

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, April 16, 2025

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

John Bowers - Chairperson

Michael Drahos - Vice Chair

Stacy Lima

Elizabeth Mariaca

Ryan Mishkin

Jeffery Robbert

Tatiana Yaques

I. CALL TO ORDER

Members present: John Bowers; Jeffrey Robbert; Tatiana Yaques; Elizabeth Mariaca; Stacy Lima and Ryan Mishkin.

Member Absent (Excused): Michael Drahos

Staff present: Laurie Cohen, Village Attorney; Cory Lyn Cramer, Planning and Zoning Manager; Damian Newell, Senior Planner; Christian Santa-Gonzalez, Planner; Sharesse Milachay, Recording Secretary.

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0372](#)

February 19, 2025 Planning, Zoning and Adjustment Board Meeting Minutes

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve the February 19, 2025, PZAB Meeting Minutes. The motion passed unanimously (6-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. [PZ-0371](#)

ORDINANCE NO. 2025-11 (AMENDMENT TO WELLINGTON GREEN LAND USE ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS

MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance No. 2025-011 Amendment to Wellington Green Land Use Ordinance with the correction to put quotation marks after the period on page 114 line 34. The motion passed unanimously (6-0).

B. [PZ-0370](#)

ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert, to approve Ordinance No. 2025-06 Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment. The motion passed unanimously (6-0).

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

Cory Lyn Cramer stated that at the next Planning and Zoning

meeting, the board will be presented with the Marketplace project, which includes a Comprehensive Plan Amendment, Master Plan Amendment and a Conditional Use request. Additionally, the meeting will feature a presentation of an Appeal.

XI. COMMENTS FROM THE BOARD

XII. ADJOURN

The meeting adjourned at 7:27 pm.

NOTICE