

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, July 17, 2024

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

John Bowers - Chairperson

Michael Drahos - Vice Chair

Stacy Lima

Elizabeth Mariaca

Maureen Martinez

Jeffery Robbert

Tatiana Yaques

I. CALL TO ORDER

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

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/DELETION/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

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. 2024-9 (ENTRADA ACRES COMPREHENSIVE

PLAN AMENDMENT – RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2024-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RURAL RESIDENTIAL – 5 (PBC RR-5) TO WELLINGTON RESIDENTIAL E (5.01 – 8.0 DU/AC), TOTALING 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 NORTH OF SOUTHERN BOULEVARD (S.R. 80) 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.

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.

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 (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL –

5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL – 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL (INST) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RR-5 TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD (S.R. 80) 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 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 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS ENTRADA ACRES – RESIDENTIAL FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (PBC AR) TO RESIDENTIAL SINGLE-FAMILY (RS), TOTALING APPROXIMATELY 125.77 ACRES, MORE OR LESS, 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 AND SLUGGETT PROPERTY REZONING –COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON COMMUNITY COMMERCIAL (CC), TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL AND PUBLIC FACILITY TO WELLINGTON CC, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RESIDENTIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES; 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 TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING ARTICLE 6 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE 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. 2023-08 (PUBLIC NOTICE REQUIREMENTS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTIONS 5.2.3 AND 5.2.4 RELATED TO PUBLIC NOTICE REQUIREMENTS, AS MORE SPECIFICALLY CONTAINED HEREIN, IN ACCORDANCE WITH WELLINGTON'S CODE OF ORDINANCES AND SECTION 50.0311, FLORIDA STATUTES; 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. 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 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 2024-08 Public Notice Zoning Text Amendment. The

motion passed unanimously (4-0), with John Bowers, Tatiana Yaques, and Stacy Lima absent.

VIII. COMMENTS FROM THE PUBLIC

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.

NOTICE