

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Summary Agenda - Final

Wednesday, January 21, 2026

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 Yiques*

**I. CALL TO ORDER**

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

PZ-0402 December 17, 2025 Planning, Zoning and Adjustment Board Meeting  
Minutes

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

**VI. SWEARING IN OF SPEAKERS**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

PZ-0406 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.

[PZ-0407](#) 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.

[PZ-0408](#) 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.

[PZ-0409](#) 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.

[PZ-0403](#) 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.

[PZ-0404](#) 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

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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.

[PZ-0405](#) 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.

[PZ-0401](#) 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.

PZ-0400 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.

**IX. COMMENTS FROM THE PUBLIC**

**X. COMMENTS FROM STAFF**

**XI. COMMENTS FROM THE BOARD**

**XII. ADJOURN**

*If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.*

**NOTICE**

*If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).*

*Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.*