

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Tuesday, September 13, 2022**

**7:00 PM**

**Village Hall**

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

*John Bowers  
Tracy Ciucci  
Ron Herman  
Maureen Martinez  
Adam Rabin  
Satesh Raju  
Jeffrey Robbert*

**I. CALL TO ORDER**

Jeffrey Robbert called the meeting to order at 7:00 p.m.

Members present: Jeffrey Robbert; Adam Rabin; Ron Herman; and Tracy Ciucci. John Bowers arrived during the staff's presentation of New Business PZ-0268.

Members absent: Maureen Martinez and Satesh Raju.

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

**II. REMARKS BY CHAIRMAN**

None

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

[PZ-0270](#)

AUGUST 17, 2022 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Adam Rabin, seconded by Ron Herman, to approve the August 17, 2022 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

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

Cory Lyn Cramer requested to reorder New Business PZ -0268 to be heard first, followed by the next New Business PZ-0269 and have Old Business PZ-0267 heard last. The Board agreed.

**VI. SWEARING IN OF SPEAKERS/DECLARATION OF EX-PARTE COMMUNICATIONS**

Laurie Cohen administered the oath.

**VII. OLD BUSINESS**

[PZ-0267](#)

RESOLUTION NO. PZAB R2022-01 (2420 GREENBRIAR BOULEVARD VARIANCE

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2022-0001-VAR) FROM TABLE 6.3-1, GENERAL PROPERTY DEVELOPMENT REGULATIONS, OF WELLINGTON'S

LAND DEVELOPMENT REGULATIONS (LDR) FOR REDUCED FRONT AND SIDE SETBACKS TO ACCOMMODATE AN AIRPLANE HANGAR FOR CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR BOULEVARD WITHIN THE AEROCLUB SUBDIVISION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cramer advised the Board the approval for the request is decided by the Planning, Zoning and Adjustment Board, the request does not move to the Village Council.

Ron Herman declared he had a phone call with the applicant, when the request was originally to be presented. Mr. Bowers spoke with staff, the applicant and Councilman McGovern. Mr. Bower also saw the site of the hangar. Mr. Rabin declare he had spoken with Councilman McGovern. Mr. Robbert had spoken to the applicant and Councilman McGovern. Tracy Ciucci had spoken with Councilman McGovern but not clear if they had discussed this project.

Mrs. Ferraiolo, Senior Planner, presented to the Board the request for a variance to reduce the front setback from 50 feet to 20 feet and the side setback from 15 feet to 10 feet to accommodate an airplane hangar. Staff request the file be entered into the record. Staff recommends denial stating the reasons why it does not meet the requirements of a variance. Mrs. Ferraiolo introduced Don Hearing with Cotleur and Hearing, agent for the applicant.

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

Marrisa Starpett, 15850 Britten Lane, opposes.

Gary Czajkowski, 15750 Boeing Court, approves.

Charles Higgins, 12418 Sawgrass Court, designed the hangar and supports.

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

A motion was made by Ron Herman, seconded by Traci Ciucci, to recommend denial of item PZ-267. The motion passed unanimously (4-1) with John Bowers dissenting and Maureen Martinez and Satish Raju absent.

## VIII. NEW BUSINESS

[PZ-0268](#)

RESOLUTION NO. R2022-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 6 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2022-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 6 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 500 FEET NORTH OF THE INTERSECTION OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, BY ADDING ONE (1) ACCESS POINT ALONG AERO CLUB DRIVE TO ACCESS LOT 6; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath.

Jeffrey Robbert drove by the site; the rest of the Board had no ex-parte to declare.

Kelly Ferraiolo, Senior Planner, presented to the Board the request to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 6 of Winding Trails. Currently, there is only one access point that shared by Lots 5 and 6. The owners is requesting a separate entrance to Lot 6 for the use of the residence. Mrs. Ferraiolo gave a brief background history of the site. Staff supports the request and request the file to be part of the record. Mrs. Ferraiolo introduced Don Hearing with Cotleur and Hearing, agent for the applicant.

A motion was made by John Bowers, seconded by Ron Herman, to open public comment. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

Luis Abellon, 15330 Hawker Lane, expressed concern on the horses being under the take-off strip and confirming the lot would be residential only.

Gary Czajkowski, 15750 Boeing Court, approves.

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

Mr. Hearing stated the applicant would be happy for a condition of approval to limit Lot 6 to residential.

A motion was made by John Bowers, seconded by Adam Rabin, to recommend approval of item PZ-268, Resolution R2022-47 with a condition for a residential driveway, and the width be no greater than 30 feet. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

[PZ-0269](#)

RESOLUTION NO. R2022-51 (WELLINGTON PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE

WELLINGTON PLAN UNIT DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Ms. Cohen administered the oath.

The Board had no ex-parte to declare.

Damian Newell, Senior Planner, presented to the Board the request to replace the current Wellington Planned Unit Development (PUD) Master Plan with an updated graphical illustration of the plan, restate current approvals and reflect current development conditions within the subject area. The proposed changes are intended to clean-up and illustrate a current representation of what was approved over the years and actually built. Mr. Newell reviewed the amendments to the Board. Staff recommends approval.

The Board congratulated staff on good work.

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

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

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

A motion was made by Adam Rabin, seconded by Ron Herman, to recommend approval of item PZ-269, Resolution R2022-51. The motion passed unanimously (5-0) with Maureen Martinez and Satesh Raju absent.

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

Ms. Cramer advised the Board of upcoming items. Ms. Cramer thanked the members that attended the joint workshop. Ms. Ciucci inquired if the material from the workshop would be heard at the October meeting. Ms. Cramer stated it is still under review.

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

The meeting adourned at 8:59 p.m.

**NOTICE**