

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, February 10, 2026
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, February 10, 2026, commencing at 6:30 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 6:30 p.m.
2. **INVOCATION** – Deacon Pete Del Valle, 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 8J, Ordinance No. 2026-09 (Establishing The Village Landing Community Development District), to Public Hearings as Item 8F. Former Items 8F, 8G, and 8H will change, respectively.
2. Add Item #26-7579, Resolution No. R2026-11 (Palm Beach County Interlocal Service Boundary Agreement), to the Consent Agenda as Item 7H. Former Items 7H, 7I, and 7J will change, respectively.
3. Remove Item 8H, Ordinance No. 2025-26, (14833 50th Street Comprehensive Plan Amendment), from the agenda.
4. Remove Item 8I, Ordinance No. 2025-27(14833 50th Street Rezoning), from the agenda.
5. Approve amended form of the Palm Beach County Supervisor of Elections, Election Services Agreement.

A motion was made by Councilwoman Antuña, 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. 25-7494 PACK 125 ANNUAL PINWOOD DERBY INVITATION

Mr. Barnes introduced the item.

Kim ? of Cub Scout Pack 125 thanked Council for their support and extended an invitation to Council to participate in the Pinewood Derby which will be held on Sunday, March 8, 2026. Members of the pack distributed the cars to Mayor Napoleone and the Palm Beach County Sheriff's Office (PBSO). They will provide a car to Palm Beach County Fire Rescue.

B. 26-7550 BICYCLE FRIENDLY COMMUNITY - BRONZE AWARD PRESENTATION

Mr. Barnes introduced the item.

Mr. Stillings provided information about the League of American Bicyclists Bicycle Friendly America Program. He stated Wellington was awarded the Bronze Award.

A certificate was presented to Mr. Zurita from Wheels of Wellington for being a bicycle friendly business.

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

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

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

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

- E. **25-7339** AUTHORIZATION TO UTILIZE SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE VILLAGE PARK GYM SCOREBOARD REPLACEMENT PROJECT
- F. **26-7547** AUTHORIZATION TO RENEW AN EXISTING CONTRACT TO PROVIDE AQUATIC VEGETATION CONTROL SERVICES TO WELLINGTON CANALS AND LAKES
- G. **26-7529** AUTHORIZATION TO UTILIZE A CITY OF DANIA BEACH CONTRACT AS A BASIS FOR PRICING TO PROVIDE INVESTMENT MANAGEMENT SERVICES
- H. **26-7579** RESOLUTION NO. R2026-11 (PALM BEACH COUNTY INTERLOCAL SERVICE BOUNDARY AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, INITIATING THE PROCESS SET FORTH IN SECTION 171.203(2), FLORIDA STATUTES, FOR PURPOSES OF COMMENCING THE NEGOTIATION OF AN INTERLOCAL SERVICE BOUNDARY AGREEMENT WITH PALM BEACH COUNTY IN ACCORDANCE WITH PART II OF CHAPTER 171, FLORIDA STATUTES; PROVIDING FOR NOTIFICATION DIRECTED TO THE COUNTY; PROVIDING DIRECTION TO THE VILLAGE MANAGER; AND PROVIDING AN EFFECTIVE DATE. ***(THIS ITEM ADDED TO THE AGENDA)***

- I. **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.

This item formerly Item 7H.

- J. **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.

This item formerly Item 7I.

- K. 26-7562** APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT FOR SPEED DETECTION SYSTEM IN SCHOOL ZONES

This item formerly Item 7J.

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

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

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.

Mr. Barnes introduced this item.

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

Cory Cramer, introduced Catherine DeCosmo from the Village of Wellington Planning Department. She told Council that the correct plan for this item was placed in their amendment folders.

Catherine DeCosmo, Planner, entered the files into the record and explained the request in reference to the South Florida Water Management District (SFWMD) requirements based on their adopted Lower East Coast Water Supply Plan (LECWSP). She referenced the Work Plan and the recommendation. The Planning, Zoning and Adjustment Board (PZAB) recommended approval at their meeting of January 21, 2026.

Public Hearing

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

There being no public comments, a motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, 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 Councilman McGovern, 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 first reading.

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.

Mr. Barnes introduced the item and said the next few items are related.

Ms. Hall read Ordinance No. 2026-06, Resolution No. R2026-03, Resolution No. R2026-04, and Resolution No. R2026-05 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 staff, the applicant and their team, all candidates, most of the Planning, Zoning and Adjustment Board Members, her husband and children. She said she could be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind stated she had spoken with staff, the applicant, Jeffrey Robbert from PZAB, and Rachel Eidelman. She said she could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had not spoken with anyone since first reading. He said he could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with Ken Tuma, Brian Kelly and staff. 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 responded yes.

Kelly Ferraiolo, Senior Planner, entered the files into record and spoke about the request. She stated the agent, Urban Design Studio, and their team will make their presentation first.

Ken Tuma, Managing Principal/Urban Design Studio, on behalf of the applicant, referenced the development team, rezoning request, master plan and conditional uses. He referenced the subject site. Mr. Tuma showed a graphic of the existing zoning and existing FLU and the proposed zoning and existing FLU. In addition, He showed the conceptual master site plan and site circulation. Mr. Tuma showed the Oakmont HOA letter of support dated February 6, 2026. He mentioned the project standards manual in terms of additional items being approved.

Kelly Ferraiolo, Senior Planner, discussed the rezoning and referenced the request. She displayed a current and proposed zoning map. She spoke about the Master Plan and conditional uses, land use allocation, residential density and project standards manual. She discussed the required improvements and contributions, shared parking study, and school traffic operational plan. Ms. Ferraiolo stated at their January 21, 2026 meeting, PZAB recommended approval of all requests with recommendations/suggestions regarding the K Park MUPD Master Plan and the Hotel Conditional Use. She talked about updates since the 1st Reading regarding finalized conditions of approval 5,9,10,27,30,31,39, PSM updates and the developer finalizing discussions with Castalina and Oakmont Estates. Ms. Ferraiolo discussed the findings of fact.

Mr. Stillings corrected the number of residential units for Phase 2 and referenced to the changes in numbering for the conditions.

Public Hearing

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Audeanne Donaldson stated she supports the development of the project.

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.

Mayor Napoleone asked about the status of Castelina and the roundabout.

Kevin Ryan spoke about the meeting with Castelina regarding the roundabout.

Councilman McGovern asked Mr. Ryan what is the plan if Castelina does not achieve the two thirds vote.

Mr. Ryan stated they would revert to what is currently in the existing plan, which is a signalized traffic light that only serves the school.

Brian Kelly, Vice President and Traffic Engineer/Simmons and White, Inc., discussed the offsite traffic improvements and additional traffic mitigation, School On-Site Circulation-Overall.

Councilwoman Silvestri inquired about the staggered times.

Councilwoman Antuña asked what is the timeframe for satisfying the conditions.

Mr. Kelly referenced the roadway improvements and opening of the site in 2028.

Councilwoman Silvestri asked what was the final discussion regarding shared parking on school property.

Mr. Ryan discussed Pod B Parking Contingency Plans.

Mayor Napoleone referenced Condition 39 regarding parking, dwelling units for Phase 2 and units for Phase 1.

Vice Mayor Siskind asked how many levels there will be in the garage.

Mr. Tuma stated they had not gotten that far in the design yet but probably two or three stories.

Councilwoman Silvestri asked if the parking garage will come back to Council for approval or who approves the aesthetic for the parking garage.

Mr. Stillings and Ms. Ferraiolo responded about the parking garage and height.

Councilwoman Antuña asked would commercial and residential units have assigned parking.

Mr. Kelly stated it would be open parking.

Mayor Napoleone asked if the conditional use for the school could be changed without coming back to Council.

Ms. Ferraiolo stated that would require a change to the master plan which would have to come back to Council.

Mr. Stillings discussed the process.

Councilman McGovern asked about the purchase and sale agreements with Related Ross and the School.

Ms. Cohen spoke about the agreements.

Councilwoman Silvestri asked about the finalization of the amount of Wellington resident

scholarships.

Mr. Barnes suggested that it be made a condition of approval and then there would be a monitoring method.

Jeff Clarke, CEO of ElevateED, spoke about the scholarships and funding mechanisms.

Councilman McGovern inquired the scholarships for Wellington.

Mayor Napoleone also commented regarding the scholarships.

There was discussion between Council, Ms. Cohen, Mr. Stillings and Mr. Tuma regarding postponement of the conditional use for the school.

Councilman McGovern asked questions about the berm, wall, landscape buffer and Castelina.

Mr. Stillings mentioned the PSM regarding the buffer and 7 foot wall.

Mr. Barnes stated he had spoken with the Castelina HOA board president.

Councilman McGovern inquired about the amount for the trees and PZAB recommendations.

Ms. Ferraiolo spoke briefly about the trees and the recommendations.

Mr. Stillings commented about the number of trees.

Mayor Napoleone asked if the cap could be eliminated.

Cory Cramer said the dollar amount follows the Village's tree fund policy.

Mr. Stillings said the PSM had been updated in regards to streetscape materials.

Ms. Ferraiolo said staff had not received updated elevations for the parking garage yet.

There was further discussion between Council and Mr. Tuma about Oakmont relative to the wall, buffering and berm.

Ms. Cohen swore in Mr. Real for him to speak on the item.

Alejandro Real spoke about Oakmont and the roundabout, berm and wall.

Councilman McGovern commented about construction, construction debris and noise. He asked if there are safeguards for Oakmont.

Mr. Stillings stated this is addressed in Condition No. 9.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2026-06 (Wellington Village (FKA K Park) Rezoning) on second reading.

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.

This item discussed in conjunction with Item 8B.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2026-03 (Wellington Village (FKA K Park) Master Plan) with the changes Mr. Stillings referenced in regards to renumbering, and the Project Standards Manual (PSM) term regarding the 3 foot berm and 7 foot wall.

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.

This item discussed in conjunction with Item 8B.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to postpone Resolution No. R2026-04 (Wellington Village (FKA

K Park) Conditional Use for Pod A School) to a date certain of February 24, 2026.

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.

This item discussed in conjunction with Item 8B.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Resolution No. R2026-05 (Wellington Village (FKA K Park) Conditional Use for Pod B Hotel).

F. 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.

This item formerly Item 8J.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2026-09 by title.

Ginger E. Wald, Esq., Billing Cochran, P.A., stated she is a local government attorney and explained the purpose of community development districts (CDD). She referenced the petition and mentioned public improvements. Ms. Wald discussed some of the benefits of a CDD and the requirements of CDD pertaining to Public Records and Sunshine Laws.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Siskind, 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 asked questions regarding the CDD.

Councilman McGovern asked questions regarding the debt and the requirements for the notices and meetings. He asked where the meetings had to be held.

Councilwoman Silvestri asked Ms. Wald to explain why this would be necessary versus not having a CDD.

Ms. Wald responded to Council's questions.

Mr. Ryan spoke about the project and the types of costs for which the CDD would be used.

Councilman McGovern asked if the list in Exhibit 6 an exhaustive list.

Mr. Ryan stated it is not an exhaustive list.

Councilman McGovern asked when the CDD would begin.

Ms. Cohen asked what happens if the sale does not occur.

Ms. Wald stated they provided an estimate of the schedule and spoke about what happens if the closing does not happen.

Ms. Cohen asked if it is possible to add a condition that the CDD would be dissolved if the sale does not occur.

Ms. Wald discussed the effective date and said that she and Ms. Cohen would have to work on the language.

Mayor Napoleone reiterated that this does not need to be done unless the closing happens.

Councilman McGovern asked if the school is in agreement regarding the initial board of supervisors.

Councilwoman Antuña inquired if this is typical for Related.

Mr. Ryan responded to Councilwoman Antuña' s question.

Ms. Cohen stated it is done all over the state.

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 first reading.

G. 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.

This item formerly Item 8F.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2026-04 and Ordinance No. 2026-05 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 staff and Palm Beach County Mayor Sara Baxter. 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 and briefly with residents from Westlake and Arden. He said he could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with stated he spoke with staff, Michael Drahos, John Bowers, Johnny Meier, Tatiana Yaques and Ken Tuma. He said he could be fair and impartial.

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

Kelly Ferraiolo, Senior Planner, entered the files into record and talked about the request. 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 Kolter Homes, presented their request and provided site history. He showed an aerial location map of the site, and immediate properties to the west, east and immediately adjacent to the north. He showed the Palm Beach County approved master plan and concept master plan. Mr. Jean-Louis also spoke about the proposed models, PSM deviations, and minimum lot width, side setback, screen enclosure and pool, PUD housing types, recreation/land dedication, landscape buffers – east, landscape buffers – west, landscape buffers – north and landscape buffers – south and spoke about landscape lot typicals and said they have met the zoning and master plan standards.

Ms. Ferraiolo said staff is initiating a comprehensive plan amendment to change the future land use map designation and showed the proposed land use map. She stated the applicant is requesting a change in the zoning from Palm Beach County PUD to Wellington PUD. Ms. Ferraiolo showed a proposed zoning map and discussed the master plan. She showed the Artistry Lakes comparison for Palm Beach County and Wellington (after annexation), and residential density.

Mayor Napoleone inquired about the contribution regarding units.

Mr. Stillings spoke about the units.

Mayor Napoleone asked about assessment regarding the units.

Ms. Ferraiolo spoke about the project standards manual and required driveway improvements. The Planning Zoning and Adjustment Board (PZAB) recommended approval of all requests at their January 21, 2026 meeting. She referenced the Findings of Fact.

Councilman McGovern inquired about the signal on State Road 80.

Ms. Ferraiolo responded to his question regarding the traffic signals.

Mayor Napoleone asked if it is a right in and right turn out.

Brian Kelly, Simmons and White, spoke about the construction of the signal and explained the right in, right out signal. He said it will be primarily left turns out of the development.

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 asked that Arden be allowed interconnectivity with Artistry Lakes and spoke about the only exit on Southern Boulevard.

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

Councilman McGovern asked Mr. Tuma what is the thought for the public comment just made by Ms. Loyzelle.

Mr. Tuma provided Palm Beach County history regarding the property.

Mayor Napoleone asked what is the potential solution for the area.

Mr. Tuma provided history regarding the land use and an employment center. He referenced Arden Pod J and the specific language.

Vice Mayor Siskind asked if there could be some sort of agreement regarding emergency access.

Mayor Napoleone stated he would like to have this reviewed.

Councilman McGovern asked how much of Arden remains in the hands of developers.

Mr. Barnes stated this had been turned over already and said these are the types of things that would be addressed in an Interlocal Service Boundary Agreement (ISBA) with the county.

Councilwoman Silvestri stated she would like to see this addressed for Artistry Lakes.

There was further discussion regarding access points.

Councilman McGovern asked where is the Village on the annexation.

Mr. Barnes provided an update on the annexation.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2026-04 (Artistry Lakes CPA) on first reading.

H. 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.

This item formerly Item 8G.

This item discussed in conjunction with Ordinance No. 2026-04 (renumbered as Item 8G).

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 first reading.

~~I. 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.~~

This item formerly Item 8H.

This Item moved to the February 24, 2026 Village Council Meeting.

~~J. 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.~~

This item formerly Item 8I.

This Item moved to the February 24, 2026 Village Council Meeting.

9. REGULAR AGENDA

There were no Regular Agenda Items.

10. PUBLIC COMMENT

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

Public Comment:

1. Lauren Brody spoke regarding the error made by the Palm Beach County Supervisor of Elections, asked for more transparency and that the residents be notified of what went wrong.

11. ATTORNEY'S REPORT

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

Ms. Cohen reminded Council about the shade session scheduled for February 23, 2026.

12. MANAGER'S REPORT

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

There will be a workshop held at 4:30 pm on February 23, 2026.

The Next Council Meeting will be held on February 24, 2026.

Village Offices will be closed on Monday, February 16, 2026, in observance of Presidents' Day.

Councilman McGovern asked for the schedule of closings for municipalities, the county and the school district.

Mr. Barnes stated they would share the schedule with Council.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

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

- Vice Mayor Siskind commended staff on Brew Fest.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern commented about the tribute to first responders and the nurses, doctors and personnel from Wellington Regional Medical Center for the Great Charity Challenge. He said people from the tri-county region were able to see Wellington at its best.
- Councilman McGovern stated they attended the event at Central Palm Beach Chamber and they welcomed Michael Stone as Chamber president

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone commended staff for all of the events: Taste and Toast and Brew Fest. He said Bacon and Bourbon is this weekend.
- Mayor Napoleone stated the Great Charity Challenge was fantastic.
- Mayor Napoleone stated Day for Autism at Village Park will be held on February 27, 2026 from 10 am to 2 pm.
- Mayor Napoleone said the Town Crier is hosting a Candidate Forum on February 23, 2026 in the Village Hall Council Chambers.

Mr. Barnes stated the forum would be live streamed.

- Mayor Napoleone stated he met with some people from Arden and Fox Trails regarding Project Tango.

Councilman McGovern asked for a status of bills related to data centers.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:10 p.m.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk