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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
July 19th, 2023
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 July 19, 2023 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; John Bowers; Ron Herman; Maureen Martinez; Adam Rabin; Tracy Ciucci; and Dr. Satish 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; and Jennifer Fritz, Recording Secretary.

II. REMARKS BY CHAIRMAN

Mr. Robbert advised the public to turn off their phones.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. ELECTION OF CHAIR AND VICE-CHAIR

Adam Rabin nominated Jeffrey Robbert as Chair.

A motion was made by John Bowers, seconded by Tracy Ciucci, to nominate Jeffrey Robbert as Chair. The motion passed unanimously (7-0).

Jeffrey Robbert nominated John Bowers as Vice-Chair.

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to nominate John Bowers as Vice-Chair. The motion passed unanimously (7-0).

V. APPROVAL OF MINUTES

PZ-0295 April 19, 2023, PLANNING, ZONING AND ADJUSTMENT BOARD MEETING MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the April 19, 2023 PZAB Meeting Minutes. The motion passed unanimously (7-0).

VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Laurie Cohen explained that the applicant agreed to have all applications heard in one combined public hearing. Laurie Cohen administered the oath.

Maureen Martinez had a zoom conference with Michael Stone and Paige Bellissimo; spoke to Vice-Mayor Napoleone and staff. Adam Rabin spoke to Councilman McGovern; Councilman Drahos; Vice-Mayor Napoleone; Paige Bellissimo; Glen Fleischer; staff and Laurie Cohen. Ron Herman spoke to Councilman McGovern; Vice-Mayor Napoleone; Councilwoman Siskind; Councilman Drahos; Al Malefatto; Glen Fleischer; had a zoom meeting with Paige Bellissimo, Mark Bellissimo, and Doug McMahan; and spoke to staff. John Bowers spoke to Paige Bellissimo; Mark Bellissimo; Doug McMahan; Michael Stone; Councilman McGovern; Councilman Drahos; Vice-Mayor Napoleone; staff; Carlos Arellano; Jane Cleveland; Glen Fleischer; Steve Gogola; and Julie Castle. Jeffrey Robbert spoke with Councilwoman Siskind; Rachel Eidelman; Glen Fleischer; the applicant; and staff. Dr. Raju spoke to Paige Bellissimo; Michael Stone; Councilman Drahos; and Romain Martreau. Tracy Ciucci spoke with Paige Bellissimo; Doug McMahan; Glen Fleischer; Laurie Cohen; Councilman McGovern; and staff.

VIII. NEW BUSINESS

PZ-0298 ORDINANCE NO. 2023-04 (THE WELLINGTON SOUTH COMPREHENSIVE PLAN AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-003-CPA] TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS POD F PHASE V, PHASE VI, AND A PORTION OF PHASE VII OF THE WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD) FROM RESIDENTIAL B (0.1 DWELLING UNITS PER ACRE(DU/AC) TO 1.0 DU/AC) TO EQUESTRIAN COMMERCIAL RECREATION (ECR), LOCATED AT THE NORTHEAST CORNER OF GRACIDA STREET AND GENE MISCHER WAY, TOTALING 114.65 ACRES, MORE OR LESS;; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE COMMERCIAL POD OF THE WELLINGTON COUNTRYPLACE PUD FROM COMMERCIAL TO RESIDENTIAL B (0.1DU/AC – 1.0 DU/AC), LOCATED AT THE NORTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GRACIDA STREET TOTALING 5.8 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo, Senior Planner, presented the request for a Comprehensive Plan Amendment and a Master Plan Amendment for The Wellington South and a Comprehensive Plan Amendment, Rezoning, and a Master Plan Amendment for The North Wellington. Staff

officially entered the files into the record. The applicant is Wellington Commercial Holdings and the Agent is Don Hearing with Cotleur and Hearing.

Mrs. Ferraiolo presented the applicants request to expand the showgrounds south of Wellington International and develop certain areas across both The Wellington North and South as residential with amenities including equestrian, golf, and recreation. Mrs. Ferraiolo provided a history of the subject properties. Mrs. Ferraiolo explained the amendments and staff's analysis to determine if the requests comply with the Comprehensive Plan and the Land Development Regulations. Mrs. Ferraiolo advised the Board the Equestrian Preserve Committee recommended denial for all requests.

Doug McMahon, Managing Director of Tavista Group, co-founder of Nexus Luxury Collection, and Chief Executive Officer of Wellington Lifestyle Partners, the development group for the North and South parcels, requested 40 minutes to present to the Board since all applications were being presented until one public hearing. Mr. McMahon spoke of the benefits the projects will generate for Wellington and the equestrian sport community/industry.

Michael Stone, President of Wellington International and partner of Global Equestrian Group (GEG), provided a brief summary and history of the Global Equestrian Group. Mr. Stone explained the reasons for the needed showground expansion and pointed out that the showgrounds would double in size to 190 acres.

Todd Barnes, Senior Event Architect with Populous, reviewed the showground operations and the proposed expansion. Mr. Barnes illustrated the conceptual site plan and how they developed the draft conceptual site plan to the Board.

Bonnie Miskel, attorney with Dunay, Miskel, Backman, LLP, reviewed the Comprehensive Plan (Future Land Use) amendments, the Rezoning request, and the Master Plan amendments with the Board.

Mr. McMahon made his final statements to the Board, advising the Board of the investment and commitment they have in Wellington. Mr. McMahon reviewed the conceptual site plans for both projects.

The Board took a ten-minute break.

The Board discussed and agreed to defer their questions until after the interested parties' presentations.

Interested Parties:

James Gavigan, Jr., attorney with Shutts & Bowen, legal counsel to Solar Sportsystems, presented his clients position on the project(s) to the Board.

Scott Durkin, 2835 Polo Island Drive, addressed the Board.

Marc Kasowitz, attorney with Kasowitz, Benson, Torres, legal counsel to the Equestrian Club Estates POA, and himself as an interested party addressed the Board and stated the conceptual master plan is not part of the applications being heard tonight.

Leonard Feiwus, attorney with Kasowitz Benson Torres, legal counsel to the Equestrian Club Estates POA, as an interested party addressed the Board.

Andrews Carduner, representing Palm Beach Polo HOA, presented the HOA's position on the project(s) to the Board.

Janna Lhota, attorney with Holland and Knight, legal counsel to Victoria McCullough, presented her clients position on the project(s) to the Board.

The Board took a five-minute break.

The Board discussed waiting to start public comments the following night, to ensure a clean breaking point in the public hearing process, followed by questions for staff and board deliberation.

A Motion was made by John Bowers, seconded by Tracy Ciucci to hear public comments tomorrow night. The motion passed unanimously (7-0).

Katherine Kaneb, 13893 Gracida Street, addressed the Board.

Ms. Cohen suggested the Board allow cross examinations tonight and then tomorrow the Board deliberation and public comments could be heard.

Mrs. Miskel cross examined Marc Kasowitz regarding his statements of the hotels and motels in the EPA, unpaid taxes, shrinking the preserve area, and the traffic. Mr. Feiwus redirected Mr. Kasowitz regarding the justification statement submitted by the applicant.

A motion was made by Adam Rabin, seconded by John Bowers, to continue the meeting tomorrow night, July 20, 2023, at 7p.m. The motion passed unanimously (7-0).

PZ-0299 RESOLUTION NO. R2023-02 (THE WELLINGTON SOUTH MASTER PLAN) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASE I AND II), POD G (PHASES I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8-ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO TRANSFER 11 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 148 DWELLING UNITS WITH AN AMENITY SITE; TO FORFEIT THE REMAINING 51 DWELLING UNITS IN POD F (PHASE V-VII); TO REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY 51 DWELLING UNITS TO A TOTAL OF 391 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F PHASES V-VII, AS ILLUSTRATED ON THE MASTER PLAN; TO DESIGNATE POD F PHASES V-VII AS "EQUESTRIAN COMMERCIAL"; TO ADD AN ACCESS POINT ALONG SOUTH SHORE BOULEVARD TO ACCESS THE FARM SITES IN POD E; TO ADD TWO (2) ACCESS POINTS ALONG GRACIDA STREET TO ACCESS POD F "EQUESTRIAN COMMERCIAL VENUE"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; TO ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH; AND

AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PZ-0300 ORDINANCE NO. 2023-01 (THE WELLINGTON NORTH COMPREHENSIVE PLAN AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COACH HOUSE FROM RESIDENTIAL F (5 DU/AC TO 12 DWELLING UNITS PER ACRE (DU/AC)) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY 1/2-MILE EAST OF SOUTH SHORE BOULVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MOBILITY ELEMENT MAPS INCLUDING THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PZ-0301 ORDINANCE NO. 2023-02 (THE WELLINGTON NORTH REZONING) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2022-001-REZ] FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD TOTALING 96.29 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) TO PLANNED UNIT DEVELOPMENT (PUD); TO REMOVE THE SUBJECT PROPERTIES FROM SUBAREA D OF THE EOZD LOCATED ON PAGE 2 OF THE OFFICIAL ZONING MAP; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PZ-0302 RESOLUTION NO. R2023-01 (THE WELLINGTON NORTH MASTER PLAN AMENDMENT) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT FOR THE (PETITION 2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTIES KNOWN AS COACH HOUSE (POD 30C; AKA PLAYER'S CLUB), EQUESTRIAN VILLAGE (POD 30C-2; AKA GLOBAL DRESSAGE), AND WHITE BIRCH FARMS (POD 30C-4), LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO COMBINE PODS 30C, 30C-2, AND 30C-4 INTO POD 30C WITH 101.87 ACRES AND TO ASSIGN 300 DWELLING UNITS

COMPRISED OF 22 SINGLE-FAMILY AND 278 MULTI-FAMILY DWELLING UNITS TO POD 30C; TO ADOPT THE WELLINGTON NORTH PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

None.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 10:59 p.m.

APPROVED: _____
Date

Jeffrey Robbert- Chair

Jennifer Fritz - Recording Secretary