



A Great Hometown...
Let Us Show You!

**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
August 17, 2022
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 August 17, 2022, at 7:00 p.m. at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Cory Lyn Cramer called the meeting to order at 7:00 p.m.

Members present: Adam Rabin; Ron Herman; Maureen Martinez; Satesh Raju; and Tracy Ciucci.

Members absent: Jeffrey Robbert and John Bowers

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. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

Cory Lyn Cramer, Planning and Zoning Manager, welcomed the new Board Members. The Board members introduced themselves.

III. ELECTION OF THE CHAIR

Laurie Cohen explained the process for nominations of Chair and Vice-Chair.

Adam Rabin nominated Jeffrey Robbert for Chair, seconded by Maureen Martinez. There were no other nominations for Chair. The vote was unanimously approved Jeffrey Robbert as Chair.

Tracy Ciucci nominated John Bowers for Vice-Chair seconded by Maureen Martinez. There were no other nominations for Vice-Chair. The vote was unanimously approved John Bowers as Vice-Chair.

Maureen Martinez served as Chair due to the absence of Mr. Robbert.

Cory Lyn Cramer advised the Board the signature pages on the items presented tonight will be updated with the new Chair information. The item for Lotis Rezoning had a minor clarification in the title of the Ordinance. Ms. Cohen advised the Board the first item is a quasi-judicial item.

IV. APPROVAL OF MINUTES

PZ-0262 MARCH 9, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Ron Herman, seconded by Adam Rabin, to approve the March 9, 2022 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Jeffrey Robbert and John Bowers absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Ms. Cohen administered the oath.

Tracy Ciucci spoke with Mr. McGovern. Adam Rabin spoke to staff and Mr. McGovern. Satish Raju spoke with staff. No other Board member had any ex-parte to disclose.

VII. NEW BUSINESS

PZ-0263 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.

Kelly Ferraiolo, Senior Planner, introduced David Milledge with Cotleur and Hearing, agent for the applicant.

Mr. Milledge advised the Board the applicant is requesting to table their item until a full Board is in attendance. Ron Herman declared he had previously spoke with the applicant and representatives.

Ms. Cohen advised the Board their discussion is only on granting the postponement.

A motion was made by Adam Rabin, seconded by Satesh Raju, to recommend tabling the item until the September 13, 2022. The motion passed unanimously (5-0) with Jeffrey Robbert and John Bowers absent.

Tim Stillings, Planning Director, advised the Board the next meeting will be held on Tuesday, September 13, 2022.

PZ-0263 ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNERS; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath and requested ex-parte from the Board.

Ron Herman had spoken with Mr. McGovern. Adam Rabin had spoken with Mr. McGovern and staff. Satech Raju spoke to staff. No other Board member declared ex-parte.

Damian Newell, Senior Planner, advised the Board there would be one presentation for the Lotis requests and separate votes for each item is required. Mr. Newell presented to the Board the background of the project and the location. Mr. Newell reviewed the request to Annex into Wellington, the Comprehensive Plan Amendment (CPA) is to allow a Multiple Use Planned Development (MUPD) and to rezone the property to MUPD. The requests are compatible with the surrounding land use and rezoning. Staff recommends approval for all the requests. Mr. Newell requested the file be entered into the record.

Brian Terry, with Insite Studio, agent for the owners, illustrated to the Board the difference between Lotis 1 and Lotis 2. Mr. Terry reviewed how the applications are compatible with the neighboring MUPDs. Mr. Terry illustrated the conceptual Master Plan and the various uses being proposed. Mr. Terry advised the Board the applicant has been meeting with Black Diamond residents for close to a year in regards to the design of the project.

Mr. Raju inquired on the buffer from Black Diamond. Mr. Terry the site plan is still a work in progress and that detail will be addressed then.

Ms. Ciucci inquired on the commercial space on Lotis 1. Mr. Terry stated the commercial would be fronting State Road 7 and the residential behind. The applicant has received a currency determination letter from the Palm Beach County School Board.

Mr. Herman was pleased that the applicant has met with Black Diamond residents. Mr. Herman inquired on the Palm Beach County (PBC) approval is only good for a year. Mr. Newell explained that it continues with the application.

Mr. Rabin inquired on the Black Diamond residents. Mr. Terry stated they have not heard of anything from the residents. Mr. Rabin asked for an explanation on the verbiage on horizontal and vertical. Mr. Terry explained to the Board the difference.

Ms. Martinez inquired on restrictions on converting the open space in the future. Mr. Terry stated the lake would be used for water management. Ms. Cramer stated any condition would be addressed with the master plan. Ms. Martinez inquired on if the office space could be offered to the Wellington residents first. Ms. Cramer stated the goal would be for Wellington residents, but staff cannot require residents to receive first choice. Ms. Martinez inquired on the residential being all rental. Mr. Terry stated that is correct.

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

None.

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

A motion was made by Adam Rabin, seconded by Tracy Ciucci, to recommend approval of item PZ-263, Ordinance No. 2022-26. The motion passed unanimously (5-0) with Jeffrey Robbert and John Bowers absent.

PZ-0264 ORDINANCE NO. 2022-27 (LOTIS II FUTURE LAND USE MAP {FLUM} AMENDMENT TO THE 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 2021-0002-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Ron Herman, seconded by Satish Raju, to recommend approval of Ordinance No. 2022-27. The motion passed unanimously (5-0) with Jeffrey Robbert and John Bowers absent.

PZ-0265 ORDINANCE NO. 2022-28 (LOTIS II REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Tracy Ciucci, seconded by Adam Rabin, to recommend approval of Ordinance No. 2022-28. The motion passed unanimously (5-0) with Jeffrey Robbert and John Bowers absent.

VIII. COMMENTS FROM PUBLIC

No comments were made.

IX. COMMENTS FROM STAFF

Ms. Cramer advised the Board of upcoming items and the next meeting will be held on a Tuesday, September 13, 2022. Ms. Cramer encouraged the Board to meet with staff before future meeting to discuss any items that are on the agendas.

X. COMMENTS FROM THE BOARD

None.

XI. ADJOURN

The meeting adjourned at 8:01 p.m.

APPROVED: _____
Date

Chair

Jennifer Fritz-Recording Secretary