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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
September 8, 2021  
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 September 8, 2021, 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; Jeffrey Robbert; Sal Van Casteren; John Bowers; Ron Herman; Adam Rabin.

**Members absent:** Maureen Martinez arrived during the presentation for Valerie's Place.

**Staff present:** Laurie Cohen, Village Attorney; Michael O'Dell, Assistant Planning, Zoning and Building Director; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Kelly Ferraiolo, Senior Planner; Christian Santa-Gonzalez, 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-0239 AUGUST 11, 2021 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES**

A motion was made by Jeffrey Robbert, seconded by Sal Van Casteren, to approve the August 11, 2021 Planning, Zoning and Adjustment Board minutes. The motion passed unanimously (6-0) with Maureen Martinez absent.

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

None.

**VI. SWEARING IN OF SPEAKERS**

Laurie Cohen administered the oath.

**VII. DECLARATION OF EX-PARTE COMMUNICATIONS**

John Bowers spoke with Councilman Michael Drahos on the Winding Trails petition. Ron Herman spoke with Councilman John McGovern on Winding Trails and that this petition is on the agenda. No other Board members had ex-parte to declare.

**VIII. NEW BUSINESS**

**PZ-0249 RESOLUTION NO R2021-48 VALERIE'S PLACE TYPE 2A CLF**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; 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, reviewed the request for a Conditional Use for a Type 2A Congregate Living Facility (CLF). The request includes reducing the required parking spaces, drop-off spaces, and to reduce the required separation from a single-family residential district. Mr. Newell reviewed the location, the interior and exterior modifications, the background, and the Land Development Regulation (LDR) minimum standards for separation. Staff recommended approval.

Jon Schmidt, agent for the applicant, with Schmidt Nichols, explained to the Board the location of the facility and the request for a Type 2A, limited to residents 65 years of age or older. Mr. Schmidt discussed the parking and the floor plan to the facility.

Mr. Van Casteren inquired about the parking spaces and the removal of all the front landscaping. Mr. Schmidt stated there would be landscaping on the sides of the parking spaces. Mr. Van Casteren inquired if there is another CLF in the area. Mr. Schmidt stated there are none, due to the separation requirement. Mr. Van Casteren stated he has an issue with this being a residential home and converting the home into a business. Cory Lyn Cramer explained the criteria for CLFs and that CLFs are allowed in residential communities. Staff has found no code complaints related to parking with the other existing CLFs located in Wellington.

John Bowers inquired about reducing the bed count to reduce the required parking. Mr. Newell advised that typically there is not a parking problem with these types of CLFs. Mr. Bowers expressed concern on the parking. Mr. Newell stated there is a requirement to have hedge material on either side of parking spaces. Mr. Van Casteren inquired on delivery trucks. Mr. Schmidt stated the facility requires van deliveries only, no truck deliveries.

Adam Rabin asked about the surrounding homes. Mr. Newell stated the surrounding homes are one-story duplexes. Mr. Rabin inquired if staff received any public comments. Mr. Newell stated he had not received any correspondence from the neighbors. Mr. Rabin inquired on rates. Todd Chancellor, the applicant, stated the rate ranges from \$2500 to \$4000 per month.

Mr. Robbert commented that he is not in favor of paving the entire front of the property. Mr. Schmidt stated the request requires that amount of parking and they could not use the space beyond the sidewalk as part of the parking calculation. Mr. Bowers commented on using pavers to soften the look. Mr. Schmidt stated the applicant could considered pavers. Mr. Robbert stated having an eight (8)-car driveway is significantly different from having a two-car driveway. Mr. Newell indicated that if the CLF had 10 residents they would be required to have eight (8) parking spaces. Ron Bowers expressed concern on the parking and the separation reduction.

Maureen Martinez asked if residents in multi-family can extend their parking area. Mr. Newell pointed out multi-family lots only have to meet setbacks and do not have the same impervious area requirements as single-family lots.

Ms. Cramer showed the Board a map of with all current CLFs located in Wellington. Ms. Martinez asked if Wellington has the need for additional CLFs. Ms. Cramer stated there is a need in Wellington stating that most existing facilities have waiting lists.

**A motion was made by Jeffrey Robbert, seconded by Ron Herman, to open public comment. The motion passed unanimously (7-0).**

Vanessa Roach - 12445 Guilford Way: Opposed

David Mueller - 893 Lantern Tree Lane: Opposed

Jaime Guayara - 843 Lantern Tree Lane: Opposed

Chris Stewart - 854 Lantern Tree Lane: Opposed

Krista Hunter - 906 Lantern Tree Lane: Opposed

**A motion was made by Ron Herman, seconded by Maureen Martinez, to close public comment. (7-0).**

Mr. Rabin commented on finding a balance that fits the need of the community and meeting the location requirements. Mr. Bowers asked if staff could add conditions to make the driveway more aesthetically pleasing. Mr. Newell stated Council could determine what the driveway material should be. Ms. Cramer advised the Board that a building permit would be required for the driveway with Engineering reviewing it for drainage.

**A motion was made by Sal Van Casteren, seconded by Ron Herman, to recommend to deny PZ-0249 – Resolution R2021-48. The motion failed (3-4) with Elizabeth Mariaca, Maureen Martinez, John Bowers and Jeffrey Robbert dissenting.**

**A motion was made by Maureen Martinez, seconded by John Bower, to recommend approval with the conditions to decreasing the parking space size to create green space between the driveways and an engineering review for the drainage. The motion passed (4-3) with Sal Van Casteren, Adam Rabin and Ron Herman dissenting.**

Mr. Bowers advised the public that they should attend the Council meeting with their concerns.

Maureen Martinez left the meeting.

**PZ-0247      ORDINANCE NO. 2021-20 (SUBAREA F MAXIMUM STALL ALLOWED FOR UNIFIED LOTS)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.8.9.C, BARNs AND STABLES, TO MODIFY THE MAXIMUM STALLS ALLOWED FOR UNIFIED LOTS WITHIN SUBAREA F, AS CONTAINED HEREIN; PROVIDING A CONFLICTS**

**CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

Kelly Ferraiolo, Senior Planner, reviewed the request to amend Section 6.8.9.C of the LDRs to allow a maximum of four (4) stall per acre up to 20 stalls on lots that unify within Subarea F of the Equestrian Overlay Zoning District (EOZD). Mrs. Ferraiolo reviewed the location, history, and the justification of the project. Staff recommended approval.

Mr. Herman commented that Council already approved the restrictive covenants granting this change. Mr. Robbert inquired if the lots are still residential. Ms. Ferraiolo stated the barns must have a residential component and a single-family resident is required to live on the lot.

Mr. Bowers expressed concern on the traffic impact. Ms. Cramer stated having less buildings would actually assist with the traffic. Mr. Robbert inquired if having that many stalls makes it a business. Mrs. Ferraiolo reviewed the criteria on renting the stalls. Mrs. Cohen stated the Restrictive Covenant provides that the owner occupy the residential unit.

**A motion was made by John Bowers, seconded by Adam Rabin, to open public comment. The motion passed unanimously (6-0) with Maureen Martinez absent.**

None.

**A motion was made by John Bowers, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (6-0) with Maureen Martinez absent .**

Mrs. Ferraiolo advised the Board that a public notice mailer was mailed to the surrounding homeowners and homeowner associations. Staff received no comments.

**A motion was made by John Bowers, seconded by Adam Rabin, to recommend approval of PZ-0247 – Ordinance 2021-20. The motion passed (5-1) with Jeffrey Robbert dissenting and with Maureen Martinez absent.**

**PZ-0251      ORDINANCE NO. 2021-13 (OFFICIAL ZONING MAP)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON OFFICIAL ZONING MAP, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

Ms. Cramer presented the new, updated Official Zoning Map. This is update complements the LDR and Comprehensive Plan updates. Ms. Cramer reviewed the history of the Zoning Map, along with the current and updated Zoning Map, including the modified acronyms. Ms. Cramer pointed out that no entitlements are being granted or taken away based on the proposed changes. The most significant changes are visual with color added to better define the boundaries that currently exist. Staff recommended approval.

Mr. Bowers inquired on the boundaries with the hatch lines. Ms. Cramer explained that staff wanted to clarify where the original Wellington PUD is on the map since some of the EOZD is included within the boundary.

**A motion was made by Jeffrey Robbert, seconded by Ron Herman, to open public comment. The motion passed unanimously (6-0) with Maureen Martinez absent.**

None.

**A motion was made by Jeffrey Robbert, seconded by John Bowers, to close public comment. The motion passed unanimously (6-0) with Maureen Martinez absent.**

**A motion was made by Adam Rabin, seconded by Jeffrey Robbert, to recommend approval of PZ-0251 – Ordinance 2021-13. The motion passed unanimously (6-0) with Maureen Martinez absent.**

**PZ-0248      ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF MAINTAINING A CONSISTENT APPEARANCE FOR HEDGES AND FENCES THROUGHOUT WELLINGTON WITH CONCENTRATION ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

Christian Santa-Gonzalez, Planner, presented the update to the LDR as related to fences, walls, and hedges to incorporate regulations that will facilitate maintaining a consistent appearance along thoroughfares and throughout Wellington. Mr. Santa-Gonzalez reviewed the history of the types of landscaping and fence materials dating

back to First Wellington, the complaints from residents, and the code case history. Mr. Santa-Gonzalez reviewed the proposed changes and the timeframe of December 31, 2028, to comply for all affected properties with the new codes.

Ms. Cohen commented to staff that the Ordinance needs a clarification on page 6 of 9; subparagraph C.

Ms. Mariaca inquired on requiring the hedges to be up to eight (8) feet. Mr. Santa-Gonzalez stated that the deadline of 2028 would give homeowners enough time to obtain and maintain the hedges.

Mr. Herman inquired if Wellington will have a public education campaign. Ms. Cramer stated staff would be looking at various scenarios to get the information out to the residents once adopted. Ms. Mariaca inquired on what happens when a resident has a hardship. Michael O'Dell stated Council asked staff to develop a program where those who have a hardship could be assisted in providing and installing the landscape at a reasonable price. Mr. Bowers commented on the homeowners with hedges material that are not on the approved list. Mr. O'Dell stated the goal is to have uniformity in the height.

Mr. Rabin asked if there is a difference between major thoroughfares and thoroughfares. Does this apply to gated communities? What is the timeframe to comply? Mr. O'Dell stated that if the property owner does not have a fence, the property owner is currently not required to have a hedge. The HOAs have a landscape buffer program that will remain as it is. This applies to homeowners on major thoroughfares such as Forest Hill Boulevard, Big Blue Trace, Greenview Shores, South Shore Boulevard, and Wellington Trace. The ordinance does not apply to internal streets. Mr. Robbert inquired on how many properties need to come into compliance. Mr. O'Dell stated it is probably down to less than 50 to 60 properties.

**A motion was made by Adam Rabin, seconded by John Bowers, to open public comment. The motion passed unanimously (6-0) with Maureen Martinez absent.**

None.

**A motion was made by Adam Rabin, seconded by John Bowers, to close public comment. The motion passed unanimously (6-0) with Maureen Martinez absent.**

**A motion was made by John Bowers, seconded by Adam Rabin, to recommend approval of PZ-0248 – Ordinance 2021-18. The motion passed unanimously (6-0) with Maureen Martinez absent.**

**IX. COMMENTS FROM PUBLIC**

**X. COMMENTS FROM STAFF**

Ms. Cramer reviewed with the Board the potential applications that will be heard at future Board meetings.

**XI. COMMENTS FROM THE BOARD**

Ms. Mariaca thanked staff.

**XII. ADJOURN**

The meeting adjourned at 10:14 p.m.

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

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Elizabeth Mariaca-Chair

\_\_\_\_\_  
Jennifer Fritz-Recording Secretary