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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
March 11, 2020  
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 11, 2020 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER/ROLL CALL**

Stephen A. Levin called the meeting to order at 7:02 p.m.

**Members present;** Stephen A. Levin; Sal Van Casteren; Dr. Carmine Priore; Alan Shullman; Elizabeth Mariaca and Maureen Martinez. Jeffrey Robbert arrived late.

**Staff present:** Laurie Cohen, Village Attorney; Tim Stillings, Planning Director; Cory Lyn Cramer, Development Review Coordinator; Shannon LaRocque, Utilities Director; Branden Miller, Planner and Jennifer Fritz, Recording Secretary.

**II. REMARKS BY THE CHAIRMAN**

None.

**III. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

Cory Lyn Cramer commented the Planning, Zoning and Adjustment Board (PZAB) April 8 PZAB meeting will need to be rescheduled due to a holiday conflict. Ms. Cramer advised April 1, April 6, or April 7 dates are available. The Board will get back to staff on their availability. Ms. Cramer introduced Tim Stillings, the new Planning Director to the Board. Mr. Stillings introduced himself.

**V. SWEARING IN OF SPEAKERS**

Not required.

**VI. NEW BUSINESS**

**PZ-0199 ORDINANCE NO. 2020-07 (WATER SUPPLY FACILITIES 10-YEAR WORK PLAN AND RELATED UPDATE OF WELLINGTON'S COMPREHENSIVE PLAN)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING WELLINGTON'S WATER SUPPLY FACILITIES 10-YEAR WORK PLAN AND AMENDING WELLINGTON'S COMPREHENSIVE PLAN TO INCORPORATE THE WORK PLAN BY REFERENCE WITHIN THE INFRASTRUCTURE ELEMENT, AS REQUIRED BY FLORIDA STATUTE; AMENDING REFERENCES TO THE WORK PLAN IN THE FUTURE LAND USE, CONSERVATION, INFRASTRUCTURE, INTERGOVERNMENTAL COORDINATION, RECREATION AND OPEN SPACE, AND CAPITAL IMPROVEMENTS ELEMENTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Branden Miller, Planner presented the Ordinance 2020-07 for the Wellington Water Supply Plan. Mr. Miller requested to enter the file into the record and introduced Shannon LaRocque, Utilities Director of the Village of Wellington who will be available for any questions. Mr. Miller explained that local governments are required to update as per Florida Statutes local government's water supply plan. The plan shall be updated within 18 months after a South Florida Water Management District's (SFWMD) approves an updated regional water supply plan. Mr. Miller stated the purpose of the update is to reflect any changes in the regional plan that affect the local water supply and work plan. SFWMD adopted a new regional water supply plan on November 9, 2018. Staff recommends approval of the proposed ordinance that adopts the Work Plan and incorporates by reference as part of the respective elements of the Comprehensive Plan elements.

Ms. Mariaca inquired on the timeframe of Wellington adopting the water supply plan. Mr. Stillings stated the SFWMD final plan adoption was in November 2018. The utilities department was working on number of initiatives that were a priority before getting into the water supply plan.

Maureen Martinez inquired on homes that use private well systems. Mr. Stillings stated the Village is projecting to include those areas and trying to get those homes off the septic systems.

Mr. Levin inquired if the homeowner is oblige to tap into those systems. Mr. Stillings stated once the line runs in front of their property they are required to connect. Ms. Martinez inquire on the plan presented to the Board not having any underlining or cross-outs. Mr. Stillings stated this is a new plan, not an updated previous plan. Shannon LaRocque clarified one of the focuses was to secure our water supply throughout our build-out projection. That took up to three years to complete. Ms. LaRocque stated the Village could not do the 10-year Water Supply Plan until the Village knew we had our water resources secured from the District. The Village was able to secure an aqua filter water supply through the District. The Village got that in October of 1999. Ms. LaRocque stated the Village is always planning 10-years, 20-years in advance to make sure the Village has everything we need to supply the population. The Utilities Department has to have a long-term plan. Sewers are a different issue and the residents that are not currently connected would have to pay to connect, not the existing customers.

Dr. Priore inquired would connecting to our system be mandated or voluntary. Ms. LaRocque stated it would not be mandated unless the regulations require it to be.

Ms. Mariaca inquired on the process. Ms. LaRocque advised if a majority of residents agree then a cost study would be initiated. The request to connect is usually community

driven. The Village's service area is different from the Village's boundary. Ms. Mariaca asked about the alternative water supply. Ms. LaRocque stated alternative water is reused water. Jeffrey Robbert inquired on the reuse plan and how many homes use domestic water compared to having installed their own wells. Ms. LaRocque stated the Village does not have that data but it is hard to regulate. Ms. LaRocque stated Wellington has a low per capita per day. The drought had an effect on the watering. There is no incentive for homeowners who have private wells to curb their usage.

Ms. Mariaca inquired on the aquifer. Ms. LaRocque stated the concern was there would not be enough sufficient aquifer to provide throughout build-out. The Village was able to demonstrate to Water Management District that there is enough water in Wellington to provide throughout build-out.

**A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to open public comment. The motion passed unanimously (7-0).**

**A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (7-0).**

**A motion was made by Dr. Carmine Priore, seconded by Elizabeth Mariaca, to approve Ordinance 2020-07 Water Supply Plan Update. The motion passed unanimously (7-0).**

#### **VII. COMMENTS FROM PUBLIC**

None.

#### **VIII. COMMENTS FROM STAFF**

None.

#### **IX. COMMENTS FROM THE BOARD**

Mr. Levin stated to be safe.

#### **X. ADJOURN**

**The meeting adjourned at 7:25 p.m.**

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
**Stephen A. Levin-Vice Chairperson**

\_\_\_\_\_  
**Jennifer Fritz-Recording Secretary**