

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary

Wednesday, May 10, 2017

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

Elizabeth Mariaca, Chair
Kenneth Kopp, Vice-Chair
Tomas Bueno
Carol Coleman
Stephen A. Levin
Jeffrey Robbert
Alan Shullman

I. CALL TO ORDER/ ROLL CALL

Elizabeth Mariaca called the meeting to order at 7:00 p.m.

Board present: Ms. Mariaca, Kenneth Kopp, Alan Shullman, Stephen A. Levin, Jeffrey Robert and Tomas Bueno.

Absent: Carol Coleman had an excused absence.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Damian Newell, Sr. Planner and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRMAN

A motion was made by Kenneth Kopp, seconded by Jeffrey Robbert, to allow Carol Coleman to participate telephonically at this meeting tonight, unanimously denied by the Board (6-0).

IV. APPROVAL OF MINUTES

[PZ-0135](#)

APRIL 13, 2017 PZAB MINUTES

A motion was made by Kenneth Kopp, seconded by Stephen A. Levin, unanimously approved by the Board (6-0) with Carol Coleman absent, to approve the April 13, 2017 minutes.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer advised the Board on the Equestrian Competition Floating District applications, which include: the Comprehensive Plan Text Amendment, Zoning Text Amendment, International Polo Club (IPC) Comprehensive Plan Amendment and Isla Carroll (IC) Comprehensive Plan Amendment, and the IPC and IC Rezoning, the applicant is working closely with the Village's traffic consultant to resolve pending issues and Palm Beach County (PBC) has not issued their traffic letter. The master plan application, which includes the conceptual site plan, has been submitted and is under review. Staff is recommending a postponement of all applications until the Village's traffic consultant provides a letter of approval with conditions; the PBC traffic letter has been received and until the master plan is certified by the Development Review Committee (DRC). The recommendation is not for a date certain and will require new advertisement and notification. Staff also recommends all the applications stay together as they move through the public hearing process.

VI. SWEARING IN OF SPEAKERS

Ms. Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no ex-parte communication to declare.

VIII. OLD BUSINESS

[PZ-0136](#)

EQUESTRIAN COMPETITION FLOATING DISTRICT

(Equestrian Competition Floating District Comprehensive Plan Text Amendment; Equestrian Competition Floating District Text Amendment; International Polo Club Comprehensive Plan Amendment; International Polo Club and Isla Carroll Comprehensive Plan Amendment; International Polo Club and Isla Carroll Rezoning)

A motion was made by Stephen A. Levin, seconded by Kenneth Kopp, unanimously approved by the Board (6-0), with Carol Coleman absent, to send all items back to Development Review Committee (DRC).

IX. NEW BUSINESS

[PZ-0134](#)

ORDINANCE NO. 2017-07 (CONGREGATE LIVING FACILITY TYPE 2B ZONING TEXT AMENDMENT) (ZTA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A ZONING TEXT AMENDMENT [PETITION NUMBER 17 - 37 (2017 - 25 ZTA)] TO AMEND THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, CHAPTER 4 SECTION 6.4.4.30 CONGREGATE LIVING FACILITY (CLF) RELATED TO THE SEPARATION REQUIREMENT FOR TYPE 2(B) CLF TO ALLOW A MAXIMUM OF FOUR (4) TYPE 2(B) CLF WITHIN A HALF (1/2) MILE RADIUS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by Stephen A. Levin, unanimously approved by the Board (6-0), with Carol Coleman absent to approve Ordinance No. 2017-07.

X. COMMENTS FROM THE PUBLIC

Ms. Cohen advised the public the comments made during the public comments portion will not be considered for the record of any petition on the agenda tonight.

Shirley Siegel, 12324 Old Country Road South, commented on the ECFD and how this application got pushed through, opposes.

Dorothy Taylor, 14429 Equine Lane and spoke on the hotel, condominiums and does not understand why the residents voted on not allowing hotels and why this would be considered, opposes.

Bart Novack, 15670 Cedar Grove Lane, maybe the Board should not even

consider. He opposes that Carol Coleman was not allowed to participate. Public Comment should be moved to the start of the agenda for the public.

Melinda Rockwell, 2425 Golf Brook Drive, she voted against having a hotel and to preserve the equestrian preserve. She spoke of the meeting with Mr. Bellissimo. She spoke of the problems created by the growth, opposes.

Carolyn Tribble, 12629 Mallet Circle, she is appalled that this application got this far. She spoke of the hotel being empty and the house rentals available in Wellington.

Ann Highley, 2387 Windsor Way Court, understands the pressure the Board has. She wants to believe their vote counted. Please listen to the public, opposes.

Vincent Webber, 2146 Wingate Bend, questioned if the Board member received funds from Mr. Bellissimo. It was pointed out this is not the Council.

Mr. Kopp read the cards on Old Business.

XI. COMMENTS FROM STAFF

None.

XII. COMMENTS FROM THE BOARD

Ms. Mariaca stated she appreciated the public coming out and hopes people will continue to participate. Ms. Mariaca thanked staff for the effort they put into these items.

XIII. ADJOURN

A motion was made by Kenneth Kopp, seconded by Alan Shullman, unanimously approved by the Board (6-0), with Carol Coleman absent to adjourn.

Meeting adjourn at 8:24 p.m.

NOTICE