

MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
May 21, 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 May 21, 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; Stacy Lima; and Ryan Mishkin.

Staff present: Laurie Cohen, Village Attorney; Tim Stillings, Director; Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; Sharesse Milachay, Recording Secretary.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

Mr. Bowers commented that the microphones being using are unidirectional so if speakers can speak directly into the microphones when making remarks.

IV. APPROVAL OF MINUTES

Meeting minutes will be provided at the following Planning and Zoning Meeting.

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Appeal PZ-0378 was withdrawn.

Laurie Cohen advised the Board; Ordinance No. 2024-20 is quasi-judicial and proceeded to swear in the speakers.

VI. OLD BUSINESS

None.

EX-PARTE COMMUNICATIONS

Ms. Lima declared that she spoke with staff to understand some of the terminology, she also met with the applicant and traffic engineer to have a better understanding of the overall project. Mr. Robbert declared that he spoke with the applicant to discuss the project. Mr. Drahos declared that he met with the applicant and spoke with John McGovern. Mr. Bowers met with the applicant, John McGovern, and Mayor Michael Napelone about the project. Tatiana Yaques declared that she meet with the applicant and spoke with Mayor Michael Napelone about the project.

VII. 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.

PZ-0376 RESOLUTION NO. 2025-15 (The MarketPlace at The Wellington CPA)

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.

PZ-0377 RESOLUTION NO. 2025-16 (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.

The Project applicants presented an overview of the Marketplace and how this project is an opportunity to create a beautiful and enduring asset for all of Wellington to enjoy.

Nicole Plunket, of Cotleur and Hearing, explains the project context and history. Mrs. Plunket also states all three petitions will be combined into one presentation.

Brian Kelly, Traffic Engineer with Simmons and White, discusses how the Marketplace has been reviewed and approved by Palm Beach County Traffic Performance Standards and meets Wellington's Traffic Performance Standards.

Douglas McMahon, with WLP, delivered a presentation on the conceptual site plan, detailing its layout, the pedestrian-friendly circulation design, and the architectural vision. He also highlights the mixed-use gateway concept envisioned for Wellington.

Kelly Ferraiolo, Senior Planner, gave the staff presentation on Marketplace involving the applicants request to amend the FLUM designation of the 17.855-acre subject property from Commercial to Mixed-Use. The request also includes an 80-room hotel. The Master Plan Amendment request consisting of renaming Pod 12, changing the Pod from commercial mixed-use, assigning 89 multi-family dwelling units, adopting The Marketplace at the Wellington Project Standards Manual, and establishing Conditions of Approval for the development.

Brian Kelly responded to concerns raised by Michael Drahos regarding traffic flow and intersection safety. Drahos also inquires about parking availability, prompting Kelly Ferraiolo to explain that two parking garages are planned, one (1) to be constructed as part of the development program and the second garage to be built if the parking demand exceeds the provided spaces, per the reservation for additional parking on the master plan.

Tim Stillings, Director, explains the benefits of a mixed-use development to Tatiana Yaques.

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

Patricia Bachi, of 2370 Newbury Ct, spoke in opposition of the request.

Larry Unger, of 2490 Sandstone Ct, spoke in opposition of the request.

John Bowers read the comment card of Rob Gray, of 11675 Wimbledon Cir in support of the request.

Maureen Brennan, of 13481 Fountain View Blvd, spoke in opposition of the request.

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

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, to approve Ordinance No. 2025-08. The motion passed unanimously (7-0).

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, to approve Ordinance No. 2025-15. The motion passed unanimously (7-0).

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, to recommend approval Ordinance No. R2025-16. The motion passed unanimously (7-0).

VIII. COMMENTS FROM PUBLIC

None.

IX. COMMENTS FROM STAFF

None.

X. COMMENTS FROM THE BOARD

Elizabeth Mariaca asks what will be presented next month to the board. Planning and Zoning Manager, Cory Lyn Cramer, states there are no items for the June agenda.

XI. ADJOURN

The meeting adjourned at 8:50 pm.

APPROVED: _____
Date

John Bowers - Chair

Recording Secretary