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**MEETING MINUTES
WELLINGTON
PLANNING, ZONING AND ADJUSTMENT BOARD
November 8, 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 November 8, 2017 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

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

Members present; Elizabeth Mariaca; Kenneth Kopp; Stephen A. Levin; Alan Shullman; Tomas Bueno and Jeffrey Robbert.

Members Absent: Carol Coleman.

Staff present: Robert Basehart, Planning, Zoning and Building Director; Laurie Cohen, Village Attorney; Cory Lyn Cramer, Development Review Coordinator; Kelly Ferraiolo, Senior Planner and Jennifer Fritz, Recording Secretary.

II. REMARKS BY THE CHAIRMAN

Ms. Mariaca commented on how proud she was of the Board and the public participation at the last meeting.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

IV. APPROVAL OF MINUTES – October 11, 2017

A motion was made by Tomas Bueno, seconded by Stephen A. Levin, to approve the October 11, 2017 minutes. The motion passed unanimously (6-0), with Carol Coleman absent.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

Ms. Cohen administered the oath.

VII. DECLARATION OF EX-PARTE COMMUNICATION

The Board had no declaration of ex-parte communication to declare.

VIII. NEW BUSINESS

PZ-0161 ORDINANCE NO. 2017-08 (VILLAGE GREEN CENTER COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION 17-043 (2017-029 CPA6)] TO AMEND THE CONDITIONS OF APPROVAL FOR THE COMMUNITY COMMERCIAL DESIGNATION AND AMENDING THE FUTURE LAND USE MAP NOTATION FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 7 AND STRIBLING WAY/PIERSON ROAD, APPROXIMATELY ONE (1) MILE SOUTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CONDITIONS OF APPROVAL TO ALLOW MEDICAL OFFICE WITHIN THE USE LIMITATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo, Senior Planner, requested petition 17-043(2017-029 CPA6) and 17-044 (2017-030 DOA2) be entered into the record. Ms. Ferraiolo explained the applicant is requesting to amend the site-specific use limitations to allow medical office as a permitted use and reduce the overall square footage for the project. The applicant is also requesting to amend the conditions of approval to allow a maximum of four fast food restaurants with drive-thru and to allow medical office use within Building D. Ms. Ferraiolo illustrated the location of the buildings and gave a history of the property. Ms. Ferraiolo illustrated the proposed site plan for Building F. Staff recommends approval of the requests with staff recommended conditions of approval.

Kate DeWitt with Cotleur and Hearing, representing the applicant, presented to the Board the CPA and DOA requests. The CPA request is to allow medical office and the DOA request is to allow the additional drive-thru. Ms. DeWitt reviewed the location of the medical office (Building D) and the fast food location (Build F). Ms. DeWitt illustrated the circulation for the drive-thru for Building F and the landscaping. The applicant is in agreement with staff's conditions.

Kenneth Kopp inquired on the reduction of square footage usage. Ms. DeWitt explained there will not be anything else built on-site.

Ms. Mariaca inquired on the reduction of the footprint. Ms. DeWitt stated there is not a reduction of the footprint. In the initial stage of the project, more square footage was secured due to traffic.

Alan Shullman inquired on the traffic patterns. Ms. DeWitt stated there is a slight increase with the drive-thru and retail but with the reduction of the overall center, it was an overall reduction.

Mr. Shullman inquired on the parking ratio for the medical office. Ms. DeWitt stated there was an overall surplus for the site. Robert Basehart stated as per the Village's Code, the parking requirements for general office and medical are the same.

Jeffrey Robbert inquired on the backup at the drive-thru at Starbucks. Ms. DeWitt stated they followed Starbucks Corporate guidelines, which is stricter than the Village.

Mr. Shullman inquired on the restriction on timeframes of opening times. Cory Lyn Cramer stated drive-thrus have a quicker turnover rate. Buffalo Wild Wings is a sit down restaurant.

Mr. Levin inquired on the traffic pattern on Stribling Way. Mr. Basehart stated the driveway closest to Starbuck prevents left hand turns. The previous condition to raise the median has been completed.

A motion was made by Jeffrey Robbert, seconded by Tomas Bueno, to open public comment. The motion passed unanimously (6-0), with Carol Coleman absent.

A motion was made by Kenneth Kopp, seconded by Jeffery Robbert, to close public comment. The motion passed unanimously (6-0), with Carol Coleman absent.

Ms. Mariaca inquired on clarifying the prop share agreement. Ms. Mariaca wanted to ensure the tenants would not be held responsible for future road improvements. Ms. Cramer explained the agreement is the applicant is required to pay their proportional share to Palm Beach County. Ms. Cramer stated the applicant is only responsible for their share and the tenants would not be held responsible in the future. Ms. Cohen pointed out the Board maybe thinking of the situation with the Vet Clinic at Bink's Commercial, where a later improvement trigger something that had not been completed. Ms. Cramer pointed out prop share did not exist at that time. The condition was put on any use that came in as a conditional use for that site. It was after that the legislation changed and certain traffic concurrency requirements were substituted with a prop share program. It is a good example of why they do prop shares. Ms. Cohen stated if

there was a prop share agreement at the time the original master plan was approved, the person who built at the end would not been required to bear such a burden.

A motion was made by Jeffrey Robbert, seconded by Tomas Bueno, to approve Ordinance 2017-08. The motion passed unanimously (6-0), with Carol Coleman absent.

PZ-0162 RESOLUTION NO. R2017 – 20 (VILLAGE GREEN CENTER DEVELOPMENT ORDER AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT [PETITION NUMBER 17-044 (2017-030 DOA 2)] FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 7 AND STRIBLING WAY, APPROXIMATELY ONE (1) MILE SOUTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT ORDER APPROVED BY RESOLUTION NO. R2013-15; TO ALLOW A FOURTH FAST FOOD RESTAURANT WITH DRIVE-THROUGH AS A CONDITIONAL USE; AND TO ALLOW MEDICAL OFFICE USE WITHIN BUILDING D AS A CONDITIONAL USE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Jeffrey Robbert, seconded by Stephen A. Levin, to approve Resolution R2017-20. The motion passed unanimously (6-0), with Carol Coleman absent.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

None.

XI. COMMENTS FROM THE BOARD

Mr. Kopp advised the Board that for the Flying Cow petitions, the Aero Club Board has had an election and he is now the president of the Homeowner Association. He will have to recuse himself from the vote. Mr. Robbert inquired on an update for the Flying Cow requests. Ms. Cohen stated there was a meeting and there will be additional meetings with various associations. The Village has agreed to attend the meetings for informational purposes and they are trying to get to a point where there can be some sort of an agreement.

XII. ADJOURN

A motion was made by Tomas Bueno, seconded by Stephen A. Levin, to adjourn. The motion passed unanimously (6-0), with Carol Coleman absent.

The meeting adjourned at 7:35 p.m.

APPROVED: _____
Date

Elizabeth Mariaca-Chairperson

Jennifer Fritz-Recording Secretary