks changed. Mrs. Ferraiolo stated it was in 1998.

Mr. Herman quoted from a letter received from Mr. Nichols that the hangar could have been designed where the pool is. Mr. Hearing stated that is a response from someone opposing the request. Mr. Hearing state the hangar should never be located where the pool is.

Mrs. Ferraiolo stated if the house was design without being on an angle, the hangar could have met the setbacks.

Mr. Higgins, architect of the hangar, advised the Board that the reason why the size of the hangar is larger than older hangers is due to the paving of the run way.

A motion was made by Ron Herman, seconded by Traci Ciucci, to deny item PZ-267. The motion passed unanimously (4-1) with John Bowers dissenting and Maureen Martinez and Satesh Raju absent.

VIII. NEW BUSINESS

PZ-0268 RESOLUTION NO. R2022-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 6 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2022-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 6 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 500 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 6; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath.

Jeffrey Robbert drove by the site; the rest of the Board had no ex-parte communication to declare.

Kelly Ferraiolo, Senior Planner, presented the request to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 6 of Winding Trails. Currently, there is only one access point that is shared by Lots 5 and 6. The owners is requesting a separate entrance to Lot 6 for the use of the residence. Mrs. Ferraiolo gave a brief background history of the site. Staff supports the request and requested the file be made part of the record. Mrs. Ferraiolo introduced Don Hearing with Cotleur and Hearing, agent for the applicant.

Mr. Hearing presented the request to amend the master plan for Winding Trails. Mr. Hearing gave a history of the Winding Trails to the Board and the location of lots 5 and 6 and the proposed access points with the auto turn ingress and egress. Mr. Hearing pointed out the additional access point is for a single-family resident.

Ron Herman inquired on the background and history of the lots. Mr. Hearing stated Village Council approved the unity of the lots and the merit of the request reduces the intensity on Lot 6.

John Bowers inquired on concerns on having to create further access points. Mrs. Ferraiolo stated the only other lots that possibly would ask for additional access points is Lots 8 and 9. Lots 1, 2, and 3 have a shared driveway.

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

Luis Abellon, 15330 Hawker Lane, expressed concern on the horses being under the take-off strip and confirming the lot would be residential only.

Gary Czajkowski, 15750 Boeing Court, approves.

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

Mr. Hearing stated the applicant would be happy for a condition of approval to limit Lot 6 to residential.

Adam Rabin inquired on the airstrip. Mrs. Ferraiolo stated the original approval review took into consideration the landing strip and runway at that time. Ms. Cramer stated the structure meets all the setback requirements and is not in the take-off or landing zone.

Mr. Robbert stated with the original approval the access points on Aero Club was to be limited. Mrs. Ferraiolo stated the bases of limiting the access points was due to bus stops and the traffic from the driveway to turn in and out of the driveways. Staff does not believe that would be an issue.

Ms. Cramer stated that staff worked with Palm Beach Sheriff Office (PBSO) to educate the parents and students on the proper location of the bus stops and using the correct locations for drop-off and pick-up.

Ms. Cohen stated his decision is on the evidence on the material presented tonight.

Mr. Hearing stated the big concern was the big horse trailers, not the residential traffic.

Mr. Robbert inquired on making the additional entrance residential size. Ms. Cramer stated that could be a recommendation from the Board. Mr. Hearing stated the smaller radius makes more sense.

Mr. Robbert inquired on the homeownership of the resident. Ms. Cramer stated that was connected to the rental of stalls and the owner cannot rent out stalls without the owner being there.

Mr. Rabin inquired on the radius of the driveway. Ms. Cramer explained the radius was designed to have a 45-degree radius to match the other access drives. The applicant suggested reducing the access point back to a 30-degree radius, which is typical for a residential driveway.

A motion was made by John Bowers, seconded by Adam Rabin, to recommend approval of item PZ-268, Resolution R2022-47 with a condition for a residential

driveway, and the width be no greater than 30 feet. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

PZ-0269 RESOLUTION NO. R2022-51 (WELLINGTON PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE WELLINGTON PLAN UNIT DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath.

The Board had no ex-parte to declare.

Damian Newell, Senior Planner, presented to the Board the request to replace the current Wellington Planned Unit Development (PUD) Master Plan with an updated graphical illustration of the plan, restate current approvals and reflect current development conditions within the subject area. The proposed changes are intended to clean-up and illustrate a current representation of what was approved over the years and actually built. Mr. Newell reviewed the amendments to the Board. Staff recommended approval.

The Board congratulated staff on good work.

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

None.

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

A motion was made by Adam Rabin, seconded by Ron Herman, to recommend approval of item PZ-269, Resolution R2022-51. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer advised the Board of upcoming items. Ms. Cramer thanked the members that attended the joint workshop with the Equestrian Preserve Committee. Ms. Ciucci inquired if

the material from the workshop would be heard at the October meeting. Ms. Cramer stated it is still under review.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 8:59 p.m.

APPROVED: _____
Date

Jeffrey Robbert-Chair

Jennifer Fritz-Recording Secretary