

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, July 19, 2023

7:00 PM

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; Tim Stillings, Planning and Zoning Director; Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. REMARKS BY CHAIRMAN

Mr. Robbert advised the public to turn off their phones.

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF CHAIR AND VICE-CHAIR

Adam Rabin nominated Jeffrey Robbert as Chair.

Jeffrey Robbert nominated John Bowers as Vice-Chair.

A motion was made by John Bowers, seconded by Tracy Ciucci, to nominate Jeffrey Robbert as Chair. The motion passed unanimously (7-0).

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to nominate John Bowers as Vice-Chair. The motion passed unanimously (8-0).

V. APPROVAL OF MINUTES

[PZ-0297](#)

APRIL 19, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the April 19, 2023 PZAB Meeting Minutes. The motion passed unanimously (7-0).

VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VII. SWEARING IN OF SPEAKERS

Laurie Cohen explained the applicant agreed to have both applications heard in one public hearing. Laurie Cohen administered the oath.

VIII. DECLARATION OF EX-PARTE COMMUNICATIONS

The Board Members declared their ex-parte communications.

IX. 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 MISCHE 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.

Kelly Ferraiolo, Senior Planner, presented the request for both a Comprehensive Plan Amendment and a Master Plan Amendment for both Wellington South and Wellington North Comprehensive Plan Amendment; Rezoning and a Master Plan Amendment. Staff would like to officially enter into the record. The applicant is Wellington Commercial Holdings and the Agent is Don Hearing with Cotleur and Hearing.

Doug McMahon, Managing Director of Tavista Group, co-founder of Nexus Luxury Collection and also Chief Executive Officer of Wellington Lifestyle Partners, the development group for the North and South parcels. Mr. McMahon requested for 40 minutes to present to the Board. Mr. McMahon spoke of the benefits generated for the Village of Wellington and the equestrian sport community.

Michael Stone, President of Wellington International and partner of Global Equestrian Group, gave a summary of Global Equestrian Group. Mr. Stone gave a brief history of the Global Equestrian Group. Mr. Stone explained the reasons for the expansion, advising the showgrounds would double in size to 190 acres.

Todd Barnes, Senior Event Architect with Populous reviewed the showground operations and the expansion. Mr. Barnes illustrated the conceptual master

plan and how they reached the final conceptual plan to the Board.

Bonnie Miskel, attorney with Dunay, Miskel, Backman. LLP reviewed the land use amendment; the comprehensive plan and rezoning requests with the Board.

Mr. McMahon made his final statements to the Board advising the Board of the investment and commitment they have in Wellington. Mr. McMahon reviewed the conceptual plan for Wellington North and the commercial property.

The Board stated their questions will be deferred until after the interested parties' comments.

Interested Parties:

James Gavigan, Jr., attorney with Shutts & Bowen, legal counsel to Solar Sportsystems, as an interested party addressed the Board.

Scott Durkin, lives within 500 feet as an interested party addressed the Board.

Marc Kasowitz, attorney with Kasowitz Benson Torres, legal counsel to the Equestrian Club Estates POA, and himself as an interested party addressed the Board and stated the conceptual master plan is not part of the applications being heard tonight.

Leonard Feiwus, attorney with Kasowitz Benson Torres, legal counsel to the Equestrian Club Estates POA, as an interested party addressed the Board.

Andrews Carduner, representing Palm Beach Polo HOA, as an interested party addressed the Board.

Janna Lhota, attorney with Holland and Knight, legal council to Victoria McCullough, as an interested party addressed the Board.

Katherine Kaneb, 13893 Gracida Street, as an interested party addressed the Board.

A Motion was made by John Bowers, seconded by Tracy Ciucci to hear public comments tomorrow night. The motion passed unanimously (7-0).

A motion was made by Adam Rabin, seconded by John Bowers, to continue the meeting until tomorrow night at 7p.m. The motion passed unanimously (7-0).

[PZ-0299](#)

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.

[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 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.

[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.

X. COMMENTS FROM THE PUBLIC

XI. COMMENTS FROM STAFF

XII. COMMENTS FROM THE BOARD

XIII. ADJOURN

The meeting adjourned at 10:59 p.m.

NOTICE