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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
July 13, 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 July 13, 2016 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Elizabeth Mariaca called the meeting to order at 7:00 p.m.

Members present:; Elizabeth Mariaca; Kenneth Kopp; Alan Shullman and Stephen A. Levin.

Members Absent: Carol Coleman; Jeffrey Robbert and Tommy Bueno.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; David Flinchum, Planning and Zoning Manager and Jennifer Fritz, Recording Secretary.

Pledge of Allegiance was done.

II. REMARKS BY THE CHAIRMAN

None.

III. APPROVAL OF MINUTES – June 8, 2016

A motion was made by Kenneth Kopp, seconded by Stephen A. Levin, unanimously approved by the Board (4-0), to approve the June 8, 2016 minutes.

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Al Malefatto, representing the applicant requested a postponement till the September 14, 2016 PZAB meeting. Mr. Malefatto explained the applicant is in the process of revising the site plan with the first step being to adjust the land use request. Mr. Kopp inquired if the petitions had been postponed previously. Robert Basehart advised the petitions have been previously postponed. Mr. Basehart informed the Board due to having only four members present the vote would need to be unanimous to

pass. Mr. Kopp inquired what would happen if the Board denied the postponement. Mr. Basehart stated the Board would hear the petitions.

A motion was made by Kenneth Kopp, seconded by Alan Shullman, unanimously approved by the Board (4-0), to approve a time certain postponement for 60 days.

A motion was made by Stephen A. Levin, seconded by Alan Shullman, unanimously approved by the Board (4-0), to approve the amend agenda.

V. SWEARING IN OF SPEAKERS

No oath was required.

VI. DECLARATION OF EX-PARTE COMMUNICATION

No declaration was required.

VII. NEW BUSINESS

- A. PZ-0091 ORDINANCE NO. 2016-08 (MIXED USE COMPREHENSIVE PLAN TEXT AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT (PETITION NUMBER 15 – 80 / 2015 – 47 CPTA) TO THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN LAND USE ELEMENT POLICY 1.3.25. MIXED USE; AMENDING THE REQUIREMENT FOR PARCELS WITH MIXED USE FUTURE LAND USE MAP DESIGNATION, REQUIRING BOTH COMMERCIAL AND OFFICE LAND USE FOR MIXED USE DEVELOPMENTS 30 ACRES OR MORE, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MIXED USE DEVELOPMENTS 60 ACRES OR MORE; AUTHORIZING THE MANAGER TO AMEND THE COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**
- B. PZ-0092 ORDINANCE NO. 2016 – 09 (MIXED USE PLANNED DEVELOPMENT DISTRICT ZONING TEXT AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A ZONING TEXT AMENDMENT (PETITION NUMBER 15 – 80 / 2015 – 46 ZTA) TO THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, ZONING DISTRICTS, CHAPTER 8 PLANNED DEVELOPMENT DISTRICT REGULATIONS, SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPd); AMENDING THE REQUIREMENT FOR PARCELS WITH MXPd ZONING DESIGNATION, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MXPd DEVELOPMENTS 60 ACRES OR MORE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

* See Addition/Deletions/Reordering of Agenda

VIII. WORKSHOP

A. PZ-0089 DISCUSSION ON RECOMMENDED ZONING APPROVAL PROCEDURE FOR RESIDENTIAL AND NON-RESIDENTIAL USE TYPES

David Flinchum gave an explanation on why staff is updating the Land Development Regulations (LDRs) and is looking for input from the Board on which procedure should be used for the various land uses.

Mr. Levin inquired on being grandfathered. Mr. Flinchum advised the Board on nonconformity uses.

Mr. Kopp inquired how the uses are decided. Mr. Flinchum discussed how a zoning use is determined. The Board discussed some of the different processes. Mr. Flinchum pointed out some of the land uses have to be in the code. Mr. Basehart discussed how supplement standards can impact some of the uses. Ms. Cohen pointed out there cannot be exclusionary zoning.

Ms. Mariaca inquired on any land use not on the list. Mr. Flinchum stated some of the land uses fall under generic labels. Mr. Levin inquired on how the use is determined. Mr. Basehart stated there is a provision if a particular use is not provided for in the code, the Director determines the closes land use. Ms. Mariaca inquired on the timeline for the updates. Mr. Flinchum stated the goal is around Labor Day. Mr. Flinchum stated Wellington is being proactive in updating the code. Mr. Flinchum stated Wellington took Palm Beach County code when first incorporated.

IX. COMMENTS FROM THE PUBLIC

None.

X. COMMENTS FROM STAFF

Mr. Basehart advised the Board of next month's petitions.

XI. COMMENTS FROM THE BOARD

Ms. Mariaca stated Mr. Levin and herself will be attending the Planning Official Workshop on Friday.

XII. ADJOURN

A motion was made by Alan Shullman, seconded by Stephen A. Levin to adjourn.

The meeting adjourned at 7:35 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chairperson

Jennifer Fritz – Recording Secretary