

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary

**Wednesday, September 8, 2021**

**7:00 PM**

**Village Hall**

## **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; 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**

**III. REMARKS BY CHAIR**

**IV. APPROVAL OF MINUTES**

[PZ-0250](#)

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**

**VI. SWEARING IN OF SPEAKERS**

Laurie Cohen administered the oath.

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

John Bowers spoke with Councilman Michael Drahos on the Winding Trails petition. Ron Herman spoke with Councilman John McGovern on the 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 recommends approval.

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: opposes.

David Mueller - 893 Lantern Tree Lane: opposes.

Jaime Guayara - 843 Lantern Tree Lane: opposes.

Chris Stewart - 854 Lantern Tree Lane: opposes

Krista Hunter - 906 Lantern Tree Lane: opposes.

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

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.

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 recommends approval.

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 .

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 Official Zoning Map. This is one of the final updates that will complete the LDR update and Comprehensive Plan update. Ms. Cramer reviewed the history of the Zoning Map and 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 and color was added to better define the boundaries that currently exist. Staff recommends approval.

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.

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 THE PUBLIC**

**X. COMMENTS FROM STAFF**

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

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

The meeting adjourned at 10:14 p.m.

**NOTICE**