

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Meeting Agenda

**Tuesday, March 10, 2026**

**7:00 PM**

**Village Hall - Council Chambers**

### **Village Council**

*Michael J. Napoleone, Mayor*  
*Tanya Siskind, Vice Mayor*  
*John T. McGovern, Councilman*  
*Maria Antuña, Councilwoman*  
*Amanda Silvestri, Councilwoman*

Childcare Available - The Village of Wellington offers childcare for attendees of the Council Meetings. To sign up, please email us at [VillageClerk@wellingtonfl.gov](mailto:VillageClerk@wellingtonfl.gov) by Noon of the day prior to the meeting

**1. CALL TO ORDER****2. INVOCATION**

*Deacon Bob Rodriguez, St. Therese de Lisieux Catholic Church*

**3. PLEDGE OF ALLEGIANCE****4. APPROVAL OF AGENDA****5. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY****6. PRESENTATIONS AND PROCLAMATIONS****A. [26-7611](#) RECOGNITION OF CONNIE STERLING, 2026 SCHOOL-RELATED EMPLOYEE OF THE YEAR**

*Recognition of Connie Sterling, 2026 School-Related Employee of the Year.*

**B. [26-7588](#) PRESENTATION OF AUDIT RESULTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

*Presentation*

**7. CONSENT AGENDA****A. [26-7520](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE PURCHASE AND DELIVERY OF A COMPACT TELEHANDLER**

*Authorization to award a contract to the National Lift Truck Services, Inc. for the purchase and delivery of a Compact Telehandler in the amount of \$66,500.00.*

**B. [26-7565](#) AUTHORIZATION TO AWARD A CONTRACT TO REMOVE AND REPLACE ROOFS AT FOUR VILLAGE PUMP STATIONS**

*Authorization to award a contract to Creative Contracting Group to remove and replace roofs at Pump Stations #3, #4, #6, and #8, in the amount \$59,000.00.*

**C. [26-7523](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS WITH MULTIPLE VENDORS TO PROVIDE LANDSCAPE MAINTENANCE SERVICES FOR FACILITIES, PARKS, UTILITY SITES, PRIMARY ROADS, SECONDARY ROADS, EQUESTRIAN TRAILS, CANALS AND SPECIALTY AREAS AND AMEND AN EXISTING CONTRACT TO INCLUDE THE NEW AQUATIC CENTER LOCATION**

*Authorization to renew existing contracts to provide landscape maintenance services with 1) GardenScapes of the Palm Beaches for facilities, in the amount of \$150,381.00 annually, 2) Mainguy Landscape Services for parks and utility sites, in the amount of \$563,160.03 annually, and 3) Wellington Pro Lawn for primary, secondary roads, equestrian trails, canals, specialty areas, and amend the contract to include the new aquatic center, in the amount of \$1,075,470.00 annually.*

- D. [26-7530](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR AQUATIC COMPLEX SWIMMING POOL DEMOLITION

*Authorization to execute a Guaranteed Maximum Price (GMP) Amendment for the Aquatic Complex Swimming Pool Demolition Project with Burkhardt Construction, Inc. in the amount of \$959,389.*

- E. [26-7533](#) AUTHORIZATION TO: 1) AWARD A CONTRACT FOR 120TH AVENUE SOUTH & LAKE WORTH RD INTERSECTION ROUNDABOUT IMPROVEMENTS; 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES; AND 3) APPROVAL OF RESOLUTION NO. R2026-12 AMENDING THE GAS TAX CAPITAL FUND BUDGET FOR FISCAL YEAR 2025-2026 BY ALLOCATING MONIES FROM CONTRIBUTIONS AND GAS TAX CAPITAL FUND BALANCE FOR THE LAKE WORTH ROAD AND 120th AVENUE INTERSECTION IMPROVEMENT PROJECT

*Authorization to: 1) Award a contract to J. W. Cheatham LLC for 120th Avenue South & Lake Worth Rd Intersection Roundabout Improvements in the amount of \$4,293,346; 2) Execute a task order with Mock Roos & Associates, Inc for construction phase services in an amount of \$199,540; and 3) Approval of Resolution No. R2026-12 Amending the Gas Tax Capital Fund budget for Fiscal Year 2025-2026 by allocating monies from contributions and Gas Tax Capital Fund balance for the Lake Worth Road and 120th Avenue Intersection Improvement Project.*

- F. [26-7570](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH MULTIPLE VENDORS FOR THE SUPPLY, DELIVERY AND INSTALLATION OF SOD

*Authorization to renew an existing contract with multiple vendors for the supply, delivery and installation of sod in the amount of approximately \$640,000.00.*

**8. PUBLIC HEARINGS****A. [26-7635](#) RESOLUTION NO. R2026-07 (LOTIS 2 MASTER PLAN AMENDMENT)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2025-0001-MPA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, A MIXED-USE PROJECT, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; MODIFYING THE MASTER PLAN AND CONDITIONAL USE APPROVALS BY ABANDONING THE CONDITIONAL MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, INCREASING THE CONDITIONAL DAYCARE USE FROM 210 TO 230 STUDENTS, ADDING A COMBINED RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, AND TO MODIFY CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2026-07, a Master Plan Amendment (MPA) to modify the Master Plan and Conditional Uses for the 52-acre mixed-use project known as Lotis Wellington 2.*

**B. [26-7627](#) 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 DEVELOPMENT (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.

*Approval of Resolution No. R2026-08 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.*

- C. [26-7622](#) 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.

*To incorporate, by reference, the Water Supply 10-year Work Plan into Wellington's Comprehensive Plan and modify the text for references to the Public Facilities and Capital Improvement elements to be consistent with the Work Plan.*

- D. [26-7638](#) ORDINANCE NO. 2025-13 (ARTISTRY LAKES PUD ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE UNIFORM METHOD ("INVOLUNTARY") ANNEXATION (PETITION NUMBER 2025-0001-ANX), OF CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, 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; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2025-13 to annex 446.14 acres, also known as Artistry Lakes, into Wellington and amending Wellington's municipal boundaries.*

E. [26-7620](#) 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, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2026-04 to amend the FLUM Designation of the 446.14-acre property from Palm Beach County Low Residential - 2 (PBC LR-2) to Wellington Residential C (1.01-3.0 du/ac).*

F. [26-7621](#) ORDINANCE NO. 2026-05 (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 WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2026-05 to amend the Zoning Designation of the 446.14-acre property from Palm Beach County Planned Unit Development (PUD) to Wellington PUD.*

**G. [26-7637](#) RESOLUTION NO. R2026-02 (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, 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.

*Approval of Resolution No. R2026-02 to adopt the Artistry Lakes PUD Master Plan to replace the master plan approved by Palm Beach County.*

**H. [26-7583](#) ORDINANCE NO. 2026-09 (ESTABLISHING THE VILLAGE LANDING COMMUNITY DEVELOPMENT DISTRICT)**

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA ESTABLISHING AND NAMING THE VILLAGE LANDING COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2026-09 establishing the Village Landing Community Development District.*

**9. REGULAR AGENDA****10. PUBLIC COMMENT****11. ATTORNEY'S REPORT****12. VILLAGE MANAGER'S REPORT**

**13. COUNCIL REPORTS****14. ADJOURNMENT****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.*