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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
July 14, 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 was 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; Sal Van Casteren; John Bowers and Ron Herman.

Members absent: Adam Rabin and Maureen Martinez.

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

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

None.

IV. APPROVAL OF MINUTES

**PZ-0239 MAY 12, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES**

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to approve the May 12, 2021, Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATIONS

Elizabeth Mariaca declared she had spoken with staff. Ron Herman declared he had spoken with John McGovern about the agenda. The other Board Members had no ex-parte communications to declare.

VIII. NEW BUSINESS

PZ-0241 ORDINANCE NO. 2021 – 11 LWDD-LOTIS (0.35-ACRE) ANNEXATION

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Tim Stillings, Planning, Zoning and Building Director reviewed the requests for the Lake Worth Drainage District (LWDD) Annexation, Comprehensive Plan Amendment, and Rezoning. Mr. Stillings explained staff discovered the right-of-way, owned by the LWDD, was not annexed into Wellington back in 2004. These applications are to correct that oversight, which is required for the development of the recently approved 64-acre mixed-use project known as Lotis Wellington. Staff recommends approval.

Mr. Herman inquired how the oversight was discovered. Brian Terry with Insite Studio, agent for the applicant, advised the Board it surfaced when researching the deed. Mr.

Stillings stated the prior owner originally did the legal description that was submitted for the previous annexation petition that was assumed to have included the LWDD parcel.

Mr. Herman inquired about the different references of the parcel. Mr. Terry stated it is 25 feet wide but in whole is 0.35 acres. Mr. Herman inquired on the status of the Lotis property. Jim Gielda owner/developer of the property advised the Board they are working on the final site plan and then will be going to the Architectural Review Board (ARB) and are working with utilities and engineering departments. They should be able to plat in August and be pushing dirt by the end of year. Mr. Herman inquired if the land is a canal. Mr. Gilda stated it is a right-of-way.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to open public comment. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

Paula Webster, 1773 Barnstable Road, expressed concern on drainage.

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to close public comment. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0241 - Ordinance 2021-11. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

PZ-0242 ORDINANCE NO. 2021 – 15 LWDD-LOTIS (0.35-ACRE) FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0242 - Ordinance 2021-15. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

PZ-0243 ORDINANCE NO. 2021 – 16 LWDD-LOTIS (0.35-ACRE) REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0243 - Ordinance 2021-16. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

PZ-0240 ORDINANCE NO. 2021-12 (ARTICLE 6 – ZONING DISTRICTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 6, FOR CONSISTENCY WITH THE UPDATES TO THE COMPREHENSIVE PLAN, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning, Zoning and Building Director reviewed the updates to the Land Development Regulations (LDR), Article 6. The changes are to make the LDR consistent with the recent Comprehensive Plan changes.

Mr. Robbert inquired on the meaning of "DM". Mr. Stillings stated that is an acronym for Development Review Manager.

Mr. Bowers inquired on the changes from ECR to CR, noting he only saw CRS and no CR zoning district. Mr. Stillings stated there is only one property that is zoned CR (Commercial Recreation) and that was a carryover from Palm Beach County. All the other commercial recreation designations are by land use on the Future Land Use Map (FLUM), not on the zoning map.

Ms. Mariaca inquired on home offices. Mr. Stillings stated there were changes adopted from the State on home-based businesses. The Village can no longer limit certain aspects of home-based business activities.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to open public comment. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

There was no public comment.

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to close public comment. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

A motion was made by Jeffrey Robbert, seconded by Sal Van Casteren, to recommend approval of PZ-0240-Ordinance 2021-12. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

IX. COMMENTS FROM PUBLIC

X. COMMENTS FROM STAFF

Mr. Stillings advised the Board of the potential applications that will be heard at the next meeting on August 11, 2021.

XI. COMMENTS FROM THE BOARD

Mr. Van Casteren inquired on the Wellington Green Mall. Mr. Stillings stated the Mall is in receivership. Staff is working with Treasure Coast Regional Planning Council on a study of State Road 7 Corridor including the Mall. The study is on what the economic and market needs are for the future and coming up with plan on how to get there. Wellington is in negotiations with the Basore Family for K-Park and will be back at the next Council meeting. Mr. Robbert commented that an additional traffic signal is being installed by the Lowes on State Road 7. Mr. Robbert inquired if the Village is involved with the Florida Department of Transportation (FDOT) on the new traffic signals on State Road 7. Mr. Stillings stated staff would try to reach out to them.

XII. ADJOURN

The meeting adjourned at 7:35 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary