

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, September 18, 2024

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

John Bowers - Chairperson

Michael Drahos - Vice Chair

Stacy Lima

Elizabeth Mariaca

Maureen Martinez

Jeffery Robbert

Tatiana Yaques

I. CALL TO ORDER

John Bowers called the meeting to order at 7:00 PM.

Members present: John Bowers; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca and Stacy Lima.

Absent: Michael Drahos and Maureen Martinez.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

John Bowers welcomed the new members to the Board.

IV. APPROVAL OF MINUTES

[PZ-0351](#)

JULY 17, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the July 17, 2024 PZAB Meeting Minutes. The motion passed unanimously (5-0) with Michael Drahos and Maureen Martinez absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS/EX-PARTE COMMUNICATIONS

Laurie Cohen administered the oath. Mrs. Cohen explained the quasi-judicial proceedings to the Board.

Ms. Mariaca declared she had driven by the site. Mr. Robbert declared he had driven by the site and spoke to a resident of the adjacent community. Mr. Bowers declared he had met with staff today. Stacy Lima declared she had spoken with Councilmember Amanda Silvestri and had driven past the site. Tatiana Yaques declared she had spoken with Mrs. Cohen.

VII. NEW BUSINESS

[PZ-0350](#)

RESOLUTION NO. R2024-44 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 8 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2024-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 8 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 3,100 FEET NORTH OF THE INTERSECTION OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, BY ADDING ONE (1) ACCESS POINT ALONG AERO CLUB DRIVE TO ACCESS LOT 8; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo, Senior Planner, presented the request to amend The Landings at Wellington PUD by adding one (1) access point along Aero Club Drive to Lot 8 of Winding Trails. Mrs. Ferraiolo illustrated the location of the property, the history of the property, the existing access point and the proposed access point, which will be used for egress only. Mrs. Ferraiolo stated the Equestrian Preserve Committee unanimously approved.

Zach Ciciera, Coteleur and Hearing, agent, on behalf of S/F Equestrian Farm FLA, LLC, owners, advised the Board, of the history of the approvals and the combining on the lots. Mr. Ciciera reviewed the reason for the request for an additional access point and the benefits.

The Board inquired on the combining the lots. Mr. Ciciera stated the access will be an egress only driveway. The current site plan hasn't changed until the approvals are granted.

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (5-0) with Michael Drahos and Maureen Martinez absent.

A motion was made by Jeff Robbert, seconded by Elizabeth Mariaca, to close public comment. The motion passed unanimously (5-0) with Michael Drahos and Maureen Martinez absent.

A motion was made by Elizabeth Mariaca, seconded by Jeff Robbert, to approve Resolution R2024-44 The Landings at Wellington PUD Master Plan Amendment. The motion passed unanimously (5-0) with Michael Drahos and Maureen Martinez absent.

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

Cory Lyn Cramer advised the Board the potential items that will be presented in the future.

X. COMMENTS FROM THE BOARD

XI. ADJOURN

The meeting adjourned at 7:23 pm.

NOTICE