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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
June 10, 2020
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 June 10, 2020 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; Sal Van Casteren; Jeffrey Robbert; Maureen Martinez; John Bowers; Ron Herman and Adam Rabin.

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

II. REMARKS BY THE VICE-CHAIR

Ms. Mariaca welcomed the new members to the Board.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. ELECTION OF CHAIR AND VICE-CHAIR

Laurie Cohen explained the process for nominations of Chair and Vice-Chair.

Jeff Robbert nominated Ms. Mariaca for Chair. There were no other nominations for Chair. Ms. Mariaca was unanimously approved as Chair.

Ms. Mariaca nominated Mr. Robbert as Vice-Chair. There were no other nominations for Vice-Chair. Mr. Robbert was unanimously approved as Vice-Chair.

V. APPROVAL OF MINUTES

**PZ-0208 MAY 13, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES**

A motion was made by Jeff Robbert, seconded by Maureen Martinez, to approve the May 13, 2020 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VII. NEW BUSINESS

PZ-0207 ORDINANCE NO. 2020-10 COVERED ARENAS IN SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD) ZONING TEXT AMENDMENT (ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 6.8 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS TO ALLOW COVERED AREAS WITHIN SUBAREA F OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; PROVIDING SETBACKS FOR COVERED ARENAS WITHIN SUBAREA F; PROVIDING A CONFLICTS CAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo, Senior Planner, presented the Zoning Text amendment to modify Table 6.8-2, EPC Setback Table by providing setbacks for covered arenas in Subarea F of the Equestrian Overlay Zoning District (EOZD) and to modify Section 6.8.9, Supplementary Standards for Principal and Accessory Equestrian Structures and Uses to allow covered arenas in Subarea F in the Land Development Regulations (LDR). Ms. Ferraiolo reviewed the history of the Winding Trails project, located within Subarea F. The applicant has found it difficult to sell the lots with the prohibition of covered arenas. This was a voluntary concession made by the applicant during the original approval process. Staff received a letter of support from Lakefield South Homeowner Association. Ms. Ferraiolo reviewed the proposed changes to certain setbacks for Subarea F. The Equestrian Preserve Committee (EPC) recommended approval with a 5-2 vote. Staff recommends approval of the ordinance as presented. Ms. Ferraiolo stated that Patricia Holloway, the applicant, is available for questions from the Board.

Maureen Martinez inquired as to why the EPC vote was 5-2. Cory Lyn Cramer stated that two members of EPC felt they did not have enough information to make a decision and so they abstained from voting. Ms. Cramer explained that as board member, unless you recuse yourself due to a conflict of interest, you are required to vote and you cannot abstain. Ms. Cohen further explained that abstaining from voting is considered a vote to recommend denial of the request.

Ms. Martinez asked about the voluntary agreement years ago to prohibit covered arenas. Ms. Cramer stated there was a lot of discussion related to such things as covered arenas, the number of stalls, rentals, setbacks, etc., but staff did not request the prohibition of covered arenas as a condition of approval. Sal Van Castern asked why Subarea F was the only area that prohibited covered arenas. Ms. Cramer stated it was a concession by the applicant. At the time, the applicant did not think a covered arena would be desired on the lots based on their wide and shallow lot configurations. Mr. Van Casteren asked the applicant why she originally did not think the covered arenas were necessary? Ms. Holloway stated that she did not remember making the

concession. Mr. Van Casteren stated his concern is that in the future the applicant will come back for further concessions. Mr. Van Casteren asked if staff received any concerns from Lakefield South residents. Ms. Cramer stated one (1) email was received in opposition from a Lakefield South resident after the EPC meeting. Two (2) further emails were received (one (1) in support and one (1) neutral) and both will be read during public comments.

Ms. Martinez asked if Ms. Holloway had a picture of the proposed covered arenas. Ms. Holloway stated she did not. Ms. Martinez asked if the covered arenas would be required to match the residence/barn structures and if this was a requirement in other subareas of the EZOD. Ms. Ferraiolo confirmed that building materials shall match or be compatible with the other structures on the lot. Ms. Ferraiolo also stated the covered arenas would have to meet building coverage resulting in some lots having limitations due to the lot size. Ms. Martinez inquired on the location of the covered arenas and the impact on the views from the Lakefield South homes. Ms. Cramer stated there is a 50-foot setback between the residential lots of Lakefield South and structures built in Winding Trails. This setback will remain in place and is not affected by the proposed request. In addition, there is a difference between the total acreage and buildable acreage, the buildable acreage does not include the water bodies. When calculating the buildable lot coverage for any lot in Winding Trails, the land area is used and does not include the water or lake area, which reduces the maximum building coverage for the entire lot. Ms. Ferraiolo stated the only lots that will really need to maintain the have the 50-foot setback from the residential lots of Lakefield South are Lots 1 and 2 of Winding Trails. The rest of the lots are separated by water and easements greater than the 50-foot setback requirement, resulting in a distance that exceeds the minimum setback requirement. Additionally, the average height of a covered arena is 16 to 18 feet to the mid-point. The residence/barn structures are 2-story and limited to a maximum of 35 feet in height. Ms. Martinez asked if the Lakefield South HOA had a meeting before issuing the letter in support of the request. Ms. Holloway stated that she did not know.

Mr. Robbert inquired if the site plan will change with these new setbacks. Ms. Cramer confirmed the site plan, density or intensity of the use will not change. Ms. Cramer stated to build a covered arena the applicants will still be required to obtain Engineering approval for drainage purposes.

Adam Rabin asked about the original presentation and the method used to solicit information from the surrounding areas. Ms. Cramer explained that this item is legislative and not site specific. For legislative items, only a legal ad is required. With quasi-judicial items, a mailing to all property owners within 500 feet of the subject site is required, as well as the legal ad.

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

Mr. Robbert read the following comment cards into the record:

- Aleyka Thomas- supports.
- Matthew Johnson, 4875 Forest Dale Drive Lake Worth, realtor in Wellington and a listing agent for Winding Trails- supports.

- Bonnie Silver lives in Malibu, California. She is in contract to purchase Lot 5 of Winding Trails- supports.
- Nophar Silver lives in Malibu, California - supports.
- Jenna Steffens, 5700 Central Gardens Way, Palm Beach Gardens, realtor for Lots 1 and 2 of Winding Trails -supports.

Mr. Robbert read emails from the following into the record:

- Hope Greenfield, resident in Aero Club- supports.
- Fernanda DaSilva, resident from Lakefield South, does not believe the covered arenas are the reason the lots are not selling. The lots are not selling because the lots are very small.

Matthew Johnson asked to point out other areas of the EOZD, in close proximity to Winding Trails, where covered arenas are currently being constructed. He utilized an aerial provided by staff.

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

Ron Herman asked about the email received in opposition. Ms. Cohen explained that there was an email received from Don Barth, a Lakefield South resident, requesting it be read into the record at the EPC meeting. However, this email was received by the Clerk's Office after the meeting started and was not able to be provided to staff until the next morning. John Bowers asked staff for a summary of the opposition received from Mr. Barth for EPC. Ms. Cramer read the email into the record. The email was made part of the file prior to the meeting and entered into the record at that time as well.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2020-10. The motion passed unanimously (7-0).

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Ms. Cramer advised the Board of upcoming items and provided an update on projects that staff is currently working on.

Ms. Cramer encouraged the members of PZAB to help get word out to their neighbors and friends to participate in the 2020 Census. She briefly explained how the census results affect local funding opportunities and why it is important. She stated that the Wellington website has information and links that will assist the community in completing the census.

X. COMMENTS FROM THE BOARD

Ms. Cohen reminded the Board that they will be hearing from the Clerk's Office to set up training and review public meeting basics.

XI. ADJOURN

The meeting adjourned at 7:54 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary