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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
May 12, 2021
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 May 12, 2021 at 7:00 p.m. at 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; Jeffrey Robbert; Maureen Martinez; Sal Van Casteren; John Bowers; Ron Herman; and Adam Rabin.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

None.

IV. APPROVAL OF MNUTES

PZ-0238 MARCH 10, 2021 AND APRIL 14, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Jeff Robbert, seconded by John Bowers, to approve the March 10, 2021 and April 14, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. NEW BUSINESS

PZ-0236 ORDINANCE NO. 2021-04: REPEALING THE CONSERVATION ELEMENT AND REPLACING WITH THE CONSERVATION, SUSTAINABILITY AND RESILIENCY ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE CONSERVATION ELEMENT AND REPLACE WITH THE CONSERVATION, SUSTAINABILITY AND RESILIENCY ELEMENT, INCLUDING ANY ELEMENT MAPS, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning, Zoning and Building Director, reviewed the continuing concepts of the Conservation Element. Mr. Stillings advised the Board that staff has re-organized the element into five goals from the current one goal and gave a summary of the new updates.

Ron Herman inquired on who gives the recognition as a walk-friendly community and/or bicycle-friendly community. Mr. Stillings stated there are organizations that will award you to become a designated walk-friendly or bicycle-friendly community and explain how enhanced landscaping would help with air quality. Mr. Herman inquired on what impact Wellington has on other municipalities. Mr. Stillings explain each municipality must have their own comprehensive plan, so collectively all municipalities can have an impact.

John Bowers inquired about any details from the prior element that are missing from the new version. Mr. Stillings pointed out that staff tried to reorganize and added additional policies on green building and green infrastructure.

Jeffrey Robbert inquired if there are any requirements to new homeowners for energy efficiency. Mr. Stillings stated the Comprehensive Plan is not a regulatory document. Anything related to requiring homeowners to be more energy efficient would be part of the building code or LDR.

Elizabeth Mariaca inquired on coordinating with other surrounding municipalities. Cory Lyn Cramer stated that staff sends the material to the State and to Intergovernmental Plan Amendment Review Committee (IPARC) that consists of staff from various municipalities who will review and offer comments. Ms. Mariaca inquired on timelines for the goals. Mr. Stillings stated there are some policies with timelines that would require action within a three to five year timeframe.

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

There was no public comment.

A motion was made by Adam Rabin, seconded by John Bowers, to close public comment. The motion passed unanimously (7-0).

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of Ordinance 2021-04: to repeal the Conservation Element of the Comprehensive Plan and replace with the Conservation, Sustainability, and Resiliency Element, as a part of the overall update to the Wellington Comprehensive Plan. The motion passed unanimously (7-0).

PZ-0237 ORDINANCE NO. 2021-05: REPEALING THE RECREATION & OPEN SPACE ELEMENT AND REPLACING WITH THE PARKS & RECREATION ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE RECREATION & OPEN SPACE ELEMENT AND REPLACE WITH THE PARKS & RECREATION ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings reviewed the continuing concepts of the Parks and Recreation Element. Mr. Stillings pointed out one change to consider in Table PR 1-1 that refers to recommended standards for Park and Recreation Facilities. Staff is requesting to change the word from standards to targets. Wellington has been an overall success in addressing trends.

Sal Van Casteren inquired what the numbers represent in the Table PR 1-1. Mr. Stillings commented the columns illustrate the estimated population and the recommended inventory.

Mr. Rabin inquired on where the word standards would be changed to targets. Mr. Stillings stated wherever the word standards is used in the Element.

Mr. Bowers inquired on play areas and the reason for the shortfall in the coming years. Mr. Stillings stated Wellington is not anticipating any future facilities that would come with new developments that offer public access. Mr. Stillings encourage reading the Parks and Recreation Master Plan included in the packet.

Mr. Robbert inquired on if there is a target for passive open area. Mr. Stillings stated currently, not that he is aware. Mr. Stillings stated he could reach out to the parks department about adding a target for passive open area.

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

There was no public comment.

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

A motion was made by Adam Rabin, seconded by John Bowers, to adopt Ordinance 2021-05, including the recommendation to change the word standards to targets as mentioned and with Mr. Robbert amendment to include a target for passive open space in Table PR 1-1 and to include as a goal in Comprehensive Plan Element. The motion passed unanimously (7-0).

VII. COMMENTS FROM PUBLIC

VIII. COMMENTS FROM STAFF

Ms. Cramer advised the Board of the potential applications that will be heard at the future meetings.

IX. COMMENTS FROM THE BOARD

None.

X. ADJOURN

The meeting adjourned at 7:35 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary