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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
October 13, 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 October 13, 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; Ron Herman; Adam Rabin; and Maureen Martinez.

Members absent: Sal Van Casteren.

Staff present: Laurie Cohen, Wellington Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; 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-0253 SEPTEMBER 8, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Adam Rabin, to approve the September 8, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (6-0) with Sal Van Casteren absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Not required.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

PZ-0254 ARTIFICIAL TURF DISCUSSION

Damian Newell, Senior Planner, provided a presentation on the pros and cons of artificial turf and provided information related to Wellington's current code limitations/staff research, as turf is requested more frequently.

Adam Rabin inquired if the proposed rules were adopted would they apply to Homeowner Association (HOA) communities and if staff had researched other communities. Mr. Newell stated artificial turf would be allowed and in the research staff had done some communities allow artificial turf but have different criteria. Cory Lyn Cramer stated an HOA can be more restrictive. Mr. Rabin inquired on permits and inspection. Mr. Newell stated permits and inspections would be required. Ms. Cramer pointed out engineering might have further requirements.

John Bowers inquired on the standards for impervious surface and drainage. Mr. Newell stated the standards would be based on an individual basis.

Jeffrey Robbert inquired on the specifications for the product and how many meet the requirements. Mr. Newell stated that he spoke with a local installer and brought samples for the Board to review.

Ron Herman inquired on the maintenance plan and the time for maintenance. Mr. Newell stated there is no industry standard on maintenance. Mr. Herman inquired on the zero lot homes and not having landscaping on the side of the house. Mr. Newell explained the difficulty of growing grass in certain areas on a zero lot line properties.

Maureen Martinez stated she was surprised that it is not allowed. Mr. Newell stated that staff has to look at the environmental impacts and how to keep the heat level low. Ms. Cramer stated artificial turf can become very hot and it is an environmental concern. Mrs. Martinez inquired on having a separate maintenance requirement and obtaining a 15-year warranty. Mr. Newell stated the warranty is based on the industry standard.

The Board discussed key issues such as control of the material quality; the length of the warranty; different standards for residential and commercial; where the artificial turf is manufactured; the process and how it can be disposed of when the artificial turf must be replaced; environmental concerns; and the reason why this is being brought up now. Ms. Cramer stated staff discovered there is one site in Wellington that installed artificial turf without knowledge that artificial turf is not permitted in Wellington.

Ms. Mariaca expressed concerns on toxicity, landfill concerns, and does not understand why Wellington would consider permitting turf.

Mr. Newell asked the Board what they thought the regulations on the warranty should be. Mrs. Martinez stated she does not think it should be a concern of Wellington. Mr. Rabin stated his neighbor has it in his yard and the problem with tree coverage making it difficult to grow the grass. Mrs. Martinez suggested limiting it to the backyard. Ms. Mariaca advocated native landscaping. Ms. Cramer stated the drainage will play a large roll in the decision on how much of the lot can be artificial turf.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer stated the next meeting is November 10, 2021.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 8:05 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary