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**MEETING MINUTES  
WELLINGTON  
PLANNING, ZONING AND ADJUSTMENT BOARD  
April 2, 2014  
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 April 2, 2014 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

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

Craig Bachove called the meeting to order at 7:00 p.m.

**Members present:** Craig Bachove; Mike Drahos; Elizabeth Mariaca; Paul Adams; Carol Coleman and Andrew Carduner.

**Members absent:** Tim Shields

**Staff present:** David Flinchum, Planning and Zoning Manager; Megan Rogers, Assistant Village Attorney; Cory Cramer, Associate Planner and Jennifer Fritz, Recording Secretary.

**Pledge of Allegiance was done.**

**II. REMARKS BY THE CHAIRMAN**

Craig Bachove thanked Dr. Radosevich for her service to the Board and welcomed Andrew Carduner along with reading his resume to the Board.

**III. APPROVAL OF MINUTES – March 5, 2014**

Carol Coleman stated under New Business the discussion she would like to add the initial DRC DRO was raised by one municipality Hillsboro County and happened in 2006. Ms. Coleman commented on the EPC agenda was a workshop and Mr. Basehart stated it was a presentation and not a workshop with a final motion and vote. Both the Chair and Vice-Chair stated a vote did not happen. She stated the discussion of the DRC versus the DRO is on the EPC agenda for next week.

**A motion was made by Carol Coleman, seconded by Elizabeth Mariaca, unanimously approved by the Board (6-0), to approve the March 5, 2014 minutes with the changes.**

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

David Flinchum advised the Board the Appeal, Item 2 was postponed and there is not a date certain for it.

#### **V. NEW BUSINESS**

- 1. AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP DESIGNATION (PETITION NUMBER 2013-071 CPA1) FOR CERTAIN PROPERTY KNOWN AS PALM BEACH EQUINE SPORTS COMPLEX, TOTALING 11.94 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF PIERSON ROAD AND SOUTHFIELDS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Cory Lynn Cramer gave a staff presentation on the petition. The Agent is Jon Schmidt. The request is a Comprehensive Plan Amendment (CPA) change to the Future Land Use Map (FLUM) designation from Residential B to Commercial Recreation (CR) for an 11.94 acre site in the Equestrian Area. Parcel D is not part of the application. Currently veterinary clinics are not permitted in a Residential B land use designation. Staff recommends approval of the request.

Jon Schmidt, agent for the applicant, pointed out the original master plan in 1978 had the barns and the veterinary clinic identified on it. It might have been a mapping error back when this was unincorporated Palm Beach County. It has been in operation as a vet clinic and would not be able to rebuild the facility due to disaster. There is a small expansion planned for a surgery recovering area to the vet clinic. Other applications were reviewed but this CPA request is the best route.

Ms. Coleman inquired on Table 6.10.1 D states .5 du per acre. Ms. Cramer stated this is a density range from the Comprehensive Plan. Ms. Coleman inquired on the total allowed FAR for the 11.94 acres. Jon Schmidt stated under Residential B it is allowed 20% FAR and CR reduces down to 10%. Ms. Coleman stated to ensure the FAR and building stays at 10%. Mr. Schmidt stated Parcel D has been merged with Parcel B and C under one plat. Mr. Bachove stated it would be under the 10% figure. Ms. Coleman inquired on the reason why changing the whole piece. Mr. Schmidt stated the 1.38 acre Vet Clinic Parcel is not a conforming lot and cannot do spot zoning. The FAR and building coverage is 7% for the combined parcels. Ms. Coleman inquired on the expansion and approval from the entire PUD. Mr. Schmidt stated 1,200 sq. ft. for the recovery area would require further code requirements. Ms. Cramer stated there is no modification to the master plan. Ms. Cramer stated there was one code violation but has been resolved for a temporary stabling tent.

Mr. Bachove stated the staff report reads 2,515 expansions not 1,200. Ms. Cramer stated the last site plans submitted were for the 2,500 sq. ft. number but have changed and proposing only 1,200 sq. ft.

Mr. Carduner asked about the tax designations. Mr. Schmidt advised can have multiple tax ids. If a site plan application staff would be looking at an overall total of 43.15 acres not just the individual 11 acres. The parcels will be unified under one parcel.

Mike Drahos inquired on objections from the surrounding area. Ms. Cramer had one inquiry but no objections.

Mr. Bachove inquired on the Level of Service (LOS). Ms. Cramer advised the LOS was compared to what is approved for the location. Mr. Adams inquired if under the proposed expansion would the LOS still be met. Ms. Cramer stated the LOS for the road is Level E due to not being able to expand the road. Mr. Adams expressed his concern on the traffic on Pierson Road and the future traffic. Mr. Carduner expressed concern on the parcel being commercial. Ms. Cramer advised it will be CR. Mr. Drahos stated a traffic study was done and finding no problem, pointing out the discussion is on the Clinic not on how the roads are classified. Mr. Bachove inquired on the daily traffic generation and what is the traffic generation now. Mr. Schmidt stated 987 trips is current, the ultimate projection is still within the range. The site plan amendment will have the actual trip counts. Ms. Coleman inquired on 12 stalls. Mr. Schmidt stated no addition in this application this is just a CPA. The expansion of the veterinary clinic square footage is not currently allowed but stalls are allowed. Mr. Schmidt advised the parking was reevaluated and they are looking at what can be done. Until this application is approved no improvements can be made. The whole parcel is not in compliance, it is not a legal lot of record. It is limited to CR and will be taking the density down in half. The Unity of Title Control (UTC) will also reduce FAR. Ms. Cramer explained the difference between Unity of Title (UT) and UTC. If the lots were separated they would have to meet the current LDRs. Ms. Coleman inquired if the site plan would come back to the Board for approval. Ms. Cramer stated per the Village code site plans do not go through the public hearing approvals.

**A motion was made by Mike Drahos, seconded by Elizabeth Mariaca, unanimously approved by the Board (6-0), to approve Ordinance 2014-09.**

- 2. ADMINISTRATIVE APPEAL 2013-075AA: AN APPEAL BY JOHN SHUBIN, ESQUIRE, ON BEHALF OF CHARLES AND KIMBERLY JACOBS DBA SOLAR SYSTEMS, INC., RELATED TO THE INTERPRETATION OF ARTICLE 10, SECTION 6.10.11(d) AND ARTICLE 6, SECTION 6.5.8.C.2. OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS PERTAINING TO THE EQUESTRIAN VILLAGE PROJECT COMMERCIAL USE SQUARE FOOTAGE MAXIMUM AND BUILDING HEIGHT LIMIT FOR COMMERCIAL RECREATION LAND USE CATEGORIES. (POSTPONED)**

#### **VI. COMMENTS FROM THE PUBLIC**

None.

#### **VII. COMMENTS FROM STAFF**

None.

#### **VIII. COMMENTS FROM THE BOARD**

None.

#### **IX. ADJOURN**

**A motion was made by Paul Adams to adjourn.**

The meeting was adjourned at 7:36 pm.