

**MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
January 15, 2025
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414**

Pursuant to the public notice, a meeting of Wellington's Planning, Zoning and Adjustment Board held on January 15, 2025, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

John Bowers called the meeting to order at 7:00 PM.

Members present: John Bowers; Michael Drahos; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; Maureen Martinez; and Stacy Lima.

Staff present: Rachel Bausch, Assistant Village Attorney; Tim Stillings, Planning, Zoning, and Building Director; Damian Newell, Senior Planner; Kelly Ferraiolo, Senior Planner; and D.J. Helkowski, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

Mr. Bowers recognized Jennifer Fritz, who had long served as the recording secretary for the board, and thanked her for her help and support.

IV. APPROVAL OF MINUTES

PZ-0357 November 20, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the November 20, 2024, PZAB Meeting Minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Tim Stillings advised the Board that the Isla Carroll Rezoning and Master Plan would be combined. The Axis II Comprehensive Plan Amendment, Rezoning, and Master Plan Amendment would also be combined into a singular presentation. He also advised the board that all items at the meeting would be quasi-judicial.

VI. NEW BUSINESS

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2024-0001-VAR) FROM TABLE 6.3-1, GENERAL PROPERTY DEVELOPMENT REGULATIONS, OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) FOR A REDUCED FRONT SETBACK TO ACCOMMODATE AN AIRPLANE HANGAR FOR CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR BOULEVARD WITHIN THE AEROCLUB SUBDIVISION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

EX-PARTE COMMUNICATIONS

Jeffrey Robbert spoke to staff. John Bowers, Tatiana Yaques and Stacy Lima spoke to an agent on behalf of the applicant. The remainder of the Board had no ex-parte to declare.

Kelly Ferraiolo, Senior Planner, asked for the file (a variance request for a hangar located at 2420 Greenbriar Boulevard) to be entered into the record.

Jon Schmidt, agent from Schmidt Nichols, introduced Matt Wojciechowski, also from Schmidt Nichols, who began presenting on the details of the project and request. The variance request called for a 25-foot front setback. Mr. Wojciechowski discussed the neighborhood character, stating that of the 32 developed properties that abut Greenbriar Boulevard with runway access, 17 do not provide a 50-foot setback to Greenbriar Boulevard. He asserted that the special conditions and circumstances do not result from the actions of the applicant, and that the granting of this variance would not confer upon the applicant any special privilege. He then stated that denial of this variance would deprive the property owner of the same rights that are enjoyed by all others in this community, and that the requested variance is the minimum distance needed to accommodate the proposed structure. He asserted that the hangar would not be seen at all from the neighbor's property. Mr. Wojciechowski then presented letters of support from two neighbors of the property owner, as well as ARC approval from Aero Club.

Kelly Ferraiolo, Senior Planner, gave a staff presentation on the variance request. Based on the findings within the staff report, Ms. Ferraiolo stated that staff recommends the conditions of approval if the request is approved by PZAB.

The board then asked questions of staff as well as the agent for the applicant.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (7-0).

Jim Ward spoke in support of the request.

Peter Foote, of 13461 Fountain View Boulevard, spoke in support of the request.

Doug Matthews, of 15780 Sunward Street, spoke in opposition of the request. Board members then asked questions of Mr. Matthews. Jon Schmidt then asked questions of Mr. Matthews.

Marissa Starrett, of 15925 Britten Lane, spoke in opposition of the request.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to close public comment. The motion passed unanimously (7-0).

Mr. Schmidt made his final argument on behalf of the applicant.

A motion was made by Elizabeth Mariaca, seconded by Michael Drahos, to approve Resolution No. 2024-01. The motion passed unanimously (7-0).

PZ-0359 ORDINANCE NO. 2025-01 (Isla Carroll Rezoning)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2024-0003-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

PZ-0360 ORDINANCE NO. 2025-01 (Isla Carroll PUD Master Plan)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2024-0002-MP) ISLA CARROLL PLANNED UNIT DEVELOPMENT, LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ISLA CARROLL MASTER PLAN; TO DESIGNATE A 47.75-ACRE RESIDENTIAL POD WITH 40 SINGLE-FAMILY DWELLING UNITS ON 35 SINGLE-FAMILY LOTS AND FIVE (5) EQUESTRIAN RESIDENTIAL LOTS; TO DESIGNATE A 31.42-ACRE CLUB/AMENITY POD WITH DEFINED EQUESTRIAN-ORIENTED AMENITIES; TO ADOPT A PROJECT STANDARDS MANUAL (PSM); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

EX-PARTE COMMUNICATIONS

Jeffrey Robbert spoke to staff. Michael Drahos spoke to staff, as well as the agent. John Bowers spoke to staff, the agent, and Councilwoman Silvestri. Stacy Lima spoke to Councilwoman Silvestri and received emails regarding the matter. Elizabeth Mariaca spoke to the agent, staff, and received an email regarding the matter. Tatiana Yagues met with the agent and received emails regarding the matter. Maureen Martinez received emails regarding the matter.

Tom Lucid, Senior Vice President of Development at McCourt Partners, presented on his organization's vision for Isla Carroll as an equestrian club and community.

Seth Behn, a shareholder with the law firm of Lewis, Lawman, and Walker, began presenting on behalf of McCourt and Discovery. He shared information regarding the application requests.

Ed Divita, founding partner with Discovery Land Company, presented on communities built by his company, as well as their vision for a proposed family-oriented equestrian community at Isla Carroll.

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, to give five (5) additional minutes of speaking time to Mr. Divita. The motion passed unanimously (7-0).

Mr. Behn gave closing comments. Michael Drahos asked whether the existing barn would be rebuilt. Mr. Behn responded that at the least, the entire interior of the existing barn needs to be rebuilt.

Kelly Ferraiolo, Senior Planner, gave staff's presentation. The presentation highlighted the Equestrian Preserve Committee's unanimously vote (7-0) to deny the requests. Additionally, staff analysis concludes that the proposed requests comply with the requirements for a rezoning and master plan.

Mr. Drahos asked if the community barn will be limited to property owners who live in Isla Carroll. Mr. Behn responded that priority would be given to the Discovery Land Company club members, but if there was additional space, others may request access to the barn. Tatiana Yaques asked if the youth programs would be open to all Wellington residents, or only the property owners at Isla Carroll. Ed Divita responded that primarily they are designed for Isla Carroll residents and members of the club, although they have conceptualized working with the community to have programs for community members as well. Ms. Yaques asked how many members they estimated they would need to have in the country club to be profitable and sustain the club. Mr. Divita said that at full buildout, they have proposed 300 members, of which 40 would be the homeowners at Isla Carroll.

The board took a 5-minute recess.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to open public comment. The motion passed unanimously (7-0).

Maureen Brennan, of 13481 Fountain View Boulevard, spoke in opposition of the requests.

Kristy Lund, of 11739 Acme Road, spoke in opposition of the requests.

Jennifer Preletz, of 2865 Polo Island Drive, spoke in support of the requests.

A motion was made by Elizabeth Mariaca, seconded by Jeffery Robbert, to close public comment. The motion passed unanimously (7-0).

The applicant made closing remarks. The board then discussed the proposal.

A motion was made by Elizabeth Mariaca, seconded by Michael Drahos, to extend the meeting until 11:30 PM. The motion passed (7-0).

Mr. Behn asked for a 30-day postponement on behalf of the applicant.

A motion was made by Maureen Martinez, seconded by Elizabeth Mariaca, to grant the request of the applicant to postpone. The motion passed (6-1).

PZ-0363 ORDINANCE NO. 2025 - 2 AXIS 2 FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC - 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PZ-0364 ORDINANCE NO. 2025 - 3 AXIS 2 REZONING (ZONING MAP AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PZ-0365 RESOLUTION NO. R2025 - 4 AXIS 2 MASTER PLAN

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION NUMBER 2024-0001-MP) FOR CERTAIN PROPERTY KNOWN AS AXIS 2 (ALSO KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW DEVELOPMENT OF THE AXIS 2 PROJECT, A RESIDENTIAL DEVELOPMENT WITH 220 MULTI-FAMILY RESIDENTIAL UNITS, AND TO ADOPT THE AXIS 2 PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

EX-PARTE COMMUNICATIONS

Jeffrey Robbert, Michael Drahos, and Stacy Lima spoke to staff. Stacy Lima also completed a site visit.

Lentzy Jean-Louis, of Urban Design Studios, gave a presentation on behalf of the applicant.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to extend the meeting until midnight. The motion passed (7-0).

Damian Newell, Senior Planner, gave staff's presentation. He stated that the applicant's request meets the criteria of the Comprehensive Plan, Land Use Development Regulations, is compatible with surrounding land use and zoning, has consistent land use and zoning

designations, and allows development of 220 multi-family residential units for the proposed Axis 2 PUD projects on the 10-acre park site with a density of 22 du/ac.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to open public comment. The motion passed unanimously (7-0).

There were no public comments.

A motion was made by Elizabeth Mariaca, seconded by Jeffery Robbert, to close public comment. The motion passed unanimously (7-0).

A motion was made by Michael Drahos, seconded by Jeffery Robbert, to approve Ordinance No. 2025-2. The motion passed unanimously (7-0).

A motion was made by Jeffrey Robbert, seconded by Michael Drahos, to approve Ordinance No. 2025-3. The motion passed unanimously (7-0).

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Resolution No. 2025-4 as amended in presentation. The motion passed unanimously (7-0).

VII. COMMENTS FROM PUBLIC

None.

VIII. COMMENTS FROM STAFF

Tim Stillings stated that the next meeting will be on February 19, 2025. Mr. Stillings echoed the board's thanks to Jennifer Fritz for her 20 years of service, and stated he hopes she enjoys her retirement.

IX. COMMENTS FROM THE BOARD

None.

X. ADJOURN

The meeting adjourned at 11:34 pm.

APPROVED: _____
Date

John Bowers - Chair

Recording Secretary