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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
June 3, 2015  
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 June 3, 2015 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

Carol Coleman called the meeting to order at 7:00 p.m.

**Members present:** Carol Coleman; Andrew Carduner; Michael Drahos; Elizabeth Mariaca; Paul Adams; Kenneth Kopp and George Unger.

**Staff present:** David Flinchum, Planning and Zoning Manager; Laurie Cohen, Village Attorney; Damian Newell, Sr. Planner; and Jennifer Fritz, Recording Secretary.

**Pledge of Allegiance was done.**

**II. REMARKS BY THE CHAIRMAN**

Ms. Coleman congratulated staff for the K Park meeting. Ms. Coleman announced she will be meeting with Mr. Basehart on the FAR ZTA and wished all the fathers a Happy Father's Day.

**III. APPROVAL OF MINUTES – May 6, 2015**

A motion was made by Michael Drahos, seconded by Andrew Carduner, unanimously approved by the Board (7-0), to approve the May 6, 2015 minutes.

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

None.

**V. REGULAR AGENDA**

- PZ-0059 ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

A nomination was made by Andrew Carduner to elect Carol Coleman as Chairperson. Kenneth Kopp complimented Ms. Coleman on her leadership but finds value to rotate the position. Mr. Kopp nominated Elizabeth Mariaca as Chairperson.

**A motion was made by Andrew Carduner, seconded by Paul Adams, approved (6-1) to elect Carol Coleman as Chairperson with Kenneth Kopp dissenting.**

A nomination was made by Paul Adams to elect Michael Drahos with Kenneth Kopp seconding. Ms. Coleman nominated Andrew Carduner as Vice-Chairperson. Mr. Carduner withdrew his nomination.

**A motion was made by Paul Adams, seconded by Kenneth Kopp, approved unanimously (7-0) to elect Michael Drahos as Vice Chairperson.**

## **VI. WORKSHOP**

- **PZ-0060 ORDINANCE NO. 2015-04 (OFF STREET PARKING AND LOADING) DISCUSSION ON THE PROPOSED AMENDMENT TO CHAPTER 2. OFF-STREET PARKING AND LOADING IN ARTICLE 7.**

Damian Newell, Sr. Planner discussed with the Board the changes staff is making to update the code and the reasons why. Staff is looking for the Board's input before formally presenting. Mr. Newell pointed out the main changes would be to the multi-family units. The Board agreed to review the proposed changes section by section.

Ms. Coleman commented on the two spaces and spare spaces used by owners. Mr. Newell stated staff made it consistent with the single family requirement. Mr. Unger inquired on parking spaces based on bedrooms pointing out problems in Olympia. Mr. Newell stated it is typically based on unit. Mr. Unger suggested considering by bedroom citing five bedrooms as an example. Ms. Mariaca agreed but to use four bedrooms to require an increase by one space. Mr. Unger stated most garages are used for storage. Mr. Flinchum stated this is for multi-family, not single family homes. The Board discussed applying to single family homes too. Mr. Drahos stated his opinion of the changes presented and not to take on major changes. This is more a semantic issue and not significant changes. Mr. Newell stated single family is not part of this. Mr. Newell stated Isla Verde has 26 four bedroom and possibly Binks Townhomes. The Board suggested considering by bedroom. Mr. Newell stated Binks is only three bedrooms. Mr. Flinchum stated Isla Verde would become nonconforming. Mr. Drahos asked what the purpose of these changes is. Mr. Flinchum stated the staff is going through each Article in the Land Development Regulations (LDRs) to consolidate, reduce pages and simplify. Mr. Carduner inquired on Isla Verde having to increase the number of spaces. The Board would like to consider instead of units but by bedrooms with four bedrooms requiring additional parking. Ms. Coleman advised of prorated parking formulas in other communities. Mr. Drahos expressed concern with over-regulation.

Mr. Newell reviewed the next section on nonresidential parking. Staff is recommending for retail and office use reducing from 250 spaces to 200 square feet per space and consolidating the list of uses. Ms. Coleman inquired on dually or other type of trucks being a problem. Mr. Newell stated the size of the parking spaces will be discussed later. Mr. Flinchum stated this is about calculation of the number of spaces. Mr. Unger expressed concern about eliminating parking and causing problems. Mr. Flinchum explained the goal is to simplify the parking section. Ms. Coleman suggested keeping entertainment outdoor in the consolidated uses. Ms. Coleman pointed out to separate stables

agricultural and stables commercial. Mr. Flinchum advised the suggestion came from the Equestrian Preserve Committee (EPC). Ms. Coleman agreed. Ms. Mariaca agreed with the EPC recommendations.

Mr. Newell discussed the parking space dimensions. A discussion of the different type of vehicles for retail compared to office use. Mr. Carduner stated cars are getting bigger not smaller. Ms. Mariaca inquired on the effect on existing parking spaces. Mr. Newell stated the change would mainly be for the intensity changes; repaving would not trigger. Mr. Unger inquired if the Mall could make smaller spaces. Mr. Carduner pointed out Publix spaces are larger than other newer shopping centers. Mr. Flinchum stated the parking demands have changed. The pending landscape code could have a serious impact. The Board agreed to leave it as the Code is. Mr. Newell stated both general and retail parking spaces would be at 9.5 width.

Mr. Newell reviewed the loading portion of the Code. Staff is simplifying the loading ratio to one space for every 25 feet and a space for each 55,000 square feet. Mr. Unger agreed with staff.

Mr. Newell stated those are the main changes being proposed. Staff will bring back to the Board.

#### **VIII. COMMENTS FROM THE PUBLIC**

None.

#### **IX. COMMENTS FROM STAFF**

None.

#### **X. COMMENTS FROM THE BOARD**

Ms. Mariaca thought it is great effort to consolidate. Ms. Mariaca suggested having recycling bins at the food truck events. Mr. Adams inquired on the cell tower status. Mr. Newell reviewed the process. Ms. Coleman stated she was at the dog park and there are no plastic bags at the entrance.

#### **XI. ADJOURN**

**A motion was made by Andrew Carduner, seconded by Elizabeth Mariaca, approved unanimously (7-0) to adjourn.**

**The meeting adjourned at 8:00 p.m.**

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

\_\_\_\_\_  
Carol Coleman-Chairperson

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