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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 8, 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 November 8, 2023, 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; John Bowers; Ron Herman; Maureen Martinez; Dr. Satish Raju; and Adam Rabin.

Tracy Ciucci arrived during ex-parte communications.

Staff present: Rachel Bausch, Assistant Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. REMARKS BY CHAIRMAN

None.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

V. APPROVAL OF MINUTES

PZ-0320 JULY 19, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the July 19, 2023, PZAB Meeting Minutes. The motion passed unanimously (6-0) with Tracy Ciucci absent.

PZ-0321 JULY 20, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the July 20, 2023, PZAB Meeting Minutes. The motion passed unanimously (6-0) with Tracy Ciucci absent.

PZ-0322 AUGUST 16, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the August 16, 2023, PZAB Meeting Minutes. The motion passed unanimously (6-0) with Tracy Ciucci absent.

PZ-0323 SEPTEMBER 28, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the September 28, 2023, PZAB Meeting Minutes. The motion passed unanimously (6-0) with Tracy Ciucci absent.

PZ-0325 OCTOBER 18, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the October 18, 2023, PZAB Meeting Minutes. The motion passed unanimously (6-0) with Tracy Ciucci absent.

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

Rachel Bausch administered the oath.

John Bowers declared he had spoken with Councilman McGovern. Tracy Ciucci had met with the Applicant. The remaining board members had no ex-parte communications to declare.

VII. NEW BUSINESS

PZ-0324 RESOLUTION NO. R2023 – 63 LOTIS 1 MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 2023-0002-MPA] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 1, A MIXED-USE PROJECT, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; REMOVING THE CONDITIONAL USES FOR A CONGREGATE LIVING FACILITY (TYPE 3) AND GENERAL DAYCARE FACILITY, AS APPROVED BY RESOLUTION NUMBER R2020-48; APPROVING AN INCREASE OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS FROM 191 TO 378, AN INCREASE IN THE MEDICAL OFFICE FROM 40,000 TO 50,000 SQUARE FEET, TO DEDICATE A 0.84-ACRE CYPRESS PRESERVE AND RECREATION AREA AS CONSERVATION, TO ADD A PUBLIC DOG PARK, TO MODIFY THE LAKE AND PUBLIC GREENWAY TRACTS, AND TO AMEND CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the request for a Master Plan Amendment that includes removing the Congregate Living Facility (CLF) and daycare facility. The

Conditional Use request is to approve an increase of multi-family residential dwelling units from 191 to 378 units and medical office from 40,000 to 50,000 sf; dedicate a conservation area; add a public dog park; modify the lake and public greenway tracts; and amend conditions of approval. Mr. Newell illustrated where the changes would take place on the site plan and advised the Board of the additional changes made after the packets had gone out. The amendments were for minor clarification and staff recommends approval with the new conditions. The updated Resolution will be heard by Wellington's Council on December 5, 2023. Staff requests the entire file be entered into the record.

Brian Terry, with Insite Studios, representing the applicant illustrated the location of Lotis 1 and the Lotis 2 projects, and gave a summary of the timeline that has occur since 2019. Mr. Terry advised the Board of the challenges with the Master Plan including the costs. The major construction of the development is to start in 2024. Mr. Terry reviewed the dwelling units that will help support the commercial portions of the development with 33% of the gross land acreage would be for residential uses, since the CLF is no longer on the plan and the daycare is moving into the Lotis 2 project. Mr. Terry reviewed the use chart that demonstrations no increase in the traffic.

Maureen Martinez inquired on the CLF and daycare. Mr. Terry stated back in 2019 when the plan was conceived the combination of those uses were right for that time.

Ron Herman inquired on the Black Diamond correspondence. Mr. Terry stated Black Diamond's concerns are more directed to Lotis 2. The lake is creating a larger buffer for Black Diamond. The greenway does not offer any connection with Black Diamond.

Jim Giolda, with the Lotis Group, advised the Board on the various styles of the residential units and the common clubhouse for the rental units. Mr. Terry reviewed the standards for the landscape and hardscape which will be refined at the site plan review process. Cory Lyn Cramer advised the Board the rendering will not show all the details of the landscaping. Those details will be reviewed at the site plan approval process.

Adam Rabin asked for clarification on the CLF. Mr. Giolda stated his experience with CLFs is that currently they are experiencing low occupancy, which is making them not as viable at this point in time.

A motion was made by John Bowers, seconded by Ron Herman, to open public comment. The motion passed unanimously (7-0).

A motion was made by John Bowers, seconded by Ron Herman, to close public comment. The motion passed unanimously (7-0).

A motion was made by John Bowers, seconded by Ron Herman, to recommend approval on Resolution R2023-63 Lotis 1 Master Plan with amendments presented by staff. The motion passed unanimously (7-0).

PZ-0319 RESOLUTION NO. R2023 – 62 LOTIS 2 MASTER PLAN AND CONDITIONAL USE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2022-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2022-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED-USE PROJECT CONSISTING OF INDOOR/OUTDOOR ENTERTAINMENT WITH 36-HOLE MINIATURE GOLF AND 8,000 SQUARE FEET OF RESTAURANT, EVENT SPACE AND RETAIL, 1,030 SQUARE FEET GENERAL OFFICE, A 18,000 SQUARE FEET DAYCARE FACILITY FOR UP TO 210 CHILDREN, 72 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 100 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, 4.24-ACRE DEDICATED CONSERVATION AREA WITH RECREATION AREA, AND 13.21-ACRE OPEN SPACE AND RECREATION AREAS INCLUSIVE OF A LAKE AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC FOR PUBLIC RECREATION LAND DEDICATION; APPROVING A CONDITIONAL USE FOR INDOOR/OUTDOOR ENTERTAINMENT MINIATURE GOLF, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Ciucci declared she had met with the Applicant. The remainder of the Board had no ex-parte to declare.

Mr. Newell presented the applicants request for a Master Plan and Conditional Use. The requests are to allow a 52-acre mixed-use project that includes; indoor/outdoor entertainment with a 36-hole miniature golf; 8,000 sf of restaurant, event space, retail; 1030 sf of general office; 18,000 sf daycare; 72 multi-family residential dwelling units; 100 single-family dwelling unit; 4.24-acre conservation area with recreation area and 13 acres of open space and recreation area inclusive of a lake, greenway with multi-use pathway and other recreation areas open to the public. Lotis 2 is proposed north of the applicant's other Lotis 1 mixed-use project. Mr. Newell presented an illustration of the proposed master plan and site plan to the Board, including the amended conditions. Staff recommends approval of the application with the amended conditions.

Mr. Terry reviewed with the Board the overall concept of the parcel Lotis 2 and illustrated the site including the lake that borders the Black Diamond community. Mr. Terry explained the request for a land credit for conservation.

Mr. Giolda reviewed the phasing of the project and style of the residential units for Lotis 2 and the market value.

A motion was made by John Bowers, seconded by Ron Herman, to open public comment. The motion passed unanimously (6-0) with Adam Rabin absent.

Nicole Stevens - 10540 Marsh Street: opposes.

A motion was made by John Bowers, seconded by Ron Herman, to close public comment. The motion passed unanimously (7-0).

Mr. Giolda stated the applicant would be happy to work with the new Board at Black Diamond. Mr. Rabin inquired on the noise. Mr. Terry commented that Wellington has a noise ordinance that the project would be required to adhere to.

A motion was made by John Bowers, seconded by Ron Herman, to recommend approval on Resolution No. R2023-62 with amendments presented by staff. The motion passed unanimously (6-0) with Dr. Satish Raju absent.

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Ms. Cramer inquired to the Board on attending the Planning Official Training on November 17, 2023, in Jupiter. Ms. Cramer advised the Board currently there are no items for the December 20, 2023, PZAB meeting.

X. COMMENTS FROM THE BOARD

Mr. Bowers inquired on attending the training for a full day. Ms. Cramer stated this is for the Board's benefit.

XI. ADJOURN

The meeting adjourned at 9:12 p.m.

APPROVED: _____
Date

Jeffrey Robbert - Chair

Jennifer Fritz - Recording Secretary