

Wellington Village (FKA K Park) Building Height

STAFF REPORT

Petition Number: Conditional Use – School
 2026-0002-CU
 Resolution No. R2026-08

Owner: Acme Improvement District
 12300 Forest Hill Boulevard
 Wellington, FL 33414

Applicants: Wellington Property Owner LLC
 360 S Rosemary Avenue
 Suite 800
 West Palm Beach, FL 33401

Agent: Urban Design Studios
 610 Clematis Street
 Suite CU02
 West Palm Beach, FL 33401

Site Address: 10400 Stribling Way

PCNs: 73-41-43-27-05-026-0011 and
 73-41-44-24-06-003-0000

Future Land Use Designation (FLUM): Mixed Use

Zoning Designation: Mixed Use Planned Development
 (MUPD)

Acreage: 71.27 +/- acres

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Location/Map: Southwest corner of Stribling Way and US
 441/SR7.



Surrounding Uses:

	Existing Use	Land Use	Zoning
North	Residential – Castellina	Residential C/Commercial	Residential PUD
South	Residential Unincorporated - Farmington	Residential Low Density (PBC)	Residential PUD (PBC)
East	Olympia Park	Community Facilities	Community Facilities
West	Residential – Oakmont Estates	Residential C	Residential PUD

Boards, Council:

Meeting	Notice Date	Meeting Date	Vote
PZAB	2/3/2026	2/18/2026	Pending
ARB	2/18/2026	2/25/2026	Pending
Village Council	2/26/2026	3/10/2026	Pending

REQUEST:

The applicant is requesting a Conditional Use approval to allow a maximum building height of 86 feet for Building H – Hotel (green), 42 feet for Buildings D1 (yellow) and D2 (purple) – Mixed Use, and 47 feet for Building G4 (blue) - Residential within Pod B of Wellington Village MUPD, as shown in the image below. Throughout the staff report, Wellington Village and K Park are used synonymously.



SITE HISTORY:

On September 9, 2003, the Acme Improvement District (Acme) acquired 66.27 acres for \$8,457,000 (\$127,622/acre +/-). The additional acres for the 71.28-acre property were formerly road right-of-way south of Stribling Way and a strip of land providing access to State Road 7 on the south side of the property.

In February 2008, Wellington entered into a contract with Sunrise Development, Inc. to sell 5.3 acres of the site along State Road 7 for \$5,000,000 to develop an assisted living facility for seniors. As a part of that project, Wellington approved a Comprehensive Plan amendment (Ord. No. 2006-17) for the intended site in October 2006, changing the designations from Community Facilities to Community Commercial. However, the buyer elected not to proceed with the project and withdrew their offer to purchase on November 17, 2008.

In December 2010, Wellington began leasing the property to J. Alderman Farms, Inc. on an annual basis. Acme terminated the lease on January 31, 2026, due to the pending sale of the property.

In January 2025, Wellington executed a Purchase and Sale Agreement with Related Ross (aka Wellington Property Owner LLC) and Education in Motion (aka Founders Acreage Wellington LLC) to purchase the property upon receiving entitlements for a mixed-use development. In April 2025, Council approved a Village-initiated Comprehensive Plan Map Amendment for the properties, changing the land use designation of the entire 71.27-acre project to Mixed Use (MU). In February 2026, Council approved a Rezoning, Master Plan, and two Conditional Uses for the subject property, granting entitlements for a mixed-use development with up to 410,000 SF of retail, restaurant, and office, 215 multi-family units, a 180-room hotel, and a 1,750-student private school. The conditions of approval for the MUPD and the LDR require a conditional use approval for all buildings exceeding 35 feet in height.

ANALYSIS:

As indicated above, the applicant is requesting a Conditional Use to allow a maximum building height of 86 feet for Building H (hotel), 42 feet for Buildings D1 and D2 (Mixed Use), and 47 feet for Building G4 (Restaurant) within Pod B of Wellington Village MUPD. The Conditional Use application was reviewed for

consistency with both Wellington’s Comprehensive Plan and Land Development Regulations (LDR) and is found consistent with the following:

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

Land Use & Community Design Element

Policy LU&CD 2.1.4 Use Transitions Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high-intensity land uses are in proximity to single-family residential land use.

The subject buildings are centrally located within Pod B with adequate setback distances from the adjacent single-family neighborhoods as indicated in the table below. Point-of-view images from the Life Church parking lot and State Road 7 have also been provided for Building H, the tallest building within the MUPD.

	Proposed Building Height	Separation from single-family (approx.)	
		Farmington Estates	Oakmont Estates
Building H (Hotel)	86'	600'	1,530'
Building D1	42'	500'	2,050'
Building D2	42'	600'	1,925'
Building G4	47'	810'	1,650'

B. Whether the proposed request is in compliance with Section 6.3.1.F, Building Height, of Wellington’s LDR and all other code standards.

Section 6.3.1.F, Building Height, establishes additional requirements for buildings that exceed 35 feet in height. The proposed buildings are located within Pod B and meet the minimum lot size as required by this section. Increased setbacks are required based on the height of the building. Buildings require an additional one (1) foot setback for every foot above 35 feet. Buildings eligible for a building height of 72 feet or more require an additional two (2) feet setback for every one (1) foot above 35 feet. Required and proposed setbacks for each building are shown in the table below:

	Minimum Setback (Building at 35')	Required Setback	Provided Setback
Building H – 86'			
Front	25'	127'	620'
Side	25'	127'	610'
Rear	30'	132'	145'
Building D1 – 42'			
Front	25'	32'	759'
Side	25'	32'	264'
Rear	30'	37'	46'
Building D2 – 42'			
Front	25'	32'	753'
Side	25'	32'	365'
Rear	30'	37'	145'
Building G4 – 47'			
Front	25'	37'	526'
Side	25'	37'	620'
Rear	30'	42'	362'

Projects that propose buildings greater than 35 feet in height are required to include at least three (3) community benefits from those listed in Section 6.3.1.F.4.e of the LDR. The applicant is providing electric vehicle charging stations throughout the site, privately improved and maintained public amenities such as promenades and plazas, and LEED-based design or Florida Green Building design certification of silver or higher for each of the buildings exceeding 35 feet. The community benefits are required to be shown on the site plan and are included as conditions of approval within Resolution No. R2026-08.

Building H (Hotel) is requesting a building height of 86 feet. Section 6.3.1.F.5.f states buildings eligible for a maximum building height of 72 feet may also be approved for an additional 20% height allowance, for a maximum of 86 feet, if additional criteria are met. Building H is seven (7) stories with a story height of 11 feet for each floor, a lobby height of 22 feet, and will be the only building within the MUPD that will be permitted to have a 20% increase. The proposal satisfies the required additional criteria. As noted above, increased setbacks are required at an additional two (2) feet for every one foot above 35 feet.

Section 6.3.1.F.5 requires additional landscape material within the foundation planting area for buildings taller than 35 feet. 25% of the required palms must have a gray wood (GW) 1/3 the height of the building and an additional 25% must have a GW over 12 feet in height. A gray wood (GW) tree exhibit has been included in Resolution No. R2026-08 for the subject buildings showing how the proposal meets this requirement. All required landscaping is a condition of the approval and must remain as long as the building remains. Any and all landscaping that dies, becomes diseased, or disfigured must be replaced. The table below shows how the landscaping meets the requirements of Section 6.3.1.F.5.

Palm Requirement	Required GW Height	Provided GW Height	Total # of Palms	# Required (25% of Total)	# Provided
Building H – 86'					
1/3 building height	28'	28' Washingtonia	16	4	10
over 12 feet	12'	28' Washingtonia		4	3
		22' – 24' Royal 14' Coconut			1 2
Building D1 – 42'					
1/3 building height	14'	22' – 24' Royal	8	2	3
Over 12 feet	12'			2	3
Building D2 – 42'					
1/3 building height	14'	22' – 24' Royal	6	2	3
over 12 feet	12'			2	3
Building G4 – 47'					
1/3 building height	16'	22' – 24' Royal	4	1	2
over 12 feet	12'			1	2

C. Whether the proposed request will ensure compatibility with adjacent property in the district (use and character).

The buildings are centralized within Pod B of Wellington Village MUPD. Pod B is the mixed-use pod of the MUPD and is located along State Road 7, where higher intensities are more appropriate and not adjacent to the existing residential properties. The design of Pod B provides for height transitions with the tallest building (Building H) within the core of the Pod, with two- and three-story buildings closer to the perimeter rights-of-way.

D. That the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The overall design minimizes adverse effects, including visual impact and intensity of the proposed buildings on adjacent lands. The proposed buildings have been reviewed for compatibility with the architectural character and scale of the existing surrounding buildings. Point-of-view renderings have been provided for Building H from both the Life Church parking lot and State Road 7. The buildings are adequately setback from residential properties as previously described. Increased height standards for palms will also help mitigate any visual impacts.

View from Life Church Parking Lot - Proposed



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

Council approved the Wellington Village MUPD, which includes retail, restaurant, office, hotel, multi-family, and a private school. The project will have walkable streets with pedestrian promenades, outdoor dining, open plazas, etc., to create a destination for residents to “eat, work, and play.”

ARCHITECTURAL AND DESIGN ANALYSIS:

In addition to the building height requirements, the buildings must also meet the requirements of Section 6.4.4.B, which establishes design standards per district, Section 6.5.6.I related to architectural style and design for MUPDs, and the adopted Wellington Village (fka K Park) Project Standards Manual. Below is an analysis of how each building meets the referenced requirements:

Building H – Hotel:



The proposed building is a 180-room, 175,000 square feet, extended-stay hotel. The building features four-sided architecture with vertically dimensioned windows incorporated into the design that occupy a minimum of 40% of the elevation. It incorporates projections and recesses with varied lengths and depths. The design provides canopies integrated with the building's massing and style, cornice roof banding, a rectangular arcade on the ground floor, and tall windows for natural lighting and for a highly defined entrance. The building's façade includes a repeating pattern with color, texture, and material changes. The material and finish schedule includes architectural precast walls in various neutral colors, metal panels, stone, and wood cladding.

Building D1 an D2:



Buildings D1 and D2 are connected by a bridge on the second and third stories and are located directly east of Building H. Both buildings are three (3) story mixed-use buildings consisting of office, retail, and restaurant, totaling 68,400 square feet. The buildings feature a 16-foot-tall first-floor ceiling height which provides for natural light within the retail stores. The buildings feature four-sided architecture with windows incorporated into the design that occupy a minimum of 40% of the elevation. The design provides for overhangs, display windows, structural architectural details, and projects and recesses varying in length and depth. The building's façades include a repeating pattern with color, texture and material changes. The material and finish schedule was provided, which includes neutral colored stucco, metal cladding in gray and wood texture, brick veneer, and a glass railing system.

Building G4



Building G4 is located north of Building H overlooking the lake within Pod O, with restaurant uses throughout the entire 22,500 square foot building. The building includes outdoor waterfront dining on both floors. The building is only two stories, but features high ceilings on each floor. The architecture incorporates a combination of gable and flat roofs, four-sided architecture, and windows and repeating patterns throughout each façade. The material and finish schedule was provided, which includes thermally modified wood, stone cladding, and architectural split-face concrete masonry unit (CMU) in various neutral colors.

The proposed buildings also meet the requirements of Section 6.5.6.I, which establishes guidelines for architecture style and design within an MUPD, including a combination of various story buildings, pedestrian-oriented overhead weather protection, and pedestrian-oriented uses and services on the ground floor with vertical integration of non-residential uses on the above-ground floors. The architecture and materials proposed are unique to each building, however, they are designed with an overall unified architectural theme.

The architectural design meets the guidelines within the adopted Wellington Village (fka K Park) PSM, which include massing, setbacks, design intent, exterior materials, fenestrations, and roof designs.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations, as presented. The staff analysis concludes that the Finding of Facts support the proposed



requests and complies with the requirements for a Conditional Use. Conditions of approval for the Conditional Use are recommended in Resolution No. R2026-08.

Lists of Exhibits:

Exhibit A – Proposed Site Plan

Exhibit B – Point-of-View Renderings

Exhibit C – Landscape Plan

Exhibit D – Justification Statements