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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
September 2, 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 September 2, 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; Michael Drahos; Paul Adams; Andrew Carduner; Elizabeth Mariaca; Kenneth Kopp and George Unger.

Staff present: Robert Basehart, Planning and Zoning Director; Laurie Cohen, Village Attorney; Cory Cramer, Principal Planner and Jennifer Fritz, Recording Secretary.

Pledge of Allegiance was done.

II. REMARKS BY THE CHAIRMAN

Ms. Coleman informed the Board she has been enrolled in a course and will bring back information on it to the next meeting.

III. APPROVAL OF MINUTES – August 5, 2015

A motion was made by Elizabeth Mariaca, seconded by Andrew Carduner, unanimously approved by the Board (7-0), to approve the August 5, 2015 minutes.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

V. SWEARING IN OF SPEAKERS

Laurie Cohen administered the oath.

VI. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no ex-parte communication to declare.

VII. NEW BUSINESS

- **PZ-0065 RESOLUTION NO. R2015-60: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE FOR PETITION NUMBER 15-044 (2015-019CU4) TO ALLOW MEDICAL OFFICE WITHIN RETAIL BUILDINGS A, B, C AND E FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED WEST OF STATE ROAD 7, SOUTH OF ROYALE BOULEVARD AND NORTH OF STRIBLING ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Cory Cramer, Principal Planner presented to the Board a request to allow medical office within the in-line retail buildings A, B, C and E located at Village Green. Ms. Cramer introduced Tricia Holloway the applicant for further questions. Ms. Cramer reviewed the location and the background of the center. Ms. Cramer advised of the conditions staff recommends and staff recommends approval.

Paul Adams inquired on the three story building. Ms. Cramer stated that building is not part of the request. Ms. Cramer pointed out the difference of professional office and medical office use. Mr. Adams pointed out medical offices never have enough parking and the center has only one lane. Mr. Adams stated medical is a special use. Kenneth Kopp inquired on how the trip generation on medical compares to retail. Ms. Cramer advised what the trip generation takes into consideration.

Ms. Coleman inquired on the trip count and the weekend would generate a larger trip count where medical offices are closed on the weekend. Ms. Cramer advised of what the trip took into account.

Ms. Mariaca inquired on how many medical offices are proposed.

Tricia Holloway advised currently she has 10,000 square feet of vacant space left to lease and has one lease pending for 2800 square feet. Ms. Holloway advised originally there was parking in front of the building but was approved to remove the front parking by Council. Ms. Cramer pointed out if the applicant wanted more than 15,000 square feet of medical or medical in the three story building they would have to come back.

A motion was made by Paul Adams, seconded by Michael Drahos, approved unanimously (7-0) to open public comment.

A motion was made by Paul Adams, seconded by Andrew Carduner, approved unanimously (7-0) to close public comment.

George Unger thought the request is reasonable. Mr. Carduner pointed out there are five openings into the center. Mr. Adams commented he would have designed the center differently.

A motion was made by Andrew Carduner, seconded by Michael Drahos, approved unanimously (7-0) to approve Resolution No. R2015-60.

VIII. COMMENTS FROM THE PUBLIC

None.

IX. COMMENTS FROM STAFF

Mr. Basehart stated Mr. Flinchum will be back for the next meeting.

X. COMMENTS FROM THE BOARD

None.

XI. ADJOURN

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

The meeting adjourned at 7:23 p.m.

APPROVED: _____
Date

Carol Coleman-Chairperson

Jennifer Fritz – Recording Secretary