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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
July 17, 2024
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 17, 2024, 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; Michael Drahos; Maureen Martinez; and Elizabeth Mariaca.

Absent: John Bowers; Tatiana Yaques; and Stacy Lima.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; Robert Basehart, Sustainability & Regulatory Affairs Director; Damian Newell, Senior Planner; and Douglas Helkowski, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. ELECTION OF CHAIR AND VICE-CHAIR

Elizabeth Mariaca nominated Michael Drahos for Chair, seconded by Michael Drahos, motion failed (2-2), with Jeffrey Robbert and Maureen Martinez dissenting.

Jeffrey Robbert nominated John Bowers for Chair, seconded by Maureen Martinez, motion passed (3-1), with Michael Drahos dissenting, with John Bowers, Tatiana Yaques, and Stacy Lima absent.

Elizabeth Mariaca nominated Michael Drahos for Vice-Chair, seconded by Jeffrey Robbert, motion passed (3-1), with Michael Drahos dissenting, with John Bowers, Tatiana Yaques, and Stacy Lima absent.

IV. APPROVAL OF MINUTES

PZ-0344 April 17, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Jeffrey Robbert, seconded by Maureen Martinez, to approve the April 17, 2024 PZAB Meeting Minutes. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

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

Laurie Cohen administered the oath.

Ms. Mariaca, Mr. Drahos and Mr. Robbert declared speaking with staff.

Ms. Martinez declared speaking with staff and Jeff Sluggett.

VII. NEW BUSINESS

PZ-0346 ORDINANCE NO. 2024-09 (ENTRADA ACRES COMPREHENSIVE PLAN AMENDMENT-RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP OF THE WELLINGTON COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY ADDING AND DESIGNATING 125.77 ACRES, MORE OR LESS, AS "RESIDENTIAL E"; LOCATED APPROXIMATELY 650 NORTH OF SOUTHERN BOULEVARD (S.R. 80) AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Robert Basehart, Sustainability & Regulatory Affairs Director, explained the request is a grouping of four (4) applications that will be presented together but will require four (4) separate votes. The requests are for two (2) comprehensive plan amendments and two (2) rezoning applications. Mr. Basehart reviewed the history of the annexation into Wellington. Mr. Basehart reviewed the existing land use and the proposed land uses. He also explained the benefits of the commercial and residential designations. Ms. Mariaca inquired on the marketing study. Mr. Basehart introduced Larry Zabik. Mr. Zabik explained the economic and marketing analysis that was prepared for these applications. Mr. Drahos pointed out that the Board is not granting any additional entitlements by considering these applications. Mr. Basehart advised the current requests are to assign Wellington land use and zoning designations to the property, which is standard to modify these designations once property changes jurisdiction. Future developers will be required to submit future applications for an planned developments or other improvements to the subject properties.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

Jason Hovde, 10722 Pelican Drive: supports.

Bob Rubbio, 16501 Rembrandt Road: concerned on the access, the FPL corridor, and traffic.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance 2024-09 Entrada Acres Comprehensive Plan Amendment-Residential. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

PZ-0347 ORDINANCE NO. 2024-11 (ENTRADA ACRES AND SLUGGETT PROPERTY COMPREHENSIVE PLAN AMENDMENT-COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP OF THE WELLINGTON COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY ADDING AND DESIGNATING 123.94 ACRES, MORE OR LESS, KNOWN AS THE SOUTHERN BOULEVARD ANNEXATION AREA COMMERCIAL SITE, AS "COMMERCIAL"; LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD (S.R. 80) AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE TRANSMITTAL OF THE AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance 2024-11 Entrada Acres Comprehensive Plan Amendment-Commercial. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

PZ-0348 ORDINANCE NO. 2024-10 (ENTRADA ACRES REZONING-RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 24-0002-REZ) TO ADD A NEWLY ANNEXED 125.77 ACRE PROPERTY, MORE OR LESS, KNOWN AS THE SOUTHERN BOULEVARD ANNEXATION RESIDENTIAL AREA, TO THE WELLINGTON ZONING MAP WITH A SINGLE-FAMILY RESIDENTIAL (RS) DESIGNATION; PROPERTY LOCATED APPROXIMATELY 650 FEET NORTH OF SOUTHERN BOULEVARD AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance 2024-10 Entrada Acres Rezoning-Residential. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

PZ-0349 ORDINANCE NO. 2024-12 (ENTRADA ACRES REZONING-COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 24-0002-REZ) TO ADD THE A NEWLY ANNEXED 123.94 ACRE PROPERTY, MORE OR LESS, KNOWN AS THE SOUTHERN BOULEVARD ANNEXATION AREA COMMERCIAL SITE, TO THE WELLINGTON ZONING MAP WITH A COMMUNITY COMMERCIAL (CC) DESIGNATION; PROPERTY LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance 2024-12 Entrada Acres Rezoning-Commercial. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

PZ-0343 ORDINANCE NO. 2024-06 (CELL TOWER ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO MODIFY STANDARDS FOR COMMERCIAL WIRELESS FACILITIES, ALLOWING PROPERTIES THAT ARE ACQUIRED BY WELLINGTON OR ACME BE INCLUDED AS PRELIMINARY APPROVED TOWER SITES AND AMENDING THE WIRELESS COMMUNICATION TOWER MAP LOCATIONS FOR PRELIMINARY APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the request to update the Land Development Regulations (LDR) to expand the wireless infrastructure and streamline the process to meet the wireless coverage in Wellington. Mr. Newell reviewed the updates that included reduced setback/separation requirements when no visual impact is created and to streamline the process and clarify the requirements. This amendment also grants administrative map updates if additional Wellington owned/leased properties are identified and used. Mr. Newell presented a communication tower map.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

None.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance 2024-06 Cell Tower Zoning Text Amendment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

PZ-0345 ORDINANCE NO. 2024-08 (PUBLIC NOTICE ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 5.2.3 AND 5.2.4 RELATED TO PUBLIC NOTICE REQUIREMENTS, AS MORE SPECIFICALLY CONTAINED HEREIN TO PROVIDE FOR ELECTRONIC PUBLICATIONS OF REQUIRED NOTICES AND ADVERTISEMENTS ON A PUBLICLY ACCESSIBLE WEBSITE, IN ACCORDANCE WITH WELLINGTON'S CODE OF ORDINANCES AND WITH SECTION 50.0311, FLORIDA STATUTES; ESTABLISHING ANNUAL NOTIFICATION AND REGISTRY REQUIREMENTS FOR RECEIVING NOTICES BY MAIL OR EMAIL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Cory Lyn Cramer, Planning and Zoning Manager, reviewed the request to amend the LDR to modify the sections related to the public notice requirements. This amendment is due to changes made at the state level. Wellington will be allowed to post legal ads and notices on a website hosted by Palm Beach County. Currently, the legal notice goes to Palm Beach Post, which is published for one day and the cost is expensive. This change will allow the posting to be accessible for 15 days, with a significant cost savings to Wellington, applicants/agents, residents, and businesses. Mrs. Cohen advised the Board that the Council approved related changes to the Code of Ordinances to allow this amendment and the LDR needs to be consistent with the Code of Ordinances.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yagues, and Stacy Lima absent.

None.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yagues, and Stacy Lima absent.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance 2024-08 Public Notice Zoning Text Amendment. The motion passed unanimously (4-0), with John Bowers, Tatiana Yagues, and Stacy Lima absent.

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Mrs. Cohen welcomed back Ms. Mariaca and Mr. Drahos to the Board.

X. COMMENTS FROM THE BOARD

Mr. Drahos commented that he was honored to be back and working with Ms. Mariaca again, along with the rest of board.

XI. ADJOURN

The meeting adjourned at 8:53 pm.

APPROVED: _____
Date

Chair

Jennifer Fritz - Recording Secretary