

**MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD**

December 17, 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 December 17, 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 Yiques, Elizabeth Mariaca, Ryan Mishkin, and Johnny Meier.

Staff present: 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 2025 were presented at the December PZAB Meeting.

**PZ-0395 October 15, 2025, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES
PZ-0398 November 19, 2025, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES**

A motion was made by Elizabeth Mariaca, seconded by John Bowers, to approve the October 15, 2025, PZAB Meeting Minutes and the November 19, 2025, PZAB Meeting Minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Both agenda items will be presented together.

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

Laurie Cohen advised Tatiana Yiques to recuse herself from commenting on the agenda items, as she is an attorney and two of her former firms previously represented various Far Niente Stables entities. Tatiana Yiques was excused.

EX-PARTE COMMUNICATIONS

Elizabeth Mariaca spoke with the applicant. Michael Drahos spoke with the applicant. Jeffrey Robbert spoke with the applicant. Ryan Mishkin spoke with the applicant. Johnny Meier spoke with the applicant.

ORDINANCE NO. 2025-26 (14833 50th Street Development Order Amendment)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-D0A) FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER), TOTALING APPROXIMATELY 59.3 ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; SPECIFICALLY DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF A FUTURE LAND USE MAP DESIGNATION; UPDATING THE LEGAL DESCRIPTION REFERENCED IN ORDINANCE NO. 2005-019; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2025-27 (14833 50TH Street Rezoning)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

David Milledge, representing the applicant, presented both the Development Order Amendment and the Rezoning request. The amendment seeks to correct an error related to a boundary and associated legal restrictions, ensuring consistency with the original ordinance, which closes the boundary while maintaining the same acreage. Additionally, in reference to Ordinance 2005-19, the applicant is requesting the release of equestrian show/venue related use limitations.

Regarding the Rezoning request, Mr. Milledge explained that the property is currently zoned ER. The proposed change to ECR would align with Wellington's Comprehensive Plan.

Mr. Milledge assured Johnny Meier that the changes are simply intended to resolve inconsistencies. He emphasized to the board that no new entitlements are being introduced and that the applicant will still have to rely on the LDR for all permissible uses.

Kelly Ferraiolo, Senior Planner, presented the requests for 14833 50th Street, noting that it is consistent and compatible with existing uses and surrounding zoning, as the request is primarily a clean-up.' The staff analysis concludes that the proposed requests meet all requirements for both the Development Order Amendment and the Rezoning.

A motion was made by Elizabeth Mariaca, seconded by John Bowers, to open public comment. The motion passed unanimously (6-0).

**Gicela Mirzadeh, 4788 Garden Point Trl: opposes.
Sarah Goos, 15320 46 Lane South: opposes.**

A motion was made by Elizabeth Mariaca, seconded by John Bowers, to close public comment. The motion passed unanimously (6-0).

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance No. 2025-26. The motion passed (6-0).

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance No. 2025-27. The motion passed (6-0).

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Tim Stillings wishes everyone a Happy Holiday and mentions projects that will be presented to the board in early 2026.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 7:36 pm.

APPROVED: _____

Date

Michael Drahos - Chair

Recording Secretary