

**POD B – WELLINGTON VILLAGE MUPD (K-PARK)
CONDITIONAL USE – HEIGHT (BLDG. D1, D2, G4, H)
JUSTIFICATION STATEMENT**

Request: Conditional Use - Height
Original Submittal: January 13, 2026
Resubmittal: February 3, 2026



Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST

On behalf of the Applicant, Wellington Property Owner, LLC, Urban Design Studio (UDS), as Agent, has prepared and hereby respectfully submits this application for Conditional Use Height approval above 35' for Buildings D1, D2, G4, and H within Pod B of the Wellington Village (K-Park) MUPD. As outlined in Section 5.3.11 of the ULDC, requests for buildings exceeding 35 feet in height shall require Conditional Use approval by the Village Council. Included in the submittal package are exterior elevations, materials, and renderings for the subject buildings, along with proposed site plan and landscape plans for Pod B. This application is submitted concurrently with a Conditional Use request to allow a Hotel, a Rezoning request from Community Facilities (CF) to Multiple Use Planned Unit Development (MUPD), a Master Plan application for the K-Park MUPD, and a Site Plan application for Pod B of the K-Park MUPD.

PROPERTY INTRODUCTION

The K-Park MUPD property comprises ±71.27-acres generally located at the southwest corner of Stribling Way and State Road 7 (US 441). The site is currently addressed 10400 Stribling Way and can be more specifically referenced by parcel control numbers (PCNs) 73-42-43-27-05-026-0011 and 73-41-44-24-06-003-0000 ("Subject Property"). The Mixed-Use Village site is planned on 24.05 acres, located on the eastern portion of the Subject Property.

Please refer to the associated Rezoning and Master Plan applications for additional details on the overall project. This narrative serves to address the specific Conditional Use Height criteria in relation to the proposed Buildings D1, D2, G4, and H.

SURROUNDING USES

The Subject Property is situated along the eastern boundary of the Village at the southwest corner of Stribling Way and State Road 7 (US 441). Within the Village, this portion of the State Road 7 corridor has been developed with primarily non-residential uses at a larger scale including the Palomino Park Medical Center and Marketplace at Wycliffe to the south as well as the Village Green Center, the Mall at Wellington Green, and Wellington Regional Medical Center to the north. Similarly, the Stribling Way corridor provides for a number of nearby institutional uses including the adjacent Life Church Wellington, Emerald Cove Middle School and Olympia Park to the east, and the Village Park Athletics Complex to the west. In addition to the considerable non-residential uses in the surrounding area, properties to the west, north, and south are developed with single-family residential uses on lots of one-fifth to one-quarter of an acre and separated from the site by road right-of-way or substantial landscape buffers. The Subject Property is strategically positioned to provide for the proposed mix of uses

contemplated for the K-Park MUPD, including the proposed school use on the western portion of the site.

Please refer to the following summary table with information on the land use and zoning of adjacent properties in closest proximity to the Subject Property.

	Existing Use	Land Use	Zoning
Northwest	SF Residential – Castellina	Residential C	Residential PUD
Northeast	Commercial – Village Green Center	Community Commercial (CC)	Community Commercial (CC)
South	SF Residential – Farmington Estates (PBC)	Residential Low Density (PBC)	Residential PUD (PBC)
Southeast	Life Church Wellington	Community Facilities (CF)	Community Facilities (CF)
East	State Rd 7 ROW - Olympia Park	Community Facilities (CF)	Community Facilities (CF)
West	SF Residential – Oakmont Estates	Residential C	Residential PUD

SITE DESIGN

Pod B

Pod B totals 24.05 acres and serves as the mixed-use and social hub of the project with a mix of horizontally and vertically integrated uses including 15 multi-family residential units above non-residential uses and a regional destination for the residents of the Village of Wellington to eat, work, and play.

Pod B is designed as a Mixed-Use Village with storefronts and buildings oriented around an organic network of public spaces such as pedestrian promenades, plazas, parklets, pathways, wide sidewalks and gardens serving as key focal points for the development. Of the 19 buildings within Pod B, four (4) of the proposed buildings exceed 35' and are the subject of the Conditional Use Height approval request. The buildings above 35' within Pod B are listed below:

Building D1

Building D1 is a three-story mixed-use building totaling 33,250 gross square feet. It contains 10,100 square feet of retail and 400 square feet of restaurant space on the first floor. The second floor consists of 11,750 SF of office space. The third floor consists of 11,000 SF of office space. Building D1 totals 42' in height, reflecting a 7' increase above the base 35' height requirement and is connected to Building D2 through a bridge on the second and third stories.

Building D2

Building D2 is a three-story mixed-use building totaling 35,150 gross square feet. It contains 8,500 square feet of retail, 400 square feet of restaurant space, and 1,500 square feet of office space on the first floor. The second floor consists of 11,750 SF of

office space. The third floor consists of 11,000 SF of office space. Building D2 consists of 2,000 square feet of back-of-house space. Building D2 totals 42' in height, reflecting a 7' increase above the base 35' height requirement and is connected to Building D2 through a bridge on the second and third stories.

Building G4

Building G4 is a two-story mixed-use building totaling 22,500 gross square feet. The program includes 11,500 square feet of restaurant space on the first floor, and 10,000 square feet of restaurant space on the second floor. The building also includes 1,000 square feet of BOH operations which is included in the gross square footage calculation for the Master Plan. Building G4 is positioned east of the Pod O Lake and is designed to frame and activate the waterfront with an interactive pedestrian open space and outdoor dining. Building G4 totals 46.38' in height to the average height of the gable roof.

Building H – Hotel

The hotel ranges between six and seven stories and totals 175,000 gross square feet. It is programmed for 180 rooms, and will be managed as an extended-stay hotel to compliment the other planned commercial uses in Pod B. The Hotel is proposed to be 86' in height to its highest element as permitted by Section 6.3.1.F.5.f.iv.

CONDITIONAL USE – HEIGHT STANDARDS

Pursuant to the Village's Development Review Manual and Section 5.3.11 of the Land Development Regulations, the following standards apply to any request for Conditional Use approval for building height exceeding 35 feet. Please consider the Applicant's responses to all applicable standards as listed below.

1. That the proposed request is consistent with all elements of the Comprehensive Plan.

Response: *As a component of the Conditional Use Height request for buildings exceeding 35 feet within the 71.27-acre K-Park MUPD, the proposed buildings are consistent with all elements of the Village of Wellington Comprehensive Plan, specifically the Future Land Use & Community Design Element (LU&CD). The project fulfills the vision for large-scale mixed-use developments and aligns with the community's long-term planning principles. The location of the site along State Road 7 fulfills Objective LU&CD 2.5, which promotes the corridor's evolution into a mixed-use destination with housing, businesses, and employment opportunities. The hotel, retail, and dining components encourage job creation and community interaction, consistent with Policies LU&CD 2.5.3 and 2.5.4.*

The project also complies with Policy LU&CD 2.1.4 as appropriate transitioning and setbacks are proposed for the buildings with heights that exceed 35' as referenced in this application. Buildings D1, D2, G4, and H are all centrally located within Pod B and oriented towards the State Road 7 corridor where the location of the proposed heights is more contextually appropriate. Pod B is positioned more than 400' setback from the nearest single-family residential properties to the north and west, and is separated from properties to the east by approximately 70' of swale area within the State Road 7 ROW before roadway pavement and vehicular traffic. Furthermore, each building complies with individual setback requirements as detailed later in this narrative.

The project complies with Policy MB 1.1.3 as the MUPD proposes a widened sidewalk within the Stribling Way ROW, a comprehensive sidewalk network along the storefront and plaza areas of Pod B, and an 8' minimum lake path surrounding the Pod "O" Common Open Space Lake. The site is also designed to ensure adequate circulation aisles, turning radii and parking spaces for comfortable vehicular circulation, demonstrating compliance with Policy MB 2.1.2.

The project will also comply with Policy CSR 3.1.1 of the Conservation, Sustainability, & Resiliency Element. The proposed construction for Pod A and Pod B will be designed to achieve LEED silver certification or similar green building ratings on the architecture proposed.

2. That the proposed request is in compliance with Section 6.3.1.F, Building Height, of Wellington's LDR.

Response: See below for standards demonstrating compliance with Section 6.3.1.F

Building Height Compliance Analysis:

Pursuant to Section 6.3.1.F.5 of the LDR, all buildings exceeding 35 feet in height must meet the following requirements:

a. Minimum Property Size (Section 6.3.1.F.5.a)

Requirement: The property shall be a minimum of two (2) acres in size.

Response: *The proposed request complies as Pod B totals 24.05 acres which exceeds two (2) acres in size.*

b. Location Requirements for Residential E, F, G, H Land Uses (Section 6.3.1.F.5.b)

Requirement: Building(s) within Residential E, F, G, and H land uses shall be located within a Planned Development and shall be within 500 linear feet of a collector road or road with a higher classification.

Response: *This standard is not applicable as the site is located within a Mixed-Use (MU) land use; however, the site is located within a Planned Development within 500 linear feet of State Road 7 which is a principal arterial road.*

c. Additional Setback Requirements (Section 6.3.1.F.5.c)

Requirement: The building(s) shall provide one (1) foot of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building or structure that exceeds 35 feet. The Council may approve exceptions if it is determined that the additional setbacks are inconsistent with the building's architectural style.

Response: *The buildings that are proposed to exceed 35' comply with additional setback standards as depicted below:*

Building ID	Proposed Height	Height Above 35'	Minimum Setback Requirement	Required Setback	Provided Setback
Building D1	42'	7'	Front (Stribling): 25'	Front: 32'	758.9'
			Corner (SR7): 25'	Corner: 27'	263.6'
			Rear (South PL): 30'	Rear: 37'	45.5'
			Front (Stribling): 25'	Front: 32'	752.9'

Building D2	42'	7'	Corner (SR7): 25'	Corner: 27'	364.8'
			Rear (South PL): 30'	Rear: 37'	145.47'
Building G4	46.38'	11.38'	Front (Stribling): 25'	Front: 36.38'	525.9'
			Corner (SR7): 25'	Corner: 36.38'	620.21
			Rear (South PL): 30'	Rear: 41.38'	362.1'
Building H	86'	51'	Front (Stribling): 25'	Front: 76'	620'
			Corner (SR7): 25'	Corner: 76'	609.21'
			Rear (South PL): 30'	Rear: 81'	145'

d. Adjacency to Single-Family Residential (Section 6.3.1.F.5.d)

Requirement: Buildings adjacent to single-family residential properties shall provide two (2) feet of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building that exceed 35 feet on the side of the building adjacent to the single-family properties. The property shall not be located adjacent to single-family residential property. Non-collector roadways and canals are not considered separation.

Response: *This standard is not applicable as none of the proposed buildings subject to Conditional Use Height approval within Pod B are adjacent to Single-Family Residential.*

e. Design Criteria (Section 6.3.1.F.5.e)

Requirement: The site design project must include at least three (3) or more of the following design criteria, as approved by the Council:

1. A parking structure that results in reduced paved parking areas or additional open green space;
2. Eco-design or facilities such as electric vehicle charging stations, green roofs, solar panels and/or bio swales;
3. Funding for privately improved and maintained public amenities on or contiguous to the project site, such as replacing/widening sidewalks, adding or improving bus shelters/stops, public art, public open space, or pedestrian streetscape enhancements;
4. LEED based design or Florida Green Building design certification of silver or higher;
5. Providing a minimum of 30% of the housing units with prices/rents available/accessible to households within 80% - 140% of Wellington's median income;

Response: *The proposed project will incorporate a minimum of three (3) design criteria: electric vehicle charging stations throughout the site; privately improved public amenities and pedestrian streetscape enhancements as depicted in the Pod B Site Plan and Project Standards Manual, including an organic network of public spaces such as*

pedestrian promenades, plazas, and 8-foot sidewalks along storefronts; and LEED-based design or Florida Green Building design certification of silver or higher for all buildings.

f. Additional Height Allowance (Section 6.3.1.F.5.f)

Requirement: Buildings may be eligible for an additional 15% height allowance, approved by the Wellington Council, based on specific criteria.

iv) Buildings eligible for a maximum building height of 72 feet may also be approved for an additional 20% of height if the following criteria are met:

1. Height allowance increase of 20% is limited to one (1) building within a Planned Development and/or project area.

Response: The 20% height allowance increase is limited to one (1) building within the MUPD which is specifically for the Building H Hotel.

2. Story heights shall be a minimum of 11 feet. Stories are measured from the floor to the lowest structural member that supports the story above.

Response: All stories are a minimum of 11 feet, as depicted in the Architectural Elevations for the Building H Hotel.

3. The entire building shall be setback an additional two (2) feet for every one (1) foot above 35 feet.

Response:

<i>Building ID</i>	<i>Proposed Height</i>	<i>2x Height Above 35'</i>	<i>Minimum Setback Requirement</i>	<i>Required Setback</i>	<i>Provided Setback</i>
<i>Building H</i>	<i>86'</i>	<i>102'</i>	<i>Front (Stribling): 25'</i>	<i>Front: 127'</i>	<i>620'</i>
			<i>Corner (SR7): 25'</i>	<i>Corner: 127'</i>	<i>609.21'</i>
			<i>Rear (South PL): 30'</i>	<i>Rear: 132'</i>	<i>145'</i>

4. No additional height allowance is permitted as referenced in subsections i, ii, and iii.

Response: Acknowledged.

h. Palm Planting Standards (Section 6.3.1.F.5.g)

Requirement:

- A minimum of 25% of the palms shall have a gray or brown wood height equal or greater than one-third (1/3) the overall height of the subject building and shall be located within the foundation plantings areas.

- A minimum of 25% of the palms shall have a minimum gray or brown wood height in excess of 12 feet and be placed within the foundation plantings areas.

Response: See below table depicting compliance for each building with required gray wood heights consistent with the proposed building heights. See landscape plan, and associated gray wood height exhibit.

BUILDING D1

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	42'	14'	22'-24' (Royal Palms)	25%	8	2	3
25% over 12'	42'	12' minimum	22'-24' (Royal Palms)	25%	8	2	3

BUILDING D2

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	42'	14'	22'-24' (Royal Palms)	25%	6	2	3
25% over 12'	42'	12' minimum	22'-24' (Royal Palms)	25%	6	2	3

BUILDING G4

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	46.38'	15.44'	22'-24' (Royal Palms)	25%	4	1	2
25% over 12'	46.38'	12' minimum	22'-24' (Royal Palms)	25%	4	1	2

BUILDING H

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	86'	28.38'	28' (Washingtonia Palms)	25%	15	4	10
25% over 12'	86'	12' minimum	28' (Washingtonia Palms)	25%	15	4	3
			22'-24' (Royal Palms)				1

The Applicant acknowledges that all required landscaping approved to obtain height approval shall remain as a condition of approval and must remain as long as the structure remains. Any landscaping that dies, becomes diseased, or disfigured must be replaced in a reasonable time period and be the same size as the palm(s) they replaced.

3. That the proposed request will ensure general compatibility with adjacent properties and other property in the district (use and character).

Response:

The proposed request ensures general compatibility with adjacent properties and the district through strategic site planning and appropriate building placement. The hotel and commercial/retail uses are positioned along the high-traffic arterial roadway (State Road 7), which is the appropriate location for higher intensity commercial used. Buildings D1/D2 (42' height, 3-story) and G4 (46.38' height, 2-story) are clustered centrally within the site, positioned closer to State Road 7 rather than nearer to sensitive residential boundaries.

Building H (86' height) is strategically located in the interior of the site with substantial setbacks from all property lines, particularly from the nearest residential to the south. This central clustering creates significant distance from the nearest residential properties to the south (Castellina PUD), minimizing potential use conflicts. Building scale and massing are appropriate for a State Road 7 corridor location, which is characterized by higher-intensity commercial development.

4. That the design of the proposed request will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: *The design minimizes adverse effects on adjacent lands through substantial setbacks and strategic building placement that far exceed code requirements. The tallest*

structure, Hotel H at 86', is positioned centrally and setback 145.0' from the southern property line ensuring substantial visual separation. Along State Road 7, a minimum 25' front setback is substantially exceeded for each building above 35' provided, with buildings appropriately oriented toward the arterial corridor where higher building heights are contextually suitable.

The architectural design incorporates graduated height transitions that step down from the 6-7 story hotel core to 3-story buildings (D1/D2 at 42'), 2-story structures (G4 at 46.38' and others), and 1-story buildings at the perimeter edges. This massing approach concentrates building heights at the site's interior near State Road 7 where higher intensity development is appropriate, while lower-scale buildings interface with adjacent properties. Enhanced buffering includes 20' Type C landscape buffers along State Road 7 and Stribling Way, that provide natural screening and visual separation. All service areas feature 6' high masonry screen walls, and the significant setbacks combined with central clustering ensure that visual impacts are minimized from all perspectives, particularly from residential areas to the south.

5. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

Response: *The proposed request complies with all Code standards for use, layout, function and general development characteristics as evidenced by the standards listed above for Section 6.3.1.F. earlier in this narrative.*

6. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

Response: *The proposed request is not out of scale with the needs of the Village of Wellington. Allowing the requested heights as part of this Conditional Use application will set the stage for the development of premier retail, dining, and hotel space for the benefit of residents within the Village of Wellington to eat, work, and play.*

CONCLUSION

On behalf of the applicants, Urban Design Studio requests favorable review and consideration of this request to approve the proposed Conditional Use application. The Project Managers at Urban Design Studio can be reached at 561-366-1100. Please feel free to contact with any questions or for additional information in support of this application.