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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
March 28, 2024
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 March 28, 2024, at 7:00 PM 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 PM.

Members present: Jeffrey Robbert; Ron Herman; Maureen Martinez; and Dr. Satish Raju and Adam Rabin.

Absent: John Bowers and Tracy Ciucci.

Staff present: Rachel Bausch, Assistant Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Christian Santa-Gonzalez, Planner; and Douglas Helkowski, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY CHAIRMAN

None.

IV. APPROVAL OF MINUTES

PZ-0331 February 28, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Adam Rabin, seconded by Maureen Martinez, to approve the February 28, 2024 PZAB Meeting Minutes. The motion passed unanimously (5-0) with John Bowers and Tracy Ciucci absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer asked the Board to move items PZ-0333 and PZ-0334 to the beginning of the agenda.

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

Rachel Bausch administered the oath for the Iorizzo Master Plan. The Board had no ex-parte communications to disclose.

VII. OLD BUSINESS

PZ-0330 RESOLUTION NO. R2024 – 04 IORIZZO MASTER PLAN

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2023-0004-MPA) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN; APPROVING A 8,800 SQUARE FOOT MEDICAL OFFICE USE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the applicant’s request to convert the existing restaurant building into a medical office building. Mr. Newell advised of the location, background and history of the site. Mr. Newell reviewed the changes to the conditions of approvals.

Troy Holloway, with 2GHO, on behalf of the owner and applicant Ancoal Investments LLC. advised the Board the request is to change the existing building from restaurant use to a medical use. Mr. Holloway gave a presentation on their request pointing out the existing parking; history of the site and the only change is the use from restaurant to medical office.

Ron Herman inquired on the need for more medical offices and were there any concerns from the hospital. Mr. Newell stated there is no concern for these smaller medical offices from the hospital.

Jeffrey Robbert expressed concern on the trend of converting restaurants to medical. Mr. Newell pointed out the new restaurants coming with the development of Lotis.

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

Gerard Ripo, representing the Self-Storage located behind Cheddars: approves.

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

A motion was made by Dr. Satish Raju, seconded by Ron Herman, to approve Resolution R2024-04 Iorizzo Master Plan. The motion passed unanimously (5-0) with John Bowers and Tracy Ciucci absent.

VIII. NEW BUSINESS

PZ-0333 ORDINANCE NO. 2024-04 ORANGE POINT POD O ISLEPOINTE 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 2023-0002-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PZ-0334 RESOLUTION NO. R2024-06 ORANGE POINT PUD MASTER PLAN AMENDMENT – ISLEPOINTE PROJECT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0001-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD O (FORMALLY KNOWN AS THE EQUESTRIAN CENTER PARCEL), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REMOVE THE EQUESTRIAN CENTER DESIGNATION FROM THE ORANGE POINT PUD MASTER PLAN TO ALLOW DEVELOPMENT OF THE ISLEPOINTE PROJECT (POD O), A 10-ACRE RESIDENTIAL

DEVELOPMENT WITH 27 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND CONDITIONS OF APPROVAL AND ADOPT THE ISLEPOINTE PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jerrod Purser with WGI requested a postponement to the April Planning, Zoning and Adjustment Board (PZAB) agenda. The applicant would like to address any concerns and questions from the neighbors. Ms. Cramer pointed out the meeting is on April 17, 2024.

A motion was made by Ron Herman, to postpone Items PZ-0333 and PZ-0334 until the April 17, 2024 Planning, Zoning and Adjustment Board meeting. The motion passed unanimously (5-0) with John Bowers and Tracy Ciucci absent.

Ms. Cramer advised to keep the material handed out today for the next meeting. Any additional comments will be updated.

PZ-0329 ORDINANCE NO. 2024-02 ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS FENCES, WALLS AND HEDGES

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF CLARIFYING FENCE SETBACK REQUIREMENTS, MODIFYING HEDGE HEIGHT REQUIREMENTS, AND PROVIDING ADMINISTRATIVE APPROVALS WITH CRITERIA REQUIREMENTS FOR NON-COMFORMING HEDGES ALONG MAJOR THOROUGHFARES IN EFFORTS TO ACHIEVING CONSISTENT APPEARANCE FOR HEDGES AND FENCES ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Christian Santa-Gonzalez, Planner, presented the request to amend the Land Development Regulations (LDRs) for fences and hedges. Mr. Santa-Gonzalez reviewed the timeline of the original ordinance, and the challenges residents are facing to comply with the original ordinance. The proposed amendment is an attempt to address the challenges and the issues for the residents. Staff recommends to reduce the hedge height from eight feet to six feet in height; the hedge setback from three feet to a minimum of two feet and the fence setback from five feet to three feet. The proposed amendment is to allow residents to request a waiver that can be approved administratively by Wellington staff, rather than going to the Architectural Review Board for approval. Mr. Santa-Gonzalez stated an example of an existing healthy ficus hedge and the if applicant meets the criteria, they would be granted permission to keep the ficus hedge material with conditions.

The Board inquired on the basis for the amendment. Ms. Cramer stated the original amendment was done last year to create a consistent quality visual along the thoroughfares. Staff is addressing the challenges that staff has seen since the original adoption. The Board inquired on the existing properties that do not meet the requirements. Mr. Santa-Gonzalez stated some properties are legal non-conforming and staff is not asking those property owners to move their hedges or fence. Mr. Santa-Gonzalez used as an example, if a fence does not have a hedge planted in front of the fence, then it is a code violation and does not meet the requirements for a waiver. The original intent is to ensure proper maintenance. Code will not address existing hedges that are being properly maintained. Mr. Santa-Gonzalez stated the hedge material must have the ability to grow to the six to eight feet in height. Adam Rabin spoke about the problems with ficus hedges.

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

Mr. Robbert read an email received from Kathleen Wickles, 11946 Suellen Circle-Channing Villas: opposes.

Steven Morris, 446 Indigo Avenue: opposes.

Leslie Andriola, 11864 Suellen Circle-Channing Villas: opposes.

Terry Stitt, 560 Indigo Avenue: opposes.

Halsey Smith, 13907 Ishnala Circle: opposes.

Gary Ritson, 432 Indigo Avenue: opposes.

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

The Board expressed concern on the costs the residents would incur. Mr. Santa-Gonzalez reviewed the amendments to the original ordinance. There was a discussion on the plant height, type of plants, and obtaining a consistent quality visual. Ms. Cramer explained the criteria on applying for a waiver. Mr. Rabin asked staff to list the items that would be a burden to the public. Mr. Santa-Gonzalez stated to relieve some burdens from the property owner is the change from three to two feet on center for planting and the submittal of the vegetation removal for staff to ensure the plant material would match the setbacks. Mr. Santa-Gonzalez explained the initial correspondence was sent out to advise the homeowners of the new regulations and where they do not comply. Mr. Robbert commented there is some confusion on the proposed amendment. Mr. Robbert suggested before this goes to Council to notify the public individually that they do not have to make changes if they are a legal non-conforming property.

A motion was made by Ron Herman, seconded by Adam Rabin, to recommend approval on Ordinance 2024-02. The motion passed unanimously (5-0) with John Bowers and Tracy Ciucci absent.

COMMENTS FROM PUBLIC

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

Maureen Brennan, 13481 Fountainview Boulevard, requested the Board to visit 120th Street in the equestrian preserve area to address future applications requesting development.

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

IX. COMMENTS FROM STAFF

Ms. Cramer advised the Board of the items on the April meeting.

X. COMMENTS FROM THE BOARD

Mrs. Bausch stated Council would select the Board Members in May.

XI. ADJOURN

The meeting adjourned at 8:46 pm.

APPROVED: _____
Date

Jeffrey Robbert - Chair

Jennifer Fritz - Recording Secretary