

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, January 15, 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

John Bowers called the meeting to order at 7:00 PM.

Members Present: John Bowers; Michael Drahos; Jeffrey Robbert;
Tatiana Yaques; Elizabeth Mariaca; Maureen Martinez; and Stacy Lima.

II. PLEDGE OF ALLEGIANCE

III. REMARKS FROM THE CHAIRMAN

IV. APPROVAL OF MINUTES

[PZ-0357](#)

NOVEMBER 20, 2024 PLANNING, ZONING AND ADJUSTMENT
BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Jeffrey Robbert,
to approve the November 20, 2024, PZAB Meeting Minutes. The motion
passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Tim Stillings advised the Board that the Isla Carol Rezoning and Master
Plan would be combined and will be done in one presentation.

VI. SWEARING IN OF SPEAKERS/EX-PARTE COMMUNICATIONS

VII. NEW BUSINESS

[PZ-0361](#)

No. PZAB R2025-01 (2420 Greenbriar Boulevard Variance)

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT
BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE
(PETITION 2024-0001-VAR) FROM TABLE 6.3-1, GENERAL
PROPERTY DEVELOPMENT REGULATIONS, OF WELLINGTON'S
LAND DEVELOPMENT REGULATIONS (LDR) FOR A REDUCED
FRONT SETBACK TO ACCOMMODATE AN AIRPLANE HANGAR
FOR CERTAIN PROPERTY LOCATED AT 2420 GREENBRIAR
BOULEVARD WITHIN THE AEROCUB SUBDIVISION, AS MORE
SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS
CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.

A motion was made by Elizabeth Mariaca, seconded by Michael Drahos, to
approve Resolution No. 2024-01. The motion passed unanimously (7-0).

[PZ-0359](#)

ORDINANCE NO. 2025-01 (ISLA CARROLL REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2024-0003-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

PZ-0359 was discussed in conjunction with PZ-0360.

[PZ-0360](#)

RESOLUTION NO. R2025-01 (ISLA CARROLL PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2024-0002-MP) ISLA CARROLL PLANNED UNIT DEVELOPMENT, LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ISLA CARROLL MASTER PLAN; TO DESIGNATE A 47.75-ACRE RESIDENTIAL POD WITH 40 SINGLE-FAMILY DWELLING UNITS ON 35 SINGLE-FAMILY LOTS AND FIVE (5) EQUESTRIAN RESIDENTIAL LOTS; TO DESIGNATE A 31.42-ACRE CLUB/AMENITY POD WITH DEFINED EQUESTRIAN-ORIENTED AMENITIES; TO ADOPT A PROJECT STANDARDS MANUAL (PSM); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

A motion was made by Maureen Martinez, seconded by Elizabeth Mariaca, to grant the request of the applicant to postpone Ordinance No. 2025-01. The motion passed (5-2) with Michael Drahos and John Bowers dissenting.

[PZ-0363](#)

ORDINANCE NO. 2025 - 2 AXIS 2 FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE

MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made by Michael Drahos, seconded by Jeffrey Robbert, to approve Ordinance No.2025-2. The motion passed unanimously (7-0).

[PZ-0364](#)

ORDINANCE NO. 2025 - 3 AXIS 2 REZONING (ZONING MAP AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made by Jeffrey Robbert, seconded by Michael Drahos, to approve Ordinance No.2025-3. The motion passed unanimously (7-0).

[PZ-0365](#)

RESOLUTION NO. R2025 - 4 AXIS 2 MASTER PLAN

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION NUMBER 2024-0001-MP) FOR CERTAIN PROPERTY KNOWN AS AXIS 2 (ALSO KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW DEVELOPMENT OF THE AXIS 2 PROJECT, A RESIDENTIAL DEVELOPMENT WITH 220 MULTI-FAMILY RESIDENTIAL UNITS, AND TO ADOPT THE AXIS

2 PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Resolution No.2025-4 as amended in presentation. The motion passed unanimously (7-0).

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

Tim stated that the next meeting be on February 19, 2025. Mr. Stillings echoed the board's thanks to Jennifer Fritz for her 20 years of service.

X. COMMENTS FROM THE BOARD

XI. ADJOURN

NOTICE