

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, August 16, 2023

7:00 PM

CONTINUED FROM JULY 19 AND JULY 20, 2023

Village Hall

Planning, Zoning and Adjustment Board

*John Bowers
Tracy Ciucci
Ron Herman
Maureen Martinez
Adam Rabin
Satesh Raju
Jeffrey Robbert*

I. CALL TO ORDER

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. Satesh Raju

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

II. REMARKS BY CHAIRMAN

Mr. Robbert welcomed the public attending the meeting.

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer, Planning and Zoning Manager, stated that Item VI can be deleted. Ms. Cramer explained to the public and the Board the history of the meetings so far and how the additional public comments will be handled and provide for Council. Ms. Cramer advised the Board of the conditions being presented tonight. Ms. Cramer advised of the procedure for the remaining continuation of the hearing.

Laurie Cohen reviewed the time frame of the applicant and the interested parties. Adam Rabin inquired to Mrs. Cohen on the new conditions and if the conditions can continually change. Mrs. Cohen stated the conditions are not evidence and can change, in fact it is not unusual for the conditions to be modified for clarification.

VI BOARD CONSIDERATION TO ALLOW BOARD MEMBER ADAM RABIN TO PARTICIPATE VIA ZOOM

VI. SWEARING IN OF SPEAKERS

Mrs. Cohen administered the oath.

Adam Rabin spoke with Councilman McGovern. Ron Herman spoke with Councilman McGovern and Vice-Mayor Napoleone and staff. John Bowers spoke with Councilman McGovern, Vice-Mayor Napoleone and Councilman Drahos. Mr. Robbert spoke with Councilwoman Siskind and Rachel Eidelman. Dr Satesh Raju spoke with Vice-Mayor Napoleone, Councilman Drahos, Mayor Gerwig, the applicant and staff. Tracy Ciucci and Maureen Martinez had no ex-parte to declare.

VII. NEW BUSINESS

[PZ-0303](#) 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 MISCHÉ 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.

Janna Lhota, attorney for Miss McCullough, presented her closing argument.

Jamie Gavigan, attorney for Solar Sport Systems, presented his closing argument.

Leonard Feiwus, attorney for Equestrian Club Estates POA presented his closing argument.

Bonnie Miskel, attorney for the applicant addressed the applications and gave her closing argument.

Doug McMahon addressed the Board of the goals of the applications.

Andrea Troutman, President of Pinder-Troutman Consultant, advised the Board of the two additional changes that need to be made on the handout.

A motion was made by John Bowers, seconded by Tracy Ciucci, to approve Ordinance No. 2023-04 as requested. The motion passed (5-2) with Adam Rabin and Jeffrey Robbert dissenting.

[PZ-0304](#)

RESOLUTION NO. R2023-02 (THE WELLINGTON SOUTH MASTER PLAN AMENDMENT)

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.

A motion was made Maureen Martinez, seconded by John Bowers, to approve Resolution No. R2023-02 with the following modifications: the density and unit count be reduced further than 137 units and to increase the number of smaller farm lots; an updated the conceptual site plan be provided to Council along with an updated Project Standards Manual and the modification to the conditions of approval presented by staff. The motion passed (6-1) with Adam Rabin dissenting.

[PZ-0305](#)

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 ½-MILE EAST OF SOUTH SHORE BOULEVARD, 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.

A motion was made Tracy Ciucci, seconded by Adam Rabin, to deny without prejudice or table Ordinance No. 2023-01, The Wellington North CPA, until such time as the Compatibility Determination for Pod F is submitted and has been heard by EPC and PZAB through the Public Hearing process so that the application can be heard at Council collectively with The Wellington North CPA application. The motion passed (5-2) with Maureen Martinez and Dr. Satish Raju dissenting.

[PZ-0306](#)

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.

A motion was made Tracy Ciucci, seconded by Adam Rabin, to deny without prejudice or table Ordinance No. 2023-02, The Wellington North Rezoning, until

such time as the Compatibility Determination for Pod F is submitted and has been heard by EPC and PZAB through the Public Hearing process to that the application can be heard at Council collectively with The Wellington North Rezoning application. The motion passed (5-2) with Maureen Martinez and Dr. Satesh Raju dissenting.

[PZ-0307](#)

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.

A motion was made Tracy Ciucci, seconded by Adam Rabin, to deny without prejudice or table Resolution No. R2023-01, The Wellington North MPA, until such time as the Compatibility Determination for Pod F is submitted and has been heard by EPC and PZAB through the Public Hearing process to that the application can be heard at Council collectively with the Wellington North MPA application. The motion passed (5-2) with Maureen Martinez and Dr. Satesh Raju dissenting.

VIII. COMMENTS FROM THE PUBLIC

A motion was made by John Bowers, seconded by Adam Rain, to open public comments.

Maureen Brennan, 13481 Fountain View Boulevard, expressed frustration that no public comment was allowed for the petitions.

Patrick Parson, commented on South Florida Water Management permits and violations on Pod F.

A motion was made by Adam Rabin, seconded by John Bowers, to close public comments.

IX. COMMENTS FROM STAFF

Mrs. Cramer reviewed upcoming items and reminded that the September PZAB meeting was moved to September 28, 2023.

X. COMMENTS FROM THE BOARD

XI. ADJOURN

The meeting adjourned at 12:22 a.m.

NOTICE