

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda

Monday, February 23, 2026

4:30 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

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

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER**2. REVIEW OF COUNCIL AGENDA**

- A.** [26-7614](#) PRESENTATION BY DOUG CRANE, PALM BEACH COUNTY LIBRARY DIRECTOR

Doug Crane, Director of the Palm Beach County Library, will make a presentation to Council.

- B.** [26-7582](#) MINUTES OF THE ACME LANDOWNERS MEETING OF FEBRUARY 10, 2026

Council approval of the Minutes of the Acme Landowners Meeting of February 10, 2026.

- C.** [25-7338](#) AUTHORIZATION TO AWARD A CONTRACT TO PYROTECNICO FIREWORKS, INC. FOR THE ANNUAL FOURTH OF JULY FIREWORKS DISPLAY

Authorization to award a contract to Pyrotecnico Fireworks, Inc. for the July 4, 2026 fireworks display, in the amount of \$55,000.00.

- D.** [26-7612](#) RESOLUTION NO. AC2026-02 (LAND SWAP AGREEMENT WITH MH WELLINGTON 2023 LLC)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT APPROVING A LAND SWAP AGREEMENT WITH MH WELLINGTON 2023 LLC; AUTHORIZING THE BOARD PRESIDENT AND BOARD SECRETARY TO EXECUTE ALL DEEDS AND OTHER DOCUMENTS NECESSARY TO CLOSE ON THE EXCHANGE OF PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. AC2026-02 approving a land swap agreement with MH Wellington 2023 LLC and authorizing the Acme Board President and Board Secretary to execute all deeds and other documents necessary to close on the exchange of property.

- E. [26-7615](#) RESOLUTION NO. AC2026-01 (AUTHORIZING THE BOARD PRESIDENT OR VICE PRESIDENT, AND BOARD SECRETARY, TO EXECUTE A SPECIAL WARRANTY DEED IN FAVOR OF WELLINGTON PROPERTY OWNER LLC, TOGETHER WITH ALL OTHER DOCUMENTS NECESSARY TO CLOSE ON THE PROPERTY KNOWN AS "K-PARK)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT AUTHORIZING THE BOARD PRESIDENT OR VICE PRESIDENT, AND BOARD SECRETARY, TO EXECUTE A SPECIAL WARRANTY DEED IN FAVOR OF WELLINGTON PROPERTY OWNER LLC, TOGETHER WITH ALL OTHER DOCUMENTS NECESSARY TO CLOSE ON THE PROPERTY KNOWN AS "K-PARK, HAVING PARCEL ID NUMBER 73-42-43-27-05-026-0011, TOGETHER WITH A 3.6+/- ACRE PARCEL LOCATED ADJACENT TO AND SOUTH OF K-PARK, HAVING PARCEL ID NUMBER 73-41-44-24-06-003-0000 AND REFERRED TO AS THE "RIGHT OF WAY PARCEL;" AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. AC2026-01 authorizing the Board President or Vice President, and Board Secretary, to execute a special warranty deed in favor of Wellington Property Owner LLC, together with all other documents necessary to close on the property known as "K-Park.

- F. [26-7610](#) 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.

G. [26-7581](#) 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 USE FOR THE 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.

H. [26-7599](#) RESOLUTION NO. R2025-67 (ISLA CARROLL POLO AND RESIDENCES PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN FOR (PETITION 2025-0002-MP) ISLA CARROLL POLO AND RESIDENCES PLANNED UNIT DEVELOPMENT, LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ISLA CARROLL POLO AND RESIDENCES MASTER PLAN; TO DESIGNATE A 44.84-ACRE RESIDENTIAL POD WITH 27 SINGLE-FAMILY DWELLING UNITS; TO DESIGNATE A 34.33-ACRE CLUB/AMENITY POD WITH EQUESTRIAN FACILITIES; TO ADOPT A PROJECT STANDARDS MANUAL (PSM); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-67 to adopt the Isla Carroll Polo and Residences PUD Master Plan that consists of a 44.84-acre Residential Pod with 27 dwelling lots and a 34.33-acre Club/Amenity Pod.

I. [26-7598](#) ORDINANCE NO. 2025-29 (ISLA CARROLL POLO AND RESIDENCES REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND RESIDENCES; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-29 to amend the Zoning Designation of Isla Carroll Polo and Residences from Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) to Planned Unit Development/EOZD (PUD/EOZD).

J. [26-7578](#) ORDINANCE NO. 2026-08 (LAKE WORTH ROAD ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE UNIFORM METHOD ("INVOLUNTARY") ANNEXATION (PETITION NUMBER 2026-0001-ANX), OF A PORTION OF LAKE WORTH ROAD TOTALING 5.5+/- ACRES, LOCATED APPROXIMATELY 0.6 MILES WEST OF STATE ROAD 7, 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 2026-08 to approve the annexation of a portion of Lake Worth Road, fronting Panther Run Elementary School.

K. [26-7616](#) SIXTH AMENDMENT TO PURCHASE AND SALE AGREEMENT WITH WELLINGTON PROPERTY OWNER LLC AND APPROVAL OF TERMINATION OF PURCHASE AND SALE AGREEMENT WITH EIM

Approval of Sixth Amendment to the Purchase and Sale Agreement with Wellington Property Owner LLC and approval of termination of Purchase and Sale Agreement with EIM.

L. [26-7608](#) CONSIDERATION OF VILLAGE MANAGER’S EMPLOYMENT AGREEMENT

Council consideration of the Village Manager’s Employment Agreement.

3. **WORKSHOP**

A. [26-7602](#) WELLINGTON ATHLETICS UPDATE

Presentation by Wellington Athletics

4. **ATTORNEY’S COMMENTS**

5. **MANAGER COMMENTS**

6. **COUNCIL COMMENTS**

7. **ADJOURN**