

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Wednesday, August 11, 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; John Bowers; Adam Rabin; Maureen Martinez and Ron Herman.

Members absent; Sal Van Casteren.

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

**II. PLEDGE OF ALLEGIANCE**

**III. REMARKS BY CHAIRMAN**

None.

**IV. APPROVAL OF MINUTES**

[PZ-0244](#)

JULY 14, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to approve the July 14, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (6-0).

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

Cory Lyn Cramer explained to the Board Ordinance No. 2021-18, needs to be presented to the Architectural Review Board (ARB) before being presented to the Planning, Zoning and Adjustment Board (PZAB).

**VI. SWEARING IN OF SPEAKERS**

**VII. NEW BUSINESS**

[PZ-0246](#)

POSTPONED-ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF MAINTAINING A CONSISTENT APPEARANCE FOR HEDGES AND FENCES THROUGHOUT WELLINGTON WITH CONCENTRATION ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A

SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

[PZ-0245](#)

ORDINANCE NO. 2021-17: ADOPTING THE PRIVATE PROPERTY RIGHTS ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Ms. Cramer, Planning, Zoning and Building Director advised the Board that as part of the 2021 Florida Legislative session, House Bill (HB) 59 requires local governments to include a property rights element in their comprehensive plan. Ms. Cramer reviewed the policies in the element.

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

None.

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

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of Ordinance 2021-17. The motion passed unanimously (6-0).

## **VIII. COMMENTS FROM THE PUBLIC**

## **IX. COMMENTS FROM STAFF**

Ms. Cramer wish the Board a Happy Labor Day weekend and advised the Board of the potential applications that will be heard at the next meeting and items that will be heard at future meetings.

## **X. COMMENTS FROM THE BOARD**

Mr. Rabin inquired on the pathways. Ms. Cramer advised our Engineering and Long Range Planning Division is working on those projects. Mr. Bowers inquired if the upcoming annexation petition is the same annexation that was heard at the last meeting. Ms. Cramer stated no it is a new application, but is contiguous to the previous application.

## **XI. ADJOURN**

## **NOTICE**