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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 9, 2016; 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 November 9, 2016 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Kenneth Kopp called the meeting to order at 7:00 p.m.

Members present: Kenneth Kopp; Alan Shullman; Tommy Bueno; Jeffrey Robbert and Stephen A. Levin.

Members Absent: Elizabeth Mariaca and Carol Coleman.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Aaron Dunlap, Assistant Village Attorney; David Flinchum, Planning and Zoning Manager and J. Higbee, Sr. Planner.

Pledge of Allegiance was done.

II. REMARKS BY THE CHAIRMAN

Mr. Kopp remarked Elizabeth Mariaca was out and he would be sitting in as Chair.

III. APPROVAL OF MINUTES – October 17, 2016

A motion was made by Alan Shullman, seconded by Stephen A. Levin, unanimously approved by the Board (5-0), to approve the October 17, 2016 minutes.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Robert Basehart advised the Board the workshop item would be a general discussion on the overview of the Land Development Regulations (LDRs) and vision for the future of Wellington instead of the code rewrites that were distributed in the Board's packet.

V. WORKSHOP

PZ-0117 Workshop Discussion on current Drafts of Article 1, 2, 4 and 5.

David Flinchum gave a presentation on the Land Development Regulations (LDRs) on how the LDRs were based on Palm Beach County (PBC) Unified Land Development Code. Mr. Flinchum reviewed why staff is updating the LDRs and the goals of rewrite. Mr. Flinchum also reviewed the objectives staff has for Wellington and how the new regulations will accommodate those objectives. Mr. Flinchum spoke briefly with the Board on some of the Articles of the LDR that will be coming to the Board.

Mr. Levin inquired if there is a LDR template. Mr. Flinchum advised of what some of the other cities do to create their codes. Mr. Flinchum stated if the Board has suggestions that should be included in the code to bring it to staff.

Aaron Dunlap advised the Board that the State eased a lot of restrictions on municipalities for comprehensive plans allowing municipalities to have more local control. Mr. Flinchum stated the Articles will come to the Board in manageable sizes for review. Mr. Flinchum stated once the LDRs has been adopted an update to the Comprehensive Plan will follow. Mr. Basehart stated a tremendous amount of lots became nonconforming when the LDRs were originally approved. The rewrite should eliminate most of those nonconformities.

Mr. Kopp inquired on Section 8 housing. Mr. Basehart stated Section 8 is a federal funding program for low income housing. Section 8 does not have anything to do with the construction. Mr. Basehart advised of the changing role of the Board. Mr. Levin inquired on if any development could be held up until the new LDRs are adopted. Mr. Basehart spoke on Zoning in Progress Moratorium, but staff does not see it necessary. Mr. Flinchum stated the Board's review is based on the current code and not the pending LDRs. Mr. Kopp inquired on possible petitions and knowing in the new code the petition would not be necessary. Mr. Dunlap stated the petition would be a quasi-judicial hearing and would be based on facts presented. J. Higbee stated a petitioner would have the right to withdraw if in the new code the request would be allowed.

VI. COMMENTS FROM PUBLIC

A motion was made by Alan Shullman, seconded by Stephen A. Levin, unanimously approved by the Board (5-0) to open public comment.

A motion was made by Alan Shullman, seconded by Jeffrey Robbert, unanimously approved by the Board (5-0) to open public comment.

VII. COMMENTS FROM STAFF

None.

VIII. COMMENTS FROM THE BOARD

None

IX. ADJOURN

A motion was made by Alan Shullman, seconded by Jeffrey Robbert, unanimously approved by the Board (5-0) to adjourn.

The meeting adjourned at 7:47 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chairperson

Jennifer Fritz – Recording Secretary

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