

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, July 14, 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; Jeffrey Robbert; Sal Van Casteren; John Bowers and Ron Herman.

Members absent: Adam Rabin and Maureen Martinez.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Planning, Zoning and Building Director 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-0239](#)

MAY 12, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Jeffrey Robbert, seconded by Ron Herman, to approve the May 12, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATIONS

Elizabeth Mariaca declared she had spoken with staff. Ron Herman declared he had spoken with John McGovern about the agenda. The other Board Members had no ex-parte communications to declare.

VIII. NEW BUSINESS

[PZ-0241](#)

ORDINANCE NO. 2021-11 LWDD-LOTIS (0.35-ACRE) ANNEXATON AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE

OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning, Zoning and Building Director reviewed the requests for the Annexation, Comprehensive Plan Amendment and Rezoning. Mr. Stillings explained staff discovered the right-of-way owned by the Lake Worth Drainage District was not annexed into Wellington in 2004. These applications are to correct the oversight, which is required for development of the recently approved 64-acre mixed-use project known as Lotis Wellington. Staff recommends approval.

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

Paula Webster, 1773 Barnstable Road, expressed concern on drainage.

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

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0241-Ordinance 2021-11. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

[PZ-0242](#)

ORDINANCE NO. 2021 – 15 LWDD-LOTIS (0.35-ACRE) FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION

NUMBER 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0242-Ordinance 2021-15. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

[PZ-0243](#)

ORDINANCE NO. 2021 – 16 LWDD-LOTIS (0.35-ACRE) REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of PZ-0243-Ordinance 2021-16. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

[PZ-0240](#)

ITEM: ORDINANCE NO. 2021-12 (ARTICLE 6 – ZONING DISTRICTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 6, FOR CONSISTENCY WITH THE UPDATES TO THE COMPREHENSIVE PLAN, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning, Zoning and Building Director reviewed the updates to the Land Development Regulations (LDR), Article 6. The changes are to make the LDR be consistent with the recent Comprehensive Plan changes.

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

Maureen Martinez absent.

There was no public comment.

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

A motion was made by Jeffrey Robbert, seconded by Sal Van Casteren, to recommend approval of PZ-0240-Ordinance 2021-12. The motion passed unanimously (5-0) with Adam Rabin and Maureen Martinez absent.

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

Mr. Stillings advised the Board of the potential applications that will be heard at the future meetings.

XI. COMMENTS FROM THE BOARD

Mr. Van Casteren inquired on the Wellington Green Mall. Mr. Stillings stated the Mall is in receivership. K-Park is in negotiations and will be brought back to Council on the August 10, 2021 Council meeting. Mr. Robbert commented that an additional traffic signal is being installed by the Lowes on State Road 7. Mr. Robbert inquired if the Village is involved with the Florida Department of Transportation (FDOT) on the new traffic signals on State Road 7. Mr. Stillings stated staff would reach out to them.

XII. ADJOURN

The meeting adjourned at 7:35 p.m.

NOTICE