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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
December 9, 2020
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 held on December 9, 2020 at 7:00 p.m. at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

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 Stillings, Planning Director; Damian Newell Senior Planner and Jennifer Fritz, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIR

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 Members had declarations of ex-parte communication.

VIII. NEW BUSINESS

PZ-0219 RESOLUTION NO 2020-61 (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. Mr. Newell provided the location and reviewed the required minimum standards. Mr. Newell stated, per the code, there would be seven parking spaces for employees, visitors, and one drop off space. The residents are not allowed to have personal vehicles on-site and the facility will limit the number of visitors allowed at a given time. Any issues with parking is typically a code violation and in some cases, the violators may be cited or ticketed. Mr. Newell illustrated the Type 2(B) ½-mile radius map and the potential locations that other Type 2(B) CLFs would be allowed. Staff recommended approval with the conditions listed in the resolution. Mr. Newell requested that the file be entered into the record.

Guy Yiftach, the applicant, advised the Board that he has been in business since 2015. Mr. Yiftach stated they have four locations in Palm Beach County, of which two are in Wellington. Mr. Yiftach showed the Board pictures of the residents and a current facility.

Mr. Herman inquired on parking and concerns related to emergency access. Mr. Yiftach stated most of his staff does not have a car and there is ample space available at all times. Mr. Herman asked about the staff to resident ratio. Mr. Yiftach stated if there was a staffing problem, he has four other locations to pull staff from and can contact a staff agency.

Jeffrey Robbert asked how many facilities he envisions having in the future. Mr. Yiftach stated he does not want to over-saturate this area, but would possibly have additional facilities in other counties.

Mr. Herman asked if there are parking problems for similar places like this. Mr. Newell stated that there have been no issues with the other Type 2(B) facilities and this request does meet the code for sufficient parking.

Mr. Bowers had questions about the radius map. Mr. Newell reviewed the radius map with the Board.

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.

Mr. Robbert asked if the parking does become an issue in the future, how will it be addressed. Mr. Newell reiterated that a citation or ticket can be issued, but the request meets parking standards provided in the code. Cory Lyn Cramer advised the Board that if parking becomes a repeat violation, the conditional use could potentially be revoked. Mr. Newell advised the Board that staff has not received any complaints for the other existing facilities. Mr. Bowers suggested a parking plan to address any parking issues. Ms. Cramer explained that Wellington's code provides the minimum parking requirements. The site plan includes the parking plan and indicates the on-site parking requirements are in compliance. Mr. Bowers inquired if this facility could become a treatment center in the future. Mr. Newell stated a Type 2(B) is only for seniors residents of 65 years or older.

Mr. Herman suggested the motion should include requiring a plan to resolve any future parking issues. Mr. Robberts stated that he believed the codes are already in place to address parking or future issues. Ms. Cramer stated the code addresses how to handle parking violations.

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. Mr. Stillings gave a summary of what was included in the updates to the Comprehensive Plan. The Plan is comprised of 10 elements and each element consists of goals, objectives and policies. The Housing and Neighborhoods Element is a guideline for provisions of housing for all current and anticipated future residents. The Village is required to accommodate group homes and congregate/assisted living facilities, as well as encourage options for senior housing, green construction and energy conservation. Mr. Stillings reviewed the proposed element, maps, and the data and analysis provided in the packet.

Mr. Bowers inquired about specifics for reinvestment and workforce housing. Mr. Stillings reviewed Objective 2.11 as it relates to incentives and workforce housing. Mr. Robbert asked about the study that found the Village has an excessive supply of lower range housing. Mr. Stillings stated that Florida International University (FIU) did the study in 2018.

Elizabeth Mariaca inquired about housing assistance. Mr. Stillings stated that Wellington has internal programs, citing Community Development Block Program and the Community Services Department's role of being out in the neighborhoods to identify those individuals and find programs that will assist them.

Maureen Martinez inquired about the increase of residential unit at Wellington Green Mall. Mr. Stillings stated the application for the Mall was withdrawn. Mr. Stillings advised the Board of other possible future requests for additional housing, including the mall. Mrs. Martinez asked if the request for new residential housing would include single-family homes. Mr. Stillings stated that along the 441 corridor the request is not for single-family homes. Mrs. Martinez inquired about the golf course conversions being

single-family or condominiums. Mr. Stillings stated that all requests will be reviewed on a case-by-case basis and compatibility with the neighboring communities. Mrs. Martinez asked what the difference was between being residential and a residential component. Ms. Cramer stated it addresses different zoning designations and the reference is all-inclusive of residential categories in straight zoning or planned zoning districts.

Mrs. Martinez asked about the golf course references and infill development. Mr. Stillings stated that golf courses are considered developed lands and are not considered vacant. Mr. Stillings suggested modifying the language to “infill development” instead of “golf course”. The Board discussed removing the any reference to golf courses to keep it consistent with their recommendation to remove all text related to golf courses in the proposed Land Use Element they reviewed at a previous meeting.

Adam Rabin asked if there are specific golf courses in mind. Mr. Stillings confirmed there are two properties. One course being the North Course and the other Polo West. The current approvals designate the land use as commercial recreation and the master plans designate them as golf courses.

Mr. Stillings proposed to strike out everything from the word “within” to “conversions” and change the language to “promote new properties, in-fill and vacant properties”. Ms. Cramer suggested using the language to “promote new development on new or vacant properties”. The Board discussed using the verbiage to promote new development on vacant property within the Village that include residential components. The Board agreed to Ms. Cramer’s suggestion to promote new development on infill or vacant properties within properties that include residential or have a residential components. The Board agreed to eliminate the golf course conversions. Mrs. Martinez proposed the verbiage to read in Objective H&N 2.2 striking out in-fill, adding 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 provide a full range of housing.

Mrs. Martinez asked about the reference to groom’s quarters on less than five acres. Mr. Stillings explained the goal is to limit the building coverage by having the groom’s quarters be part of the stable or barn. This is specific to the equestrian area.

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.

Mrs. Cohen clarified that the Board can make a recommendation on the Ordinance with the modifications that are agreed upon by the Board.

Mrs. Martinez asked about the building height reference and a concern about multi-story buildings with relaxed building heights within Wellington. Ms. Cramer stated the zoning text amendment previously presented to the Board was not for all residential areas, currently there are not a lot of other areas that qualify for that building height incentives. Mr. Stillings proposed to modify H&N 2.1.1 by putting a period after, "...the Element of this Plan" and delete the remainder of the material in that section. Mr. Stillings stated the intent was just to give examples of what it could be. Mrs. Martinez proposed the Board accept Mr. Stilling's suggestion and the Board agreed.

Mrs. Cohen confirmed the Board is in agreement with the proposed changes from Mrs. Martinez.

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.

Mr. Robbert inquired about the high-speed internet and on-street lighting for thoroughfares. Mr. Stillings stated that at this point high-speed internet is what is currently available and the proposed element addresses how to facilitate getting the infrastructure in place for private providers to come in for high-speed internet. Mr. Stillings stated an update for the on-street lighting could be placed under Policy 4.1.2 or 4.2 to expand on what improvements mean or consider a new Policy under 4.1.3.

Mrs. Martinez asked if this contemplates converting existing private wells to Village water. Mr. Stillings stated the goal is for public wells and does not address private wells. There is no policy on private wells.

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 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

Ms. Mariaca wished everyone a good holiday.

XII. ADJOURN

The meeting adjourned at 9:32 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chair

Jennifer Fritz-Recording Secretary