

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Minutes

Tuesday, November 17, 2020

7:00 PM

Village Hall - Council Chambers

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 7:00 p.m.

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

Absent: Jeffrey Robbert and Adam Rabin.

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

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Attachments: [10.14.20 PZAB final](#)

A motion was made by John Bowers, seconded by Maureen Martinez, to approve the October 14, 2020 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. NEW BUSINESS

Attachments: [1. Ordinance 2020-19 Community Partnerships](#)
[2. Ordinance Exhibit A - Community Partnership Element](#)
[3. Staff Report- Community Partnerships Element](#)
[4. Staff Report Exhibit A - Current Intergovernmental Element](#)
[5. Staff Report Exhibit B - Proposed Community Partnership Element](#)
[6. Staff Report Exhibit C - Statutory Compliance Checklist](#)

Tim Stillings, Planning Director, advised the Board there are three Comprehensive Plan Amendments presented tonight. Mr. Stilling advised the Board of the requirement for Wellington to have a Comprehensive Plan. Mr. Stillings reviewed the various elements of the Comprehensive Plan, with each Element comprised of Goals, Objectives and Policies, which serve as the principles and guidelines for the Comprehensive Plan. The Comprehensive Plan Elements being brought forward tonight are the Land Use and Community Design Element, Community Partnerships and Capital Improvements Elements. Mr. Stillings reviewed the history of Wellington and when the first Wellington Comprehensive Plan was adopted. The Community Partnership Element guides and fosters partnerships with governmental agencies and community partners. Mr. Stillings reviewed the continuing concepts and the agencies

involved. Mr. Stillings gave a summary of the updates for the Community Partnership Element.

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

None.

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

A motion was made by John Bowers, seconded by Ron Herman, to recommend approval of Ordinance 2020-19. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

Attachments: [1. Ordinance 2020-18 - Land Use and Community Design Element](#)
[2a. Ordinance Exhibit A - Proposed Land Use and Community Design Element \(Text\).docx](#)
[2b. Ordinance Exhibit A - Proposed Land Use and Community Design Element \(Maps\)](#)
[3. Staff Report - Land Use and Community Design Element](#)
[4. Staff Report Exhibit A - Current Land Use Element](#)
[5a. Staff Report Exhibit B - Proposed Land Use and Community Design Element \(Text\).docx](#)
[5b. Staff Report Exhibit B - Proposed Land Use and Community Design Element \(Maps\)](#)
[6a. Staff Report Exhibit C - Proposed Land Use and Community Design Element DA \(Text\).docx](#)
[6b. Staff Report Exhibit C - Proposed Land Use and Community Design Element DA \(Maps\)](#)
[7. Staff Report Exhibit D - Land Use and Community Design Statutory Compliance Checklist](#)
[Legal Ad - PZAB-ZOOM](#)

Mr. Stillings gave a summary of the updates for the Land Use and Community Design Element, which establishes Land use and design principles and standards to protect existing neighborhood. The Land Use Element also establishes a strategy for reinvestment and redevelopment in eligible areas such as the Wellington Green Mall, golf courses and older multifamily areas. Mr. Stillings gave a summary of the Land Use Element changes, including the Land Use Map. Mr. Stillings explained simplifying the Mixed Use, the correction of the Wellington Green Mall uses, naming change from Industrial to Flex and Community Facilities that was previously labeled Institutional Facilities. Mr. Stillings reviewed incentives and bonuses that would allow certain areas for community redevelopment.

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

None.

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

A motion was made by Maureen Martinez, seconded by Ron Herman, to recommend approval of Ordinance 2020-18 with the revision to Section 2.4, where it would read; foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers and properties along Forest Hill Boulevard. Effectively striking out this section or the rest of the sentence, including the former North Course and adding the word “properties” and removing from our recommendation Objective 3.2 in its entirety including 3.2.1; 3.2.2; 3.2.3 and 3.2.4. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

The motion was amend by Maureen Martinez, seconded by Ron Herman, to include removing the entire third paragraph starting with “This element also addresses” and ending with “new development” found on page 47 of 229, of the summary of the Land Use and Community Design Element. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

Public Comment after the motion:

Haakon Ganges, 13783 52rd Rd, inquired on Best Management Practices (BMP) and enforcement when complying with Florida Statutes.

Attachments: [1. Ordinance 2020-12 -Capital Improvement Element](#)
[2. Ordinance Exhibit A - Proposed CI Element](#)
[3. Staff Report - Comp Plan Capital Improvement Element](#)
[4. Staff Report Exhibit A - Current CI Element](#)
[5. Staff Report Exhibit B - Proposed CI Element](#)
[6. Staff Report Exhibit C - Statutory Compliance Checklist](#)

Mr. Stillings reviewed the Capital Improvement Element addresses the services and facility that the Village provides directly. The Capital Improvement Element includes the 5-Year Capital Improvement Plan affecting Level of Services that is required to be updated annually. Mr. Stillings reviewed the summary of updates. Mr. Stillings highlighted the next 5-Year Capital Improvement Plan projects.

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

None.

A motion was made by Sal Van Casteren, seconded by John Bowers, to close public comment. The motion passed unanimously (5-0) with Adam Rubin and Jeffrey Robbert absent.

A motion was made by John Bowers, seconded by Sal Van Casteren, to recommend approval of Ordinance 2020-12. The motion passed unanimously

(5-0) with Adam Rubin and Jeffrey Robbert absent.

VII. COMMENTS FROM THE PUBLIC

None.

VIII. COMMENTS FROM STAFF

Ms. Cramer reviewed the items scheduled for the December and January meetings with the Board.

IX. COMMENTS FROM THE BOARD

Ms. Mariaca reminded the other Board members to take their required training and wished everyone a good holiday.

X. ADJOURN

NOTICE