

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Monday, January 12, 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**

Father Steven Thomas Retired Rector of St. David's in the Pines Episcopal 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****7. CONSENT AGENDA**

- A. [25-7470](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF DECEMBER 9, 2025

Council approval of the minutes of the Regular Wellington Council Meeting of December 9, 2025.

- B. [25-7233](#) AUTHORIZATION TO 1) EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE MEMBRANE PLANT 2 HIGH PRESSURE PUMP 9 (HPP9) EXPANSION PROJECT AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE MEMBRANE PLANT 2 HIGH PRESSURE PUMP 9 (HPP9) EXPANSION PROJECT

Authorization to 1) Execute a Guaranteed Maximum Price (GMP) Amendment with Wharton-Smith, Inc. for the Membrane Plant 2 High-Pressure Pump 9 (HPP9) Expansion Project in the amount of \$2,100,971.00 and 2) Execute a task order for construction phase services for the project with Kimley-Horn and Associates, Inc. in the amount of \$109,443.00.

- C. [25-7395](#) AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE UTILITIES OPERATIONAL TECHNOLOGY MASTER PLAN

Authorization to approve a Task Order to Hillers Electrical Engineering, Inc. (HEE) to provide professional engineering services for the Utilities Operational Technology Master Plan, in the amount of \$123,000.52.

- D. [25-7335](#) AUTHORIZATION TO AWARD ANNUAL PUBLIC WORKS CONTRACTS TO MULTIPLE VENDORS

Authorization to award annual public works contracts to multiple vendors.

- E. [25-7367](#) AUTHORIZATION TO AWARD CONTRACTS FOR PALM TREE PRUNING AND ROOT PRUNING

Authorization to award palm tree pruning and root pruning/barrier installation contracts to multiple vendors, for approximately \$60,000 annually.

**F. [25-7336](#) AUTHORIZATION TO AWARD A CONTRACT FOR BUILDING
INSPECTION SERVICES**

Authorization to award a contract to C.A.P. Government, Inc, as the primary vendor, and Joe Payne, Inc., as the secondary vendor, for building inspection services in the amount of approximately \$309,000.00 annually.

8. PUBLIC HEARINGS

**A. [25-7476](#) RESOLUTION NO. R2026-01 (SEC. 6.8.8 EQUESTRIAN
DEVELOPMENTS ZONING IN PROGRESS)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, DECLARING A ZONING IN PROGRESS RELATED TO SECTION 6.8.8 – EQUESTRIAN DEVELOPMENT OF THE EQUESTRIAN OVERLAY ZONING DISTRICT FOR A PERIOD OF 180 DAYS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Approve Resolution No. R2026-01 for the Section 6.8.8 Equestrian Developments Zoning in Progress.

**B. [25-7472](#) ORDINANCE NO. 2025-20 (RUSTIC RANCHES OVERLAY ZONING
DISTRICT ZTA)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-20 to amend Article 6 of Wellington's Land Development Regulations (LDR) by eliminating Sections 6.10.6 relating to the use of Recreational Vehicles as temporary housing within the Rustic Ranches community.

C. [25-7471](#) ORDINANCE NO. 2026-03 (ARTISTRY LAKES 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. 2026-03 to annex the referenced property, thereby amending Wellington's municipal boundaries.

D. [25-7474](#) ORDINANCE NO. 2025-26 (14833 50TH STREET DEVELOPMENT ORDER 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; SPECIFICALLY DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF A 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.

E. [25-7475](#) 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.

F. [25-7448](#) 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).

G. [25-7478](#) RESOLUTION NO. R2025-69 (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. R2025-69, 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.

9. REGULAR AGENDA

A. [25-7369](#) NOTICE OF SPECIAL MAGISTRATE'S INTENT TO CONTINUE TO SERVE AND CONSIDERATION TO REAPPOINT, AND DIRECTION REGARDING PENDING VACANCY

1) Notice of Special Magistrate Hollie Hawn's intent to continue to serve and consideration to reappoint, and 2) Direction regarding pending vacancy from Magistrate Posner's intent to not seek reappointment.

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.