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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
May 13, 2020
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 May 13, 2020, at 7:00 p.m., conducted virtually using ZOOM.

I. CALL TO ORDER/ROLL CALL

Stephen A. Levin called the meeting to order at 7:00 p.m.

Members present; Stephen A. Levin; Sal Van Casteren; Elizabeth Mariaca and Maureen Martinez; Jeffrey Robbert; and Alan Shullman.

Members absent: Dr. Carmine Priore.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Planning Director; Cory Lyn Cramer, Development Review Coordinator; Damian Newell, Sr. Planner; Gloria Kelly, Program Coordinator, and Jennifer Fritz, Recording Secretary.

II. REMARKS BY THE CHAIRMAN

Mr. Levin welcomed everyone to the meeting. Mr. Levin requested everyone to keep observing safe distancing.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. APPROVAL OF THE MINUTES

PZ-0203 AUGUST 14, 2019 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to approve August 14, 2019 Planning, Zoning and Adjustment Board Minutes. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

PZ-0198 OCTOBER 10, 2019 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to approve October 10, 2019 Planning, Zoning and Adjustment Board Minutes. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

PZ-0201 NOVEMBER 13, 2019 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to approve November 13, 2019 Planning, Zoning and Adjustment Board Minutes. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

PZ-0204 DECEMBER 11, 2019 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to approve December 11, 2019 Planning, Zoning and Adjustment Board Minutes. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

PZ-0206 MARCH 11, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to approve March 11, 2020 Planning, Zoning and Adjustment Board Minutes. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Cory Lyn Cramer reviewed the protocol for the ZOOM meeting.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen inquired to the applicant and agent if they agree to hold the meeting via ZOOM. The applicant and agent both agreed. Ms. Cohen administrated the oath.

VII. DECLARATION OF EX-PARTE

Elizabeth Mariaca did speak with staff in regards to any additional material she should be made aware of for the meeting. The remaining Board had no declaration of ex-parte.

VIII. NEW BUSINESS

PZ-0205 RESOLUTION NO. R2020-11 (NEW AGE OF SENIOR CARE CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER (PETITION NUMBER 2019-0003-CU) TO AMEND CONDITIONS OF RESOLUTION NUMBER R2013-05 TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY FOR SENIOR HOUSING WITH A MAXIMUM OF 21 RESIDENTS FOR CERTAIN PROPERTY KNOWN AS NEW AGE OF SENIOR CARE, TOTALING 0.52 ACRES, MORE OR LESS, LOCATED AT 1074 HYACINTH PLACE, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Sr. Planner, presented the request to amend the conditions of the approved Type 2(A) Congregate Living Facility (CLF) with currently a maximum of 14 residents to a Type 2(B) CLF for senior housing with a maximum of 21 residents. Mr. Newell reviewed the history of the approval and the location of the CLF, including the location of other CLFs. The applicant is required to provide the required interior and fire safety improvement to the added space/unit. The improvements include interior space modification to ensure ADA compliance and upgrade to the fire sprinkler system. Mr. Newell reviewed staffing requirements and on-site parking requirements. Mr. Newell reviewed the amended conditions from the previous approval. Mr. Newell requested the file be entered into the record.

Ms. Mariaca asked for clarification on the beds. Mr. Newell stated there are 21 beds and the one bed is for short-term care residents. Cory Lyn Cramer stated the staff comes in shifts and do not live on-site. Ms. Mariaca inquired on the number of bathrooms. Mr. Newell stated not all rooms have a private bathroom. Alan Shullman inquired on the distance separation that is required. Mr. Newell stated Council granted the smaller reduction in distance. Mr. Newell stated there is no amendment to the code; this is a Conditional Use approval only.

Ms. Mariaca inquired about the parking. Mr. Newell advised of what the code requires and stated that the applicant is exceeding the parking by one. Jeff Robbert inquired on visitor spots. Mr. Newell stated the parking is for both staff and visitors. Ms. Mariaca inquired on the amount of staff. Mr. Newell stated per code four staff during the day and two at night. Mr. Newell stated there would be staggered visitor hours. Sal Van Casteren inquired if the regulating agency already approved this request. Mr. Newell stated the applicant must have the Village's approval before submitting to the Agency for Health Care Administration (AHCA).

Maureen Martinez inquired if the site could change from seniors. Mr. Newell stated no it is limited to seniors and the operator would have to go back through the process to change it.

Mr. Jim Frogner, agent for the applicant, stated in 2014 the facility was approved for the Type 2(A). Mr. Levin inquired about the motivation for the request. Mr. Frogner stated the applicant saw the opportunity to increase his business.

Guy Yiftach, the owner, stated the construction should have minimal disruption to the residents. Ms. Mariaca stated she wanted to make sure there would be no restrictions for family members to visit if they were not driving to the facility. Mr. Yiftach stated there will be no restrictions on family visiting when being dropped off. Mr. Yiftach stated most family members live out of state. Mr. Robbert inquired on how long has the facility been in existence. Mr. Frogner stated since 2013 with no code issues.

Mr. Levin opened for public comments. Ms. Cramer provided the public with the call-in phone number to call with any public comments. No calls were received.

A motion was made by Elizabeth Mariaca, seconded by Alan Shullman, to open public comment. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

Tim Stillings stated no calls from the public or emails received from the public.

Ms. Mariaca inquired if the owner has any other facilities. Mr. Yiftach stated that with his partner they have four facilities. Mr. Shullman inquired on a waiting list. Mr. Yiftach stated a waiting list does not occur often due to most residents require an immediate solution.

A motion was made by Alan Shullman, seconded by Elizabeth Mariaca, to close public comment. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

A motion was made by Elizabeth Mariaca, seconded by Maureen Martinez, to approve Conditional Use 2019-003-CU as presented tonight. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer stated the June meeting should be back in the Council Chambers. There is a zoning text amendment to be presented to the Board. Ms. Cramer advised the Board that the Comprehensive Plan will be brought to the Board in the next few months.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 7:45 p.m.

APPROVED: _____
Date

Stephen A. Levin-Vice Chairperson

Jennifer Fritz-Recording Secretary