

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, May 21, 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
- II. REMARKS BY CHAIRMAN
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES
- V. ADDITIONS/DELETIONS/REORDERING OF AGENDA
- VI. SWEARING IN OF SPEAKERS
- VII. OLD BUSINESS
- VIII. NEW BUSINESS

[PZ-0375](#)

Ordinance No. 2025-08 (The MarketPlace at The Wellington CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON) FROM COMMERCIAL TO MIXED USE (MU), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS; LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Location Map](#)

[Ordinance No. 2025-08 The MarketPlace CPA](#)

[Wellington - Business Impact Estimate](#)

[Legal Ad - Marketplace proof](#)

[PZ-0376](#)

Resolution No. 2025-15 (The MarketPlace at The Wellington – Hotel Conditional Use)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2023-0001-CU) FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 80-ROOM HOTEL; PROVIDING AN EFFECTIVE DATE.

Attachments: [Location Map](#)

[Resolution R2025-15 The MarketPlace at The Wellington CU](#)

[Legal Ad - Marketplace proof](#)

[PZ-0377](#)

Resolution No. R2025-16 (Wellington PUD Master Plan Amendment – The MarketPlace at The Wellington)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-0005-MPA) FOR THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND POD 12 AS A MIXED-USE POD WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS; TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

Attachments:

[Location Map](#)

[Resolution R2025-16 The MarketPlace at The Wellington MPA](#)

[Resolution R2025-16 Exhibit C PSM](#)

[Staff Report - FINAL](#)

[Exhibit A - Existing Future Land Use Map](#)

[Exhibit B - Proposed Future Land Use Map](#)

[Exhibit C - Existing Wellington PUD Master Plan](#)

[Exhibit D - Proposed Wellington PUD Master Plan](#)

[Exhibit E - Project Standards Manual](#)

[Exhibit F - Conceptual Site Plan](#)

[Exhibit G - Conceptual Circulation Plan](#)

[Exhibit H - Traffic Statement](#)

[Exhibit I - Wellington Traffic Engineer Letter](#)

[Exhibit J - Palm Beach County Traffic Engineer Letter](#)

[Exhibit K - Parking Demand Study](#)

[Exhibit L - SCAD Letter](#)

[Exhibit M - Utilities Demand Statement](#)

[Exhibit N - Drainage Statement](#)

[Exhibit O - Environmental Assessment](#)

[Exhibit P - Market Study Letter](#)

[Exhibit Q - Justification Statement](#)

[Exhibit R - Live Local Act Development Potential](#)

[Legal Ad - Marketplace proof](#)

[PZ-0378](#)

Administrative Appeal 2025-0001-APP (16311 Hollow Tree Lane)

ADMINISTRATIVE APPEAL 2025-0001-APP AN APPEAL BY KATIE EDWARDS-WALPOLE, AGENT, ON BEHALF OF HOLLOW TREE SHOW JUMPERS, INC, OWNER, APPEALING THE ADMINISTRATIVE WITHDRAWAL OF PLAN NUMBER 2025-0012-SPU AND STAFF'S INTERPRETATION OF THE PROVISIONS OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS AS THEY APPLY TO RECREATIONAL VEHICLES AS TEMPORARY RESIDENCES ON THE PROPERTY LOCATED AT 16311 HOLLOW TREE LANE, WELLINGTON , FLORIDA.

Attachments: [Location Map](#)

[Exhibit A - Edwards-Walpole Appeal Letter \(no attachments\), April 1, 2025](#)

[Exhibit B - Wellington Administrative Withdrawal Letter, March 3, 2025](#)

[Exhibit C - Petition No. 2025-0012-SPU Submittal; Equestrian Permit for Occupation of RVs as Temporary Residence](#)

[Exhibit D - Resolution No. R2006-02 Rustic Ranches Neighborhood Plan](#)

[Exhibit E - Ordinance No. 2006-02 RROZD](#)

[Exhibit F - CC-000371-2025 Courtesy Notice with Pictures; 16311 Hollow Tree Lane](#)

[Exhibit G - Current LDR Sections of Equestrian Overlay Zoning District and RROZD](#)

[Exhibit H - Declaration of Restrictions \(Rustic Ranches\)](#)

[Staff Report - FINAL](#)

[Appeal AD](#)

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

XII. 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.

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.