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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
October 14, 2020
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 held on October 14, 2020 at 7:00 p.m. conducted virtually using Zoom.

I. CALL TO ORDER/ROLL CALL

Elizabeth Mariaca called the meeting to order at 7:03 p.m.

Members present; Elizabeth Mariaca; Jeffrey Robbert; Maureen Martinez; John Bowers; Ron Herman; Sal Van Casteren and Adam Rabin.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Tim Stilling, Planning Director; Damian Newell, Sr. Planner and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

Ms. Mariaca thanked everyone for attending the meeting virtually. Cory Lyn Cramer reviewed the protocol for the ZOOM meeting. Ms. Cramer stated the November meeting may be held in person.

IV. APPROVAL OF MINUTES

**PZ-0210 JULY 8, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES**

A motion was made by John Bowers, seconded by Sal Van Casteren, to approve the July 8, 2020 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATION

Jeffrey Robbert declared he had a ZOOM meeting with the applicant. The applicant gave an overview of the project. Ron Herman declared he had a phone call with the applicant, who also gave him an overview of the project. Mr. Herman spoke with Councilman McGovern about the agenda tonight. Mr. Herman also spoke with staff on the project. John Bowers had a ZOOM call with the applicant and inquired on the phasing of the project and the overall site plan. Mr. Bowers also spoke with staff on the project. Adam Rabin spoke with Councilman McGovern about the project and inquired on Wellington Regional Medical Center (WRMC) support of the project. Elizabeth Mariaca spoke with staff and Councilman Drahos about her ability to attend in person. Maureen Martinez and Sal Van Casteren had no ex-parte to declare.

Ms. Cohen confirmed approval from the applicant for the meeting to be via ZOOM and staff's request to do one (1) presentation for all agenda items.

VIII. NEW BUSINESS

PZ-0212 ORDINANCE NO 2020-13 LOTIS WELLINGTON GREEN (10-ACRE) COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the request for Lotis Wellington to the Board. Mr. Newell stated one (1) presentation would be given, however the Board will be required to make separate motions for each request. Mr. Newell illustrated the location

for the overall project. The request includes a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for Parcel 2 from Palm Beach County (PBC) Low Residential (LR-2) to Mixed Use (MU); A Rezoning to amend the Zoning Map designation for Parcel 2 from PBC Public Ownership (PO) to Multiple Use Planned Development (MUPD); A request for a Master Plan to allow a mixed-use project with restaurant and retail, financial institution with drive-thru, general/professional office, medical office, multi-family residential, congregate living facility (CLF), daycare facility and open space; and Conditional Uses to allow the financial institution with drive-thru, CLF Type 3 and a daycare facility for up to 210 children. Mr. Newell reviewed the various phasing, the conceptual site plan, the circulation plan, standards required, the market study indicating the demand for multi-family and CLFs, the wetland and environmental assessment and a summary of the amendments to the Resolution.

Ms. Cramer advised the Board that staff received public comments late today and they will be read into the record during public comments portion of the hearing.

Ms. Mariaca offered the phone number to call in for public comment.

Brian Terry, with Insite Studio and agent for the applicant, introduced John Markey, President of JKM Developers, the developer and the property owner. Mr. Markey complimented the Village staff on their cooperation on this project. Mr. Terry advised that they had a ZOOM call with the Stonehaven community and Sharon Merchant will be reaching out to the Black Diamond community. Mr. Terry presented the previous approval and the current proposed request. Mr. Terry reviewed the layout of the parcels, phasing of the project and explained that the site will have cross access to the north and south, along with a full access traffic signal on State Road 7. Mr. Terry presented a video rendering of the project and welcomed any questions from the Board.

Jeffrey Robbert asked if there would be dedicated parking for the public greenspace. Mr. Newell stated that approximately 20 to 25 dedicated parking spaces are located near the daycare. Mr. Robbert inquired if the gated areas are for vehicles only. Mr. Markey stated the gates are for vehicles only. The project is a pedestrian-friendly community. John Bowers inquired on the greenway and the timing on finalizing the greenway. Mr. Terry stated the entire project has a build-out date of December 20, 2023. The NW portion of the project completion is later due to the construction access. Mr. Markey stated the majority of the greenway will be completed when the lake banks are constructed.

Sal Van Casteren inquired on the residential pricing. Mr. Markey stated the market study guides them in the pricing. Mr. Markey answered it would be around \$2000 a month. Mr. Van Casteren asked about the 10-foot wide path and if the use would be for bicycles and pedestrians. Mr. Markey stated the path is intended to be a multi-purpose path, which would allow bicycles. Adam Rabin inquired on the phasing and the completion of one phase before the next phase begins. Mr. Terry presented an illustration that identified the phasing to the Board. Mr. Newell stated that 40,000

square feet of the commercial development is required to have a temporary certificate of occupancy (TCO) when the first phase of the residential development is ready to obtain a certification of occupancy (C.O.). Mr. Rabin inquired on the commercial tenants. Mr. Markey stated they have a letter intent for some of the commercial properties. Ron Herman ask when the greenway will be useable by the residents. Mr. Terry illustrated the phasing and how the greenways are included in the phasing plan. Sharon Merchant explained why the developer did not reach out to the Black Diamond community earlier in the process, but stated she will be speaking with the Chairman of Black Diamond tomorrow. The Board discussed the building height requirements. Mr. Bower inquired on the parking for the CLF. Mr. Newell reviewed the required spaces and the parking requirements.

Ms. Mariaca provided the phone number for call in for public comment again before asking for a motion to open for public comment.

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

Ms. Cohen separately swore in all the callers as they were pulled from the queue.

Robert Hicks, 1218 Creekside Drive, expressed his concern on the wetlands and the credits for the land.

Joyce Miller, 1218 Creekside Dr and a board member for the Black Diamond Homeowners Association, opposed the project.

Clif Naparsteck, 10675 Old Hammock Way, expressed his concern on the project.

William Lynch, 10697 Old Hammock, expressed his concern on the apartments, but he is on the fence about the overall project.

Ms. Cohen explained it is policy not to answer questions during public comments, but the decision is up to the Board. The Board discussed and agreed to stay with the Village's policy. Ms. Cohen stated the callers could contact the zoning department tomorrow for answers. Ms. Cramer confirmed the callers can contact the Zoning Department with any further questions. Ms. Cohen pointed out the requests will be heard by the Council at two additional readings.

Ms. Cramer read the emails received into the record.

Arthur Zoran, 1221 Creekside Dr, opposes.

Eric Todd, 1215 Creekside Dr, President of the Black Diamond HOA, opposes.

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

Ms. Cohen reviewed quasi-judicial hearing standards and reminded the Board that their decision should be based on facts.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2020-13. The motion passed unanimously (7-0).

PZ-0213 ORDINANCE NO 2020-14 LOTIS WELLINGTON GREEN (10-ACRE) REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Maureen Martinez, seconded by John Bowers, to recommend approval of Ordinance 2020-14. The motion passed unanimously (7-0).

PZ-0214 RESOLUTION NO R2020-48 LOTIS WELLINGTON GREEN MASTER PLAN AND CONDITIONAL USES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2019-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2019-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED USE PROJECT CONSISTING OF 49,056 SQUARE FEET OF RESTAURANT AND RETAIL, 2,500 SQUARE FEET OF FINANCIAL INSTITUTION WITH DRIVE-THRU, 40,000 SQUARE FEET OF MEDICAL OFFICE, 16,700 SQUARE FEET OF PROFESSIONAL/GENERAL OFFICE, 191 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, A CONGREGATE LIVING FACILITY (CLF) WITH 150 INDEPENDENT LIVING UNITS AND 110 ASSISTED LIVING BEDS, A DAYCARE FACILITY FOR UP TO 210 CHILDREN, AND 28.4 ACRES OF OPEN SPACE INCLUSIVE OF A LAKE, CYPRESS PRESERVE, DOG PARK, AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC; APPROVING A CONDITIONAL USE FOR A FINANCIAL INSTITUTION WITH

**DRIVE-THRU, CLF TYPE 3, AND GENERAL DAYCARE FACILITY;
PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Maureen Martinez, seconded by Ron Herman, to recommend approval of Resolution R2020-48. The motion passed unanimously (7-0).

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer advised the Board that due to Veteran's Day on November 11, 2020, an alternative meeting date should be determined. The Board decided to hold the meeting on Tuesday, November 17, 2020.

Ms. Cramer reviewed the items scheduled for the November meeting with the Board. The items will be the first elements of the Comprehensive Plan update including the Land Use Element, Community Partnership Element and the Capital Improvement Element. There are also two CLFs coming to the Board in the near future. Ms. Cramer stated the Village response rate on the census is just above 72% and thanked the Board for getting the word out to the community.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 9:15 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary