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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
April 11, 2018  
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 April 11, 2018 at 7:00 p.m. at the 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; Carol Coleman; Stephen A. Levin; Alan Shullman; Tomas Bueno and Jeffrey Robbert.

**Members Absent:** Kenneth Kopp.

**Staff present:** Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator and Jennifer Fritz, Recording Secretary.

**II. REMARKS BY THE CHAIRMAN**

Ms. Mariaca commented the Board has not met since last year and it was good seeing everyone.

**III. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**IV. APPROVAL OF MINUTES – December 13, 2017**

**A motion was made by Stephen A. Levin, seconded by Tomas Bueno, to approve the December 13, 2017 minutes. The motion passed unanimously (6-0), with Kenneth Kopp absent.**

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

None.

## **VI. NEW BUSINESS**

### **PZ-0173 ORDINANCE NO. 2017-06 (ARTICLE 8 OF THE LAND DEVELOPMENT REGULATIONS)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 8, IN ITS ENTIRETY AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

Cory Lyn Cramer, Development Review Coordinator, presented the request for Petition 2018-011 Zoning Text Amendment (ZTA) to amend Article 8 of the Land Development Regulations (LDR). Ms. Cramer requested the file be entered into the official record. The request is to repeal and replace Article 8 of the LDR. This Article provides requirement for the approval of subdivisions, platting, required improvements, and requirements for Land Development Permits (LDP) and Public Utilities Permits (PUP). The Maintenance and Use Document sections moved from Article 7 to Article 8 as these documents are required during the subdivision and platting process. There are no substantial changes made to the context of Article 8. The changes made included removing duplications, simplifying text, eliminating obsolete references and reordering the information in a logical manner. Currently, there are 69 pages in Article 8, after the revision there will be 21 pages, which is an overall reduction of 48 pages. One addition is a provision added that all existing multi-family units are eligible for plat waivers. This provision will encourage ownership and reinvestment in the multi-family areas. The Engineering and Utilities Divisions have both created Standards Manuals. These manuals will house the industry standards and typical details for specific types of public utilities and engineering improvements. The manuals will facilitate the code reduction and provide the ability for updates to the ever-changing industry standards without requiring the process of modification to the LDR. Ms. Cramer summarized the previously approved LDR re-writes and the purpose of the rewrites is to streamline the process and provide clear and accurate information that is user friendly.

Mr. Levin inquired on the status of Article 3, 6 and 7. Ms. Cramer stated staff is currently working on the rewrite of Article 7, Article 6 is in progress and Article 3 is definitions and will come last. There may be some slight amendments to Article 5.

Ms. Mariaca inquired on the plat waiver. Ms. Cramer stated the multi-family properties are often under one parcel and usually under one ownership. A plat waiver is a simplified process to enable the sale of each individual units. It would also create an

association or require an agreement that will help enforce property maintenance. The plat waiver will save money and time. Ms. Mariaca inquired on Section 8.3.3 the Subdivisions, what does "Control Points" mean. Ms. Cramer stated an example is a benchmark that will show up on a survey. Ms. Mariaca inquired on dedication and reservations. Ms. Cramer explained on a plat the dedications and reservations are utilized to identify rights and what certain easements or tracts of land are used for. It also provides for the rights to extend to successors and assignees. Ms. Cohen stated also for maintenance, dedicating the roadways or sidewalks to the association for perpetual maintenance. Ms. Mariaca inquired on Parks and Recreation and the use of the census. The last census was back in 2010. Ms. Cramer stated there was an actual number in the LDRs but it changes. The 2010 Census is the official record with updates done on a five-year basis. The current number for the average household is three (3). Instead of having to change the code every time the census changes, staff is referring back whatever the current number is.

**A motion was made by Jeffrey Robbert, seconded by Alan Shullman, to open public comment. The motion passed unanimously (6-0), with Kenneth Kopp absent.**

**A motion was made by Jeffrey Robbert, seconded by Carol Coleman, to close public comment. The motion passed unanimously (6-0), with Kenneth Kopp absent.**

**A motion was made by Stephen A. Levin, seconded by Tomas Bueno, to adopt Ordinance 2017-06 as proposed by staff. The motion passed unanimously (6-0), with Kenneth Kopp absent.**

## **VII. COMMENTS FROM PUBLIC**

None.

## **VIII. COMMENTS FROM STAFF**

Mr. Basehart gave an update on the International Polo (IPC) petitions, advising the applicant had received Palm Beach County Traffic approval. Staff is waiting for the resubmittal. Mr. Basehart gave an update on the Flying Cow petitions, which the Council reprimanded back to the Boards. Mr. Basehart advised the Flying Cow petitions did received approval from the FAA. The applicant is attempting to work with surrounding homeowners. Mr. Basehart stated once the updates to the Land Development Regulations (LDR) are completed, staff would begin the update to the Comprehensive Plan. Mr. Basehart advised the Devonshire project has been purchased and will submit a site plan application. Mr. Basehart stated staff expects applications for redevelopment at the Wellington Green Mall. Mr. Basehart advised of a potential annexation of Homeland. Ms. Cohen clarified there is a dispute within the residents of Homeland. There is a process has to be completed before Council would consider the annexation. The community has to have an approval of 50%

plus one (1) is in favor of the annexation. This annexation has not been preordained. Mr. Basehart advised there is a company that could potentially purchase Polo West Golf Course and the North Course. Staff expects applications very soon to move forward with comprehensive plan amendments, master plan amendments and plats. Staff has been talking with Mr. Fina on a mixed-use petitions; the property is 65 acres located on the west side of State Road 7. Mr. Basehart pointed out there will be work for this Board in the coming year.

#### **IX. COMMENTS FROM THE BOARD**

None.

#### **X. ADJOURN**

**A motion was made by Jeffrey Robbert, seconded by Stephen A. Levin, to adjourn. The motion passed unanimously (6-0), with Kenneth Kopp absent.**

**The meeting adjourned at 7:35 p.m.**

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

\_\_\_\_\_  
**Elizabeth Mariaca-Chairperson**

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