

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Summary Agenda - Final

Wednesday, December 17, 2025

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

*Michael Drahos - Chair
Jeffery Robbert - Vice Chair
John Bowers
Elizabeth Mariaca
Johnny Meier
Ryan Mishkin
Tatiana Yaques*

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0397](#) October 15, 2025 Planning, Zoning and Adjustment Board Meeting
Minutes

[PZ-0398](#) November 19, 2025 Planning, Zoning and Adjustment Board Meeting
Minutes

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

VIII. NEW BUSINESS

[PZ-0395](#) Ordinance No. 2025-26 (14833 50th Street Development Order
Amendment)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE
LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-DOA)
FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET
SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER), TOTALING
APPROXIMATELY 59.3 ACRES, MORE OR LESS; LOCATED ON THE
NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY
FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN;
SPECIFICALLY DELETING THE SITE SPECIFIC CONDITIONS
ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF A FUTURE
LAND USE MAP DESIGNATION; UPDATING THE LEGAL
DESCRIPTION REFERENCED IN ORDINANCE NO. 2005-019;
PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY
CLAUSE AND PROVIDING AN EFFECTIVE DATE.

[PZ-0396](#)

Ordinance No. 2025-27 (14833 50th Street Rezoning)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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.