



MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
February 18, 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 February 18, 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; Tim Stillings, Planning, Zoning, and Building Director; Laurie Cohen, Wellington Attorney.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

None.

IV. APPROVAL OF MINUTES

Meeting minutes for January 2026 were presented at the February PZAB Meeting.

PZ-0414 January 21, 2026, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by John Bowers, seconded by Jeffrey Robbert, to approve the January 21, 2026, PZAB Meeting Minutes. The motion passed unanimously (7-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

EX-PARTE COMMUNICATIONS

Tatiana Yaques spoke with staff and Councilwoman Maria Antuña, Councilman John McGovern, and Councilwoman Amanda Silvestri.

RESOLUTION NO. R2026-08 Wellington Village (FKA K Park) Conditional Use for Building Height

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED (MUPD) (FKA 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 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; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Applicant Lentzy Jean-Louis, with Urban Design Studio, presented the conditional use request for approval of building heights exceeding 35 feet within Pod B of Wellington Village. The request includes the following proposed building heights: Building D1 at 42 feet, Building D2 at 42 feet, Building G4 at 46.38 feet, and Building H at 86 feet.

Kelly Ferraiolo, Senior Planner, presented the request for approval of the building height for K Park. Mrs. Ferraiolo noted that the applicant has met the increased setback requirements that would apply to the property for the building heights being requested. She also explained that the Land Development Regulations require the use of taller palm trees to help soften the visual impact of taller structures. Additionally, she stated that all required landscaping is included as a condition of approval and must be maintained for the life of the building. Staff has determined that the applicant meets the necessary criteria for the request.

Johnny Meier inquired about Life Church's perspective on the Hotel Project. Kevin Ryan, representing, with Related Ross, responded that they are on very good terms with Life Church. He noted that they have met numerous times throughout the course of the project and remain in regular communication. According to Mr. Ryan, Life Church is enthusiastic about the project and has not expressed any concerns.

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

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

A motion was made by John Bowers, seconded by Elizabeth Mariaca, to approve Resolution No. R2026-08. The motion passed (7-0).

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

Cory Lyn Cramer noted that the next PZAB meeting is scheduled for March 18.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 7:31 pm.

APPROVED: _____
Date

Michael Drahos - Chair

Recording Secretary