

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Wednesday, November 8, 2023**

**7:00 PM**

**Village Hall**

## **Planning, Zoning and Adjustment Board**

*John Bowers  
Tracy Ciucci  
Ron Herman  
Maureen Martinez  
Adam Rabin  
Satesh Raju  
Jeffrey Robbert*

**I. CALL TO ORDER**

Jeffrey Robbert called the meeting to order at 7:00 p.m.

Members present: Jeffrey Robbert; John Bowers; Ron Herman; Maureen Martinez; Dr. Satesh Raju and Adam Rabin.

Tracy Ciucci arrived during ex-parte communications.

Staff present: Rachel Bausch, Assistant Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner and Jennifer Fritz, Recording Secretary.

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

None.

**V. APPROVAL OF MINUTES**

[PZ-0320](#)

JULY 19, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the July 19, 2023 PZAB Meeting Minutes. The motion passed unanimously (6-1) with Tracy Ciucci absent.

[PZ-0321](#)

JULY 20, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the July 20, 2023 PZAB Meeting Minutes. The motion passed unanimously (6-1) with Tracy Ciucci absent.

[PZ-0322](#)

AUGUST 16, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the August 16, 2023 PZAB Meeting Minutes. The motion passed unanimously (6-1) with Tracy Ciucci absent.

[PZ-0323](#)

SEPTEMBER 28, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the September 28, 2023 PZAB Meeting Minutes. The motion passed unanimously (6-1) with Tracy Ciucci absent.

[PZ-0325](#)

OCTOBER 18, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the October 18, 2023 PZAB Meeting Minutes. The motion passed unanimously (6-1) with Tracy Ciucci absent.

**VI. SWEARING IN OF SPEAKERS**

Rachel Bausch administered the oath.

John Bowers declared he had spoken with Councilman McGovern. Tracy Ciucci had met with the applicant. The remaining board members had no ex-parte communications to declare.

**VII. NEW BUSINESS**

[PZ-0324](#)

RESOLUTION NO. R2023 – 63 LOTIS 1 MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 2023-0002-MPA] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 1, A MIXED-USE PROJECT, 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; REMOVING THE CONDITIONAL USES FOR A CONGREGATE LIVING FACILITY (TYPE 3) AND GENERAL DAYCARE FACILITY, AS APPROVED BY RESOLUTION NUMBER R2020-48; APPROVING AN INCREASE OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS FROM 191 TO 378, AN INCREASE IN THE MEDICAL OFFICE FROM 40,000 TO 50,000 SQUARE FEET, TO DEDICATE A 0.84-ACRE CYPRESS PRESERVE AND RECREATION AREA AS CONSERVATION, TO ADD A PUBLIC DOG PARK, TO MODIFY THE LAKE AND PUBLIC GREENWAY TRACTS, AND TO AMEND CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the request for a Master Plan Amendment that includes removing the Congregate Living Facility (CLF) and daycare facility.

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

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

A motion was made by John Bowers, seconded by Ron Herman, to recommend

approval on Resolution R2023-63 Lotis 1 Master Plan with amendments presented by staff. The motion passed unanimously (7-0).

[PZ-0319](#)

RESOLUTION NO. R2023 – 62 LOTIS 2 MASTER PLAN AND CONDITIONAL USE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2022-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2022-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, TOTALING 52.44 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 INDOOR/OUTDOOR ENTERTAINMENT WITH 36-HOLE MINIATURE GOLF AND 8,000 SQUARE FEET OF RESTAURANT, EVENT SPACE AND RETAIL, 1,030 SQUARE FEET GENERAL OFFICE, A 18,000 SQUARE FEET DAYCARE FACILITY FOR UP TO 210 CHILDREN, 72 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 100 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, 4.24-ACRE DEDICATED CONSERVATION AREA WITH RECREATION AREA, AND 13.21-ACRE OPEN SPACE AND RECREATION AREAS INCLUSIVE OF A LAKE AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC FOR PUBLIC RECREATION LAND DEDICATION; APPROVING A CONDITIONAL USE FOR INDOOR/OUTDOOR ENTERTAINMENT MINIATURE GOLF, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Newell presented the applicants request for a Master Plan and Conditional Use.

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

Nicole Stevens - 10540 Marsh Street: opposes.

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

Mr. Giolda stated the applicant would be happy to work with the new Board at Black Diamond. Mr. Rabin inquired on the noise. Mr. Terry commented that Wellington has a noise ordinance that the project would be required to adhere to.

A motion was made by John Bowers, seconded by Ron Herman, to recommend approval on Resolution R2023-62 with amendments presented by staff. The motion passed unanimously (6-0) with Dr. Satesh Raju absent.

**VIII. COMMENTS FROM THE PUBLIC**

None.

**IX. COMMENTS FROM STAFF**

Ms. Cramer inquired to the Board on attending the Planning Official Training on November 17, 2023 in Jupiter. Ms. Cramer advised the Board currently there are no items for the December 20, 2023 PZAB meeting.

**X. COMMENTS FROM THE BOARD**

**XI. ADJOURN**

The meeting adjourned at 9:12 p.m.

**NOTICE**