



A Great Hometown...
Let Us Show You!

**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
October 11, 2017
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington Planning, Zoning and Adjustment Board was held on October 11, 2017 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Kenneth Kopp called the meeting to order at 7:00 p.m.

Members present; Kenneth Kopp; Carol Coleman; Stephen A. Levin; Alan Shullman; Tomas Bueno and Jeffrey Robbert.

Members Absent: Elizabeth Mariaca.

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

II. REMARKS BY THE CHAIRMAN

Mr. Kopp commented on the process being fair and efficient to remember to be dignified and respectful to all.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. APPROVAL OF MINUTES – September 13, 2017

A motion was made by Carol Coleman, seconded by Allan Shullman, with Elizabeth Mariaca absent, unanimously approved by the Board (6-0), to approve the September 13, 2017 minutes.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Ms. Cohen stated there are three separate applications on the agenda. She explained the quasi-judicial procedures and stated the oath would be administered separately for each application. Ms. Cohen administered the oath for the Flying Cow petitions.

VII. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no declaration of ex-parte communication for the Flying Cow requests.

VIII. NEW BUSINESS

PZ-0154 ORDINANCE NO. 2017 – 15 (FLYING COW RANCH COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 16 – 109 (2016 – 46 CPA)] BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM PALM BEACH COUNTY CONSERVATION (CON) TO WELLINGTON RESIDENTIAL "B" (.1 DU – 1.0 DU/AC) FOR THE RECENTLY ANNEXED 2.8 ACRE PARCEL (PARCEL 3 OF THE FLYING COW RANCH PUD); EXTENDING THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA TO ENCOMPASS PARCEL 3; ADDING PUBLIC AND PRIVATE BRIDLE TRAILS TO THE EQUESTRIAN TRAILS MASTER PLAN MAP AND THE EQUESTRIAN CIRCULATION MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner entered into the record the files for Ordinance No. 2017-15 Comprehensive Plan Amendment (CPA), Ordinance No. 2017-16 Zoning Text Amendment (ZTA), 2017-017 Rezoning (REZ) and Resolution No. R2017-045 Master Plan (MP). Mr. Newell illustrated the 150-acre location and explained the annexation agreement. Mr. Newell presented the request to amend the Future Land Use Map (FLUM) designation and stated the request includes incorporation of the project into the Equestrian Preserve Area and includes changes to the Equestrian Trails Map. The Zoning Text Amendment proposes changes to Sec.6.10 of the LDRs to create Subarea G. These regulations include a minimum lot size of two-acres. Mr. Newell reviewed the proposed setbacks, regulations for hangars and landing strips. The Rezoning changes the Zoning designation for Parcel 1, 2 and 3 to PUD/EOZD and designates the project

as Subarea G of the EOZD. Mr. Newell reviewed the Master Plan request, which includes 30 residential lots, 18 acres of lake, a 3.8-acre private recreation area, and airplane tie-down and fueling area. The existing airstrip will be extended from 1,800 feet to 4,891 feet. The airstrip expansion will require an amendment to the current airport registration. The Federal Aviation Administration (FAA) and the Florida Department of Transportation (FDOT) will review and approve the landing strip extension.

Mr. Newell stated the Equestrian Preserve Committee (EPC) recommended approval with a condition to limit each lot to four stalls per acre. Staff has amended Condition No. 8 of Resolution No. R2017-45 for the Master Plan to clarify the condition related to the proposed drainage system. Currently, the project's drainage system is split between two drainage districts. The amended condition will allow the developer to annex into the Pine Tree or Acme District. Staff recommends approval.

Jennifer Vail, with Wantman Group (WGI), agent for the applicant, reviewed the location, existing uses, the proposed requests, and the existing zoning. Ms. Vail gave the history of the property. Ms. Vail reviewed each request with the Board. Staff has recommended approval with conditions and the applicant is in agreement with the conditions.

Jeffrey Robbert inquired on the need for a tie-down area. Ms. Vail used Aero Club as an example and explained if the resident had a guest; the guest could use tie-down area. Mr. Robbert expressed concern on staying residential and being a public airport. Ms. Vail stated it is a private airport.

Alan Shullman stated FAA has to approve and what happens to the outcome if FAA does not allow. Ms. Vail stated the airstrip is currently approved for a 1800 foot airstrip, but if not approved the extension cannot be built. Mr. Kopp stated that typically longer runways are for bigger planes.

Stephen A. Levin inquired on what types of aircrafts can land. Mr. Kopp stated typically that a runaway less than 2000 feet in length is for a single engine Cessna. When you get to 4000 feet, it is like Aero Club. Tomas Bueno stated this is 1000 feet longer than Aero Club. Ms. Vail pointed out it includes the safety zones. Mr. Bueno stated a runaway at 5000 feet could get large cabin planes. Mr. Kopp stated 60-foot taxiways are significantly different from Aero Club. Mr. Bueno wanted reassurance on it being for private use.

Mr. Kopp inquired to staff on what authority the Village has in keeping it private and not becoming commercial. Cory Lyn Cramer stated the zoning is for residential. If a commercial use were proposed, it would require additional approvals. The homeowner's association (HOA) documents could be a good layer of protection. Ms. Cohen advised putting in the declaration of restrictive covenant to limit to residential use. The difficulty is the developer can make changes. The Board can request the provision not be changed without Council approval. Mr. Kopp inquired on the zoning for the runaway. Ms. Cramer stated the landing strip with the permitted uses would be permitted in a residential PUD. It would be a conditional use if it were a commercial

operation. Mr. Robbert asked for clarification. Ms. Cramer stated the land use, zoning and development order is enforceable by the Village. The HOA documents can be more restrictive and enforceable by the HOA.

Mr. Levin inquired on enforcement on a residential restriction. Ms. Cramer stated enforcement would be implemented utilizing code compliance. Ms. Cohen added that possibly an injunctive action could be filed and the court could order them to do or not to do something. Ms. Cramer stated there could be a suspension of the development order. Ms. Cohen reviewed the various remedies.

Ms. Vail stated the applicant agrees to the residential restriction. Mr. Levin expressed concerns on future homeowners deciding for commercial. Carol Coleman reviewed the length of time for code violation remedies. Ms. Cramer stated when a violation is brought to the staff's attention, then action can be taken.

Mr. Levin inquired on the runaway. Ms. Vail reviewed the proposed runaway and the existing runaway.

Mr. Bueno inquired on traffic and noise. Ms. Cramer stated that it falls under FAA's jurisdiction. Wellington does not have jurisdiction over FAA or FDOT regulations. Mr. Bueno stated that this application cannot be compared to Aero Club.

Ms. Coleman expressed concern on noise and traffic control system. Mr. Kopp clarified both airfields are uncontrolled runaways. The Village has no control over the airspace but does have control over the Zoning and approval. This Board should be thinking about the recommendations to the Council that are needed to ensure the safety of Aero Club residents and the folks underneath the flight pattern as well as the folks around the Flying Cow project.

Ms. Cohen stated the applicant has agreed to limit the master plan to residential use. The Board can ask to add language to their declaration of restrictive covenants.

Mr. Kopp inquired on the regulations applying elsewhere in the Village. Ms. Cramer stated the regulations would be specific to this subarea. Mr. Newell stated the regulations would not impact Aero Club.

Ms. Coleman inquired on paving the road. Ms. Cramer stated from the roundabout to Southern Boulevard is paved. Ms. Cramer stated there would be no portion on Flying Cow Road unpaved. Ms. Vail advised the Board that the clubhouse is a private clubhouse.

Mr. Kopp inquired on the aviation expert. Ms. Cramer stated the applicant consulted with an aviation expert and that staff's analysis was based on the entire project. Additionally, the landing strip is in existence and was permitted by the FAA and FDOT years ago. Ms. Vail stated they would limit the airstrip to 4000 feet, the same as Aero Club.

Mr. Kopp expressed concern on conflicts with the two airstrips. This Board has aviation experts and this Board should present the Council with enough information that includes public safety. Mr. Bueno expressed concern on traffic patterns and the type of operation.

Mr. Kopp reviewed his concerns with traffic patterns and becoming a commercial operation. Aero Club has closely monitored the use of their runway.

Mr. Bueno expressed concerned on the layout and the loading and unloading of people. Ms. Vail stated the applicant would follow the guidelines like Aero Club.

A motion was made by Carol Coleman, seconded by Stephen A. Levin, to open public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Ms. Cohen advised the Board of a request for additional time from Mr. Bennett. Mr. Kopp invited the Chair of the Equestrian Preserve Committee to speak. Ms. Cleveland had left the meeting. Mr. Shullman inquired on allowing everyone who requests additional time to speak. Ms. Cohen stated that Mr. Bennett requested, in writing, last week and these requests are typically granted. Any other resident that wishes to speak, and who did not submit a request ahead of time would be limited to three minutes.

A motion was made by Stephen A. Levin, seconded by Carol Coleman, to allow additional time for Karl Bennett. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Karl Bennett 15615 Enstrom Road: stated his review would be of a technical nature. He represents no other group. Mr. Bennett reviewed his background. Mr. Bennett reviewed the request and comparing with Aero Club. Mr. Bennett reviewed the technical aspects and concern of the traffic patterns of the aircrafts.

Robert Anslow, 1460 Primrose Lane: opposed

Houston Meigs, 16433 Deer Path Lane: pointed out the sewage treatment; PBC Traffic letter stated two sites could become commercial. He expressed concerns on paving out to 50th Street.

Marcus Cade, 15580 Sunward Street: opposed

Paulette Vernere, 16031 Rustic Road: stated traffic is crazy now, opposed.

John Herring, 2115 Lockheed Terrace: stated if they kept the runaway to 1800 feet and he would be okay with the request.

Alan Shullman read into the record the following comment cards:

Jill Rodstein, 15695 Boeing Court: opposed

Linda Herring, 2115 Lockheed Terrace: opposed

Bill Siegel, 15960 Weatherly Road: opposed and had his comments read into the record.

Kristina Gustafson, 16028 Rustic Road: opposed

A motion was made by Carol Coleman, seconded by Tomas Bueno, to close public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

The Board had a discussion on changing the length of the runaway. Ms. Vail stated the applicant agrees to reduce to 4000 feet the same length as Aero Club.

Mr. Kopp stated there has been many safety issues raised tonight. There are many unanswered questions and the Board should postpone the request. Mr. Kopp suggested forming a joint committee between the applicant and select members from the Aero Club. Ms. Vail suggested postponing the Master Plan and allowing the other requests to move forward. Ms. Cohen stated to meet with some of the residents of Aero Club on the Master Plan and postpone to a date certain. Ms. Cramer advised the Board the Village does not regulate the amount of horses on a property. Ms. Cohen suggested to the Board not to suggest names but let the applicant gather the names. Ms. Cramer stated staff is able to facilitate the meetings.

A motion was made by Stephen A. Levin, seconded by Alan Shullman, to approve Ordinance 2017-15 as recommended by staff. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

PZ-0155 ORDINANCE NO. 2017 – 16 (FLYING COW RANCH ZONING TEXT AMENDMENT)

AN ORDINANCE AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A ZONING TEXT AMENDMENT [PETITION NUMBER 16 – 110 (2016 – 47 ZTA)] TO AMEND THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, CHAPTER 10 BY CREATING SUBAREA G OF THE EQUESTRIAN OVERLAY ZONING DISTRICT AND ESTABLISH DEVELOPMENT REGULATIONS FOR SUBAREA G; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Alan Shullman, to approve Ordinance 2017-16 as recommended by staff. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

PZ-0156 ORDINANCE NO. 2017 – 17 (FLYING COW RANCH REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 16 – 115 (2016 – 49 REZ 1)] TO AMEND THE ZONING DESIGNATION FOR PARCEL 1 (98.64 ACRES MORE OR LESS) FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO WELLINGTON PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD), PARCEL 2 (49.15 ACRES MORE OR LESS) FROM WELLINGTON AGRICULTURAL RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING

DISTRICT (PUD/EOZD), PARCEL 3 (2.8 ACRES MORE OR LESS) FROM PALM BEACH COUNTY PRESERVATION/CONSERVATION (PC) TO WELLINGTON PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) AND TO DESIGNATE PARCELS 1, 2 AND 3 AS SUBAREA G OF THE EOZD FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Alan Shullman, to approve Ordinance 2017-17 as recommended by staff. The motion passed unanimously, with Elizabeth Mariaca absent.

PZ-0157 RESOLUTION NO. R2017 – 45 (FLYING COW RANCH MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN [PETITION NUMBER 16 – 116 (2016 – 50 MP 1)] TO ALLOW 30 RESIDENTIAL DWELLING UNITS WITH ACCESSORY EQUESTRIAN AND AVIATION USES, CLUBHOUSE, MAINTENANCE FACILITY AND ENHANCE THE EXISTING PRIVATE AIRSTRIP FOR CERTAIN PROPERTY KNOWN AS FLYING COW RANCH PUD TOTALING 150 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF FLYING COW RANCH ROAD AND 160TH TRAIL S, APPROXIMATELY 4 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Stephen A. Levin, seconded by Carol Coleman, to postpone consideration of Resolution No. R2017-45 to a date certain of December 13, 2017, Planning, Zoning and Adjustment Board meeting. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

PZ-0158 RESOLUTION NO. R2017-46 (WELLINGTON PUD MASTER PLAN AMENDMENT – PALM BEACH POLO GOLF AND COUNTRY CLUB)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES, MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG FOREST HILL BOULEVARD, ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE AND ONE (1)

ACCESS POINT ALONG ROYAL FERN DRIVE TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE AND ONE (1) ACCESS POINT ALONG SUNNYDALE DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 80, POD 81, THE ENTIRE PALM BEACH POLO GOLF COURSE AND THE PROPERTY FKA THE POWERLINE PROPERTY TO OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath.

Mr. Robbert declared he had spoken to Dr. Edelman from the EPC on clarification of the EPC review. Mr. Shullman spoke with Vice Mayor McGovern on the general application. The rest of the Board had no ex-parte to declare.

Kelly Ferraiolo, Senior Planner, requested petition 17-097(2017-054 MPA4) be entered into the record. Ms. Ferraiolo explained the reason for the previous postponement was due to the need for a determination from the Village Attorney regarding the applicant's rights to apply for the proposed amendments without the property owner association (POA) consent. Ms. Ferraiolo presented the request to amend the Wellington PUD Master Plan. Ms. Ferraiolo summarized the request to create Pod 80 and Pod 81, allocation of the acreage, add access points, remove the reference of Wellington Clydesdale Facility and modify the Master Plan designation of the entire golf course and powerline property to Open Space – Recreational/Golf Course/Field Sports and Equine Sports. Ms. Ferraiolo illustrated the location and gave the history of the property. She explained that staff does not support the request for access points along Birkdale and Royal Fern Drive. Additionally, staff cannot make a recommendation to support the access point along Polo Club Drive until a conceptual site plan is provided that meets all Land Development Requirements (LDRs). Staff is also revising the recommendation for the access point along Sunnydale Drive as per the LDR and the Master Plan shall show all access points on roadways along roads identified on Palm Beach County's Thoroughfare Plan, which includes all arterial and collector roadways. The allowance of the internal access point will be between the POA and the applicant. Palm Beach Polo has been utilizing the Polo Field, Soccer Field and Driving Range for outdoor equestrian activities and other sporting events by the issuance of a special use permit (SUP). If approved, the Master Plan it will allow field and equine sports activities on the property without the need for a SUP. No increase in density or intensity is proposed as part of this request. A Master Plan designation identifies the specific use of the property. The current designation does not reflect the activities that are occurring on the property. Ms. Ferraiolo reviewed EPC's recommendation with the Board. Ms. Cramer advised the Board that the applicant has removed the request for an access point on Sunnydale Drive. Ms. Cramer stated staff's recommendation is the approval of Pod 80 and Pod 81, approval of the access points along Forest Hill Boulevard, denial of the access points along Royal Fern and Birkdale, approval of the two access points along Stribling

Road and the amendment of the Master Plan designation from golf course to include field sports and equine sports.

Laurie Cohen advised the Board of a request for additional time from the Property Owner Association (POA) attorney as an interested party.

Alex Domb inquired if the POA is an interested party in regards to Pod 80 and Pod 81 and the Powerline Property. Ms. Cohen stated they had not stated which portion of the application but advised Mr. Domb that the request was submitted in accordance with the requirements and in a timely fashion. Mr. Domb stated, for the record, that he objects to the designation of the POA as interested party as it relates to the Pod 80 and the Power Line Property.

Jennifer Vail with WGI, agent for the applicant, presented the request for the Master Plan Amendment. Ms. Vail illustrated the access points requested and discussed the Master Plan designation changes.

Mr. Domb, representing Palm Beach Polo Inc. and Marine Funding, pointed out the POA does not own property contiguous to Pod 80 and the Powerline Property. The request is for access points for the future use. Golf is a dying sport. Mr. Domb reviewed the current golf courses and their status. The application is not for the development of the property. The request is to allow the use of the field sports and equine sports without having to obtain a special use permit each time. Mr. Domb advised the request is not to build anything on the golf course. Mr. Domb reviewed the Village's direction workshop and redevelopment visions, including Midtown. Mr. Domb reviewed his exhibit of undisputed record of evidence. Mr. Domb clarified that the request was to keep the privately owned open and green with some additional compatible uses.

Mr. Levin inquired on the practice matches requiring a Special Use Permit (SUP). Mr. Domb stated that no SUP is required if people are not invited to watch or vendors are not in attendance. A SUP would be required if the public was invited or vendors attend. To have a stick and ball practice or play on the field would not require a SUP with this master plan amendment approval. Currently, the access is a right turn off Polo Club Road by the sales center, Pod 81 is right behind the sales center. Currently Pod 81 and the Clydesdale property have no access. The request does not include barns and they are not building additional facilities.

Mr. Kopp inquired on the permitting process. Mr. Domb advised of the costs, requiring a survey, the permit is only good for six months, and then have to apply again. Ms. Cramer clarified the permit fees. The intent of a SUP is for a temporary event and staff's goal is to mitigate sound, traffic, it depends on the location, time and submittal.

Ms. Coleman inquired on parking. Ms. Cramer stated staff does not require paved parking. Mr. Robbert inquired on bathroom facilities. Ms. Cramer stated the SUP would be conditioned to address bathroom facilities. Mr. Kopp inquired on the re-designation. Ms. Cramer stated any event that had spectators and/or vendors would require a SUP.

Mr. Shullman inquired on who is monitoring the field sports. Mr. Domb stated the people putting on the sports do the monitoring. Mr. Domb stated sometimes they are paid to use the fields. The owner has horses, would like to play with friends, and currently cannot do anything other than golf. This request will fix that. Mr. Shullman expressed concern on safety. Mr. Shullman inquired on why not use the community fields. Mr. Domb stated there is not enough space always available.

Mr. Robbert inquired the zoning change. Ms. Cramer stated this is a Master Plan change, not a zoning or land use change. Mr. Levin inquired if polo is a field sport. Mr. Domb confirmed it could be field or equine.

Mr. Levin inquired on applying for a SUP for soccer. Mr. Domb stated they would still need to get a SUP for soccer events. Mr. Shullman inquired on access points and the effects on the gated entry. Mr. Domb advised gates do not restrict Pod 80 and the Powerline Property. Pod 81 is a self-contained parcel outside of the gated property. Mr. Domb pointed out there is a fence and a gate. Mr. Levin inquired if from Pod 81 anyone could walk into any of the surrounding homes. Mr. Domb stated there a barrier but currently there is no way to block everyone from getting into Palm Beach Polo.

Ms. Cramer clarified there has been discussion for additional access. Staff will review alternative options but that is not part of the request tonight.

Neil Schiller, 515 N Flagler Drive, representing Palm Beach Polo Property Owners Association as an interested party, stated there is no fence or barrier around Pod 81. This application should be suspended or denied due to outstanding liens. Mr. Schiller reviewed the reasons why his client believes the request should be denied.

Ms. Cohen advised the Board the recommendation of approval or denial is per the evidence presented at the hearing. If denied, the Village must show how the request does not meet the requirements of the code or public interest. Arguments of Legal Council is not evidence, it is just argument. The withdrawal of Sunnydale Lane access does not have to be in writing. The code provides staff the ability to suspend a development order if there are any outstanding code violations on the property. The Planning, Zoning and Building Director has the authority to allow a petition to move forward if there are outstanding code issues. Ms. Cohen reviewed the code violations for the events held without an SUP and the cure was to apply for a SUP. Mr. Kopp stated that staff recommendations are considered expert analysis. Ms. Cohen stated the Board could rely on testimony from experts or public comment as long as it is fact based.

Mr. Kopp inquired on the proposed change to just field sports and the definition. Ms. Cramer clarified field sports is a general term that would allow other things than soccer, but not events. Mr. Basehart stated when certain terms are not defined in the code; you can consult other information to define.

Mr. Levin inquired on outstanding liens. Ms. Cohen stated there are no outstanding code violations or liens for these particular parcels. The Code provision is discretionary and the decision to process an application rests with the Planning, Zoning, and Building Director.

Mr. Schiller clarified the PCNs are listed on the staff report that were listed in his presentation.

Ms. Coleman stated on the intent of the application and further requests.

Mr. Bueno inquired on the traffic impact. Ms. Cramer stated a SUP would be required for an event, including a traffic statement. This application illustrates that field/equine sports does not have a greater impact than a golf course.

Mr. Domb clarified the outstanding fine is for Big Blue and there is no lien in place. Mr. Kopp stated the violation has no impact to this Board. The withdrawal for Sunnydale Lane access was completed and per the staff report, all requirements have been met.

Mr. Schiller inquired if the application is denied can the applicant can still apply for SUP in the future. Mr. Basehart stated the applicant could still apply for a SUP. Mr. Schiller inquired if the Board can make policy recommendations. Ms. Cohen stated if the evidence is in the record. Mr. Schiller inquired on expert testimony. Ms. Cohen stated testimony is not necessarily expert testimony.

A motion was made by Stephen A. Levin, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Carol Coleman suggested continuing past 11PM with this request and then decide on hearing the next item. Ms. Cohen stated that would not be her recommendation.

A motion was made by Alan Shullman, seconded by Stephen A. Levin, to extend the Planning, Zoning and Adjustment Board meeting to go pass 11PM. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Mr. Shullman stated two people have requested additional time. Ms. Cohen stated the Board would need to vote to allow additional time and address when the person is called.

Aaron Coven, 146 Old Cypress Trail: opposed the Birkdale access and the request.

Tom Carney, 11250 Isle Brook Court: opposed

Jim Corbin, 12470 Sunnydale Drive: opposed

Carolyn Tribble, 12629 Mallet Circle: opposed

Cliff Jansen, 1422 Old Cypress Trail: opposed

Judy Mencher, 2900 Bent Cypress Road: opposed

Mike Nelson, 1350 Columbine Avenue: supported

Jim Taclome, 3031 Fortune Way: representing a POA, opposed

Jose Oliva, 1516 Old Cypress Trail: opposed
Dawn Zitkiewicz, 1437 Old Cypress Trail: opposed
Larry Sweetwood, 1583 The 12th Fairway: opposed

Alan Shullman read the following comment cards into the record:

Linda Brown, 2300 Las Casitas Drive: opposed
Sandy Coven, 1436 Old Cypress Trail: opposed
Therese Rassas, 12590 Sunnydale Drive: opposed
Neil McCarthy, 12374 Cypress Island Way: opposed
Elizabeth Monaco, 12374 Cypress Island Way: opposed
Penny Janssen, 1422 Old Cypress Trail: opposed
Lance Goodwin, 12635 Mallet Circle: opposed
Robert Landsdorf, 12630 Mallet Circle: opposed
Trisha Landsdorf, 12630 Mallet Circle: opposed
Mary Mariani, 1275 Summerwood Circle: opposed
Nelly Mariani, 1275 Summerwood Circle: opposed
Robert Mariani, 1275 Summerwood Circle: opposed
Margaret Billings, 1286 Larch Way: opposed
Sarah Gandrey, 1286 Larch Way: opposed
Mary Olsen, 1309 Jackpine Street: opposed
Patrick Tominey, 2601 Sheltingham Drive: opposed
Itzhak Nir, 2281 Greenview Cove Drive: opposed
Robin Hider, 1310 Larch Way: opposed
Edward Olsen, 1309 Jackpine Street: opposed
Julius Davis, 2371 Sunderland Avenue: opposed
Elizabeth Frankel, 2316 Las Casitas Drive: opposed
Dr. Cythnia Mascia, 2099 Wightman Drive: opposed
Lena Bailey, 2155 Wightman Drive: opposed
Lynda Clement, 2394 Players Court: opposed
Kristina Gustafson, 2683 Players Court: opposed
Trevor Sell, 2176 Sunderland Avenue: opposed
Laura Mosconi, 1685 Grantham Drive: opposed
George Tavrer, 2531 Windsor Way Court: opposed
Pamela Wooding, 2601 Sheltingham Drive: opposed
Robins Hummel-Johnson, 14596 Belmont Trace: opposed access points
Mary Ann Simonds, 1750 The 12th Fairway: opposed access points
Cynthia Bonvino, 2411 Players Court: opposed
Maria Newman, 2385 Golf Brook Drive: opposed
Linda Clark, 2432 Golf Brook Drive: opposed
Gregory Zitkiewicz, 1437 Old Cypress Trail: opposed
Dawn Zitkiewicz, 1437 Old Cypress Trail: opposed
Debbie Gray, 11470 Anhinga Drive: opposed
Anna Torres, 11497 Anhinga Drive: opposed

A motion was made by Stephen A. Levin, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Mr. Levin stated the Board did not hear comments on the Powerline Property. Mr. Bueno inquired on complaints on the existing soccer matches. Ms. Cramer stated that only before the SUP there were complaints in the past. Mr. Bueno expressed concern on the Village losing oversight of the matches. Ms. Cramer stated events would still require a SUP. Ms. Cramer explained that as part of the LDR rewrite, staff is working to define event vs activities. Mr. Kopp expressed concern on having proper codification of having an event.

Mr. Domb gave his closing statement. Mr. Domb stated the applicant has met their burden and most of their requests have staff support. Mr. Domb reviewed the request. Mr. Domb stated that nothing was mentioned about the requested access by the library and currently the applicant does not have an easement agreement with the Village. Their request is to keep the green space and have the ability to use it for things other than golf. His client is looking to increase the property values. The applicant believes they have the right to play soccer on property with a commercial recreation Zoning. The direction they have been given is to apply for a master plan amendment. They believe they have the right to use their property for field sports or equine sports.

Mr. Schiller gave his closing statement, pointing out there was only one person in support tonight. The applicant has a history of code violations in Wellington. They hope the Board will deny all requests and by approving this request, the Board is rewarding bad behavior.

Mr. Kopp inquired on the process. Ms. Cohen stated the Board can grant what they see fit and deny what they decide should be recommended for approval.

Ms. Cramer reviewed EPC's recommendation. Mr. Shullman discussed the EPC recommendation. Mr. Levin expressed the applicant should ask for soccer only and stated the Birkdale access is not wide enough and he cannot support the master plan. Mr. Levin would approve access points on the Powerline Property and soccer on the Powerline Property.

Mr. Kopp stated that since staff is rewriting the code, staff should define events and field sports. He cannot support the designation but the Powerline Property would be fine. Ms. Cohen advised the Board that a motion should be made.

A motion was made by Stephen A. Levin, seconded by Carol Coleman, to approve only the Powerline Property field sports and equine and the two access points. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

PZ-0159 RESOLUTION NO. R2017-47 (WELLINGTON PUD MASTER PLAN AMENDMENT – POLO WEST)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST (F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES BOULEVARD; TO MODIFY THE MASTER PLAN DESIGNATION OF THE GOLF COURSE TO "OPEN SPACE – RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Cohen administered the oath.

Mr. Robbert declared he received one email from a resident in Polo West. He did not respond to the email.

Ms. Shullman declared he had general conversations with Vice-Mayor McGovern.

Kelly Ferraiolo, Senior Planner, requested petition 17-098 (2017-055 MPA 5) be entered into the record. She presented the request to modify the Master Plan for an access point on Greenview Cove Drive and to modify the Master Plan designation. The Village Attorney determined the applicant has the right to apply for the proposed amendments without the POA consent. Ms. Ferraiolo illustrated the location and presented the history of the parcel. Ms. Ferraiolo pointed out the clubhouse/restaurant is only permitted if the golf course is operational. Additionally, changing the designation will not allow for development or the construction of buildings or stables. Ms. Ferraiolo advised the Board of EPC's recommendation. Ms. Cramer restated EPC's recommendation and provided the staff recommendation is to approve the application as requested for the access point and the Master Plan designation modification to include equine and field sports activities, but staff does support the EPC recommendation.

Ms. Cohen stated the Polo West Association representative has requested 15 minutes for their presentation.

Jennifer Vail, WGI, representing the applicant, reviewed the existing conditions, surrounding areas and the access point, which aligns with Wellington Community High School. This request is to include equine and field sports along with golf course designation.

Mr. Levin inquired on the clubhouse. Ms. Cramer stated the clubhouse is only permitted to be in operation if the golf course is operational.

Mr. Kopp stated the SUP uses the same process as the previous application. Ms. Cramer stated the applicant did not include soccer. The polo fields have been

established and are permitted to be used for polo matches. Ms. Cohen stated in order to use the fields other than golf the applicant needs to receive a SUP.

Mr. Domb requested to adopt his comments from the previous application for this application as part of the record. Ms. Cohen stated if he wishes he can but many of the comments were specifically directed to the issues on the other application. Mr. Domb stated Polo West has been utilized for equine sports since 2009 and gave Dressage under the Stars as an example. An arena was installed for arena polo. The parcel has been used for equine sports. Soccer was too close to the homes and was a mistake. Mr. Domb stated he understands the Board's position on field sports but he cannot address since he did not receive traction from staff on designating what those sports would or could be. Mr. Domb reviewed his currently approved trips for the site. Mr. Domb addressed the access point request and stated they have the right to an access point. It is their property and the homeowners association owned it and gave up the property. This application is significantly different from the last petition. Currently, there is one access point into the property and the HOA owns the road. The HOA has told the applicant they do not have an absolute right to use the road. Greenview Shores Boulevard is the only access to the property. The applicant acknowledges traffic improvements would have to be completed. The Village staff supports their requests.

Mr. Shullman acknowledged that soccer did not work on the parcel and suggested removing field sports from the request. Mr. Domb stated they would remove soccer from the request. Mr. Levin clarified the access point and the location of the polo fields. Mr. Domb explained where the polo fields are in location to the proposed access point but stated the site could be reconfigured. Soccer was previously played behind the clubhouse and was too close to the backyards. Mr. Levin inquired on the settlement agreement on the road. Mr. Domb stated the settlement agreement was after the purchase. Mr. Levin inquired on why the settlement agreement is no longer desirable. Mr. Domb stated the HOA has the right to change the deal at any time. The HOA requested payment to redo the road and the document states the golf course cannot use the road for any use other than golf. Mr. Domb pointed out they need to have their own access to their property. The construction of a road would be another application.

Mr. Kopp inquired on a legal remedy. Mr. Domb stated there was a lawsuit that ended in a settlement agreement. Ms. Cohen stated if there was a dispute on the settlement agreement, the dispute could be legally addressed by the courts. Mr. Domb stated that would be more lawsuits and asked why they cannot they have their own access to the property.

Mr. Kopp inquired on the restaurant occupancy and the trigger point for the SUP. Mr. Basehart stated the property is designated commercial recreation. The designation does not allow freestanding retail or restaurants as a principal use. The clubhouse functions as an ancillary use to the golf course. Mr. Basehart stated the applicant feels they should be able to use the clubhouse as long as the property is in use, regardless if that use is golf.

Ed Dicker, attorney representing the Polo West HOA, requested to adopt the legal arguments made for the previous application as part of the record. Mr. Dicker referred to the controversy with Mr. Straub. Mr. Dicker spoke on the agreement, which the Village of Wellington was not part of. Part of the settlement agreement was for the road and limiting the use to only golf carts or vehicles servicing the golf course. Mr. Dicker reviewed the issues on the property. The HOA opposes any change and only desires the use continue as a golf course. The applicant can apply for a SUP as they have done in the past. The HOA opposes any change for the restaurant to continue without the golf course. Mr. Dicker expressed concern that ultimately what the applicant wants is not clear. The HOA is against the request and asked the Board recommend denial of the request.

Mr. Levin inquired on the SUP. Ms. Cramer stated staff has required a SUP in the past for the events. Mr. Levin inquired on the settlement agreement and the current use of the roadway. Mr. Dicker stated the Village was monitoring through a SUP. If SUP is not required, there will be no monitoring by the Village. Mr. Levin inquired if the HOA would consider renegotiating the settlement agreement for the road. Mr. Dicker stated the settlement agreement could be renegotiation but as it stands now the requests are not permitted.

Mr. Kopp inquired on the limits of the settlement agreement. Mr. Dicker stated on a case-by-case basis, the HOA consented to the SUP events only. Mr. Kopp inquired on the access. Mr. Dicker stated there is concern for security. Ms. Cohen stated the settlement agreement is a private agreement and the Village cannot compel them as part of this application process to renegotiate the agreement.

There are 159 homes in Polo West. Mr. Dicker clarified the HOA never owned the golf course. Mr. Robbert inquired on the additional neighborhoods around the golf course.

A motion was made by Tomas Bueno, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Mike Nelson requested additional time. There was no motion made by the Board for additional time.

Mike Nelson, 13650 Columbine Avenue: stated Greenview Cove never owned the golf course. The golf course failed and the residents gave up there equity for the course. Mr. Nelson gave further history of the golf course.

Bruce Hulin, 13183 Halifax Court: opposed

Stephen Stack, 13546 Staimford Drive: opposed

Amy Fischer, 2330 Sunderland Avenue: opposed

Steve Weiss, 13343 Burton Terrace: opposed

Michael Bach, 1866 Staimford Circle: opposed

Robbie Johnson, 2078 Sunderland Avenue: opposed

Dr. Handwercker, 2161 Sunderland Avenue: opposed

Patricia Evans, 2348 Stonegate Drive: opposed

Gary Fellers, 3500 Fairlane Farms Road: has an escrow purchase agreement and leases the 150 acres at Polo West. He supported the request.

Glen Jersensen, 2327 Newbury Drive: opposed

Angela Lacy, 2372 Sunderland Avenue: opposed the events

Ken Valdespino, 2337 Henley Place: President of the HOA, gave a brief history of the settlement agreement.

Robert Anslow, 1460 Primrose Lane: opposed

Mr. Robbert read a petition, signed by 21 people, into the record.

Mr. Shullman and Mr. Robbert read the following comment cards into the record:

Christy Russ, 2050 Sunderland Avenue: opposed

Paul Tracy, 2109 Henley Place: opposed

Ronan McGuigan, 2323 Greenview Cove Drive: opposed

Kristina Gustafson, 2190 Sunderland Avenue: opposed

Ellesse Tzinberg, 2302 Sunderland Avenue: opposed

Sabine Ohly, 2091 Henley Place: opposed

Henrik Gundersen, 2302 Sunderland Avenue: opposed

Thomas Bonavia, 2008 Sunderland Avenue: opposed

Lawrence Brownstein, 13319 Wrevham Court: opposed

Ralph Amodie, 2100 Greenview Cove Drive: opposed

Allison Sweetnam, 2386 Sunderland Avenue: opposed

Bernice Correra, 2035 Sunderland Avenue: opposed

Elizabeth Pinsky, 2280 Newbury Drive: opposed

Rabbi Stephen Pinsky, 2280 Newbury Drive: opposed

William Crouse, 2292 Newbury Drive: opposed

Cecelia Crouse, 2292 Newbury Drive: opposed

Iris Richmond, 2682 Fairway Cove Court: opposed

Leonarda Marino-Mangiola, 2715 Linkside Drive: opposed

Linda Carlton, 2681 Fairway Cove Court: opposed

Susan Cartillo, 2267 Greenview Cove Drive: opposed

John Lacy, 2372 Sunderland Avenue: opposed

Sarah Hurme, 2163 Henley Place: opposed

Klaus Hurme, 2163 Henley Place: opposed

Dr. Mohamed Abed, 2204 Sunderland Avenue: opposed

Susan Denman, 2309 Greenview Cove Drive: opposed

Jane Wade, 2303 Newbury Drive: opposed

Eve Fischer, 2330 Sunderland Avenue: opposed

Patty McCarthy, 2198 Greenview Cove Drive: opposed

Cheryl Rudin, 2176 Alford Way: opposed

Ian Harrell, 2285 Stonegate Drive: opposed

Faith Nir, 2281 Greenview Cove Drive: opposed

Dr. Michael Mauck, 2183 Greenview Cove Drive: opposed

Natalie Navarro, 2400 Newbury Court: opposed

Gladys Navarro, 2400 Newbury Court: opposed

John Roche, 2315 Newbury Drive: opposed

Julius Davis, 2371 Sunderland Avenue: opposed
Bridget Moss, 2452 Stonegate Drive: opposed
Lenworth Small, 2484 Stonegate Drive: opposed
Gwendolyn Small, 2484 Stonegate Drive: opposed
Jeffery Moss, 2452 Stonegate Drive: opposed
Elariel and Pahola Padilla, 2328 Newbury Drive: opposed
Richard Cybul, 1726 Farmington Circle: opposed
Glen Harter, 2449 Seaford Drive: opposed
Thomas Race, 2372 Stonegate Drive: opposed
Melissa Rac, 2372 Stonegate Drive: opposed
John Raineri, 2365 Stonegate Drive: opposed
Melissa Raineri, 2365 Stonegate Drive: opposed
Cindy Smith, 2365 Greenview Cove Drive: opposed
Amanda & Chuck Gill, 211 Alford Way: opposed
Joyce Bashein, 2240 Greenview Cove Drive: opposed
Vincent & Michelle Soriero, 2273 Sunderland Avenue: opposed
Rolando and Ann Gonzalez, 2400 Sunderland Avenue: opposed
Allyn Schiavone, 2396 Stonegate Drive: opposed
Marisol Lopez-Belio DDS, 2255 Newbury Drive: opposed
Susan Miller, 2389 Newbury Court: opposed
Carol Borin, 2399 Newbury Court: opposed
Thomas Menzel, 2040 Greenview Shores Boulevard: opposed
Mo Thornton, 2349 Stonegate Drive: opposed
Marilyn Kapsos, 1818 Staimford Circle: opposed
John Kapsos, 1818 Staimford Circle: opposed
Charles Robinson, 2057 Greenview Cove Drive: opposed
Paul Siliato, 2288 Sunderland Avenue: opposed
Bruce Miller, 2389 Newbury Court: opposed
Jennette Sassoon, 3500 Fairlane Farms Road: supported the equestrian use but not soccer.
Katherine Newman, 2113 Greenview Cove Drive: opposed
Eden Delgado, 2218 Sunderland Avenue: opposed
Kathy Doyle Newman, 2113 Greenview Cove Drive: opposed
Diane Barin, 2351 Greenview Cove Drive: opposed
Ivan Barin, 2351 Greenview Cove Drive: opposed
Gerard Newman, 2113 Greenview Cove Drive: opposed
Lourdes Reyes, 2453 Stonegate Drive: opposed
Arlette Rigby, 2450 Players Court: opposed
Joyce Park, 1516 Grantham Drive: opposed
Olga Lopez-Belio, 2148 Sunderland Avenue: opposed
Virginia Edwards, 1810 Grantham Drive: opposed
Kimberley and Conrad Seow, 1824 Grantham Drive: opposed
Bill and Elaine Cittadino, 1408 Grantham Drive: opposed
Darlene Cavinee, 2356 Stonegate Drive: opposed and submitted signatures from Fairway Cove.
Patricia Bachi, 2370 Newbury Court: opposed
Karen August, 2225 Greenview Cove Drive: opposed

Sherri Mauck, 2183 Greenview Cove Drive: opposed
Sanda Miller, 2100 Greenview Shores Blvd: opposed

A motion was made by Carol Coleman, seconded by Stephen A. Levin, to close public comment. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

Mr. Domb advised there would be no barns built, no paving, offering to keep the greenspace and the access point is just an access point. He stated that until a site plan review and other reviews are completed, there would be no roads built. The applicant needs their access point. They are a landowner and have certain rights. The applicant should be able to use their property. Mr. Domb stated the crowd should not intimidate the Board.

Mr. Shullman asked if creating the access point would disrupt the golf course use and how does the access point provide access to the other side of the golf course. Mr. Domb stated the applicant is not here for site plan approval, they are asking for an access point. If they wish to move a golf hole, there is no reason they cannot do it. Mr. Domb stated amending the master plan is to put the access point on the map. They are entitled to an access point.

Mr. Robbert inquired on defining golf course operations and the clubhouse. Ms. Cramer stated the golf course must be in operation. Mr. Basehart stated there is no reference in the code on how many holes are to be available.

Mr. Dicker questioned the need for the application. The HOA has agreed to most of the applicant's requests. Mr. Dicker suggested until a specific road location is requested, the Board can defer the issue. HOA supports EPC's decision.

Mr. Kopp stated he does not find enough difference in this case from the last case for the lack of clarity and definition of field sports or events. Mr. Kopp cannot support the traffic related to the access point.

Mr. Bueno stated he could not support the petition.

Mr. Robbert asked for EPC's recommendation. Ms. Cramer reviewed their recommendation.

Mr. Shullman stated by changing the Master Plan designation for the whole property gives more to the failure of the golf course. Mr. Shullman suggests splitting the properties.

Mr. Bueno stated the property has always been Zoned as a golf course.

Ms. Coleman stated she favors keeping the use of a SUP that allows equine uses.

A motion was made by Stephen A. Levin, seconded by Carol Coleman, to deny petition as presented and maintain the status quo with permitting special use permits. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

None.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

A motion was made by Carol Coleman, seconded by Stephen A. Levin, to adjourn. The motion passed unanimously (6-0), with Elizabeth Mariaca absent.

The meeting adjourned at 2:22 a.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chairperson

Jennifer Fritz-Recording Secretary