

ORDINANCE NO. 2026-09

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; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“the Act”), to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Wellington Property Owner LLC, a Delaware limited liability company (the “Petitioner”) submitted a Petition (“Petition”) to the Village of Wellington, Florida (the “Village”) to establish the Village Landing Community Development District (the “District”) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the proposed District comprises approximately 71.27 acres of property, all located within the Village; and

WHEREAS, pursuant to Section 190.005(1)(d), Florida Statutes, notice of the public hearing on the petition to establish the District was published on the Palm Beach County publicly accessible website once a week for four (4) consecutive weeks prior to the public hearing; and

WHEREAS, a public hearing has been conducted by the Village Council in accordance with the requirements and procedures of section 190.005(1)(d), Florida Statutes; and

WHEREAS, the Village Council, pursuant to the authority granted by the provisions of Chapters 166 and 190, Florida Statutes, as amended, and having considered the Petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interests of the citizens of the Village to approve the petition to establish the District.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA:

SECTION 1. The foregoing findings which are expressly set forth herein are hereby adopted and made a part hereof.

SECTION 2. The Village Council of the Village of Wellington, Florida, hereby makes the following additional findings:

1. The property proposed to comprise the District, which consists of approximately 71.27 acres lies entirely within the boundaries of the Village. A metes and bounds description of the external boundaries of the proposed District is set forth in the legal description attached hereto as **Exhibit A**.
2. The Village Council has reviewed the Petition to establish the District and found all the statements contained within the Petition are true and correct.
3. The establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Village's comprehensive plan.
4. The proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.
5. The creation of the District is the best alternative available for delivering the community development services and facilities described in the Petition to the area that will be served by the District.
6. The community development services and facilities of the District will be compatible with the capacity and uses of existing Village and regional community development services and facilities.
7. The area that will be served by the District is amenable to separate special district government.

SECTION 3. The Village Council hereby grants the Petition to establish and create a community development district, which shall be known as "Village Landing Community Development District."

SECTION 4. The external boundaries of the District shall be set forth in **Exhibit A** attached hereto.

SECTION 5. Pursuant to Section 190.004(4), Florida Statutes, the charter for the District shall consist of Sections 190.006 through 190.041, Florida Statutes, including special powers provided by sections 190.012(1), (2)(a) and (d), Florida Statutes.

SECTION 6. The five persons designated to be the initial members of the Board of Supervisors are Kenneth Himmel, Katie Block, Tyler Vinal, Kevin Ryan and Jordan Bargas.

SECTION 7. As provided in Chapter 190, Florida Statutes, in addition to the general powers which the District is authorized to exercise pursuant to Section 190.011, Florida Statutes, the District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority

with respect to any area included within the District, those special powers relating to public improvements and community facilities authorized by Section 190.012(1), Florida Statutes, and Section 190.012(2)(a) and (d), Florida Statutes.

SECTION 8. Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 9. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 10. This Ordinance shall become effective ten days following closing of any portion on the Property described in Exhibit A, pursuant to the purchase and sale agreement between Acme Improvement District and Wellington Property Owner, LLC, its successors or assigns. In the event the closing does not occur as to any portion of the Property, this Ordinance shall not take effect.

PASSED this 10th day of February, 2026 upon first reading.

PASSED AND ADOPTED this _____ day of _____, 2026 on second and final reading.

WELLINGTON	FOR	AGAINST
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____	_____	_____
Tanya Siskind, Vice Mayor	_____	_____
_____	_____	_____
John T. McGovern, Councilman	_____	_____
_____	_____	_____
Maria Antuña, Councilwoman	_____	_____
_____	_____	_____
Amanda Silvestri, Councilwoman	_____	_____

ATTEST:

BY: _____

Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney