

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Wednesday, November 19, 2025

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

*Michael Drahos - Chair
Jeffery Robbert - Vice Chair
John Bowers
Elizabeth Mariaca
Johnny Meier
Ryan Mishkin
Tatiana Yaques*

I. CALL TO ORDER

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; and Laurie Cohen, Village Attorney; Sharesse Milachay, Recording Secretary.

II. REMARKS BY CHAIRMAN

Mr.Drahos had no comments.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Minutes will be presented in the following 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

VII. OLD BUSINESS

VIII. NEW BUSINESS

[PZ-0387](#)

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.

[PZ-0388](#)

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

A motion was made by Jeffrey Robbert, 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 46th 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 not recommend approval 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 not recommend approval of Ordinance No. R2025-67. The motion passed (6-1). Elizabeth Mariaca dissented.

[PZ-0386](#)

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.

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).

[PZ-0391](#)

Discussion of 2025-2026 Land and Water Conservation Fund (LWCF) grant application in the amount of \$1,500,000 for improvements to Village Park.

Tim Stillings notified the board of a grant application that the Village will be submitting.

- IX. COMMENTS FROM THE PUBLIC**
- X. COMMENTS FROM STAFF**
- XI. COMMENTS FROM THE BOARD**
- XII. ADJOURN**

Meeting adjourned at 10:45 pm.

NOTICE