

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Summary Agenda - Final**

**Wednesday, October 15, 2025**

**7:00 PM**

**Village Hall**

### **Planning, Zoning and Adjustment Board**

*John Bowers - Chairperson*

*Michael Drahos - Vice Chair*

*Elizabeth Mariaca*

*Johnny Meier*

*Ryan Mishkin*

*Jeffery Robbert*

*Tatiana Yaques*

**I. CALL TO ORDER**

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. ELECTION OF CHAIR AND VICE-CHAIR**

**V. APPROVAL OF MINUTES**

[PZ-0380](#) April 16, 2025 Planning, Zoning and Adjustment Board Meeting Minutes

[PZ-0381](#) May 21, 2025 Planning, Zoning and Adjustment Board Meeting Minutes

**VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**VII. SWEARING IN OF SPEAKERS**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

[PZ-0385](#) RESOLUTION NO. R2025 – 69 LOTIS 2 MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2025-0001-MPA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, A MIXED-USE PROJECT, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; MODIFYING THE MASTER PLAN AND ABANDONING THE CONDITION USE APPROVAL FOR THE MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, TO ALLOW A COMBINE RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, TO INCREASE THE DAYCARE USE FROM 210 TO 230 STUDENTS, AND MODIFYING CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[PZ-0383](#)

ORDINANCE NO. 2025-24 (BICYCLE PARKING STANDARDS  
ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
AMENDING ARTICLE 7 OF THE LAND DEVELOPMENT  
REGULATIONS RELATED TO OFF-STREET PARKING AND  
LOADING BY AMENDING THE BICYCLE PARKING STANDARDS  
FOUND IN SECTION 7.5.1; PROVIDING A CONFLICTS CLAUSE;  
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN  
EFFECTIVE DATE.

[PZ-0382](#)

ORDINANCE NO. 2025-31 (ARB APPROVAL ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO  
ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL  
AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY  
WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A  
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

[PZ-0384](#)

ORDINANCE NO. 2025-30 (BUILDING HEIGHT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
AMENDING ARTICLE 5, TABLE 5.1.2-1, DEVELOPMENT  
APPLICATION APPROVALS, RELATED TO BUILDING HEIGHT  
APPLICATION TYPES; TO ADD SECTION 5.3.11 RELATING TO  
BUILDING HEIGHT; TO AMEND ARTICLE 6, SECTION 6.3.1.F.5,  
RELATED TO BUILDING HEIGHT APPLICATIONS IN EXCESS OF 35  
FEET; PROVIDING A CONFLICTS CLAUSE; PROVIDING A  
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**X. COMMENTS FROM THE PUBLIC**

**XI. COMMENTS FROM STAFF**

**XII. COMMENTS FROM THE BOARD**

**XIII. ADJOURN**

*If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.*

## **XIV NOTICE**

*If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).*

*Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.*