



A Great Hometown...
Let Us Show You!

**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
April 13, 2017
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 13, 2017 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER

Elizabeth Mariaca called the meeting to order at 7:05 p.m.

Members present: Elizabeth Mariaca; Kenneth Kopp; Carol Coleman; Alan Shullman; Jeffrey Robbert and Stephen A. Levin.

Members Absent: Tomas Bueno.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator and Damian Newell, Sr. Planner.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS BY THE CHAIRMAN

None

IV. APPROVAL OF MINUTES – March 8, 2017

A motion was made by Carol Coleman, seconded by Stephen A. Levin, and unanimously approved by the Board (6-0), to approve the March 8, 2017 minutes.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Mr. Basehart advised the Board in New Business, Items PZ-0124, PZ-0125, PZ-0126, PZ-0127 and PZ-0128 should be addressed first. Cory Lyn Cramer recommended to the Board due to recent information staff received from our traffic consultant, staff is recommending a postponement on those items and believes the applicant agrees to the postponement. The applicant has also committed to

submitting an application for a master plan for International Polo Club (IPC) and Isla Carroll. Staff is also recommending the rezoning application not be adopted until the Equestrian Preserve Committee and this Board have reviewed the master plan.

Ms. Mariaca asked to confirm the applicant agrees.

Dan Rosenbaum, attorney for the applicant stated the issues are currently being discussed and they want them resolved before they come before this Board. Mr. Rosenbaum inquired on a special meeting, possibly within a week of the currently scheduled May 2017 PZAB meeting.

Laurie Cohen suggested postponing to the next scheduled May PZAB meeting date and at the meeting, the Board can attempt to arrange a special meeting date. Mr. Cramer pointed out there is public in attendance tonight and requested Ms. Cohen to explain the procedure on how public comments work in a quasi-judicial hearing.

Ms. Cohen explained the procedure and requirements for quasi-judicial hearings. Ms. Cramer pointed out a new notification would be required for the Council hearing.

Mr. Rosenbaum requested not to delay till the June meeting. The Board discussed various postponement dates and options.

A motion was made by Alan Shullman, seconded by Stephen A. Levin, and unanimously approved by the Board (6-0) to postpone items PZ 0124 – PZ 0128 until the May 10, 2017 PZAB meeting.

VI. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no ex-parte communication to declare.

VII. SWEARING IN OF SPEAKERS

Ms. Cohen administered the oath.

VIII. NEW BUSINESS

PZ-0123 RESOLUTION NO: PZAB R2017-01 (WELLINGTON TOWN SQUARE - CVS PHARMACY VARIANCE) A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE FOR PETITION 17-35 (2017-24 VAR) FROM WELLINGTON'S LAND DEVELOPMENT REGULATION SECTION 6.8.2.G. (TABLE 6.8-6 PUD PROPERTY DEVELOPMENT REGULATIONS) AND SECTION 7.3.10.A.1. (TABLE 7.3-7 WIDTH OF RIGHT-OF-WAY BUFFER STRIPS) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON TOWN SQUARE, LOCATED AT THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND SOUTH SHORE BOULEVARD, 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 allow a variance to reduce the front setback and decrease the required buffer at a proposed location for a CVS at Wellington Town Square. Mr. Newell advised of the location and the surrounding uses. The property owner is proposing to demolish the existing building and construct a freestanding CVS pharmacy. Mr. Newell explained what a variance is and the PZAB decision should be based on the seven standards. Mr. Newell

advised the Board of the new conditions recommended by staff. Staff recommends approval of the Resolution PZAB 2017-01.

Mark Rickards with Kimley-Horn advised the Board on geometry of the site and the collaboration between staff, his office and the property owner. The applicant agrees to staff's recommendation of approval with conditions.

The Board inquired on correcting other access points. Mr. Newell advised further modifications are being considered by DRC and further modifications to the plaza will be done.

A motion was made by Carol Coleman, seconded by Stephen A. Levin, and unanimously approved by the Board (6-0) to open public comment.

Christine Wood, 12383 Westhampton Cir, inquired on the delivery entrance.

Mr. Robbert inquired on the delivery trucks. John Hillman with Kimley-Horn explained on where the delivery trucks will park and how they will back out.

A motion was made by Alan Shullman, seconded by Stephen A. Levin, and unanimously approved by the Board (6-0) to close public comment.

A motion was made by Carol Coleman, seconded by Stephen A. Levin, and unanimously approved by the Board (6-0) to approve Resolution No. PZAB R2017-01.

PZ-0124 ORDINANCE NO. 2017-02 FLOATING ZONING DISTRICT COMPREHENSIVE PLAN TEXT AMENDMENT (CPTA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL TO AMEND THE LAND USE ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN TO CREATE FLOATING ZONING DISTRICTS AND ESTABLISH OBJECTIVES AND POLICIES FOR FLOATING ZONES, AS CONTAINED HEREIN; TO AMEND THE COMMERCIAL RECREATION LAND USE DESCRIPTION IN THE LAND USE ELEMENT, AS CONTAINED HEREIN; TO AMEND THE EQUESTRIAN PRESERVATION ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN TO DEFINE THE EQUESTRIAN COMPETITION FLOATING DISTRICT AND PROVIDING GOALS, OBJECTIVES AND POLICIES THAT ESTABLISH THE FRAMEWORK FOR THE DISTRICT, AS CONTAINED HEREIN; AUTHORIZING THE MANAGER TO AMEND THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

PZ-0125 ORDINANCE 2017-03 EQUESTRIAN COMPETITION FLOATING DISTRICT (ECFD) ZONING TEXT AMENDMENT (ZTA) AN ORDINANCE OF THE WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS (LDRS) [PETITION 17-004 (2017-004 ZTA)] BY CREATING ARTICLE 6, CHAPTER 12, EQUESTRIAN COMPETITION FLOATING DISTRICT (ECFD); ESTABLISHING REGULATIONS FOR THE ECFD; AND AMENDING CERTAIN STANDARDS THROUGHOUT ARTICLE 6 RELATED TO THE EQUESTRIAN COMPETITION FLOATING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

PZ-0126 ORDINANCE NO. 2017-04 INTERNATIONAL POLO CLUB COMPREHENSIVE PLAN AMENDMENT (CPA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 17-015 (2017-011 CPA2)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR A 9.47 ACRE PORTION, MORE OR LESS, OF THE SOUTHERN AND EASTERN PORTION OF CERTAIN PROPERTY KNOWN AS

INTERNATIONAL POLO CLUB, LOCATED ON THE WEST SIDE OF 120TH STREET SOUTH, FROM COMMERCIAL RECREATION TO RESIDENTIAL B (0.1 – 1.0 DU/AC), AS SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. |

PZ-0127 ORDINANCE NO. 2017-05 (2017-013 CPA1) INTERNATIONAL POLO CLUB AND ISLA CARROLL FARMS COMPREHENSIVE PLAN AMENDMENT (CPA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 17-015 (2017-011 CPA2)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR A 6.96 ACRE PORTION, MORE OR LESS, OF CERTAIN PROPERTY KNOWN AS INTERNATIONAL POLO CLUB FROM RESIDENTIAL B (0.1 – 1.0 DU/AC) TO COMMERCIAL RECREATION, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE FUTURE LAND USE MAP DESIGNATION OF THE 16.15 ACRE PORTION, MORE OR LESS, OF CERTAIN PROPERTY KNOWN AS ISLA CARROLL FARM FROM RESIDENTIAL B (0.1 – 1.0 DU/AC) TO COMMERCIAL RECREATION, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REDUCE THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA (EPA) ON THE FUTURE LAND USE MAP BY REMOVING A PORTION OF CERTAIN PROPERTIES KNOWN AS INTERNATIONAL POLO CLUB AND ISLA CARROLL, TOTALING APPROXIMATELY 72.01 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF 120TH STREET SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE EPA BOUNDARY ON THE EQUESTRIAN TRAILS MASTER PLAN MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

PZ-0128 ORDINANCE NO. 2017-06 INTERNATIONAL POLO CLUB (IPC) AND ISLA CARROLL FARMS REZONING AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 17-016 (2017-012 REZ2)] FOR CERTAIN REAL PROPERTY KNOWN AS INTERNATIONAL POLO CLUB AND ISLA CARROLL FARM, TOTALING 72.01 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF 35TH STREET SOUTH AND 120TH STREET SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION OF THE 55.86 ACRE PORTION, MORE OR LESS, OF INTERNATIONAL POLO CLUB FROM COMMERCIAL RECREATION/EQUESTRIAN OVERLAY ZONING DISTRICT (CR/EOZD) TO COMMERCIAL RECREATION/EQUESTRIAN COMMERCIAL FLOATING DISTRICT (CR/ECFD), AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION OF THE 16.15 ACRE PORTION, MORE OR LESS, OF ISLA CARROLL FARM FROM AGRICULTURAL RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/EOZD) TO COMMERCIAL RECREATION/EQUESTRIAN COMPETITION FLOATING DISTRICT (CR/ECFD), AS MORE SPECIFICALLY DESCRIBED HEREIN PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Postponed.

IX. COMMENTS FROM PUBLIC

Mr. Knopp read the comment card from Bart Novack, opposes and wishes to speak.

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

Mr. Shullman thanked the Board and Staff for the time put into preparing for the meeting. Ms. Mariaca hoped those who celebrate Passover had a wonderful Passover and those who celebrate Easter have a wonderful Easter.

XII. ADJOURN

A motion was made by Stephen A. Levin, seconded by Alan Shullman, and unanimously approved by the Board (6-0) to adjourn.

The meeting adjourned at 7:39 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chairperson

Jennifer Fritz – Recording Secretary