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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
July 20th, 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 20th, 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. 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 thanked the public for coming back to the meeting.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Laurie Cohen administered the oath.

Ron Herman spoke to Vice-Mayor Napoleone. Adam Rabin also spoke to Vice-Mayor Napoleone and Councilman McGovern. John Bowers spoke with Councilman McGovern; Councilman Drahos and staff. Dr. Raju spoke with Councilman Drahos. Tracy Ciucci spoke with Laurie Cohen.

VI. 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 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.

Meeting was continued from July 19, 2023.

Mr. Bowers announced two items were added to the record; one from Dan Rosenbaum and supporting documents from an interested party.

Mrs. Cohen directed the public to conduct themselves in a professional manner.

Mrs. Martinez inquired to staff on the deficit items that were brought up last night. Cory Lyn Cramer, Planning and Zoning Manager, stated that based on staff sufficiency review the proper documentation was submitted. Mrs. Martinez inquired on the conceptual drawing of the showgrounds. Ms. Cramer stated the Land Development Regulations do not require a conceptual site plan for the showgrounds with the Master Plan application because the conceptual plan would be submitted with the Compatibility Determination application. Mrs. Martinez asked about potential restrictions. Ms. Cramer stated any necessary restrictions would be applied on the development order. Mrs. Martinez inquired if the applicant is obligated to maintain the showgrounds in the current location on Equestrian Village. Ms. Cramer stated they are not required to continue the showground operations at that location. Mr. Bowers clarified they were referring to the Wellington North project. Mrs. Martinez asked if another traffic study was required. Ms. Cramer stated no further traffic study is required or has been received.

Andrea Troutman, President of Pinder-Troutman Consultant, addressed the Comprehensive Plan Policy 1.33, pointing out Wellington International, fka PBIEC, already has an entrance on Pierson Road. Pierson Road functions as a collector roadway. The traffic study showed a decrease in trips. Mrs. Troutman explained the review of traffic study that was received with the applications and how the improvements required with these applications should improve the roadways and traffic patterns. Mrs. Troutman reviewed the proposed improvements.

Brian Kelly, the applicant's Traffic Engineer, with Simmons and White, addressed the traffic study prepared for the project and the proposed improvements to the roadways.

Ms. Cramer pointed out there are only two (2) new access points on Gracida Street, in response to a comment from one of the interested parties claiming there were four (4) new access points proposed.

Dr. Raju asked about parking on the proposed showgrounds. Ms. Cramer stated the requirements for parking will be reviewed when the compatibility determination and site plan are submitted. Mr. Bowers inquired on the roadway classifications. Mrs. Troutman reviewed the definitions for roadway classifications. Mr. Kelly stated there are no plans to expand South Shore Boulevard at this time. Kelly Ferraiolo discussed the proposed equestrian amenities. Doug McMahon explained the proposed amenities on The Wellington South project.

Mrs. Martinez inquired if the applications complied with Wellington's Charter. Ms. Cramer stated that there are no application requirements listed in the Charter, however the applications meet the requirements of the Comprehensive Plan and Land Development Regulations.

Adam Rabin stated his concern on the guarantee the proposed showground expansion would be built. Mr. Rabin inquired about a stipulation to ensure the showgrounds would be built if an agreement is reached. Ms. Cramer stated that staff drafted language for a Condition of Approval for the Master Plan Amendment to ensure the showgrounds would be built. Ms. Cramer referred to the staff report for The Wellington North project. Mrs. Cohen stated it must be a voluntary condition provided by the applicant. Paige Bellissimo stated their team is working on the language for a voluntary condition and are committed to building the showgrounds. Mr. McMahon stated they received and reviewed the proposed language by staff and they agree with the intent. Mrs. Cohen stated the Board can make a recommendation to Council.

Bonnie Miskel, attorney for the applicant, stated the applicant agrees with the concept and intent of the condition, however they would like to clarify the language that will be used. The Board can suggest a condition for the negotiations of terms to be provided to Council. Mr. Stone stated the difficulty is defining the term "complete" and what improvements would be required for the showgrounds to be considered complete.

Mr. Bowers inquired about the licensing. Mr. Stone stated there is no need to have language related to licensing because without certain site improvements, the licensing will not be issued.

Ron Herman inquired on improvements to the showgrounds and houses types. Mr. Stone stated the high-end houses bring high-end clients to the showgrounds. Mr. McMahon stated they want to be partners with the showgrounds. Mr. McMahon summarized the vision for The Wellington North and South projects.

The Board took a ten-minute break.

Mr. Rabin asked about density. Kelly Ferraiolo explained how density is calculated. Mr. Rabin asked Mr. McMahon if they considered other development models that would reduce the requested density. Mr. McMahon explained the math and rationale behind the number of

units the applicant is seeking for both projects and how those units support the showground expansion.

Mr. Herman asked James Gavigan, an interested party with Shutts and Bowen, if the residential density was reduced would it change his client's opinion on the project. Mr. Gavigan stated no.

Dr. Raju asked Mr. McMahon what the minimum number of homes would be needed to make the showgrounds viable. Mr. McMahon explained that by being a partner with the showgrounds, they are foregoing the units currently assigned to the land that would be used to expand the showgrounds. The expansion and number of units' ratio was found to be a necessary part of their due diligence to do a project of this size.

Ms. Cramer provided a brief history of Wellington Countryplace PUD, including the total acreage and original density (number of units) compared to the number of units approved today.

Janna Lhota stated there was litigation involving Mida Farms and the road proposed to the north of Mida Farms, within Pods E and G. Ms. Lhota stated there is also a condition that any site plans for pod E-F and G would require approval by Council. Mrs. Cohen clarified there was no settlement based on said litigation, however Council negotiated a condition that any public road be a certain distance north of Mida Farms as part of the Master Plan Amendment resolution.

Mr. Robbert about providing the ability to keep horses on the residential lots in Pod E. Ms. Ferraiolo reviewed the condition that would limit equestrian uses to the proposed farm lot only in Pod E. Paige Bellissimo advised the Board that the smaller lots are not intended to have horses on site and will be given exclusive access to the equestrian amenities near the proposed showground expansion. She further explained that not all riders prefer to live on farms and this provides a variety of housing types for equestrians.

Tracy Ciucci inquired on the phasing timeline. Mr. McMahon explained how the phasing will work with construction starting next year. Mrs. Ciucci inquired how long it will take for the completion of the showgrounds. Mr. McMahon estimated approximately 24 months, but that timeline will be provided as part of Mr. Stone's operation plans with the Compatibility Determination application.

Mr. Robbert inquired on the status of dressage at Equestrian Village. Mr. Stone advised the Board of plans for the upcoming session.

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

- Irene Greenberg read comments from Beth Baumert.
- Michael Whitlow - 2070 Appaloosa Trail: Keep the preserve.
- Kim Kaminsky - 11863 Windmill Circle: Opposed.

- Antone Orr - 2937 Appaloosa Trail: Opposed.
- Bob Margolis - 567 Juniper Place: Opposed.
- Helen Sylvester - 520 Juniper Place: Opposed.
- David King - 2552 Windsor Way Court: undecided - commented on his desire to see more of the investment strategy.
- Sharon Whyte - 1221 Periwinkle (not present).
- Jane Cleveland - 2905 Piper Way: Opposed.
- Dr. Kristy Lund - 11739 Acme Road: Opposed.
- Carlos Arellano - 13304 Indian Mound Road: Opposed.
- Phoebe Wesley - 2552 Windsor Way Court: read a statement from Lauren Brody.
- Pat Bachi - 2370 Newbury Court: Opposed.
- Mark Elie - 1698 Grantham Drive: Opposed.
- Lynda Sirotta - 3678 Touch of Class Court: Opposed.
- Michael Cruciotti - 14232 Blackberry Drive: Supported.
- Tristen Nunez - 2860 Long Meadow Drive: Supported.

A motion was made by John Bowers, seconded by Jeffrey Robbert, to extend the meeting past 11 p.m. to finish public comments. The motion passed unanimously (7-0).

- Maureen Brennan - 13481 Fountain View Boulevard: Opposed.
- Kat Holland - 8470 St John Court: Opposed.
- Haakon Gangnes - 13783 53rd Street: Opposed.
- Dr Carolyn Luther - 582 Juniper Place: Opposed.
- Patrick Parsons - 12074 Tumblewood Court: Opposed.
- Carol Coleman - 14224 Stroller Way: Opposed.
- Barbara Richardson - 1335 Lake Breeze Drive: Opposed.
- Irene Greenberg - 1631 Corsica Drive: Opposed.

- Paul Lee - 1324 Polo Road: Supported.
- Cynthia Gardner - 13268 Polo Club Road: Opposed.
- Ann Schneeberger - 12878 Meadowbend Drive: questioned how the applicant can apply for the petition without being owner.

John Bowers read the comments cards into the record for those that did not wish to speak.

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

Mrs. Cohen stated public hearing is closed. There will be no further evidence or public comments (including emails) made part of the record after tonight.

The Board discussed various dates to hold the next meeting.

A motion was made John Bowers, seconded by Ron Herman, to continue the meeting until the regularly scheduled meeting on August 16, 2023 at 7 p.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 ½-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.

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

None.

IX. COMMENTS FROM THE BOARD

None.

X. ADJOURN

The meeting adjourned at 12:05 a.m.

APPROVED: _____
Date

Jeffrey Robbert- Chair

Jennifer Fritz - Recording Secretary