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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
May 10, 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 May 10, 2017 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER**

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

**Members present:** Elizabeth Mariaca; Kenneth Kopp; Tomas Bueno; Alan Shullman; Jeffrey Robbert and Stephen A. Levin.

**Members Absent:** Carol Coleman.

**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**

Pledge of Allegiance was done.

**III. REMARKS BY THE CHAIRMAN**

Ms. Mariaca greeted the public.

Laurie Cohen advised the Board, Carol Coleman requested to participate telephonically for the meeting. Ms. Cohen advised the Board must approve unanimously. Ms. Cohen stated her reasons why she discourages allowing telephonically participation for quasi-judicial matters. Mr. Kopp stated this issue was discussed at a previous meeting and the Board denied the request.

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

**IV. APPROVAL OF MINUTES – April 13, 2017**

**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.

Mr. Levin clarified the traffic and the site plan are currently not ready. Ms. Cramer stated the master plan is under review and additional changes to traffic maybe required.

Mr. Robbert stated the zoning application might change. Ms. Cramer stated until staff can review the traffic analysis, staff cannot make a recommendation. A new packet would be submitted to this Board and the Equestrian Preserve Committee (EPC) will review the master plan. The EPC already voted on the previous application. Ms. Cohen stated the Board could remand all the petitions back to EPC.

**A motion was made by Stephen A. Levin, seconded by Kenneth Kopp to postpone the all the applications and remand back to the DRC until there is a complete package. No vote was taken.**

Ms. Cohen inquired to the applicant if they are in agreement with staff's recommendation.

Dan Rosenbaum, attorney for the applicant clarified the traffic issues in respect to the comprehensive plan have been submitted and waiting for comments. The traffic on the rezoning their engineers has a couple of questions on the comments from the Village's traffic consultant and is waiting for clarification. The PBC traffic only needs to come to Council prior to the advertisement of the Council meeting. The master plan and conceptual site plan and is scheduled for May 25, 2017 DRC meeting. The applicant would like to bring all of those applications back to the PZAB. The EPC would review only the master plan with the conceptual site plan.

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

## VI. SWEARING IN OF SPEAKERS

Before New Business, Ms. Cohen administered the oath.

## VII. DECLARATION OF EX-PARTE COMMUNICATION

Before New Business, 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)**

**All petitions were remanded back to DRC.**

The public expressed concerns on not having public comment on the petition. Ms. Mariaca stated the public comments could be done at the end of the meeting during the public comment portion of the agenda. Ms. Cohen explained on the proceeding for quasi-judicial hearings. A short recess was called.

## IX. NEW BUSINESS

**PZ-0134 ORDINANCE NO. 2017 – 07 (CONGREGATE LIVING FACILITY TYPE 2(B) ZONING TEXT AMENDMENT) 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.**

Damian Newell, Sr. Planner presented the request to modify regulations for Congregate Living Facility (CLF) Type 2(B). Mr. Newell reviewed the different types of CLFs and the existing requirements to operate. Currently the Land Development Regulations (LDR) requires a 1,000 feet separation from each CLF. The applicant is now requesting an amendment to remove the 1,000 feet separation to allow up to four (4)-Type 2(B) within a ½-mile radius. The applicant is currently operating a Type 2(B) CLF, known as Wellington Elder Care, approved by Council in 2012 and recently purchased the adjacent property. The applicant believes there is a market demand based on their current waiting list of potential residents for these type facilities in the multifamily areas to provide a home-like environment. Staff recommends approval of Ordinance No. 2017-07.

Damian Brink, agent for the applicant advised the Board the owners are in attendance and their attorney Geoff Sluggett. Mr. Brink clarified it is to remove the 1000-foot separation and all type 2B require a Conditional Use approval from Council. Wellington Elder Care is the only type 2B CLF. There is a waiting list and most are from the residents of Wellington. Mr. Brink reviewed the current requirements, highlighting the new requirements. Mr. Brink presented the current location of Wellington Elder Care.

Mr. Robbert inquired on being operated as two separate facilities. Mr. Brink stated it would operate as a separate entity and with separate standards.

Mr. Levin inquired on the 1000-foot separation original approved. Mr. Newell stated that is for all CLFs. Mr. Basehart stated staff is supportive of eliminating the separation due to the nature of the Type 2B facility and that these CLF’s are specific to meet senior housing needs.

Mr. Levin commented it limits the number of residents and the current waiting list.

Ricardo Gutierrez, 1953 S Club Drive, the owner explained the waiting list can vary almost every week. The facility is always full.

Mr. Shullman inquired on operating as two entities. Mr. Gutierrez explained about the parking capacity. Mr. Basehart explained the different requirements and standards. Mr. Kopp inquired on the dwelling separation. Mr. Basehart stated an individual facility that meets the size of a Type 3 facility then they should meet separate regulations. Mr. Gutierrez explained the exterior of the buildings would not change.

Mr. Kopp inquired on other facilities that could apply. Mr. Basehart stated they would have to come before this Board and Council for a Conditional Use approval.

**A motion was made by Tommy Bueno, seconded by Stephen A. Levin, unanimously approved by the Board (6-0), with Carol Coleman absent, to open public comment.**

Mr. Kopp read into the record the public comment cards with all comments being in support.

Richard LeAndro Sr., 1638 Oak Berry Circle, supports.

Tammy Nordlinger, 14265 Crocus Court, supports.

Jacqueline Abramson, 684 Cypress Green Circle, supports.

Shirley Siegel, 12324 Old Country Road South, inquired on the ratio of staff to residents. Mr. Gutierrez stated the ratio is one staff member to three residents.

Casey White, 2156 Greenview Cove Drive, supports.

Lisa Shields, 12091 Old Country Road, supports.

**A motion was made by Stephen A. Levin, seconded by Alan Shullman, unanimously approved by the Board (6-0), with Carol Coleman absent, to close public comment.**

**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.**

Mr. Levin stated he recently placed his father-in-law in a facility and was not aware of this facility and wish he had the same feedback received tonight.

## **X. COMMENTS FROM PUBLIC**

**A motion was made by Stephen A. Levin, seconded by Jeffrey Robbert, unanimously approved by the Board (6-0), with Carol Coleman absent, to open public comments.**

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.

**A motion was made by Jeffrey Robbert, seconded by Stephen A. Levin, unanimously approved by the Board (6-0), with Carol Coleman absent, to close public comment.**

#### **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.**

**The meeting adjourned at 8:24 p.m.**

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
Elizabeth Mariaca-Chairperson

\_\_\_\_\_  
Jennifer Fritz – Recording Secretary