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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
August 11, 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 August 11, 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; John Bowers; Adam Rabin; Maureen Martinez and Ron Herman.

Members absent; Sal Van Casteren.

Staff present: Rachel Bausch, Assistant Village Attorney; 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 MINUTES

PZ-0239 July 14, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to approve the July 14, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (6-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer, Planning and Zoning Manager, explained to the Board that Ordinance No. 2021-18 needs to be presented to the Architectural Review Board (ARB) before being presented to the Planning, Zoning and Adjustment Board (PZAB). The item will be heard at the September 8, 2021 PZAB meeting.

VI. NEW BUSINESS

PZ-0246 POSTPONED - ORDINANCE NO. 2021 – 18: ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5 OF WELLINGTON’S LAND DEVELOPMENT REGULATIONS FENCES, WALLS AND HEDGES.

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF MAINTAINING A CONSISTENT APPEARANCE FOR HEDGES AND FENCES ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

PZ-0245 ORDINANCE NO. 2021-17: ADOPTING THE PRIVATE PROPERTY RIGHTS ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Ms. Cramer, Planning and Zoning Manager, advised the Board that as part of the 2021 Florida Legislative session, House Bill (HB) 59 requires local governments to include a Private Property Rights element in their comprehensive plan. Ms. Cramer reviewed the policies in the element.

Ron Herman asked if Wellington went beyond what the State requires. Ms. Cramer stated that 1000 Friends of Florida offered recommendations, some of which were included in Objective PPR 2.1 and Policy PPR 2.1. This element secures what Wellington does in regards to the public hearing process.

Ms. Mariaca thought Wellington already had these policies. Ms. Cramer stated that Wellington does but not in the Comprehensive Plan and this was not previously a required element by the State.

Ms. Martinez inquired if this expands any property rights, referring to easement. Ms. Cramer stated it does not expand any rights but does give an additional level of

protection. The Comprehensive Plan is a long range plan and the Land Development Regulations (LDR) implement this plan. The element does not change anything that already exists in the LDR; however, this element was not previously required to be in the Comprehensive Plan.

Ms. Mariaca inquired on possessing an easement. Ms. Cramer explained the concepts of the different easements while still being the property owner's property.

A motion was made by Adam Rabin, seconded by John Bowers, to open public comment. The motion passed unanimously (6-0).

None.

A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (6-0).

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of Ordinance 2021-17. The motion passed unanimously (6-0).

VII. COMMENTS FROM PUBLIC

VIII. COMMENTS FROM STAFF

Ms. Cramer wished the Board a Happy Labor Day weekend and advised the Board of the potential applications that will be heard at the next meeting and items that will be heard at future meetings.

IX. COMMENTS FROM THE BOARD

Mr. Rabin inquired on the pathways. Ms. Cramer advised that the Engineering and Long Range Planning Division are working on those projects. Mr. Bowers inquired if the upcoming annexation is the same annexation that was heard at the last meeting. Ms. Cramer stated this is a new application, but the project is contiguous to the previous application.

X. ADJOURN

The meeting adjourned at 7:19 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary