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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 10, 2021
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington Planning, Zoning and Adjustment Board was held on November 10, 2021 at 7:00 p.m. at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Elizabeth Mariaca called the meeting to order at 7:00 p.m.

Members present: Elizabeth Mariaca; Jeffrey Robbert; John Bowers; Ron Herman; Adam Rabin; Sal Van Casteren; and Maureen Martinez.

Staff present: Laurie Cohen, Wellington Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

None.

IV. APPROVAL OF MINUTES

**PZ-0256 October 13 2021 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES**

A motion was made by Ron Herman, seconded by Adam Rabin, to approve the October 13, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. NEW BUSINESS

PZ-0255 ORDINANCE NO. 2021-25 (ARTIFICIAL TURF - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 3.2 – DEFINITIONS, OF ARTICLE 3, TO PROVIDE A DEFINITION FOR ARTIFICIAL TURF; TO MODIFY SECTION SEC. 6.4.2 – RESIDENTIAL DISTRICT/PUD SPECIFIC DEVELOPMENT STANDARDS, OF ARTICLE 6, TO PROVIDE STANDARDS FOR IMPERVIOUS SURFACE AREAS; AND TO MODIFY SECTION 7.8.1 – GENERAL LANDSCAPE STANDARDS, OF ARTICLE 7, TO ALLOW THE LIMITED USE OF ARTIFICIAL TURF FOR RESIDENTIAL AND NON-RESIDENTIAL USES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Cory Lyn Cramer, Planning and Zoning Manager, advised the Board the item presented tonight is the item workshopped at the previous Planning, Zoning and Adjustment Board (PZAB) meeting.

Damian Newell, Senior Planner, reviewed the request to amend Sections 3.2.2.30, 6.4.2, and 7.8.1.K of Wellington's Land Development Regulations (LDR) providing a definition and modifying regulations related to artificial turf for residential and non-residential uses in Wellington. Mr. Newell reviewed the background and the updates from the prior PZAB meeting. Mr. Newell reviewed the positive and the negative impacts of artificial turf. Artificial turf can only be used in the rear and side yards of residential properties. Mr. Newell illustrated to the Board the possible locations where artificial turf could be used on residential and on commercial properties. Staff is recommending approval.

Maureen Martinez inquired on the setbacks. Mr. Newell reviewed the different setbacks and explained that artificial turf is required to be screened from the right-of-way. In addition, the artificial turf is required to have a six-inch separation or barrier. Ms. Cramer explained to the Board the differences in the setbacks for different impervious surfaces.

Ron Herman inquired on drainage. Mr. Newell advised the material drains just like natural grass. However, the underlying material is when it changes and that can fluctuate depending on the material. During permitting, they would have to show how the drainage would be handled. Mr. Herman inquired if the material is lead free. Mr. Newell stated the code requires the artificial turf to be lead free. Jeffrey Robbert inquired on having too much artificial turf installed in Wellington. Mr. Newell stated if approved there is no limitation Village wide. John Bowers inquired on new residential developments coming in with mainly artificial turf. Ms.

Cramer stated when a Planned Unit Development (PUD) comes in with project standards; Staff could limit the amount of artificial turf.

Sal Van Casteren stated his community installed artificial turf on their tennis courts. His community has found no drainage problems and no maintenance issues.

Ms. Mariaca inquired on the level of interest for this from the community. Mr. Newell stated he and other staff members have received calls. Ms. Mariaca inquired why Wellington feels it has to proceed with this. Ms. Cramer stated the subject has come up regionally and other municipalities have had to address the subject. Ms. Mariaca commented that due to the current climate changes she feels this does not make sense and suggested additional research should be done before moving forward. Additionally, she stated that artificial turf should only be allowed when there are no other options.

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

Anthony Medina - agent for Go Forever Green advised the Board that no rubber is used for residential artificial turf. Silica sand is used instead for residential use.

Ms. Martinez pointed out at her residence there are places that grass does not grow due to tree coverage.

Andy Kobosko - owner of Kobosko Shopping Center stated he has major problems in the parking area with grass. He had installed artificial turf, which resolved his problems.

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

Mr. Robbert stated it should be allowed when needed and not as a replacement. Ms. Cohen pointed out that specific standards would have to be added to the ordinance.

Mr. Rabin stated he has a neighbor that has it in his backyard and it looks beautiful. If installed properly with good material it looks great. Mr. Herman stated this does set a standard. Ms. Mariaca suggested the Board could recommend less than 50% as a standard.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2021-25 as presented by staff. The motion passed (6-1) with Elizabeth Mariaca dissenting

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

Ms. Cramer stated the next meeting is December 8, 2021.

IX. COMMENTS FROM THE BOARD

Ms. Mariaca wished everyone a happy and healthy Thanksgiving and Hanukkah.

X. ADJOURN

The meeting adjourned at 8:05 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary