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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
December 11, 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 December 11, 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 7:05 p.m.

Members present; Stephen A. Levin; Jeffrey Robbert; Sal Van Casteren and Maureen Martinez.

Members Absent: Dr. Carmine Priore; Alan Shullman and Elizabeth Mariaca.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIRMAN

None.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None

V. NEW BUSINESS

PZ-0199 ORDINANCE NO. 2019-15 (REPEAL AND REPLACE ARTICLE 3 OF THE LDR)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 3, IN ITS ENTIRETY AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC DEFINITIONS RELATED TO THE LAND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Cory Lyn Cramer, Development Review Coordinator presented a summary to the Board of reducing the size of Article 3 of the Land Development Regulations (LDR), which is definitions. Ms. Cramer stated it is a general practice with planning definitions is that if something is found in a commonly known dictionary, it is not necessarily required to be listed in your LDR. Staff was able to reduce the amount of definitions that are commonly used in a standard dictionary. Article 3 establishes specific definitions related to the LDR. Staff also updated all of the acronyms that are found throughout the LDR. This needed to be the last Article, to ensure staff capture everything with the rewrites.

Jeffrey Robbert inquired on the swimming pool definition and does it have to exceed 150 square feet to be considered a swimming pool. Ms. Cramer stated it is in combination of the rest of the definition. Ms. Cramer stated you would need a permit to build a swimming pool. Maureen Martinez agreed the definition is not clear. Ms. Cramer stated this definition is related to how it is permitted. It is not a definition of what a swimming pool is.

Sal Van Casteren inquired in reference to the swimming pool verbiage, would it follow the Florida State Statute. Ms. Cramer stated staff uses a number of documents that regulate certain uses, it is not a general dictionary term, but how it is used in the LDR. Mr. Van Casteren inquired on shade tree and not being on the recommended tree list. Ms. Cramer stated the recommended tree list is only for recommendation. Staff would consider other trees that could be classified as shade trees that are not on the list.

Mr. Levin inquired why some are not in alphabetic order. Ms. Cramer stated probably an oversight, staff will review.

A motion was made by Maureen Martinez, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (4-0) with Elizabeth Mariaca, Dr. Carmine Priore and Alan Shullman absent.

A motion was made by Jeffrey Robbert, seconded by Maureen Martinez, to close public comment. The motion passed unanimously (4-0) with Elizabeth Mariaca, Dr. Carmine Priore and Alan Shullman absent.

A motion was made by Jeffrey Robbert, seconded by Sal Van Casteren, to approve Ordinance 2019-15. The motion passed unanimously (4-0) with Elizabeth Mariaca, Dr. Carmine Priore and Alan Shullman absent.

VI. COMMENTS FROM PUBLIC

None

VII. COMMENTS FROM STAFF

Ms. Cramer stated the entire LDR was presented to Council last night and was approved on first reading. Staff appreciates all of the Board's help in adopting the new code.

VIII. COMMENTS FROM THE BOARD

Mr. Van Casteren wished Merry Christmas and Happy Holidays to all.

IX. ADJOURN

A motion was made by Jeffrey Robbert, seconded by Sal Van Casteren, to adjourn. The motion passed unanimously (4-0) with Elizabeth Mariaca, Dr. Carmine Priore and Alan Shullman absent.

The meeting adjourned at 7:18 p.m.

APPROVED: _____
Date

Stephen A. Levin-Vice Chairperson

Jennifer Fritz-Recording Secretary