

MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
October 15, 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 October 15, 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; Johnny Meier; and Ryan Mishkin.

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

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

None.

IV. ELECTION OF CHAIR AND VICE-CHAIR

Mr. Robbert moved to elect Michael Drahos as Chair, and the motion was seconded by Elizabeth Mariaca. The motion carried unanimously (7-0). Elizabeth Mariaca then moved to elect Jeffery Robbert as Vice-Chair, seconded by John Bowers. The motion passed unanimously (7-0).

V. APPROVAL OF MINUTES

PZ-0380 April 16, 2025, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

PZ-0381 May 21, 2025, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to approve the April 16, 2025, PZAB Meeting Minutes and the May 21, 2025, PZAB Meeting Minutes. The motion passed unanimously (7-0).

VI. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

EX-PARTE COMMUNICATIONS

Tatian Yaques spoke with the applicant's agents. Elizabeth Mariaca communicated with both staff and the applicant's agents. John Bowers discussed prior approvals and recommendations with staff and also spoke directly with the applicant. Michael Drahos conferred with Councilman McGovern and Mayor Michael Napoleone. Jeffery Robbert, Ryan Mishkin, and Johnny Meier each spoke with the applicant.

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 CONDITIONAL USE APPROVAL FOR THE MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, TO ALLOW A COMBINED RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, TO INCREASE THE DAYCARE USE FROM 210 TO 230 STUDENTS, AND TO MODIFY CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Brian Terry, from Insite Studios, provided an overview of the Lotis 2 project and outlined the changes that are being presented to the board. PopStroke will no longer be part of the property, and the daycare will increase its capacity by 20 children.

The applicant discussed the other potential entertainment operators that were approached to occupy the outdoor entertainment area and explained why these options ultimately declined to join the project.

They also noted that they are unable to disclose the identity of the project's signature restaurant due to a signed NDA.

Michael Drahos expressed concerns about the absence of a termination letter from PopStroke, emphasizing that it shall be submitted to Wellington staff. Mr. Drahos also raised questions about the significant changes to the project compared to its original proposal.

Damian Newell, Senior Planner, provided an overview of the Lotis 2 Project, including background details and clarification on what the current entitlements are for the project.

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

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

A motion was made by Jeffrey Robbert, seconded by John Bowers, to approve Resolution No. R2025-69 pending the disclosure of the restaurant user, not removing the entertainment conditional use, and providing the PopStroke termination letter prior to Council. The motion passed (5-2). Michael Drahos and Tatiana Yaques dissented.

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.

Christian Santa-Gonzalez, Senior Planner, presented a request to amend Article 7 of Wellington's Land Development Regulations (LDR) by amending Section 7.5.1. related to bicycle parking.

The purpose of this request is to update the types of bicycle parking and to provide bike commuters with showers and changing facilities to encourage and promote cycling year-round.

The board raised concerns regarding the necessity of these amenities for Wellington. Specifically, they would like to understand whether there is sufficient demand among cyclists to justify the investment in showers and lockers, and whether these facilities will deliver meaningful benefits to the Wellington community.

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

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

A motion was made by John Bowers, seconded by Jeffrey Robbert, to table Ordinance No. 2025-24, requesting additional information brought back to the board for consideration. The motion passed (7-0).

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

Cory Lyn Cramer, Planning and Zoning Manager, presented a staff-initiated Zoning Text Amendment to modify section 6.4.3 of Wellington's LDR. Ms. Cramer stated that the LDR requires ARB approval for all multi-family and non-residential structures, but it does not specify whether future modifications to these structures require additional approvals by ARB. The amendment will also provide a requirement for a recommendation from ARB. The amendment will also provide a requirement for a recommendation from ARB and an approval by Council for all Wellington owned, leased, erected, or maintained buildings.

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

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

A motion was made by Jeffrey Robbert, seconded by John Bowers, to approve Ordinance No. 2025-31. The motion passed unanimously (7-0).

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.

Cory Lyn Cramer continued to present the Building Height ZTA, which was also a staff-initiated request, to amend various sections of the LDR related to Building Height and Building Height approvals. Providing a process for an ARB recommendation prior to Council's consideration for any building exceeding 35 feet in height. It establishes a request for additional height as a conditional use. The amendment cleans up any redundant or duplicate regulations that already exist in the LDR for certain things like additional landscaping.

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

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

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to approve Ordinance No.2025-30. The motion passed unanimously (7-0).

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Cory Lyn Cramer stated that the next meeting is scheduled for November 19, 2025.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 9:41 pm.

APPROVED: _____
Date

Michael Drahos - Chair

Recording Secretary