

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Tuesday, June 10, 2025

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****3. PLEDGE OF ALLEGIANCE**

Deacon Pete Del Valle, St. Therese de Lisieux Catholic Church

4. APPROVAL OF AGENDA**5. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY****6. PRESENTATIONS AND PROCLAMATIONS****A. [25-7182](#) RECOGNITION OF THE UTILITIES DEPARTMENT/FDEP 2024 PLANT OPERATIONS EXCELLENCE AWARDS**

Recognition of the Village of Wellington Utilities Department for winning the Florida Department of Environmental Protection 2024 Plant Operations Excellence Awards.

B. [25-7155](#) RESOLUTION NO. R2025-37 (PRELIMINARY TRIM RATES FOR WELLINGTON SOLID WASTE COLLECTION AND RECYCLING ASSESSMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR SOLID WASTE COLLECTION AND RECYCLING SERVICE FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-37 setting the preliminary FY 2025-2026 TRIM rates for Solid Waste Collection and Recycling proposed at \$320/unit for curbside services and \$235/unit for containerized service.

7. CONSENT AGENDA**A. [25-7166](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MAY 13, 2025**

Council approval of the minutes of the Regular Wellington Council Meeting of May 13, 2025.

B. [25-7026](#) AUTHORIZATION TO EXECUTE A TASK ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES FOR TRAIN 1 PHASE 1 POST TREATMENT AND PROCESS IMPROVEMENTS

Authorization to execute a task order with Kimley-Horn and Associates, Inc., for engineering design, permitting, and bidding phase services for the Train 1 Phase 1 Post Treatment and Process Improvements at the Water Treatment Plant, in the amount of \$406,146.00.

- C. [25-7082](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE PEACEFUL WATERS WETLAND REHABILITATION PHASE 2 PROJECT 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE PEACEFUL WATERS WETLAND REHABILITATION PHASE 2 PROJECT

Authorization to 1) Award a Contract to Sherlock Tree Company, Inc., for the Peaceful Waters Wetland Rehabilitation Phase 2 Project and 2) Execute a Task Order with Hazen and Sawyer for construction phase services for the Peaceful Waters Wetland Rehabilitation Phase 2 Project.

- D. [25-7083](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE WATER TREATMENT PLANT CLASS I INJECTION WELL SYSTEM MECHANICAL INTEGRITY TESTING

Authorization to award a contract to All Webbs Enterprises, Inc. for the Water Treatment Plant Class I injection well system mechanical integrity testing, in the amount of \$61,400.00.

- E. [25-7110](#) AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN EXISTING CONTRACT FOR ANNUAL LAWN MAINTENANCE SERVICES

Authorization to amend an existing contract with Florida ULS Operating, LLC DBA Haverland Ag Innovations, for the addition of lawn maintenance services for newly reconfigured sports fields located at Greenbriar Park and South Shore Park in the amount of \$202,776.16 annually.

- F. [25-7132](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS FOR PARKING LOT IMPROVEMENTS AT VILLAGE PARK

Authorization to utilize various contracts for parking lot improvements at Village Park for a total project cost of \$123,960.96.

- G. [25-7142](#) RATIFICATION OF PURCHASE ORDER ISSUED FOR THE REPLACEMENT OF CANOPY UPPER FRAMES WITH TURN-N-SLIDE SYSTEMS AT VILLAGE PARK

Ratification of Purchase Order (PO #250535) issued to Shade Systems, Inc. for the replacement of canopy upper frames with Turn-N-Slide Systems at Village Park, in the amount of \$54,998.02.

- H. [25-7152](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR MULTIPURPOSE PATHWAY IMPROVEMENTS ON STRIBLING WAY

Authorization to utilize a Palm Beach County contract with Wynn & Sons Environmental Construction Co., LLC., as a basis for pricing, for the multipurpose pathway improvements on Stribling Way in the amount of \$732,160.00.

- I. [25-7115](#) AUTHORIZATION TO 1) RENEW DISASTER DEBRIS RECOVERY CONTRACTS; 2) RATIFY ORDER RANKING FOR DISASTER DEBRIS RECOVERY CONTRACTS; 3) CONTINUE UTILIZING BACKUP CONTRACTS AWARDED BY SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, IN THE EVENT THAT THE VILLAGE OF WELLINGTON'S CONTRACTED DISASTER RECOVERY SERVICE VENDORS, ARE NON-RESPONSIVE

Authorization to: 1) Renew Disaster Debris Recovery contracts with Ceres Environmental Services, Inc., Phillips and Jordan, Inc. and Crowder-Gulf Joint Venture, Inc. 2) Ratify order ranking of the Disaster Debris Recovery contracts 3) Continue utilizing backup contracts awarded by Solid Waste Authority (SWA) of Palm Beach County in the event that the Village's contracted Disaster Recovery Service vendors are non-responsive.

- J. [25-7131](#) AUTHORIZATION TO AMEND AN EXISTING CONTRACT FOR ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM MAINTENANCE AND SUPPORT SERVICES

Authorization to amend an existing contract for Enterprise Resource Planning (ERP) System Maintenance and Support Services with Tyler Technologies, Inc. increasing the contract total to \$627,623.

- K. [25-7143](#) AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR FLEET MANAGEMENT TECHNOLOGIES WITH RELATED SOFTWARE AND HARDWARE SOLUTIONS

Authorization to utilize a Sourcewell contract, as a basis for pricing for fleet management technologies with related software and hardware solutions, with Samsara Inc, in the amount of \$107,572.10.

- L. [25-7173](#) AUTHORIZATION TO UTILIZE A CITY OF HOLLYWOOD CONTRACT AS A BASIS FOR PRICING FOR THE HAULING AND DISPOSAL OF CLASS AA BIO-SOLIDS

Authorization to utilize a City of Hollywood contract with Revinu, Inc. for the Hauling and Disposal of Class AA Biosolids.

- M. [25-7174](#) AUTHORIZATION TO AMEND AN EXISTING AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF A NEW PALM BEACH COUNTY SHERIFF'S OFFICE (PBSO) SUBSTATION

Authorization to amend an existing agreement with Leo A. Daly Company for Architectural and Engineering Services for the Construction of a new PBSO Substation.

- N. [25-7153](#) RESOLUTION NO. R2025-31 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE CANOPY ASSESSMENT PROJECT GRANT BUDGET AMENDMENT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE CANOPY ASSESSMENT PROJECT GRANT; AND PROVIDING AN EFFECTIVE DATE.
- RATIFICATION OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE CANOPY ASSESSMENT PROJECT GRANT
- THIS GRANT FOR A TREE CANOPY ASSESSMENT PROJECT SUPPORTS THE VILLAGE OF WELLINGTON'S IMPLEMENTATION OF A TREE INVENTORY AND TREE MANAGEMENT PLAN PREVIOUSLY DEVELOPED IN CONJUNCTION WITH FDACS GRANT FUNDING.

Ratification of the Florida Department of Agriculture and Consumer Services (FDACS) Urban and Community Forestry Capacity Grant Program Tree Canopy Assessment Project Agreement and Resolution No. R2025-31 (Budget Amendment for \$20,000 in grant monies amending the Fiscal Year 2024-2025 General Fund) for the Wellington Tree Canopy Assessment project revenue and expenditures.

- O. [25-7154](#) 1) RESOLUTION NO. R2025-35 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES FLORIDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY HURRICANE RECOVERY GRANT FOR THE TREE PLANTING PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, FLORIDA FOREST SERVICE FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE URBAN AND COMMUNITY FORESTRY HURRICANE RECOVERY PROGRAM FOR THE TREE PLANTING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

- 2) RESOLUTION NO. R2025-36 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRANT FUNDS AWARDED FOR TREE PLANTING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-35 authorizing the Mayor, Village Manager, or Deputy Village Manager to enter into an agreement with the Florida Department of Agriculture and Consumer Services (FDACS) for the Florida Forest Service Urban and Community Forestry Hurricane Recovery Grant for the Tree Planting Project and approval of Resolution No. R2025-36 for a budget amendment to allocate the \$50,000 in grant monies to the General Fund.

- P. [25-7186](#) RESOLUTION NO. R2025-41 (HAZARD MITIGATION GRANT PROGRAM)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING AND AUTHORIZING THE VILLAGE MANAGER OR DEPUTY VILLAGE MANAGER TO EXECUTE AND SUBMIT THE APPLICATION AND ALL NECESSARY DOCUMENTS RELATED TO THE HAZARD MITIGATION GRANT PROGRAM AND APPROVING THE RECEIPT OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Approval of Resolution No. R2025-41 authorizing the Village Manager or the Deputy Village Manager to apply with the Florida Division of Emergency Management (FDEM) Mitigation Bureau for Hazard Mitigation Grant Fund Project funding.

- Q. [25-7180](#) RESOLUTION NO. R2025-24 (FY 2025/2026 - 2027/2028 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR STATE HOUSING INITIATIVES PARTNERSHIP (SHIP))

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE FY 2025/2026-2027/2028 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP); AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2025/2026-2027/2028 LOCAL HOUSING ASSISTANCE PLAN TO THE FLORIDA HOUSING FINANCE CORPORATION, AND THE STATE OF FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-24 to approve the FY 2025/2026-2027/2028 Local Housing Assistance Plan (LHAP) for the State Housing Initiatives Partnership (SHIP) and authorizing the Village Manager to forward the FY 2025/2026-2027/2028 Local Assistance Plan to the Florida Housing Finance Corporation and the State of Florida.

- R. [25-7086](#) 1) RESOLUTION NO. R2025-27 (SPECIAL MAGISTRATE(S) APPOINTMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA COUNCIL APPOINTING NEW SPECIAL MAGISTRATE(S) IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

2) RESOLUTION NO. R2025-32 (HOURLY COMPENSATION INCREASE FOR CURRENT SPECIAL MAGISTRATES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE HOURLY COMPENSATION FOR SPECIAL MAGISTRATES, IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

1) Approval of Resolution No. R2025-27 appointing one (1) or more Special Magistrate(s) to a two (2) year term ending in Fiscal Year 2027, and 2) Approval of Resolution No. R2025-32 amending the hourly compensation rate to \$200 for the current Special Magistrates Michael Posner and Hollie Hawn for the duration of their terms.

- S. [25-7187](#) AUTHORIZATION TO EXECUTE GROUND LEASE AGREEMENT WITH WELLINGTON NATIONAL HOLDINGS, LLC, FOR INSTALLATION OF A WIRELESS COMMUNICATION FACILITY

Authorization to execute a Ground Lease Agreement with Wellington National Holdings, LLC, for installation of a wireless communications facility at 310 Flying Cow Road.

8. PUBLIC HEARINGS

- A. [25-7185](#) ORDINANCE NO. 2025-08 (THE MARKETPLACE AT THE WELLINGTON CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON) FROM COMMERCIAL TO MIXED USE (MU), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS; LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-08 to amend the Future Land Use Map Designation of the 17.855-acre subject property known as The MarketPlace at The Wellington from Commercial to Mixed-Use.

- B. [25-7164](#) ORDINANCE NO. 2025-15 (REPEAL AND REPLACEMENT OF ARTICLE VI, CHAPTER 22 OF THE WELLINGTON CODE OF ORDINANCES AUTHORIZING SPEED DETECTION SYSTEMS IN SCHOOL ZONES)

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-42, IN ITS ENTIRETY, AND REPLACING IT WITH CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-45 TITLED "SPEED DETECTION IN SCHOOL ZONES" TO CLARIFY DEFINITIONS AND CREATE NEW SECTIONS SPECIFIC TO VIOLATIONS, ENFORCEMENT PROCEDURES, AND HEARING PROCESSES TO FACILITATE THE IMPLEMENTATION OF SPEED DETECTION SYSTEMS IN SCHOOL ZONES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-15 repealing Chapter 22, Article VI, Sections 22-36 through 22-42, of the Code of Ordinances, in its entirety and replacing it with Chapter 22, Article VI, Sections 22-36 through 22-45, of the Code of Ordinances, to clarify definitions and create new sections specific to violations, enforcement procedures, and hearing processes for speed detection systems in school zones.

- C. [25-7157](#) ORDINANCE NO. 2025-17 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE APPOINTMENT OF A COMMUNITY MEMBER AND AN ALTERNATE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9G OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO THE VILLAGE CANVASSING BOARD BY AMENDING SECTION 9, SUBSECTION G, "VILLAGE CANVASSING BOARD" TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE THE REQUIREMENT TO APPOINT A COMMUNITY MEMBER TO THE CANVASSING BOARD; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-17 proposing an amendment to Wellington's Charter to designate the Palm Beach County Canvassing Board as the Village's Canvassing Board and to eliminate appointment of a community member and an alternate.

- D. [25-7158](#) ORDINANCE NO. 2025-18 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO MOVE THE QUALIFICATION PERIOD TO A TWO WEEK PERIOD IN NOVEMBER)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9C OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO CANDIDATE QUALIFYING DATES BY AMENDING SECTION 9, SUBSECTION C, "QUALIFYING FOR OFFICE" TO MOVE THE QUALIFYING PERIOD TO A TWO WEEK PERIOD IN NOVEMBER PRIOR TO THE MARCH GENERAL ELECTION; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-18 proposing an amendment to Wellington's Charter to move the qualification period to a two week period in November.

E. [25-7181](#) RESOLUTION NO. R2025-38 (LOTIS WELLINGTON 2 DOA)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A DEVELOPMENT ORDER AMENDMENT (PETITION 2025-0002-DOA) 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 CONDITIONS OF APPROVAL FOR THE CERTIFICATE OF OCCUPANCY THRESHOLDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-38, a Development Order Amendment (DOA) to modify the conditions of approval of Resolution No. R2023-62, a Master Plan and Conditional Uses for the 52-acre mixed-use project known as Lotis Wellington 2.

9. REGULAR AGENDA

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.