

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, February 10, 2021

7:00 PM

Village Hall

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; Jeffrey Robbert; Sal Van Casteren; Ron Herman and Adam Rabin.

John Bowers arrived after the minutes.

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Tim Stillings, Planning Director; Damian Newell Senior Planner and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY CHAIRMAN

Ms. Mariaca asked for all of the participants to wear their mask. Ms. Mariaca asked if any of the participants wish to speak or have read into the record their comments, to please fill out the comment card and submit to the recording secretary.

IV. APPROVAL OF MINUTES

[PZ-0224](#)

DECEMBER 9, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Ron Herman, seconded by Adam Rabin, to approve the December 9, 2020 Planning, Zoning and Adjustment Board minutes with corrections. The motion passed unanimously (6-0) with John Bowers absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. DISCUSSION

[PZ-0227](#)

Discussion of 2021 Recreational Trails Program (RTP) grant application in the amount of \$400,000 for improvements to the Wellington Environmental Preserve (Section 24).

Tim Stillings, Planning Director advised the Board the Village is applying for a grant for \$400,000, part of the grant is to reconstruct two of the bridges at the Marjory Stoneman Douglas Environmental Preserve area. One of the requirements of the grant is to place the item on an agenda of one of the Village of Wellington's public hearing Board. Ms. Mariaca asked if the Board needed to take an action. Mr. Stillings stated no action from the Board is required.

VII. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VIII. DECLARATION OF EX-PARTE COMMUNICATION

Sal Van Casteren, Adam Rabin, Jeffrey Robbert, Elizabeth Mariaca, Ron Herman and Maureen Martinez all declared speaking with staff. Adam Rabin also spoke with Councilman McGovern. Elizabeth Mariaca also spoke with Councilman Drahos. Ron Herman also spoke with Councilman McGovern. Maureen Martinez also spoke with Councilman Napoleone. Ms. Cohen confirmed that all the Board member can be fair and impartial on the items being presented.

Ms. Cohen explained to the public why the meeting was being held in person and not via Zoom.

IX. NEW BUSINESS

[PZ-0225](#)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2020-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR TRACT W-5 (CONSERVATION), TOTALING 17.62 ACRES, MORE OR LESS, AND THE LAND USE DESIGNATION FOR POD B (RESIDENTIAL F), TOTALING 25.96 ACRES, MORE OR LESS, TO REGIONAL COMMERCIAL/LARGE SCALE MULTIPLE USE (RC/LSMU); TO DELETE THE MAP NOTATION FOR PROPERTIES DESIGNATED LSMU; TO DELETE THE SITE SPECIFIC TABLE THAT INDICATES THE MINIMUM AND MAXIMUM ACREAGE THRESHOLDS FOR EACH USE TYPE FOR THE SUBJECT SITE, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Cory Lyn Cramer, Planning Manager thanked the public for coming out. Ms. Cramer explained the difference between the previous request and the current request. Ms. Cramer explained the master plan application was already approved by the Planning, Zoning and Adjustment Board (PZAB) and will be heard by the Council at a future date and any comments directed to the master plan will need to be done at the Council hearing.

Jeffery Robbert declared he does business with the Wantman Group. Ms. Cohen advised Mr. Robbert that due to doing \$10,000 or more in business that he could have a conflict and should not participate. Mr. Robbert left the meeting.

Damian Newell, Senior Planner presented the request for a Comprehensive Plan Amendment and Development Order Amendment/Rezoning. Mr. Newell reviewed the history and the location of the requests.

A motion was made by John Bowers, seconded by Maureen Martinez, to open public comment. The motion passed unanimously (6-0) with Jeffrey Robbert absent.

Nicole Deflorio, 12641 Westhampton Circle, opposes.

Patricia Bachi, 2370 Newbury Court, opposes removing the word conservation.

Mark Hofferma, 12425 Old Country Road N, opposes.

Maria Wolfe, 12346 Sawgrass Court, opposes.

Simone Dominique, 12909 Mallard Creek Drive, opposes.

Drew Martin, 720 Lucerne Avenue Lake Worth Beach on behalf of the Sierra Club, opposes.

Twig Morris, 2087 Guadeloupe Drive, opposes.

Christine Wood, 12383 Westhampton Circle, opposes.

Sheila Cauldron, 2807 Wades Edge Circle, Greenacres, opposes.

John Bowers read into the record the comment cards for those who did not wish to speak.

Mr. Casteren read into the record an email from Scott Zucker, who opposes.

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

A motion was made by Maureen Martinez, seconded by Adam Rabin, to recommend approve of Ordinance 2021-06 as recommended by staff. The motion passed unanimously (6-0), with Jeffrey Robbert absent.

PZ-0226

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT (PETITION NUMBER 2020-0001-DOA) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ILLUSTRATE THE ONE (1) PLANNED UNIT DEVELOPMENT (PUD) AND SEVEN (7) MULTIPLE USE PLANNED DEVELOPMENTS (MUPD) AS ESTABLISHED; TO DELETE ALL CONDITIONS OF APPROVAL THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY;

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 2021-07. The motion passed unanimously (6-0) with Jeffrey Robbert absent.

X. COMMENTS FROM THE PUBLIC

Nicole DeFlorio inquired on the next step for the applications. Ms. Cramer stated the first reading is scheduled for March 9, 2021 and the second reading tentatively would be held on April 27, 2021, which includes the master plan.

XI. COMMENTS FROM STAFF

Ms. Cramer advised the Board the March 10, 2021 of the potential applications that would be heard.

XII. COMMENTS FROM THE BOARD

XIII. ADJOURN

The meeting adjourned at 9:44 p.m.

NOTICE