

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Wednesday, May 13, 2020**

**7:00 PM**

**Village Hall - Council Chambers**

## **Planning, Zoning and Adjustment Board**

*Stephen A. Levin, Chair  
Elizabeth Mariaca, Vice Chair  
Maureen Martinez  
Dr. Carmine A. Priore  
Jeffrey Robbert  
Alan Shullman  
Salvatore Van Casteren*

**I. CALL TO ORDER**

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 CHAIRMAN**

Mr. Levin welcomed everyone to the meeting.

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF 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 are in agreement on 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. 2020-11 (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; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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. 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 conditions that were amended from the previous approval. Mr. Newell requested the file be entered into the record.

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.

None.

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 Resolution No. R2020-11 New Age of Senior Care Conditional Use. The motion passed unanimously (6-0) with Dr. Carmine Priore absent.

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

Ms. Cramer stated the June meeting should be back in the Council Chambers.

**XI. COMMENTS FROM THE BOARD**

None.

**XII. ADJOURN**

The meeting adjourned at 7:45 p.m.

**NOTICE**