

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda

Monday, March 9, 2026

4:30 PM

Village Hall - Council Chambers

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. [26-7611](#) 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

- C. [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.

- D. [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.

- E. [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.

- F. [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.

- G. [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.

- H. [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.

- I. [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.

- J. [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.

- K. [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.

L. [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. R2025-13 to annex 446.14 acres, also known as Artistry Lakes, into Wellington and amending Wellington's municipal boundaries.

M. [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).

N. [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.

O. [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.

- P. [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.

- 3. **WORKSHOP**
- 4. **ATTORNEY'S COMMENTS**
- 5. **MANAGER COMMENTS**
- 6. **COUNCIL COMMENTS**
- 7. **ADJOURN**