

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, December 9, 2020

7:00 PM

Village Hall - Council Chambers

Planning, Zoning and Adjustment Board

*Elizabeth Mariaca, Chair
Jeffrey Robbert, Vice Chair
John Bowers
Salvatore Van Casteren
Ron Herman
Maureen Martinez
Adam Rabin*

I. CALL TO ORDER

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

Members present; Elizabeth Mariaca; Maureen Martinez; John Bowers; Ron Herman and Adam Rabin.

Jeffrey Robbert arrived late.

Absent: Sal Van Casteren

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Tim Stilling, Planning Director; Damian Newell Senior Planner and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRPERSON

None.

IV. APPROVAL OF MINUTES

[PZ-0223](#)

NOVEMBER 17, 2020 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Ron Herman, to approve the November 17, 2020 Planning, Zoning and Adjustment Board minutes with corrections. The motion passed unanimously (5-0), with Jeffrey Robbert and Sal Van Casteren absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATION

Ron Herman spoke to John McGovern about the items on the agenda. No other Board Member had any declaration of ex-parTE communication.

VIII. NEW BUSINESS

[PZ-0219](#)

RESOLUTION NO. R2020-61 (HIBISCUS PALACE TYPE 2(B) CLF)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,

APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0002-CU] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS HIBISCUS PALACE, CONSISTING OF 0.34 ACRE, MORE OR LESS, LOCATED AT 13931 MORNING GLORY DRIVE; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Damian Newell, Senior Planner, presented the request for a conditional use to allow a Type 2(B) congregate living facility (CLF) for senior housing with a maximum of 21 residents.

A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

Carlos Gonzalez- 1531 Westchester Avenue: expressed concern on the parking and safety on that corner.

Ranga Rathakrishnan- 1617 Hull Court: opposed.

A motion was made by Ron Herman, seconded by Maureen Martinez, to close public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

A motion was made by Jeffrey Robbert, seconded by John Bowers, to recommend approval of Ordinance 2020-19. The motion passed (4-2), with Maureen Martinez and Ron Herman dissenting, and with Sal Van Casteren absent.

[PZ-0220](#)

ORDINANCE NO. 2020-22: REPEALING THE HOUSING ELEMENT AND REPLACING WITH THE HOUSING AND NEIGHBORHOODS ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE HOUSING ELEMENT AND REPLACE WITH THE HOUSING & NEIGHBORHOODS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Tim Stillings, Planning Director, presented the second installment of the Comprehensive Plan Amendment updates.

A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

None.

A motion was made by Jeffrey Robbert, seconded by Adam Rabin, to close public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

A motion was made by Maureen Martinez, seconded by John Bowers, to recommend approval to amend Objective H&N 2.2 striking through "in-fill", and it would read development-residential, promote new development on vacant properties within the Village that are residential or include residential components that predominantly contain dwelling unit types, sizes and values consistent with Wellington's goal of providing a full range of housing. The motion passed unanimously (6-0), with Sal Van Casteren absent.

A motion was made by Maureen Martinez, seconded by John Bowers, to recommend approval of Ordinance 2020-22 with the amendments discussed and agreed upon to Sections 2.1.1 and 2.2. The motion passed unanimously (6-0), with Sal Van Casteren absent.

[PZ-0221](#)

ORDINANCE NO. 2020-21: REPEALING THE INFRASTRUCTURE ELEMENT AND REPLACING WITH THE PUBLIC FACILITIES ELEMENT.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE INFRASTRUCTURE ELEMENT AND REPLACE WITH THE PUBLIC FACILITIES ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings reviewed the Public Facilities Element, currently referred to as Infrastructure Element. Mr. Stillings summarized the continuing concepts, the new concepts, and the goals in the element.

A motion was made by Adam Rabin, seconded by Ron Herman, to open public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

None.

A motion was made by Jeffrey Robbert, seconded by Adam Rabin, to close public comment. The motion passed unanimously (6-0), with Sal Van Casteren absent.

A motion was made by Jeffrey Robbert, seconded by Adam Rabin, to recommend approval of Ordinance 2020-12 and to add a new policy to 4.1.3 to address lighting for schools and multi-use paths. The motion passed unanimously (6-0), with Sal Van Casteren absent.

IX. COMMENTS FROM THE PUBLIC

None.

X. COMMENTS FROM STAFF

Ms. Cramer advised the Board there are no new items for the January meeting and discussed possible items for February with the Board. Ms. Cramer wished everyone a happy holiday.

XI. COMMENTS FROM THE BOARD

XII. ADJOURN

The meeting adjourned at 9:32 p.m.

NOTICE