

## MINUTES

### REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall  
12300 Forest Hill Blvd  
Wellington, FL 33414

Tuesday, March 10, 2026  
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, March 10, 2026, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; Tanya Siskind, Vice Mayor; John T. McGovern, Councilman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Village Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

1. **CALL TO ORDER** – Mayor Napoleone called the meeting to order at 7:00 p.m.
2. **INVOCATION** – Deacon Bob Rodriguez, St. Therese de Lisieux Catholic Church, delivered the invocation.
3. **PLEDGE OF ALLEGIANCE** – Mayor Napoleone led the Pledge of Allegiance.
4. **APPROVAL OF AGENDA**

Mr. Barnes indicated staff recommended approval of the Agenda as amended.

1. Move Public Hearing Item 8H, Ordinance No. 2026-09 (Establishing The Village Landing Community Development District), to Public Hearings as Item 8C. Former Items 8C, 8D, 8E, 8F and 8G will change, respectively.
2. Add Resolution No. R2026-15 (Project Tango) to the Regular Agenda as Item 9A.
3. Remove Item 7E, relating to the Lake Worth Road and 120<sup>th</sup> Avenue South roundabout construction, from the agenda and staff will bring back at a future meeting.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to approve the Agenda as amended.**

5. **CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY**

There were no requests to consider.

6. **PRESENTATIONS AND PROCLAMATIONS**

- A. **26-7611** RECOGNITION OF CONNIE STERLING, 2026 SCHOOL-RELATED EMPLOYEE OF THE YEAR

Mr. Barnes introduced this item.

Ian Williams provided background information regarding Ms. Connie Sterling.

Ms. Allyson Manning, Principal of Equestrian Trails Elementary School, spoke regarding the character and attributes of Ms. Sterling and her responsibilities on the school campus.

Ms. Sterling thanked Council for the recognition.

The Village Council congratulated Ms. Sterling and provided comments.

**B. 26-7588 PRESENTATION OF AUDIT RESULTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Mr. Barnes introduced the item.

Ms. Quickel introduced Moises D. Ariza, Managing Director/CBIZ, serving as the auditor for the Village.

Mr. Ariza presented the Annual Comprehensive Financial Report for the Village of Wellington for the fiscal year ended September 30, 2025.

Ms. Quickel thanked Ms. Acevedo, Kadeem Rivera, Marisol Pearson and team for their efforts in putting the information together.

The Village Council provided comments and extended thanks to Mr. Ariza, and Ms. Quickel and team for their hard work.

**7. CONSENT AGENDA**

**A. 26-7520 AUTHORIZATION TO AWARD A CONTRACT FOR THE PURCHASE AND DELIVERY OF A COMPACT TELEHANDLER**

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

**C. 26-7565 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**

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

~~**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~~

This item removed from the agenda.

- F. 26-7570** AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH MULTIPLE VENDORS FOR THE SUPPLY, DELIVERY AND INSTALLATION OF SOD

Mr. Barnes indicated staff recommended approval of the Consent Agenda as amended.

**A motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (5-0), to approve the Consent Agenda as amended.**

Mr. Barnes spoke about Consent Item 7E that was removed from the agenda. He asked Council to reaffirm their direction for Councilman McGovern to continue working on the matter.

Ms. Cohen inquired about authorization to file a lawsuit if it becomes necessary.

It was consensus of Council to give Ms. Cohen authorization and for Councilman McGovern to continue to work on the matter.

## **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.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-07 by title.

Ms. Cohen stated the item is Quasi-Judicial. She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

**Councilwoman Antuña:** Councilwoman Antuña stated she had spoken with Village staff and the Lotis staff. She said she can be fair and impartial.

**Councilman McGovern:** Councilman McGovern disclosed he had spoken with staff, representatives of the applicant, and members of the Planning, Zoning and Adjustment Board (PZAB) except for Mr. Robbert. He said he could be fair and impartial.

**Mayor Napoleone:** Mayor Napoleone disclosed that he had spoken with staff, the applicant's team and John Bowers. He said he could be fair and impartial.

**Vice Mayor Siskind:** Vice Mayor Siskind stated she had spoken with staff and Jeffrey Robbert from PZAB. She said she could be fair and impartial.

**Councilwoman Silvestri:** Councilwoman Silvestri stated she had spoken with staff, the applicant and team including Rich Kasser, Johnny Meier, Tatiana Yaques, John Bowers and her husband. She said she could be fair and impartial.

Ms. Cohen asked if the applicant was combining all of the related public hearings into one.

Damian Newell, Senior Planner, entered the files into record and stated the applicant is Lotis Wellington 2, LLC and the agent is Insite Studio, Inc. He showed a graphic of the subject site and explained the request for Lotis Wellington 2. Mr. Newell stated the PZAB recommended approval with recommendations at their meeting of October 15, 2025. The Lotis Response is the Staff Report Exhibit F.

Brian Terry, Insite Studio/Agent, discussed the Application Request, Site Aerial, Proposed Site Plan, Condition #5, Character Images (Pod A). He referenced the proposal.

Nicole Fontaine, Executive Vice President/Colliers, provided a tenant update, operator outreach efforts, and tenant restrictions.

Councilwoman Antuña asked if Lotis had signed leases from the businesses listed.

Councilman McGovern asked if this was all in Lotis 1.

Ms. Fontaine responded to Council's questions.

Mr. Terry mentioned the direction regarding the entertainment use.

Mr. Newell provided background information, the current Lotis 2 Site Plan and discussed staff recommendations regarding conditions. He provided a summary regarding the request and stated the Planning, Zoning and Adjustment Board recommended conditions of approval provided in Resolution No. R2026-07 as amended.

Public Hearing

**A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.**

**There being no public comments, a motion was made by Councilwoman Silvestri, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to close the public hearing.**

Mayor Napoleone spoke regarding the project.

Councilman McGovern inquired about the restrictions from Lennar and Season's 52.

Mr. Terry referenced the proposed site plan regarding parking and green spaces.

Jim Giolda, Co-Founder & Chief Development Officer/Lotis-JKM Developers, mentioned the lease for Season's 52 and said they are finalizing some of the issues. He also briefly referenced Cooper's Hawk.

Mr. Terry spoke regarding use categories.

Mayor Napoleone asked if they adopt PZAB's recommendations what does that mean for Lotis Wellington 2.

There was further discussion between Council, Mr. Giolda, Mr. Terry and Mr. Stillings about timeframes, spaces and uses.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2026-07 (Lotis 2 Master Plan Amendment) as stated by Mr. Stillings.**

**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.

Mr. Barnes introduced the items.

Ms. Hall read Resolution No. R2026-08 and Ordinance No. 2026-09 by title.

Ms. Cohen stated the item is Quasi-Judicial. She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

**Councilwoman Silvestri:** Councilwoman Silvestri stated she had spoken with the applicant and their team, and staff. She said she could be fair and impartial.

**Vice Mayor Siskind:** Vice Mayor Siskind stated she had spoken with staff and Jeffrey Robbert from PZAB. She said she could be fair and impartial.

**Mayor Napoleone:** Mayor Napoleone disclosed that he had spoken with staff, Kevin Ryan and John Greene. He said he could be fair and impartial.

**Councilman McGovern:** Councilman McGovern disclosed he had spoken with staff, applicant, PZAB members Michael Drahos, John Bowers and Ryan Miskin, and John Greene from ARB. He said he could be fair and impartial.

**Councilwoman Antuña:** Councilwoman Antuña stated she spoke with staff. She said she can be fair and impartial.

Ms. Cohen asked if the applicant was combining all of the related public hearings into one.

The applicant replied yes.

Cory Cramer, Planning and Zoning Manager, entered the files into record and spoke about the conditional use request. She discussed the height of Buildings H, G4, D1 and D2. She stated the agent, Urban Design Studio, and their team will make their presentation first.

Lentzy Jean-Louis, Planner/Urban Design Studio, on behalf of the applicant, referenced the request and the subject site, zoning code text amendment, and master plan concept with Pod B. He spoke regarding the conditional use height and additional height allowances, supplemental requirements, design criteria, landscape requirements, Pod B – Deviations – Foundation Planting, Building D1 – Palms within foundation planting, Building D2 – Palms within foundation planting, Building G4 – Palms within foundation planting, Building H – Palms within foundation planting, and site views.

Ms. Cramer discussed the site history, residential separation, increased setbacks, additional palms – Buildings D1, D2, G4 and H, additional requirements, and architectural design. She referenced the Planning, Zoning and Adjustment Board (PZAB) and Architectural Review Board (ARB) recommendations and the findings of fact.

#### Public Hearing

**A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.**

**There being no public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.**

Kevin Ryan spoke regarding the project building height.

Councilwoman Silvestri stated she had no issue with the look of the hotel.

Councilman McGovern stated he concurs with Councilwoman Silvestri and spoke about the aesthetic.

There was brief discussion regarding the hotel.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2026-08 (Wellington Village (FKA K Park) Conditional Use For Building Height).**

**C. 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.

This item formerly Item 8H.

This item discussed in conjunction with Item 8B.

Mayor Napoleone asked if there had been any changes since reading.

Ms. Cohen stated that there had been no changes.

Ginger E. Wald, Esq., Billing Cochran, P.A., stated there had been no changes since first reading. Ms. Wald commented about the language regarding the CDD.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2026-09 (Establishing The Village Landing Community Development District) on second reading.**

**D. 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.

This item formerly Item 8C.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2026-01 by title.

Catherine DeCosmo, Planner, explained the Florida Statute requirements to develop a Water Supply Facilities 10-Year Work Plan and incorporate it into the Village's comprehensive plan. She said there had been no changes since first reading.

Public Hearing

**A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.**

**There being no public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.**

Mayor Napoleone stated the Village had been working on this for a long time and summarized the purpose of the item.

Councilman McGovern commented about the efforts of Ms. Panse, Utility Director, and the Planning Department. He provided comments about investment into the utility.

**A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2026-01 (Water Supply Facilities 10-Year Work Plan And Related Update of Wellington's Comprehensive Plan) as presented on second reading.**

**E. 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.

This item formerly Item 8D.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-13, Ordinance No. 2026-04, Ordinance No. 2026-05 and Resolution No. R2026-02 by title.

Ms. Cohen stated some of the items are Quasi-Judicial. She swore in the individuals who wished to speak on the items.

Ex-parte Communications:

**Councilwoman Silvestri:** Councilwoman Silvestri stated she had spoken with staff. She said she could be fair and impartial.

**Vice Mayor Siskind:** Vice Mayor Siskind stated she had spoken with staff. She said she could be fair and impartial.

**Mayor Napoleone:** Mayor Napoleone disclosed that he had spoken with staff. He said he could be fair and impartial.

**Councilman McGovern:** Councilman McGovern disclosed he had spoken with staff. He said he could be fair and impartial.

**Councilwoman Antuña:** Councilwoman Antuña stated spoke with staff. She said she can be fair and impartial.

Mr. Stillings stated there are four items: Annexation and the Comprehensive Plan Amendment are Village initiated; and the Rezoning and the Master Plan are by the applicant. He entered the files into record and briefly explained each item. He stated some condition changes were handed out. He stated the agent, Urban Design Studio, and their team will make their presentation first.

Ms. Cohen asked if the agent was agreeable to combining the items into one public hearing.

Ken Tuma replied yes.

Mr. Tuma, Urban Design Studio, referenced the site history, separation distance and access points.

Brian Kelly, Simmons and White, spoke about cross access points and said the solution would be Okeechobee to right of way dedication that connects other communities. He spoke of other access points and said this is a narrow benefit.

Mr. Tuma provided a summary statement regarding the subject site.

There was discussion between the Village Council, Mr. Tuma, Mr. Stillings and staff about conditions.

#### Public Hearing

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to open the public hearing.**

#### Public Comment:

1. Sue Ellen Loyzelle spoke about interconnectivity with Artistry Lakes and the east exit.

**There being no further public comments, a motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to close the public hearing.**

There was discussion between Council, Mr. Tuma, Mr. Barnes and Mr. Stillings about cross access.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2025-13 (Artistry Lakes PUD Annexation).**

**F. 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.

This item formerly Item 8E.

This item discussed in conjunction with Item 8E.

**A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2026-04 (Artistry Lakes CPA) on second reading.**

**G. 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.

This item formerly Item 8F.

This item discussed in conjunction with Item 8E.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2026-05 (Artistry Lakes Rezoning) on second reading.**

**H. 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.

This item formerly Item 8G.

This item discussed in conjunction with Item 8E.

**A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2026-02 which brings the new conditions (Artistry Lakes PUD Master Plan).**

## **9. REGULAR AGENDA**

### **A. 26-7622 RESOLUTION NO. R2026-15 (PROJECT TANGO)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL EXPRESSING CONCERNS REGARDING "PROJECT TANGO" AND OTHER HYPERSCALE AI DATA CENTER DEVELOPMENTS PROPOSED IN PALM BEACH COUNTY; URGING CAREFUL REVIEW OF POTENTIAL IMPACTS RELATED TO ENERGY DEMAND, WATER USE, NOISE, LAND USE COMPATIBILITY, AND COMMUNITY CHARACTER; ENCOURAGING APPROPRIATE SITING STANDARDS AND FURTHER STUDY BEFORE SUCH FACILITIES ARE APPROVED IN PROXIMITY TO RESIDENTIAL, SCHOOL, OR ENVIRONMENTALLY SENSITIVE AREAS; AND PROVIDING AN EFFECTIVE DATE

This Item added to the agenda.

Mr. Barnes introduced the item.

Councilman McGovern inquired about the language.

Mr. Barnes stated this is for discussion purposes.

Councilwoman Silvestri provided suggestions for the resolution.

Councilman McGovern spoke about the resolution and suggested this be placed on the next possible meeting.

Mayor Napoleone suggested this be tabled until the next meeting.

**A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to table Resolution No. R2026-15 (Project Tango) to the next Council Meeting.**

## **10. PUBLIC COMMENT**

Mr. Barnes indicated there was one comment card submitted for Public Comment.

1. Sue Ellen Loyzelle spoke regarding Project Tango.

## **11. ATTORNEY'S REPORT**

**MS. COHEN:** Ms. Cohen presented the following report:

Ms. Cohen stated she had no report.

## **12. MANAGER'S REPORT**

**MR. BARNES:** Mr. Barnes presented the following report:

Mr. Barnes stated he sent an email to candidates regarding the swearing in ceremony to be held on April 14, 2026.

Mr. Barnes stated the farewell gathering for Vice Mayor Siskind and Councilman McGovern will be held on March 23, 2026.

## **13. COUNCIL REPORTS**

**COUNCILWOMAN SILVESTRI:** Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri stated she enjoyed working with Vice Mayor Siskind and Councilman McGovern.

**VICE MAYOR SISKIND:** Vice Mayor Siskind presented the following report:

- Vice Mayor Siskind waived comment.

**COUNCILWOMAN ANTUÑA:** Councilwoman Antuña presented the following report:

- Councilwoman Antuña extended comments to Vice Mayor Siskind and Councilman McGovern and said it had been rewarding to serve with them.

**COUNCILMAN MCGOVERN:** Councilman McGovern presented the following report:

- Councilman McGovern stated this had been a privilege of a lifetime for him. He thanked staff, residents and the Council.

- Councilman McGovern congratulated Councilman Elect Meier and Councilman Elect Levin.
- Councilman McGovern provided comments on what has made the Village Council great.

**MAYOR NAPOLEONE:** Mayor Napoleone presented the following report:

- Mayor Napoleone stated it has been great to work and serve with Vice Mayor Siskind and Councilman McGovern for the last ten years. He said there would be a nice celebration at the end of month.
- Mayor Napoleone congratulated Councilman Elect Meier and Councilman Elect Levin.

#### **14. ADJOURNMENT**

There being no further business to come before the Village Council, the meeting was adjourned at approximately 10:05 p.m.

**Approved:**

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**Michael J. Napoleone, Mayor**

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**Chevelle D. Hall, Village Clerk**