

**MEETING MINUTES**  
**PLANNING, ZONING AND ADJUSTMENT BOARD**  
**November 19, 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 November 19, 2025, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

**I. CALL TO ORDER/ROLL CALL**

Michael Drahos called the meeting to order at 7:00 PM.

**Members present:** Michael Drahos, Jeffrey Robbert, John Bowers, Tatiana Yaques, Elizabeth Mariaca, Ryan Mishkin and Johnny Meier.

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

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was done.

**III. REMARKS FROM THE CHAIRMAN**

None.

**IV. APPROVAL OF MINUTES**

Meeting minutes for October and November will be presented at the December PZAB Meeting.

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

Agenda reordering: The grant application will be addressed first, followed by the Rustic Ranches ZTA. The two Isla Carroll items will be presented last.

## **VI. OLD BUSINESS**

None.

## **VII. NEW BUSINESS**

### **DISCUSSION OF 2025-2026 LAND AND WATER CONSERVATION FUND (LWCF) GRANT APPLICATION IN THE AMOUNT OF \$1,500,00 FOR IMPROVEMENTS TO VILLAGE PARK.**

Tim Stillings presented to the board a grant Wellington is applying for and what areas it could be used for if it were to be awarded.

**No action required by the board.**

### **ORDINANCE NO. 2025-20 (RUSTIC RANCHES OVERLAY ZONING DISTRICT RV REGULATIONS ZONING TEXT AMENDMENT)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Kelly Ferraiolo, Senior Planner, gives a brief background in relation to recreation vehicles in Rustic Ranches. The staff-initiated request is to amend the requirements for the use of Recreational Vehicles (RVs) within the RROZD.

Staff received interest from the Rustic Ranches residents to modify the RV regulations to allow the use of RVs as temporary residences, consistent with the rest of the EOZD.

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

**None.**

**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 Jeffrey Robbert, to approve Ordinance No.2025-20. The motion passed unanimously (7-0).**

## **EX-PARTE COMMUNICATIONS**

Tatian Yaques spoke with the applicant's agents and staff. Elizabeth Mariaca spoke with both staff and the applicant's agents. Michael Drahos spoke with the applicant as well as with staff and with Councilman McGovern. Jeffrey Robbert spoke directly with the applicant. John Bowers spoke with the applicant, Councilwoman Silvestri, Councilman McGovern, Mayor Michael Napoleone, and staff. Ryan Mishkin spoke with the applicant, Councilman McGovern and Mayor Michael Napoleone. Johnny Meier spoke with the applicant and with Councilwoman Silvestri.

### **ORDINANCE NO. 2025-29 (ISLA CARROLL POLO AND RESIDENCES REZONING)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND RESIDENCES; 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.**

### **RESOLUTION NO. R2025-67 (ISLA CARROLL POLO AND RESIDENCES PUD MASTER PLAN)**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2025-0002-MP) ISLA CARROLL POLO AND RESIDENCES 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 POLO AND RESIDENCES MASTER PLAN; TO DESIGNATE A 47.85-ACRE RESIDENTIAL POD WITH 40 SINGLE-FAMILY DWELLING UNITS; TO DESIGNATE A 31.32-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**

Neil Schiller, from Government Law Group representing the applicant, gave a presentation on Isla Carroll. The applicant is requesting a rezoning from Equestrian Residential/ Equestrian Overlay Zoning District (ER/EOZD) to Planned Unit Development/ Equestrian Overlay Zoning District (PUD/EOZD), along with the associated Master Plan Approval that includes 40 dwelling lots and a club/amenity pod.

Mr. Schiller explained the concerns the EPC has on the future maintenance of Isla Carroll East Field and addressed those issues by stating that USPA will maintain the field to USPA standards. Maintenance is ultimately the responsibility of the ownership; the business plan has been designed to ensure proper reserve funds be held by the owner.

Mr. Schiller also addressed the concerns on the uncertain relationship with the USPA and explained they are currently negotiating a long-term deal with a 25-year initial term and 2, 10-year automatic renewals.

Mr. Schiller discussed the equestrian goals they strive to achieve, which include preserving Wellington's equestrian lifestyle, maintaining a multi-modal transportation network within the Equestrian Preserve Area (EPA), and supporting the thriving equestrian competition industry in Wellington.

Kelly Ferraiolo, Senior Planner, gave a staff presentation on the Isla Carroll project. Mrs. Ferraiolo spoke briefly on the history of the location. The proposed Master Plan creates a 47.85-acre Residential Pod and designates 40 single family residential lots with a minimum of 0.43 acres in size. It creates a 31.1-acre club/amenity pod that includes equestrian facilities.

Michael Drahos raised concerns about the applicant's plans for the portion of the property designated as a country club, noting that these details were not addressed during the presentation. In response, Ed Divita, with Discovery Land Company, explains that the club's amenities have been scaled to accommodate both community residents and outside members. The proposal includes up to 325 members, of which approximately 40 would be on-site residents. Mr. Divita continued to explain the amenities that will be provided in the country club.

Michael Drahos asks Tim Stillings to clarify how he and the Wellington staff interpret the meaning of LDR 6.8.8, subsection D, which states that "equestrian amenities shall serve as the internal focus of a development." Mr. Stillings explains that this requirement refers to providing features such as stables, riding rings, exercise courses, an internal bridle trails, and more. In the project currently under review, the polo field is highlighted as a significant component fulfilling this intent.

Mr. Schiller addressed the committee to explain why polo serves as the internal focus of this project. He emphasized that both guests and residents will have the opportunity to experience polo in a distinctive and engaging way. The project is designed to provide visitors with exposure to an equestrian lifestyle that is not commonly accessible to everyone.

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

**Tim Gannon, 3585 Aiken Court: supports.**

**Jennifer Preletz Sautana, 2865 Polo Island Drive: supports.**

**Kristy Lund, 11739 Acme Road: opposes.**

**Maureen Brennan, 13481 Fountain View Blvd: opposes.**

**Sarah Goos, 15320 46<sup>th</sup> Lane S: opposes.**

**Phoebe Wessley, 2522 Windsor Way CT: opposes.**

**Olexa Celine, 2891 Long Meadow Dr: supports.**

**Nacho Figueras, 11950 Maidstone Dr: supports.**

**Jessica Insalaco, 340 Royal Poinciana Way: supports.**

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

**A motion was made by Tatiana Yaques, seconded by Jeffrey Robbert, to recommend denial of Ordinance No. 2025-29. The motion passed (6-1). Elizabeth Mariaca dissented.**

**A motion was made by Tatiana Yaques, seconded by Jeffrey Robbert, to recommend denial of Ordinance No. R2025-67. The motion passed (6-1). Elizabeth Mariaca dissented.**

#### **VIII. COMMENTS FROM PUBLIC**

None.

#### **IX. COMMENTS FROM STAFF**

Cory Lyn Cramer stated that the next meeting is scheduled for December 17, 2025. She wishes everyone a Happy thanksgiving.

#### **X. COMMENTS FROM THE BOARD**

None.

#### **XI. ADJOURN**

**The meeting adjourned at 10:45 pm.**

**APPROVED:** \_\_\_\_\_  
Date

\_\_\_\_\_  
**Michael Drahos - Chair**

\_\_\_\_\_  
**Recording Secretary**