

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Wednesday, October 14, 2020**

**7:00 PM**

**Virtual**

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

*Elizabeth Mariaca, Chair  
Jeffrey Robbert, Vice Chair  
John Bowers  
Salvatore Van Casteren  
Ron Herman  
Maureen Martinez  
Adam Rabin*

**I. CALL TO ORDER**

Elizabeth Mariaca called the meeting to order at 7:03 p.m.

Members present; Elizabeth Mariaca; Jeffrey Robbert; Maureen Martinez; John Bowers; Ron Herman; Sal Van Casteren and Adam Rabin.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Tim Stilling, Planning Director; Damian Newell, Sr. Planner and Jennifer Fritz, Recording Secretary.

**II. REMARKS BY CHAIRMAN**

Ms. Mariaca thanked everyone for attending the meeting virtually. Cory Lyn Cramer reviewed the protocol for the ZOOM meeting. Ms. Cramer stated the November meeting could be held in person.

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

[PZ-0211](#)

JULY 8, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Sal Van Casteren, to approve the July 8, 2020 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (7-0).

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

None.

**VI. SWEARING IN OF SPEAKERS**

Laurie Cohen administered the oath.

**VII. DECLARATION OF EX-PARTE COMMUNICATION**

Jeffrey Robbert declared he had a ZOOM meeting with the applicant. The applicant gave an overview of the project. Ron Herman declared he had a phone call with the applicant, who also gave him an overview of the project. Mr. Herman spoke with Councilman McGovern about the agenda tonight. Mr. Herman also spoke with staff on the project. John Bowers had a ZOOM call with the applicant and inquired on phasing of the project and the overall site plan. Mr. Bowers also spoke with staff on the project. Adam Rabin spoke with Councilman McGovern about the project and inquired on Wellington Regional Medical Center (WRMC) support of the project. Elizabeth Mariaca spoke with staff and Councilman Drahos about her ability to attend in person. Maureen Martinez and Sal Van Casteren had no ex-parte to declare.

Ms. Cohen confirmed approval from the applicant for the meeting held via

ZOOM and staff will do one presentation for their items.

## VIII. NEW BUSINESS

### [PZ-0212](#)

ORDINANCE NO. 2020 – 13 LOTIS WELLINGTON GREEN (10-ACRE)  
COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner presented to the Board the request for Lotis Wellington. Mr. Newell stated one presentation would be given to the Board with separate motions for each request. The request includes a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for Parcel 2 from Palm Beach County (PBC) Low Residential (LR-2) to Mixed Use (MU). Mr. Newell illustrated the location for all of the requests. A Rezoning to amend the Zoning Map designation for Parcel 2 from PBC Public Ownership (PO) to Multiple Use Planned Development (MUPD). A request for a Master Plan to allow a mixed-use project with restaurant and retail, financial institution with drive-thru, general/professional office, medical office, multi-family residential, congregate living facility (CLF), daycare facility and open space. The Conditional Use is to allow the financial institution with drive-thru, CLF Type 3 and a daycare facility for up to 210 children. Mr. Newell reviewed the various phasing, the conceptual site plan, and the circulation of the project, standards required, and the market study indicating the demand for multi-family and CLFs, the wetland and environmental assessment and a summary of the amendments to the Resolution.

Ms. Cramer advised the Board staff did receive public comments late today and will read into the record during public comments.

Ms. Mariaca offered the phone number to call in for public comment.

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

Ms. Cohen separately swore in all the callers.

Robert Hicks, 1218 Creekside Drive, expressed his concern on the wetlands and the credits for the land.

Joyce Miller, 1218 Creekside Dr and a Board member for Black Diamond, expressed her concern on the project.

Clif Naparsteck, 10675 Old Hammock Way, expressed his concern on the project.

William Lynch, 10697 Old Hammock, expressed his concern on the apartments, but he is on the fence about the overall project.

Ms. Cohen explained it is policy not to answer questions during public comments, but the decision is up to the Board. The Board discussed and agreed to stay with the Village's policy. Ms. Cohen stated the callers could contact the Zoning Department tomorrow for answers. Ms. Cramer confirmed to the callers to contact the Zoning Department with any further questions. Ms. Cohen pointed out the requests will be heard by the Council at two additional readings.

Ms. Cramer read into the record emails received.

Arthur Zoran, 1221 Creekside Dr, opposes.

Eric Todd, 1215 Creekside Dr, President of the Black Diamond HOA opposes.

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

Ms. Cohen reviewed quasi-judicial hearings and that the Board decision should be based on facts.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2020-13. The motion passed unanimously (7-0).

[PZ-0213](#)

ORDINANCE NO. 2020 – 14 LOTIS WELLINGTON GREEN (10-ACRE)  
REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Maureen Martinez, seconded by John Bowers, to recommend approval of Ordinance 2020-14. The motion passed unanimously (7-0).

[PZ-0214](#)

RESOLUTION NO. R2020 – 45 LOTIS WELLINGTON GREEN MASTER PLAN AND CONDITIONAL USES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2019-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2019-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, 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; APPROVING A MASTER PLAN TO ALLOW A MIXED USE PROJECT CONSISTING OF 49,056 SQUARE FEET OF RESTAURANT AND RETAIL, 2,500 SQUARE FEET OF FINANCIAL INSTITUTION WITH DRIVE-THRU, 40,000 SQUARE FEET OF MEDICAL OFFICE, 16,700 SQUARE FEET OF PROFESSIONAL/GENERAL OFFICE, 191 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, A CONGREGATE LIVING FACILITY (CLF) WITH 150 INDEPENDENT LIVING UNITS AND 110 ASSISTED LIVING BEDS, A DAYCARE FACILITY FOR UP TO 210 CHILDREN, AND 28.4 ACRES OF OPEN SPACE INCLUSIVE OF A LAKE, CYPRESS PRESERVE, DOG PARK, AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC; APPROVING A CONDITIONAL USE FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU, CLF TYPE 3, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Maureen Martinez, seconded by Ron Herman, to recommend approval of Resolution R2020-48. The motion passed unanimously (7-0).

**IX. COMMENTS FROM THE PUBLIC**

None.

**X. COMMENTS FROM STAFF**

Ms. Cramer advised the Board due to the Veteran Holiday on November 11, 2020, an alternative date should be determined. The Board decided to hold the meeting on, Tuesday, November 17, 2020.

Ms. Cramer reviewed with the Board the items scheduled for the November meeting. The items will be for the Comprehensive Plan updates that include the Land Use Element, Community Partnership Element and the Capital Improvement Element. There are also two small CLFs coming to the Board in

the future. Ms. Cramer advised the Village is just above the 72% response rate on the census and thanked the Board for getting the word out to the community.

**XI. COMMENTS FROM THE BOARD**

None.

**XII. ADJOURN**

The meeting adjourned at 9:15 p.m.

**NOTICE**