

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**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*

*Maureen Martinez*

*Jeffery Robbert*

*Tatiana Yaques*

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. REMARKS FROM THE CHAIRMAN**

**IV. APPROVAL OF MINUTES**

[PZ-0357](#) NOVEMBER 20, 2024 PLANNING, ZONING AND ADJUSTMENT BOARD  
MINUTES

**V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**

**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 AEROCLUB SUBDIVISION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[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-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

[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.

[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.

[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.

**VIII. COMMENTS FROM THE PUBLIC**

**IX. COMMENTS FROM STAFF**

**X. COMMENTS FROM THE BOARD**

**XI. ADJOURN**

**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.*