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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
October 16, 2024
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington's Planning, Zoning and Adjustment Board held on October 16, 2024, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

John Bowers called the meeting to order at 7:00 PM.

Members present: John Bowers; Michael Drahos; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; and Stacy Lima.

Maureen Martinez arriving after the approval of minutes.

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

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

Mr. Bowers expressed thanks for everyone who helped and supported those who experienced damage from the storm. Mr. Bowers sent good wishes to Jeffrey Robbert who also was impacted by the storm.

IV. APPROVAL OF MINUTES

PZ-0352 September 18, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve the September 18, 2024, 2024 PZAB Meeting Minutes. The motion passed unanimously (6-0) with Maureen Martinez absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Mr. Bowers commented that the swearing in of speakers is not required because the item are legislative.

VII. NEW BUSINESS

PZ-0353 ORDINANCE NO. 2024-22 (VACATION RENTALS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY AMENDING THE SUPPLEMENTARY USE REGULATIONS FOR VACATION RENTALS FOUND IN SEC.6.2.2.A; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Tim Stilling, Planning, Zoning and Building Director, presented the request for the vacation rental zoning text amendment. The proposed changes address issues in administering updates, particularly suspensions and revocations. Mr. Stillings reviewed the changes to the penalty for operating without a permit; and the proposed denial provision, for example, a noise monitoring system if law enforcement responds to three (3) or more noise complaints in a 6-month period. Mr. Stillings advised the suspension/revocation action has been removed from the Planning Director and given to the Special Magistrate. Mr. Stillings presented a location map of current vacation rentals. Mr. Stillings reviewed the pending code amendments to the noise standards and chronic nuisance property code. Mr. Stillings illustrated where property owners can report a complaint on the Wellington website and the 24/7 complaint hotline phone number.

Mr. Robbert inquired about the noise standard code being only for vacation rentals. Mr. Stillings confirmed that the noise code amendment applies to everyone. Maureen Martinez inquired on the complaint hotline. Mr. Stillings explained how the complaint hotline works. Mr. Stillings stated the company used for the complaint hotline can confirm the homes with rental permits and without rental permits. The Board discussed the violation records; response time; the rental standards; contact information and how the noise monitoring works.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (7-0).

A motion was made by Jeffrey Robbert, seconded by Maureen Martinez, to close public comment. The motion passed unanimously (7-0).

A motion was made by Michael Drahos, seconded by Jeffrey Robbert, to approve Ordinance No. 2024-22 Vacation Rentals Zoning Text Amendment. The motion passed unanimously (7-0).

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

Cory Lyn Cramer advised the Board about the potential items that may be presented at the next meeting.

X. COMMENTS FROM THE BOARD

Mr. Robbert expressed gratitude to the building inspectors for the initial installation of his windows. Ms. Mariaca expressed appreciation to the planning and zoning staff for being responsive. Mrs. Yaques also expressed appreciation to the Wellington staff. Mr. Stillings commented on the great job the staff did accessing the damage after the storm.

XI. ADJOURN

The meeting adjourned at 7:44 pm.

APPROVED: _____
Date

John Bowers - Chair

Jennifer Fritz - Recording Secretary