

**MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD**

April 16, 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 April 16, 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; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; Stacy Lima and Ryan Mishkin.

Member Absent (Excused): Michael Drahos

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Christian Santa-Gonzalez, Planner; 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-0372 February 19, 2025 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the February 19, 2025, PZAB Meeting Minutes. The motion passed unanimously (6-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

PZ-0371 ORDINANCE NO. 2025-11 (AMENDMENT TO WELLINGTON GREEN LAND USE ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented a staff-initiated request for approval of an amendment to the land use ordinance for the Wellington Green Project. This request aims to remove conditions previously associated with the Wellington Green project, effectively serving as a cleanup.

Ms. Mariaca sought confirmation from Mr. Newell that this cleanup is routine and not in anticipation of any upcoming developments. Mr. Newell affirmed this, explaining that any future developments would need to be addressed and cleaned up prior to board consideration, which is the rationale behind initiating this request.

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

None.

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

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance No. 2025-011 Amendment to Wellington Green Land Use Ordinance with the

correction to put quotation marks after the period on page 114 line 34. The motion passed unanimously (6-0).

PZ-0370 ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) 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 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Christian Santa-Gonzalez, Planner, presents a request to amend the Future Land Use Map (FLUM) designation from Palm Beach County Rural Residential 10 (RR/10) to Wellington's Conservation (CN) designation. Christian explains that the goal is to reduce high phosphorus levels and ensure compliance with federal water quality standards.

Elizabeth inquired that one of the benefits of this request is to be eligible to receive federal grants.

John Bowers questions if there would be grants that would be able to support the ongoing cost of maintenance of the property. Ms. Cramer responded that, typically, such grants do not cover maintenance expenses. However, she noted that this does not preclude the existence of grants that might do so. Generally, grants are intended to support expansion, not necessarily land expansion, but the enhancement of the system itself.

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

None.

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

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance No. 2025-06 Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment. The motion passed unanimously (6-0).

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Cory Lyn Cramer stated that at the next Planning and Zoning meeting, the board will be presented with the Marketplace project, which includes a Comprehensive Plan Amendment, Master Plan Amendment and a Conditional Use request. Additionally, the meeting will feature a presentation of an Appeal.

X. COMMENTS FROM THE BOARD

The board welcomes Ryan Mishkin as the newest member of the Planning and Zoning Board.

XI. ADJOURN

The meeting adjourned at 7:27 pm.

APPROVED: _____
Date

John Bowers - Chair

Recording Secretary