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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
November 13, 2019  
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 13, 2019 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER/ROLL CALL**

Stephen A. Levin called the meeting to order at 7:02 p.m.

**Members present;** Stephen A. Levin; Elizabeth Mariaca; Alan Shullman; Sal Van Casteren and Maureen Martinez.

Jeffrey Robbert arrived late.

**Members Absent:** Dr. Carmine Priore.

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

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**III. REMARKS BY THE CHAIRMAN**

Mr. Levin

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

None

**V. NEW BUSINESS**

## **PZ-0199 ORDINANCE NO. 2019-14 (ARTICLE 6- ZONING DISTRICTS)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 6, IN ITS ENTIRETY AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

Cory Lyn Cramer, Development Review Coordinator presented the modifications to Article 6-Zoning Districts of the Land Development Regulations (LDR). Ms. Cramer requested the entire file be entered into the record. This will be the second to last article the Board will hear, Article 3-Definitions will be presented to the Board in December.

Ms. Cramer pointed out Article 6 is the largest article and one of the most important article in the LDR. Article 6 establishes the zoning districts and provides regulations for the districts and the Equestrian Overlay district. Article 6 is a key element in the implementation of the Comprehensive Plan (CP). Article 6 has ten chapters with one as a placeholder for future inclusions. The chapters of the article contain elements such as establishing the zoning districts Village-wide, regulations and supplementary standards for uses, design standards based on use and location and standards for planned developments. Chapter 6 has been reserved for development and redevelopment incentives. Staff is currently working on those incentives and those incentives will be brought back to the Board when completed. Ms. Cramer explained the difference between the current MUPD and MXPD districts and now those districts will be combined. Ms. Cramer pointed out there will be no entitlements granted or taken away for either MUPD or MXPD. Ms. Cramer explained the current standards for planned districts and the effect the standards have on development patterns. The new standards will be based by a project-by-project basis. Ms. Cramer reviewed the timeline for the petitions for public hearing.

Mr. Basehart pointed out Article 4 is a placeholder for the future. Ms. Mariaca inquired on what the placeholder would be for. Ms. Cramer stated if there was a need for another article that could not be incorporated into the other articles.

Mr. Robbert inquired on page 38 of the packet, accessory dwelling and what another permanent accessory dwelling means. Ms. Cramer pointed out that it says accessory structure which is different than a dwelling, and stated it could be a shed or an airplane hanger. Ms. Cramer stated on 6.1.2c there was an oversight on the single family resident, C and D were left out and will be revised before it goes to Council.

Mrs. Martinez inquired on what was deleted that was not place in another Article. Ms. Cramer stated when planned development was put into the regulations from the Palm Beach County, each individual project would have standards to meet. Many of the minimum and maximum standards have been removed. Safety standards are still in the code.

Mr. Levin inquired on the children's play area size. Ms. Cramer stated that in a planned development there are still regulations that have to be met.

**A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.**

**A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.**

**A motion was made by Elizabeth Mariaca, seconded by Sal Van Casteren, to approve Ordinance 2019-14 as recommended by staff. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.**

#### **VI. COMMENTS FROM PUBLIC**

**None**

#### **VII. COMMENTS FROM STAFF**

Mr. Basehart stated at next month's meeting the last Article of the code will be presented to the Board. Mr. Basehart pointed out that the code will always be changing. The next changes staff will be working on is to update the Comprehensive Plan. Mr. Basehart stated staff is also working on the redevelopment incentives, which will be added to the code and brought to the Board.

#### **VIII. COMMENTS FROM THE BOARD**

Mr. Shullman inquired on what is coming to the Board. Mr. Basehart briefly discussed the redevelopment project at the Wellington Green Mall and the Lotis project located on Stated Road 7. Mr. Basehart stated Mr. Straub Polo West property was sold and the new owner is talking with the neighborhood.

#### **IX. ADJOURN**

**A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to adjourn. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.**

**The meeting adjourned at 7:27 p.m.**

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

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**Stephen A. Levin-Vice Chairperson**

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**Jennifer Fritz-Recording Secretary**