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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
August 5, 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 August 5, 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; Elizabeth Mariaca; Kenneth Kopp and George Unger.

Members absent: Paul Adams and Andrew Carduner.

Staff present: David Flinchum, Planning and Zoning Manager; Robert Basehart, Planning and Zoning Director; Laurie Cohen, Village Attorney; Damian Newell, Sr. Planner; Ryan Harding, Planning Technician and Jennifer Fritz, Recording Secretary.

Pledge of Allegiance was done.

II. REMARKS BY THE CHAIRMAN

Ms. Coleman commented on the teenagers lost at sea and to keep your prayers going. Ms. Coleman will be taking a planning course in September.

III. APPROVAL OF MINUTES – June 3, 2015

A motion was made by Elizabeth Mariaca, seconded by Kenneth Kopp, unanimously approved by the Board (5-0), to approve the June 3, 2015 minutes.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

V. SWEARING IN OF SPEAKERS

The swearing in of speakers was not necessary.

VI. DISCUSSION/WORKSHOP

• PZ-0063 FLOOR AREA RATIO DEFINITIONS DISCUSSION

Ryan Harding commented the purpose of the discussion tonight is to get direction regarding the Floor Area Ratio (FAR) definition. Mr. Harding reviewed the questions of staff and possible options including recent suggestions from Ms. Coleman. Ms. Coleman advised of her additional research of the EOZD. Ms. Coleman's intention is to make it as simple as possible by including any area covered by a roof count as FAR. Robert Basehart stated it would be easier than trying to decide on the permeability of the area under roof. His opinion is either use the roof cover or leave the code the way it is currently. It is a restrictive definition. Ms. Coleman pointed out it doesn't penalize any existing parcels since they would be nonconforming. Mr. Basehart commented staff would write a clause to that effect. Ms. Coleman stated the key is no rights would be taken away from landowners.

Michael Drahos inquired of the need to change it. Mr. Basehart stated during the appeal some of the Board Members had requested for staff to review and bring back for discussion. Currently staff does have to make interpretation on building permits.

Kenneth Kopp inquired on various roof areas and what would count. Ms. Coleman read from her suggestion and what she is trying to accomplish. Elizabeth Mariaca commented on various roof styles. Mr. Kopp stated if this has been challenged only once is the change necessary. Mr. Drahos commented on making a discretionary element. Laurie Cohen stated there needs to be certainty of what the law requires. Ms. Cohen pointed out if every application is left to a particular staff it could lead to challenges.

George Unger pointed out no arena roof would be built with a hole in the middle. Mr. Unger commented on the various barn designs. This would allow certain people to build more stalls. Mr. Drahos stated the changes are making it more restrictive, it does take away the property owner's rights. Mr. Basehart brought up the building coverage limits. Mr. Drahos inquired on examples of this is being abused. Mr. Basehart stated with the current definition some people are being creative to get around it. Mr. Flinchum stated the problems typically occur on the one to three acre lots in Subarea "B".

Mr. Unger commented on the lack of green paddock space for horses with the large barns being built. Mr. Basehart stated in his opinion the change is warranted.

Ms. Mariaca stated not counting the walkways was unique from the County. Mr. Basehart stated it has been in the County code since the 1970s. Ms. Mariaca inquired is it necessary to make changes. Mr. Basehart stated where it will make a difference is in the areas of less than five acre lots and for two story buildings.

Ms. Coleman suggested forwarding all the suggestions to Council.

Houston Meigs, 16433 Deer Path advised there is an existing structure that would violate this code in Rustic Ranches. Ms. Coleman stated if already built it could be rebuilt with no restrictions. Mr. Unger

inquired if the Equestrian Preserve Committee (EPC) had discussed this. Mr. Meigs stated the discussion mainly revolved around limiting the number of structures.

Paulette Venere, 16031 Rustic Road commented on the limit of horses. She commented on considering portable stalls.

A motion was made by Kenneth Kopp, seconded by Michael Drahos, approved unanimously (5-0) to close public comment.

Mr. Drahos commented on giving vested rights. Ms. Cohen suggested against it.

Mr. Drahos commented to have the Council consider a retroactive provision or a grace period.

VII. NEW BUSINESS

- **PZ-0064 ORDINANCE NO. 2015-04 (OFF STREET PARKING AND LOADING) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING ARTICLE 7, SITE DEVELOPMENT STANDARDS, CHAPTER 2, OFF-STREET PARKING AND LOADING OF THE LAND DEVELOPMENT REGULATIONS OF THE VILLAGE OF WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AND EFFECTIVE DATE.**

Damian Newell, Sr. Planner presented to the Board the changes staff is suggesting making to update the code. Mr. Newell reviewed the changes recommended by the Planning, Zoning and Adjustment Board (PZAB) at the June 3, 2015 meeting. Those changes included additional parking spaces for multi-family units with four or more bedrooms. For single family currently are two spaces per residence. The Board discussed the problem in Olympia with parking. Mr. Newell pointed out garages are not addressed in the code. Mr. Kopp pointed out this would be for new developments only. The Board discussed including single family homes in the code change. Mr. Newell inquired for clarification. Ms. Coleman stated four bedrooms or more would require additional parking spaces for both single and multifamily homes. The guest parking requirement should remain the same. Mr. Kopp pointed out the minimum length of the driveway should also be considered.

Mr. Newell reviewed the nonresidential parking ratio, consolidating the uses and parking space widths. The Board had no discussion on those changes. Mr. Newell pointed out the changes will cut the parking code pages in half.

A motion was made by Elizabeth Mariaca, seconded by Michael Drahos, approved unanimously (5-0) to open public comment.

A motion was made by Elizabeth Mariaca, seconded by Kenneth Kopp, approved unanimously (5-0) to close public comment.

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, approved unanimously (5-0) to approve Zoning Text Amendment Petition ZTA2015-002 as presented.

- **PZ-0062 ORDINANCE NO. 2015-08 (DRIVEWAY AND ACCESS REQUIREMENTS FOR AERO CLUB) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 7.7.2.A.1 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO DRIVEWAYS AND ACCESS REQUIREMENTS TO PROVIDE FOR ADDITIONAL ACCESS WAYS WITHIN THE AERO CLUB SUBDIVISION; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Mr. Flinchum advised this is a follow up discussion from a Variance that was denied a few months ago.

Mr. Kopp inquired if he would have to recuse himself. Ms. Cohen advised he would not and explained why.

Robert Basehart, Planning and Zoning Director presented the staff report for the Zoning Text Amendment (ZTA) to allow a third driveway access to interior lots within the Aero Club Subdivision when providing access to a permitted accessory structure such as a garage or aircraft hangar. Mr. Basehart reviewed the recent variance that was denied. This prompted this requested change. Mr. Kopp stated as a community supports the change, pointing out the HOA has their own standards. The Board supports this request.

A motion was made by Elizabeth Mariaca, approved unanimously (5-0) to open public comment.

A motion was made by Elizabeth Mariaca, approved unanimously (5-0) to close public comment.

A motion was made by Elizabeth Mariaca, seconded by Kenneth Kopp, approved unanimously (5-0) to pass the Zoning Text Amendment to the LDR amending Section 7.7.2.A.1 to allow a third driveway access to interior lots within Aero Club Subdivision when providing access to permitted accessory structures such as a garage or an aircraft hangar.

VIII. COMMENTS FROM THE PUBLIC

None.

IX. COMMENTS FROM STAFF

None.

X. COMMENTS FROM THE BOARD

None.

XI. ADJOURN

A motion was made by Kenneth Kopp, seconded by Elizabeth Mariaca, approved unanimously (5-0) to adjourn.

The meeting adjourned at 8:26 p.m.

APPROVED: _____
Date

Carol Coleman-Chairperson

Jennifer Fritz – Recording Secretary

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