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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
November 16, 2022  
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 16, 2022 at 7:00 p.m. 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 p.m.

**Members present:** Jeffrey Robbert; John Bowers; Ron Herman; and Satesh Raju.

**Absent:** Maureen Martinez; Tracy Ciucci and Adam Rabin

**Staff present:** Laurie Cohen, Wellington Attorney; Robert Basehart, Sustainability and Regulatory Affairs Director; Cory Lyn Cramer, Planning and Zoning Manager; and Jennifer Fritz, Recording Secretary.

**II. REMARKS BY CHAIRMAN**

None.

**III. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**IV. APPROVAL OF MINUTES**

**PZ-0271 OCTOBER 9, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES**

A motion was made by John Bowers, seconded by Dr. Satesh Raj, to approve the October 9, 2022 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (4-0) with Maureen Martinez; Tracy Ciucci and Adam Rabin absent.

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

Cory Lyn Cramer, Planning and Zoning Manager, introduced Kris Garrison from Palm Beach County School Board who was attending via Zoom.

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

Laurie Cohen administered the oath.

The Board had no ex-parte to declare.

## **VII. NEW BUSINESS**

### **PZ-0276 ORDINANCE 2022-31 PANTHER RUN ELEMENTARY ANNEXATION**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; ANNEXING, PURSUANT TO A PETITION FOR VOLUNTARY ANNEXATION, REAL PROPERTY COMPRISING 20 ACRES LOCATED ON THE NORTH SIDE OF LAKE WORTH ROAD, APPROXIMATELY 0.66 MILE WEST OF STATE ROAD 7 IN PALM BEACH COUNTY, FLORIDA, KNOWN AS PANTHERS RUN ELEMENTARY SCHOOL; AS MORE PARTICULARLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO AFFECTUATE THIS ANNEXATION; DIRECTING THE WELLINGTON CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Cramer explained there are three applications for the school site, which if the applicant approves will have one presentation. Ms. Garrison agreed to one presentation. Robert Basehart, Sustainability and Regulatory Affairs Director, presented to the Board one presentation for the Annexation, Comprehensive Plan and Rezoning. The request is to annex into Wellington. Panther Run is a community school with eighty percent of the students being Wellington residents. The school receives several programs from Wellington, including the Kelly Spinelli Grant. Mr. Basehart illustrated to the Board the updated Future Land Use Map and Zoning Map.

Ms. Garrison stated Palm Beach County School Board has a strong partnership with Wellington. The School Board approved the annexation at the October meeting.

**A motion was made by John Bowers, seconded by Ron Herman, to open public comment. The motion passed unanimously (4-0) with Maureen Martinez Tracy Ciucci and Adam Rabin absent.**

Howard Gross, 10845 Northgreen Drive, wondered why is Wellington annexing the land now and what can be built there in the future. Mr. Basehart explained there is no intent to develop the land into anything but a school use.

Mr. Bowers stated since the school receives the Kelly Spinelli Grant from Wellington, it should be located in Wellington.

**A motion was made by John Bowers, seconded by Dr. Satesh Raj, to close public comment. The motion passed unanimously (4-0) with Maureen Martinez Tracy Ciucci and Adam Rabin absent.**

Ron Herman inquired as to why now to annex. Mr. Basehart stated staff does not know why it was not included in the original incorporation of the Village. The Village Manager suggested to bring it into the Village. Mr. Herman inquired on any traffic changes. Mr. Basehart stated there would be no change.

**A motion was made by John Bowers, seconded by Ron Herman, to recommend approval of Ordinance 2022-31. The motion passed unanimously (4-0) with Maureen Martinez Tracy Ciucci and Adam Rabin absent.**

**PZ-0277      ORDINANCE NO. 2022- 32, (PANTHER RUN ELEMENTARY SCHOOL FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN {FLUM})**

**AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING THE FUTURE LAND USE MAP OF THE WELLINGTON COMPREHENSIVE PLAN BY ADDING AND DESIGNATING 20 ACRES, MORE OR LESS, KNOWN AS THE PANTHER RUN ELEMENTARY SCHOOL, AS “COMMUNITY FACILITIES”; LOCATED ON THE NORTH SIDE OF LAKE WORTH ROAD, APPROXIMATELY 0.66 MILE WEST OF STATE ROAD 7, 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 John Bowers, seconded by Ron Herman, to recommend approval of Ordinance 2022-32. The motion passed unanimously (4-0) with Maureen Martinez Tracy Ciucci and Adam Rabin absent.**

**PZ-0278      ORDINANCE NO. 2022 – 33 PANTHER RUN ELEMENTARY REZONING**

**AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A REZONING TO AMEND THE ZONING DESIGNATION FOR A NEWLY ANNEXED 20 ACRE PROPERTY, KNOWN AS THE PANTHER RUN ELEMENTARY SCHOOL, TO THE WELLINGTON “COMMUNITY FACILITIES” DESIGNATION FROM THE PALM BEACH COUNTY “AR” DESIGNATION; LOCATED ON THE NORTH SIDE OF LAKE WORTH ROAD, APPROXIMATELY 0.66 MILE WEST OF STATE ROAD 7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**A motion was made by John Bowers, seconded by Ron Herman, to recommend approval of Ordinance 2022-33. The motion passed unanimously (4-0) with Maureen Martinez Tracy Ciucci and Adam Rabin absent.**

## **VIII.      COMMENTS FROM PUBLIC**

None.

**IX. COMMENTS FROM STAFF**

Ms. Cramer advised the Board of potential upcoming items and wished the Board a Happy Thanksgiving.

**X. COMMENTS FROM THE BOARD**

None.

**XI. ADJOURN**

The meeting adjourned at 7:24 p.m.

APPROVED: \_\_\_\_\_  
Date

\_\_\_\_\_  
Jeffrey Robbert-Chair

\_\_\_\_\_  
Jennifer Fritz-Recording Secretary