



MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
January 21, 2026
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 January 21, 2026, 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; Catherine DeCosmo, Planner; Tim Stillings, Planning, Zoning and Building Director; Laurie Cohen, Wellington 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 December 2025 were presented at the January PZAB Meeting.

PZ-0402 December 17, 2025, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Jeffrey Robbert, to approve the December 21, 2025, PZAB Meeting Minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

Moved agenda item PZ-0400 Water Supply to be the first on the agenda.

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

ORDINANCE NO. 2026-01 (Water supply facilities 10-year work plan and related update of Wellington’s Comprehensive Plan)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, ADOPTING WELLINGTON’S WATER SUPPLY FACILITIES 10-YEAR WORK PLAN AND AMENDING WELLINGTON’S COMPREHENSIVE PLAN TO INCORPORATE THE WORK PLAN BY REFERENCE WITHIN THE PUBLIC FACILITIES ELEMENT AND CAPITAL IMPROVEMENT ELEMENT, AS REQUIRED BY FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Catherine DeCosmo, Planner, gave a brief presentation regarding amending Wellington’s Comprehensive Plan to incorporate Wellington’s Water Supply Facilities 10-Year Work Plan by reference and amend all references to the plan. The elements being amended include the Public Facilities Element and the Capital Improvement Element.

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

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

A motion was made by Jeffrey Robbert, seconded by Elizabeth Mariaca, to approve Ordinance No. 2026-01. The motion passed (7-0).

EX-PARTE COMMUNICATIONS

Johnny Meier spoke with the applicant and Councilwoman Silvestri. Ryan Mishkin spoke with the applicant. John Bowers spoke with the applicant and Councilman McGovern. Jeffrey Robbert spoke with the applicant. Michael Drahos spoke with the applicant and Councilman McGovern. Elizabeth Mariaca spoke with the applicant and staff. Tatiana Yaques spoke with the applicant, staff, and Mayor Napoleone, and Councilman McGovern.

ORDINANCE NO. 2026-06 Wellington Village (FKA K Park) Rezoning

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0003-REZ] BY AMENDING THE ZONING DESIGNATION FOR A PORTION OF CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM COMMUNITY FACILITIES (CF) TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD), TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM COMMUNITY COMMERCIAL (CC) TO MUPD, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL 71.27-ACRES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2026-03 Wellington Village (FKA K Park) Master Plan

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN (PETITION 2025-0001-MP) FOR THE WELLINGTON VILLAGE MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY FORMERLY KNOWN AS K PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US 441/SR 7, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE WELLINGTON VILLAGE MUPD MASTER PLAN; TO DESIGNATE A 43.76-ACRE INSTITUTIONAL POD (POD A) WITH A MAXIMUM OF 1,750 STUDENTS AND 405,000 SQUARE FEET; TO DESIGNATE A 24.05-ACRE COMMERCIAL POD (POD B) WITH A MAXIMUM OF 210,000 SF OF RETAIL, 105,000 SF OF RESTAURANT PLUS 20,000 SF OUTDOOR DINING; 75,000 SF OF OFFICE, 180-ROOM HOTEL WITH A MAXIMUM OF 175,000 SF, AND 215 MULTIFAMILY DWELLING UNITS (PHASE 1 – 15 UNITS/30,000 SF AND PHASE 2 – 200 UNITS/300,000 SF); TO DESIGNATE A 3.23-ACRE OPEN SPACE POD (POD O) WITH A LAKE AND PUBLIC USE LAKE TRAIL; TO DESIGNATE A 0.23-ACRE UTILITY/MUNICIPAL POD WITH A LIFT STATION; TO ADD THREE (3) ACCESS POINTS ON STRIBLING WAY; TO ADD ONE (1) ACCESS POINT ON US 441/SR 7; TO ADD THREE (3) CROSS ACCESS POINTS TO THE LIFE CHURCH PROPERTY; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FARMINGTON ESTATES; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FAMILY VISION; TO ADOPT THE WELLINGTON VILLAGE MUPD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2026-04 Wellington Village (FKA K Park) Conditional Use for Pod A School

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2025-0001-CU) FOR CERTAIN PROPERTY FORMERLY KNOWN AS K PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A 1,750-STUDENT PRIVATE SCHOOL WITH OUTDOOR RECREATIONAL FACILITIES WITHIN POD A OF THE WELLINGTON VILLAGE MUPD; PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2026-05 Wellington Village (FKA K Park) Conditional Use for Pod B Hotel

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2025-0002-CU) FOR CERTAIN PROPERTY FORMERLY KNOWN AS K PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 180-ROOM HOTEL WITHIN POD B OF WELLINGTON VILLAGE MUPD; PROVIDING AN EFFECTIVE DATE.

Ken Tuma, from Urban Design Studio, presented an overview of the Rezoning request from Community Commercial (CC) and Community Facilities (CF) to Multiple Use Planned Unit Development (MUPD), a Master Plan, and 2 conditional uses: a school and a hotel.

Brian Kelly, Vice President of Traffic Engineering with Simmons and White, delivered a presentation on transportation matters, focusing on roadway improvements and school circulation. Mr. Kelly explained that the developer is proposing substantial roadway upgrades along Stribling Way and State Road 7, fulfilling their commitment to help mitigate traffic issues in the area. He then outlined the specific improvements planned and presented accompanying graphics to the board.

Mr. Kelly also emphasized that one of the key traffic-mitigation strategies associated with the school is the proposal to implement staggered start and end times. This approach is intended to distribute traffic more evenly and prevent congestion from occurring all at once.

Kelly Ferraiolo, Senior Planner, presented the request involving Rezoning, Master Plan, and 2 conditional uses. Mrs. Ferraiolo explains that the Master Plan would add three (3) access points on Stribling Way, one access point along State Road 7, and three (3) cross access points to Life

Church property, one (1) cross access point to the Farmington Estates and one (1) Family Vision for future cross access.

Tatiana Yaques asked staff how the remaining road improvements—the portion not covered by the applicant—would be funded. Tim Stilling explained that the additional costs would be paid through the Village of Wellington’s capital funds when warranted.

Johnny Meier asked whether the road widening would extend all the way to Castellina Circle. Mr. Kelly responded that the final extent would depend on the design, but noted that the current plan effectively widens the entire segment to four lanes.

Kevin Ryan, Executive Vice President of Related Ross, stated that their preference is the roundabout, explaining that the alternative—a school zone signal—would only operate during school hours, making the roundabout the more functional long-term solution. Mr. Ryan added that the only reason the roundabout is not currently shown on the plan is that they were awaiting confirmation from the Castellina community to ensure it is an option they would support. Tim Stillings also stated that staff agree with the applicant, noting that a roundabout is their preferred option as well.

Michael Drahos expressed concerns about the limited amount of residential development, noting that residential components typically help financially support the commercial and retail portions of a project. He also pointed out that Pod A is the school project and questioned what funding mechanism would cover the cost of the entire development, as well as whether the school’s performance would have any impact on Pod B. He further asked what the implications would be if the school were to fail. In response, Mr. Ryan clarified that the two projects operate independently.

Johnny Meier asks who would be responsible for determining the school start times. Mr. Kelly responds that the school would be the one making that decision. Mr. Meier explains that he is asking because there are several nearby schools, such as Renaissance Charter School across the street, Emerald Cove, and Equestrian Trails, and he would like to see some coordination with the Village regarding when those schools start and when the applicant is proposing to start, to help prevent traffic issues.

Michael Drahos asked for clarification regarding the admissions criteria for the private school, including how students will be selected, the qualifications sought in prospective teachers, and the type of curriculum that would be offered.

Jeff Clark, CEO of Elevate Ed, explained that the school intends to implement a rigorous academic program characterized by extensive reading and advanced mathematics, comparable to that of top-tier schools nationwide. Clark also noted that the organization plans to recruit teachers both nationally and internationally to ensure a highly qualified faculty.

Michael Drahos noted that for the upcoming council meeting, he recommends having Andrea Troutman present to address any traffic-related questions or concerns that may arise. Staff noted that she will be at the Council meeting and was currently on vacation. He also advised that Wellington staff conduct a thorough analysis to determine whether this would be an appropriate opportunity to consider widening Stribling Road.

Tatiana Yaques expressed her support for the mixed-use portion of the plan that includes office space. She noted that the loss of the Lake Wellington Professional Center created a significant gap for many small businesses in Wellington. With the proposed addition of a co-working space, she believes small businesses will greatly benefit, particularly by having access to flexible work areas and the ability to maintain a Wellington address for their operations.

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

- Erik Fledelius, 10075 Freesian Way: Verify the southern boundary along Farmington
- Carolyn Wheeler, 79 squire Dr: Support.
- Mary Lou Bedford, 12794 W Forest Hill Blvd: Supports.
- Audeanne Donaldson, 110 Forester Ct: Supports.
- Joy Fledelius, 10075 Freesian Way: Supports.
- Robert Moore, 10131 Freesian Way: Type of buffing for Farmington Estates along the proposed access road.
- Joseph Bujalski, 17309 Balboa Point Way: Supports.

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

A motion was made by John Bowers, seconded by Jeffrey Robbert, to recommend approval of Ordinance No. 2026-06. The motion passed (7-0).

A motion was made by John Bowers and seconded by Jeffrey Robbert to recommend approval of Resolution No. R2026-03, with the following suggested improvements:

- 1. Incorporate the illustration of the hardscape streetways into the Project Standards Manual;**
- 2. Provide clarification regarding the traffic plan in Castellina, specifically whether a roundabout will be the ultimate design decision; and**
- 3. Include illustrations in their parking garage standards for POD B.**

The motion passed (7-0).

A motion was made by John Bowers and seconded by Jeffrey Robbert, to recommend approval of Resolution No. R2026 – 04. The motion passed (7-0).

A motion was made by John Bowers and seconded by Jeffrey Robbert, to recommend approval of Resolution No. R2026 – 05, with the suggestion of advocating for a soft-branded hotel that is still affiliated with a chain. The motion passed (7-0).

EX-PARTE COMMUNICATIONS

Johnny Meier spoke briefly with the applicant. John Bowers spoke with the applicant, Councilman McGovern, and staff. Michael Drahos spoke with Councilman McGovern. Elizabeth Mariaca spoke with the applicant. Tatiana Yaques spoke with the applicant and Mayor Michael Napoleone.

ORDINANCE NO. 2026-04 (ARTISTRY LAKES CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON’S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, FROM PALM BEACH COUNTY LOW RESIDENTIAL – 2 (PBC LR-2) TO WELLINGTON RESIDENTIAL C (1.01 – 3.0 DU/AC) LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2026-05 REZONING (ARTISTRY LAKES REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0005-REZ] BY AMENDING THE ZONING DESIGNATION FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES FROM PALM BEACH COUNTY PLANNED UNIT DEVELOPMENT (PBC PUD) TO PLANNED UNIT DEVELOPMENT (PUD), LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2026-02 Master Plan (Artistry Lakes PUD Master Plan)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN (PETITION 2025-0003-MP) FOR THE ARTISTRY LAKES PLANNED UNIT DEVELOPMENT

(PUD), FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 (SR80) INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ARTISTRY LAKES PUD MASTER PLAN; TO DESIGNATE A 418.49-ACRE RESIDENTIAL POD (POD A) WITH A MAXIMUM OF 579 SINGLE FAMILY DWELLING UNITS (PHASE 1 – 160 UNITS; PHASE 2 – 206 UNITS; AND PHASE 3 – 213 UNITS); TO DESIGNATE A 4.0-ACRE CIVIC POD (POD B); TO DESIGNATE 3.78- ACRE (POD C) AND 9.07-ACRE (POD D) PUBLIC RECREATION PODS; TO ADD TWO (2) ACCESS POINTS ON SR80; TO ADD ONE (1) ACCESS POINT TO THE FUTURE EXTENSION OF OKEECHOBEE BOULEVARD; TO ADOPT THE ARTISTRY LAKES PUD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Lentzy Jean-Louis, Planner at Urban Design Studio, presented the requests, which include a Rezoning proposal to change the Official Zoning Map designation from Palm Beach County Planned Unit Development to Wellington Planned Unit Development (PUD). The applicant is also requesting an amendment to their Master Plan to develop a 579-unit single-family residential project, as well as the adoption of the Artistry Lakes Project Standards Manual.

Kelly Ferraiolo, Senior Planner, provided a brief presentation summarizing the requests outlined in the applicant's presentation. Ms. Ferraiolo displayed comparisons between the existing conditions and the improvements proposed by Artistry Lakes, with Wellington's approval. Mrs. Ferraiolo mentions that a Conceptual Site Plan and Circulation Plan have been submitted; if the proposed requests are approved, a Site Plan will be required prior to obtaining a Land Development Permit.

Tatiana Yaques asked about several of the proposed changes, specifically the removal of the 54 townhouses and the elimination of the commercial component of the project, and requested clarification on the reasons behind those modifications.

Ken explained that when Kolter was approached by the Village of Wellington, the company determined that single-family homes were more appropriate for this particular parcel and that such a product would be more successful. Regarding the commercial portion, he noted that the space had been marketed and efforts were made to lease it, but they were not successful, which contributed to the decision to remove it from the plan.

Elizabeth Mariaca asked about the anticipated price range for the homes. Brian Grove, representing Kolter Homes, responded that pricing is expected to start just under one million dollars. He explained that the homes in this development will be larger and more estate-style than those typically offered by Kolter.

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

No public comment was provided.

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

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to approve Ordinance No. 2026-04. The motion passed (7-0).

A motion was made by John Bowers, seconded by Jeffrey Robbert, to approve Ordinance No. 2026-05. The motion passed (7-0).

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to approve Resolution R. 2026-02. The motion passed (7-0).

ORDINANCE NO. 2026-02 (6.8.8 – EQUESTRIAN DEVELOPMENTS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, AMENDING ARTICLE 6, SECTION 8.8 – EQUESTRIAN DEVELOPMENT OF THE LAND DEVELOPMENT REGULATIONS BY DELETING THE CRITERIA FOR EQUESTRIAN DEVELOPMENTS; RESERVING 6.8.8 FOR FUTURE USE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Cory Lyn Cramer, Planning and Zoning Manager, provided a presentation on the proposed Zoning Text Amendment. Ms. Cramer explained that in 2019, the Wellington updated the Land Development Regulations, during which the “cluster development” designation was replaced with “Equestrian Development.” These standards were intended to ensure that any qualifying project would include equestrian-related amenities while also limiting eligibility for additional density.

Ms. Cramer further stated that, following discussions during public hearings, the Council has directed staff to prepare a Zoning Text Amendment to remove these standards and reserve the section for potential future use.

Tatiana Yaques commented that maintaining equestrian uses, lot sizes, and the overall integrity of the EOZD regulations is essential. She explained that a PUD allows for greater flexibility, which could enable applicants to bypass certain standards, and emphasized the importance of

protecting the existing zoning regulations. For this reason, she stated that she does not believe Wellington should allow PUDs within the EOZD, as doing so could compromise the zoning protections currently in place.

A motion was made by Michael Drahos, seconded by Elizabeth Mariaca, to postpone Ordinance No. 2026-02 until the April meeting. The motion passed (6-1). John Bowers dissented.

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

None.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 11:15 pm.

APPROVED: _____
Date

Michael Drahos - Chair

Recording Secretary