



Planning, Zoning & Building Department
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

SPECIAL USE PERMIT APPLICATION

II. PROPERTY OWNER/AGENT INFORMATION

Property Owner(s) of Record: KATHY LOUGHREY
Address: 951 Yamato Rd, Ste 102 **City:** Boca Raton **ST:** FL **Zip:** 33431
Phone: 561-394-5200 **Cell Phone:** \$ N/A **Fax:** 561-394-5498

Applicant if other than owner(s): Ashlee Hamwell
Address: 2465 ST RD, #100 **City:** Wellington **ST:** FL **Zip:** 33414
Phone: 561-383-6115 **Cell Phone:** 561-239-0412 **Fax:** _____

Agent Name: _____

Company Name: _____

Address: _____ **City:** _____ **ST:** _____ **Zip:** _____

Phone: _____ **Cell Phone:** _____ **Fax:** _____

Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number and fax number as well as the type of professional service provided.

III. PROPERTY LOCATION

A. Property Control Number (PCN): If additional PCN's, list on a separate sheet and attach to the application.

PCN: [] [] -- [] [] -- [] [] -- [] [] -- [] [] -- [] [] [] [] [] []

B. Section _____ Township _____ Range _____ Total Acreage of Subject Property _____

C. **Project Name:** Wellington Green **Previous Petition #:** _____

D. **Project Address:** 2465 ST RD 7, #100 Wellington FL 33414

E. General Location Description (proximity to closest major intersection, in miles or fractions thereof):
on property & side parking lot - no blockage of any major roads

IV. LAND USE AND ZONING INFORMATION

A. Zoning Designation: LSMU Future Land Use Designation: COMM Is Property within the EOZD? NO

B. Existing Use(s) on Property: Commercial

C. Proposed Use(s): _____

IV. ADDITIONAL INFORMATION

The following information is required as part of this application:

A. Standards for Review

Failure of the proposed special use to meet any standard below shall be deemed adverse to the public interest and the application shall not be approved. A letter verifying the decision of the Planning & Zoning Manager to approve, approve with conditions, or deny the application will be sent to the applicant. The applicant shall explain how the request is consistent with the following:

1. **Consistency with Wellington Comprehensive Plan**—the proposed Special Permit Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Yes

2. **Complies with supplementary use standards**—the proposed Special Permit Use complies with all relevant and appropriate portions of LDRS Section 6.4, Use Regulations & Definitions and Section 6.6 Supplementary Regulations.

Yes

3. **Compatibility with surrounding uses and zones**—the proposed Special Permit Use is consistent with the character of the immediate vicinity of the land proposed for development.

Yes

4. **Design minimizes adverse impact**—the design of the proposed Special Permit Use minimizes adverse effects, including visual impact, of the proposed use on adjacent lands.

Yes, no blocking of any roads. access to all stores

5. **Duration**—the length of time the proposed Special Permit Use will occur and how impacts will be minimized.

Dates: Nov. 16th 2013, Saturday

Time: 12pm - 2am w/ music, music stopping at 12am
12pm - 12am w/o music

6. **Health and sanitation**—the proposed Special Permit Use complies with all relevant standards related to health and sanitation as determined by the Palm Beach County Public Health Unit.

Yes

7. **Traffic considerations**—the proposed Special Permit Use complies with all relevant transportation standards as determined by Wellington Engineering Department.

Yes . Access to all stores

8. **Consistent with the LDRS**—the proposed Special Permit Use complies with all additional standards imposed on it by all other applicable provisions of the LDRS.

Yes

9. **Adequate public facilities**—permanent structures shall comply with Article 11, Adequate Public Facilities Standards, of the LDRS.

Yes

- B. **Describe Special Use/Event Proposed:** The summary shall include the LDRS Section that authorizes the Special Permit Use request, the specific requirement of the code and your proposed request. If live entertainment is proposed as a part of the use/event, provide a description of the type of entertainment and whether amplified sound will or will not be used as a part of the entertainment.

- C. State the number of days and dates the use/event is expected to last: 1 Day Nov. 16th 2013

- D. Provide the hours of operation for the entire use/event: 12pm - 2am

- E. Is entertainment proposed at the event? Yes What type of entertainment is proposed? _____

live entertainment, on stage, cover bands

- F. If applicable, state the hours of operation for the entertainment: 5 - 12am

- G. Will amplified sound be used? Yes

- H. Provide the number of vendors anticipated for the use/event: 1

- I. Will food be served? NO Will alcohol be served? YES

- J. Provide the anticipated attendance for the special use/event: 300 - 400

V. OTHER APPROVALS

Sign-off is required for temporary amusement rides, carnival, circus, revival tent, auction, bazaar, and other temporary events.

Name of Event: _____ Event Date: _____

This acknowledgement, in no way constitutes approval of the attached designated use.

SHERIFF'S DEPARTMENT

14000 Greenbriar Blvd. Wellington, FL 33414

FAX (561) 688-5447

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

FIRE RESCUE

12300 Forest Hill Blvd, West Palm Beach, FL

FAX (561) 233-0057

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATIONS/DIVISION OF HOTEL & RESTAURANTS

(850) 487-1395

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

ENVIRONMENTAL HEALTH DIVISION/PLANNING & ZONING

100 Australian Avenue, West Palm Beach, FL 33406

By: _____ Date: _____

Site Plan Required? Yes / No

Comments:

VI. OWNER/APPLICANT ACKNOWLEDGEMENT

I/We: _____, do hereby swear/affirm that I/we am/are the owner(s)/applicant of the property referenced in this application.

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s)/Applicant(s) _____

Print Name(s) _____

VII. CONSENT STATEMENT

Owner to complete if using agent/representative

* I/We, the aforementioned owner(s), do hereby give consent to World of Beer to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) Kathleen Loughrey, NAE Maria Hunter Colman as agent

Print Name(s) Kathleen Loughrey, Sr. Property Manager, as agent for ~~Be~~ Playcat Wellington Green

NOTARY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21 day of October, 20 13

by Kathleen Loughrey. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

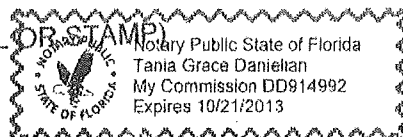
Tania Danielian
(Signature of Notary)

Tania Danielian

(Name - Must be typed, printed, or stamped)

My Commission Expires: 10/21/13

(NOTARY'S SEAL OR STAMP)





Planning and Zoning Division
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

IX. AGREEMENT FOR REMOVAL OF TEMPORARY FACILITY

State of Florida)
) SS.
County of Palm Beach)

Before me, the undersigned authority, personally appeared Ashlee Harwell, who, having first been duly sworn; deposes and says:

That he/she is the Agent of the following described land in Palm Beach County, Florida, to wit: for temporary rides, carnival, circus, revival tent, bazaar, and other temporary events:

That the undersigned was granted special permit use approval by Wellington Planning and Zoning Division on NOV 16, 2013 to have a Temporary Facility on the above-described property for maximum period of 1 days, the dates being NOV 16 through NOV 16. It is understood that the undersigned agrees to the following:

- 1) The property will be self-policed during the period the permit for temporary outdoor retail sales is active and, furthermore, that said property will be returned to an orderly and sanitary condition after the expiration of said temporary permit;
- 2) Said facility is to be inspected by the area's Fire Marshall prior to the erection of the temporary facility and shall be inspected upon completion of all activities; and
- 3) No electricity shall be provided to the facility unless Wellington Building Division issues an approved Electrical Permit. It is understood that the undersigned at their volition will remove said temporary facility by the expiration date noted above.
- 4) To fulfill all conditions of approval for the special use permit.

Signature: Ashlee Harwell

Witness: _____

Witness: _____

NOTARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of OCTOBER, 2013

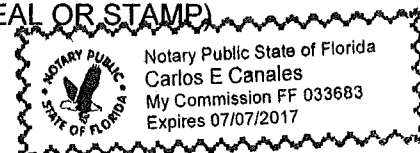
by ASHLEE HARWELL. He/She is personally known to me or has produced

FL DL as identification and did/did not take an oath.

[Signature] My Commission Expires: 7/7/17
(Signature of Notary)

CARLOS CANALES
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)





Planning and Zoning Division
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

X. SUBMITTAL CHECKLIST

I. GENERAL

PLEASE CHECK
REQUIRED

☐

1. A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner.

☐

2. Required application fees. \$250.

☐

3. One (1) copy of a warranty deed including property control number or folio number and legal description of the property. Legal description of property.

☐

4. Two (2) copies of a signed and sealed recent survey including any and all easements of record (referenced by OR Book and page, prepared by a surveyor registered in the State of Florida).

☐

5. A list of all owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach Property Appraiser's Office. Executed affidavit signed by the person responsible for completing the property owner list

☐

6. One (1) sets of POSTAGE PAID first class envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property and Wellington's return address required.

YES NO N/A

☐☐☐

7. Confirmation of Liability Insurance.

☐☐☐

8. Certificate of Fire Proofing for tent structures.

☐☐☐

9. A recent aerial photograph of the site with a minimum scale of 1"=300 and recent tax map showing the effected property.

☐☐☐

10. Unity of Title

☐☐☐

11. Two (2) drawings showing plans, elevations and cross sections of proposed use to include the following; (II. Concept Plan List)

YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ~~12.~~ Accessory dwelling occupancy required proof of elderly, physically disabled or meets the low income standards as defined in Article 3.
- ✓ 13. Documentation of not-for-profit status.
- ~~14.~~ Sheriff's Department and Fire Rescue Department sign-off's are required for temporary amusement rides, carnival, circus, revival tent, auction, bazaar and other temporary events.
- ~~15.~~ Department of Business & Professional Regulations, Division of Hotel & Restaurants sign-off is required when serving food.
- ~~16.~~ Environmental Health Division sign-off is required for temporary septic service.

II. Concept or Site and Development Plans (Two Copies)

No larger than 24" x 36" with scale not smaller than 100' to an inch. Revised plans to be clouded to show changes

PLEASE CHECK		
YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Access points to the property for those attending the special use/event.
2. Traffic control and parking plan for the special use/event.
3. Special use/event area square footage
4. Location, setbacks, and footprint of tent or other structures.
5. Location where permit will be posted.
6. Location of all proposed signage.

Kelly Ferraiolo

From: Shaivitz, Eli M. <ShaivitzE@pbso.org>
Sent: Tuesday, October 22, 2013 3:33 PM
To: Kelly Ferraiolo; Ruth Simonson; Bill Conerly
Subject: RE: Special Use Permit - World of Beer

-Must use reflective cones and/or barricades to properly block parking lot
-If alcohol is sold or consumed beyond the normal area of business, must be within a designated area and ensure no one under 21 is drinking

Lt. Eli Shaivitz #6800
Village of Wellington – District 8
14000 Greenbriar Blvd.
Wellington, FL 33414
561-688-5447 Main Number
561-688-5440 Fax

From: Kelly Ferraiolo [<mailto:kferraiolo@wellingtonfl.gov>]
Sent: Tuesday, October 22, 2013 12:29 PM
To: Shaivitz, Eli M.; Ruth Simonson; Bill Conerly
Subject: Special Use Permit - World of Beer
Importance: High

Attached is a Special Use Permit for World of Beer. They are having a block party event benefiting Autism Speaks on November 16 from 12pm to 12am (outdoor entertainment) and the area will be blocked off until 2am (closing time). The event will include outdoor entertainment. They expect approximately 300-400 in attendance throughout the day. The attached site plan shows the area of the parking lot they will be blocking off.

Please provide comment by the end of the day. We are trying to get the package complete to send today so it can be on the November 12 council agenda. Thanks,

Kelly Ferraiolo

Kelly Ferraiolo | Project Management Assistant | Village of Wellington | 12300 Forest Hill Blvd | Wellington, FL 33414
Tel: 561-753-5268 | Fax: 561-904-5819 | Kferraiolo@wellingtonfl.gov | www.wellingtonfl.gov

E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service. Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to The Village of Wellington or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action

Kelly Ferraiolo

From: Ruth Simonson
Sent: Tuesday, October 22, 2013 2:55 PM
To: Kelly Ferraiolo
Subject: RE: Special Use Permit - World of Beer

Good Afternoon Kelly,
Looks like everything should be fine. Just remind them about the tent permit requirements as well as maintaining access to fire department equipment, i.e. FDC etc.
Thanks
Liza

From: Kelly Ferraiolo
Sent: Tuesday, October 22, 2013 12:29 PM
To: Shaivitz, Eli M. (ShaivitzE@pbso.org); Ruth Simonson; Bill Conerly
Subject: Special Use Permit - World of Beer
Importance: High

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Kelly Ferraiolo

Kelly Ferraiolo | Project Management Assistant | Village of Wellington | 12300 Forest Hill Blvd | Wellington, FL 33414
Tel: 561-753-5268 | Fax: 561-904-5819 | Kferraiolo@wellingtonfl.gov | www.wellingtonfl.gov

Kelly Ferraiolo

From: Ashlee Harwell <aharwellwob@gmail.com>
Sent: Tuesday, October 22, 2013 12:32 PM
To: Kelly Ferraiolo
Subject: Fwd: Block Party Nov. 16th

Landlord approval email.

Thank you

----- Forwarded message -----

From: Kathy Loughrey
Date: Tuesday, October 22, 2013
Subject: Block Party Nov. 16th
To: Ashlee Harwell <aharwellwob@gmail.com>
Cc: John Nelson <john.nelson@worldofbeerusa.com>

Hi there,

We just received approval verbally, I can drop off the signed permit application to you on Thursday if you can scan or fax it to me today. Thanks, Kathy

Kathy Loughrey, CSM

Senior Property Manager

kloughrey@mhcreal.com | www.mhcreal.com



Boca Raton Office: 951 Yamato Road | Suite 102 | Boca Raton, FL 33431 | tel 561 394 5200 | fax 561 394 5498

NAI: 5,000 professionals • 350 offices • 55 countries • \$45 billion in annual transaction volume

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From: Ashlee Harwell [<mailto:aharwellwob@gmail.com>]
Sent: Tuesday, October 22, 2013 9:59 AM
To: Kathy Loughrey
Cc: John Nelson
Subject: Re: Block Party Nov. 16th

Hello Kathy --

I am trying to push this permit through but I need landlord approval. And I also need a signature notarized. Is there any way I can get this today before 1pm? Please let me know.

Thank you

On Friday, September 27, 2013, Kathy Loughrey wrote:

Hi there,

I am still waiting for approval from the owner. I will let you know as soon as I have their response. Thanks, Kathy

Kathy Loughrey, CSM

Senior Property Manager

kloughrey@mhcreal.com | www.mhcreal.com



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Build on the power of our network.™



From: Ashlee Harwell [<mailto:aharwellwob@gmail.com>]

Sent: Thursday, September 26, 2013 10:07 AM

To: Kathy Loughrey

Cc: John Nelson

Subject: Re: Block Party Nov. 16th

Hello Kathy-

I am following up on my email I sent a week ago regarding WOrld of Beer 2 yea anniversary. If you could send me a reply that would be great so I can get the permit rolling.

Hope all is well.

Thank you

On Thu, Sep 19, 2013 at 11:13 AM, Ashlee Harwell <aharwellwob@gmail.com> wrote:

Hello Kathy-

We would like to do a small block party for our 2 year anniversar

--

Ashlee L. Harwell
Area Manager- North
RKE, LLC
World of Beer- Coconut Creek, Clematis & Wellington

Internal Revenue Service

Determination Letter
Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: May 9, 2002

Person to Contact:
Stephanie Broach-Camp 31-04022
Customer Service Specialist
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
59-0917284

Florida Atlantic University Foundation, Inc.
777 Glades Road
Boca Raton, FL 33431-6424

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in April 1962 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(iv).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Florida Atlantic University Foundation, Inc.
59-0917284

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

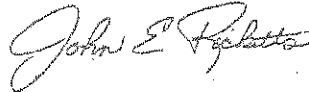
The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

A handwritten signature in dark ink, appearing to read "John E. Ricketts", written in a cursive style.

John E. Ricketts, Director, TE/GE
Customer Account Services