

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Tuesday, February 10, 2026

6:30 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 by Noon of the day prior to the meeting

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

Deacon Pete Del Valle, 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. [25-7494](#) PACK 125 ANNUAL PINWOOD DERBY INVITATION**

Request from Pack 125 to address the Mayor and Council to extend an invitation to them to participate in their Annual Pinewood Derby.

B. [26-7550](#) BICYCLE FRIENDLY COMMUNITY - BRONZE AWARD PRESENTATION

Presentation and acceptance of the Bronze-level Bicycle Friendly Community Award from the League of American Bicyclists.

7. CONSENT AGENDA**A. [26-7526](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JANUARY 12, 2026, MINUTES OF THE ACME LANDOWNERS MEETING OF JANUARY 12, 2026 AND MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JANUARY 27, 2026**

Council approval of the Minutes of the Regular Wellington Council Meeting of January 12, 2026 and Minutes of the Acme Landowners Meeting of January 12, 2026.

B. [25-7337](#) AUTHORIZATION TO CONTINUE UTILIZING A CITY OF PLANO, TEXAS CONTRACT, AS A BASIS FOR PRICING, FOR UTILITY BILL PRINTING AND MAILING SERVICES

Authorization to continue utilizing a City of Plano, Texas contract with Matrix Imaging Solutions, LLC DBA Dataprose, LLC, as a basis for pricing, to provide utility bill printing and mailing services in the amount of approximately \$179,430.00 annually.

C. [26-7518](#) AUTHORIZATION TO CONTINUE UTILIZING A CITY OF BOYNTON BEACH CONTRACT AS A BASIS FOR PRICING, WITH DEVLAND SITE PAVING AND UTILITIES INC., FOR LIME SLUDGE HAULING AND DISPOSAL SERVICES

Authorization to continue utilizing a City of Boynton Beach contract (Re-Bid UTL24-002) with Devland Site Paving and Utilities Inc. for Lime Sludge Hauling and Disposal services, in the amount of approximately \$120,000.00.

- D. [26-7548](#) AUTHORIZATION TO 1) AWARD CONTRACTS FOR THE AMI TECHNOLOGY PACKAGE AND METER INSTALLATION SERVICES AS PART OF THE CELLULAR ADVANCED METERING INFRASTRUCTURE PROJECT, 2) EXECUTE A TASK ORDER TO PROVIDE CONSTRUCTION PHASE SERVICES, 3) EXECUTE A TASK ORDER TO PROVIDE PROGRAM MANAGEMENT SERVICES, 4) EXECUTE A TASK ORDER TO PROVIDE SUPPORT SERVICES FOR THE CONSTRUCTION PHASE; AND 5) AUTHORIZE AN OWNER-CONTROLLED OVERALL PROJECT CONTINGENCY FOR \$400,000

Authorization to 1) Award contracts with Badger Meter, Inc. for the AMI Technology Package and RTS Water Solutions, LLC for the Meter Installation Services as part of the Cellular Advanced Metering Infrastructure Project, 2) Execute a task order to provide construction phase services with Keshavarz & Associates, Inc., 3) Execute a task order to provide program management services with E Source Companies, LLC., 4) Execute a task order to provide support services for the construction phase with Holtz Consulting Engineers, Inc., and 5) authorize an owner-controlled overall project contingency for \$400,000.

- E. [25-7339](#) AUTHORIZATION TO UTILIZE SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE VILLAGE PARK GYM SCOREBOARD REPLACEMENT PROJECT

Authorization to utilize Sourcewell Contract No. 030223-NVC, awarded to Nevco Sports, LLC, for the purchase and installation of new scoreboards and related equipment at the Village Park Gym, in the amount of \$71,809.88.

- F. [26-7547](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT TO PROVIDE AQUATIC VEGETATION CONTROL SERVICES TO WELLINGTON CANALS AND LAKES

Authorization to renew an existing contract with Kerner, LLC DBA Kerner Environmental to provide aquatic vegetation control services to Wellington canals and lakes, at an annual cost of approximately \$487,562.

- G. [26-7529](#) AUTHORIZATION TO UTILIZE A CITY OF DANIA BEACH CONTRACT AS A BASIS FOR PRICING TO PROVIDE INVESTMENT MANAGEMENT SERVICES

Authorization to utilize a City of Dania Beach contract with Public Trust Advisors, LLC. as a basis for pricing, to provide investment management services in the amount of approximately \$66,000 annually.

- H. [26-7536](#) RESOLUTION NO. R2026-06 (VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES AGREEMENT WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT FOR VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS FOR THE 2026 MUNICIPAL ELECTION; AND PROVIDING AN EFFECTIVE DATE.

Approval of the Agreement between the Supervisor of Elections Office and Wellington for Vote Processing Equipment Use and Election Services for the March 2026 Election.

- I. [26-7556](#) RESOLUTION NO. R2026-09 FOR LAND AND WATER CONSERVATION FUND PROGRAM GRANT FOR THE WELLINGTON AQUATICS COMPLEX PROJECT AND RESOLUTION NO. R2026-10 FOR A BUDGET AMENDMENT TO ALLOCATE SAID GRANT

RESOLUTION NO. R2026-09 (LAND AND WATER CONSERVATION FUND)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL RATIFYING THE AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE LAND AND WATER CONSERVATION PROGRAM FOR THE WELLINGTON AQUATICS COMPLEX PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2026-10 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS BUDGET AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 SALES SURTAX CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS AWARDED FOR DEVELOPMENT OF THE WELLINGTON AQUATICS COMPLEX PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2026-09 ratifying the agreement with the Florida Department of Environmental Protection for the Land and Water Conservation Fund grant and approval of Resolution No. R2026-10 for a budget amendment to allocate the \$1,500,000 in grant monies to the Wellington Aquatics Complex Project Sales Surtax Fund revenue and expenditures.

J. [26-7562](#) APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT FOR SPEED
DETECTION SYSTEM IN SCHOOL ZONES

Approval of Amendment No. 1 to Agreement for Speed Detection System in School Zones amending Jenoptik's corporate name, permitting the use of Jenoptik Vector cameras for both speed detection and LPR purposes, and clarifying that all data generated by the LPR cameras belongs to Jenoptik.

8. **PUBLIC HEARINGS**

A. [26-7538](#) 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.

B. [26-7551](#) 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.

Approval of Ordinance No. 2026-06 to amend the Zoning Designation of the property known as Wellington Village (fka K Park) from Community Facilities (CF) and Community Commercial (CC) to Multiple Use Planned Development (MUPD).

C. [26-7553](#) 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; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2026-03 to adopt the Wellington Village MUPD Master Plan which includes 410,000 SF of retail, restaurant, and office, a 1,750 student school, 215 multi-family units, and a 180-room hotel.

D. [26-7554](#) 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 A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2026-04 to allow a Conditional Use for a private school (primary and secondary) with a maximum of 1,750 students and an outdoor sports and aquatic center within Pod A of Wellington Village MUPD.

E. [26-7555](#) 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 A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2026-05 to allow a Conditional Use of a 180-room hotel within Pod B of Wellington Village MUPD.

F. [26-7541](#) 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).

G. [26-7542](#) 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.

H. [26-7539](#) ORDINANCE NO. 2025-26 (14833 50TH STREET COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-DOA) FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER), TOTALING APPROXIMATELY 59.3 ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF THE FUTURE LAND USE MAP DESIGNATION; UPDATING THE LEGAL DESCRIPTION REFERENCED IN ORDINANCE NO. 2005-019; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-26 to eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2 and to update the legal description referenced in said ordinance.

I. [26-7540](#) ORDINANCE NO. 2025-27 (14833 50TH STREET REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-27 to rezone a 47.9-acre portion of the site that has a FLUM designation of ECR from ER/EOZD to ECR/EOZD to make the zoning designation consistent with the FLUM designation.

- J. [26-7561](#) 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.