



A Great Hometown...
Let Us Show You!

**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 20, 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 November 20, 2024, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

John Bowers called the meeting to order at 7:00 PM.

Members present: John Bowers; Michael Drahos; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; Maureen Martinez; and Stacy Lima.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Christian Santa-Gonzalez, Planner; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

Mr. Bowers had no comments.

IV. APPROVAL OF MINUTES

PZ-0354 October 20, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Maureen Martinez, to approve the October 20, 2024, PZAB Meeting Minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Laurie Cohen advised the Board; Ordinance No. 2024-20 is quasi-judicial and proceeded to swear in the speakers.

EX-PARTE COMMUNICATIONS

John Bowers, Stacy Lima, and Elizabeth Mariaca had spoken to staff. The remainder of the Board had no ex-parte to declare.

VI. NEW BUSINESS

PZ-0355 ORDINANCE NO. 2024-20 (AMENDMENT TO WELLINGTON GREEN ZONING ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the amendment to delete all conditions of approval that were originally adopted as part of the zoning ordinance by Palm Beach County (PBC) for the overall 456-acre Wellington Green project. Mr. Newell reviewed the location and the history of the project. Wellington is processing this amendment as a clean-up before future applications are submitted. This rezoning request will not amend the Wellington Green properties zoning designation as originally established and illustrated on the current Wellington Official Zoning Map. It also does not grant any additional entitlement. Mr. Newell requested to enter the file into the record.

Ms. Cramer stated the conditions of approval are now on the master plan. Previously, the conditions of approval were placed on the master plan and the rezoning plans. Mr. Bowers pointed out the master plan will govern the scope of the project.

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

None.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (7-0).

A motion was made by Elizabeth Mariaca, seconded by Michael Drahos, to approve Ordinance No. 2024-20. The motion passed unanimously (7-0).

PZ-0356 ORDINANCE NO. 2024-21 (A COMPREHENSIVE PLAN AMENDMENT TO MODIFY TABLE LU&CD 1-1 OF THE LAND USE & COMMUNITY DESIGN ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE LAND USE & COMMUNITY DESIGN ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0003-CPA), TO MODIFY TABLE LU&CD 1-1 LAND USE DESIGNATIONS: DENSITY AND INTENSITY; TO MODIFY POLICIES LU&CD 1.3.3 AND 1.4.1 FOR CONSISTENCY WITH TABLE LU&CD

1-1; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Christian Santa-Gonzalez, Planner, presented the request to modify Table LU&CD 1-1 Land Use Designations: Density and Intensity and Policies 1.3.3 and 1.4.1 of the Land Use & Community Design Element of Wellington’s Comprehensive Plan. The amendment corrects scrivener’s errors for two (2) Land Use categories; provides maximum density and reinvestment incentives and modifies the related policies to be consistent with the table changes. Mr. Santa-Gonzalez reviewed the changes to the Land Use Designation Table and the General Property Development Regulations of the Land Development Regulations (LDR). These modifications will ensure the consistency between the Comprehensive Plan and the LDR.

Mrs. Lima inquired about the term allowance. Ms. Cramer stated the notes explain the allowance, and the intent of the table uses the common planning language. Mr. Bowers inquired about the large-scale mixed-use. Ms. Cramer explained when the DRI was approved the MUPD was the non-residential section. The table in the LDR refers you back to the approved development order. This modification ensures that it has a range. Ms. Mariaca clarified the number is based on a previous approval. Ms. Cramer stated it is based on what is suitable for a medium density. When a development is predominately residential it is a PUD. This is the framework to obtain a higher density if requested. Mr. Bowers inquired on any mixed-use that is not large-scale. Ms. Cramer stated Lotis is mixed-use and already has a development orders, additionally, approved projects are not affected by this modification. This would be for newly annexed and possibly the redevelopment of the Wellington Green Mall.

Mr. Santa-Gonzalez illustrated the possible other sites that this could apply to. Mr. Santa-Gonzalez reviewed the Southern Boulevard site and the K-Park site with discussion on possible dwelling units.

Ms. Cramer explained the Wellington Green Mall has seven MUPDs and one PUD and each has individual approvals. Tim Stillings advised the Board that Palm Beach County didn’t allow residential in MUPDs and residential is allowed in PUDs.

Tatiana Yaques inquired about any new developments and expressed concern about allowing high-density projects.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (7-0).

None.

A motion was made by Elizabeth Mariaca, seconded by Jeffery Robbert, to close public comment. The motion passed unanimously (7-0).

A motion was made by Elizabeth Mariaca, seconded by Jeffery Robbert, to approve Ordinance No. 2024-21. The motion passed unanimously (7-0).

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

Cory Lyn Cramer advised the Board the December meeting will be cancelled. The next meeting will be January 15, 2025. Ms. Cramer inquired about going to the Planning Workshop. Staff furnished a copy of the Wellington Green Design Standards for the Board's review and at the next meeting staff can answer any question the Board may have. Ms. Cramer wished the Board Happy Holidays.

IX. COMMENTS FROM THE BOARD

None.

X. ADJOURN

The meeting adjourned at 7:58 pm.

APPROVED: _____
Date

John Bowers - Chair

Recording Secretary