

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Monday, June 29, 2026

4:30 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

Michael J. Napoleone, Mayor
Maria Antuña, Vice Mayor
Amanda Silvestri, Councilwoman
Stephen A. Levin, Councilman
Johnny Meier, Councilman

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. [26-7760](#) RECOGNITION OF COACH DAVE JIMENEZ

Recognition and appreciation of Coach Dave Jimenez for his years of dedication to coaching Wellington's youth soccer.

B. [26-7773](#) LET'S MOVE MARCH CHALLENGE AWARD PRESENTATION

Digital VibeZ will present awards to the Village of Wellington and the Parks & Recreation Department for winning first place in the Let's Move March Challenge.

**C. [26-7765](#) PRESENTATION OF A PROCLAMATION RECOGNIZING ST. DAVID'S
IN THE PINES EPISCOPAL CHURCH ON ITS 50TH ANNIVERSARY**

Presentation of a proclamation recognizing St. David's in the Pines.

D. [26-7767](#) PALM BEACH COUNTY COMMISSION ON ETHICS PRESENTATION

Request from Palm Beach County Commission on Ethics to address the Mayor and Council.

E. [26-7705](#) RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2026-28 (ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES FOR THE MUNICIPALITY'S FISCAL YEAR 2026-2027 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2026-05 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR ACME IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2026-29 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

Approval of the following resolutions setting TRIM rates for ad-valorem taxes and non-ad valorem assessments for Wellington, Acme Improvement District and Saddle Trail Park South Neighborhood Improvement District (NID) debt as required by law:

A. RESOLUTION NO. R2026-28: *The preliminary TRIM ad valorem millage rate proposed at 2.47 mills (no change from the current year rate) is estimated to be 4.27% above an approximate rollback rate of 2.37 mills, based on the preliminary taxable value of \$13.87 billion issued by the property appraiser on May 27, 2026. The rollback rate and percent above rollback will change with the issuance of the certified taxable value on or before July 1, 2026.*

B. RESOLUTION NO. AC2026-05: Non-ad valorem assessments for the Acme Improvement District proposed at \$275.00 for all units except Palm Beach Polo Units with the proposed assessment rate of \$305.00, no change from the prior year.

C. RESOLUTION NO. R2026-29: Non-ad valorem assessment rates for the Saddle Trail Neighborhood Improvement District for TRIM purposes according to the attached assessment roll. There is no change in the per-unit assessment rate proposed.

- F. [26-7763](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MAY 12, 2026

Council approval of the Minutes of the Regular Wellington Council Meeting of May 12, 2026.

- G. [26-7568](#) AUTHORIZATION TO CONTINUE UTILIZING A TOWN OF JUPITER CONTRACT AS A BASIS FOR PRICING FOR HYDRANT MAINTENANCE SERVICES

Authorization to continue utilizing Town of Jupiter Contract (W2423) with R & M Service Solutions, LLC as a basis for pricing for Hydrant Maintenance services, in the amount of approximately \$186,067.20, which includes \$15,000 in owner-controlled contingency.

- H. [26-7577](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR THE SUPPLY AND DELIVERY OF ROAD BASE AND ASPHALT MILLINGS

Authorization to renew existing contracts with Austin Tupler Trucking, Inc., D.S. Eakins Construction Corp., JUD Solutions LLC. and Palm Beach Aggregates LLC. for the supply and delivery of road base and asphalt millings, for approximately \$200,000 annually.

- I. [26-7687](#) AUTHORIZATION TO AWARD A CONTRACT FOR ROOFTOP HVAC REPLACEMENT - BOYS & GIRLS CLUB GYM

Authorization to award a contract to Aura America HVAC, LLC for Rooftop HVAC Replacement - Boys & Girls Club Gym in the amount of \$82,364.00.

- J. [26-7751](#) AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE VILLAGE OF WELLINGTON GYM INSULATION REPLACEMENT

Authorization to utilize Sourcewell Contract No. FL-R6-GC-092524-DAN, awarded to Dan Enterprises Team, LLC., for the Village of Wellington Gym Insulation Replacement Project, in the amount of \$124,460.47.

- K. [26-7764](#) AUTHORIZATION TO UTILIZE A CLAY COUNTY CONTRACT, FOR THE PURCHASE OF PARTS, REQUIRED TO REPAIR VARIOUS PARKS VILLAGEWIDE

Authorization to utilize a Clay County Contract with REP Services, Inc., as a basis for pricing to furnish and deliver parts to repair various parks Village-wide in the amount of \$67,059.96.

- L. [26-7777](#) AUTHORIZATION TO 1) UTILIZE A PALM BEACH COUNTY CONTRACT FOR GREENVIEW SHORES BLVD SIDEWALK IMPROVEMENTS AND 2) ISSUE PURCHASE ORDERS FOR TRAFFIC SIGNAL LOOP REPLACEMENTS

Authorization to 1) Utilize a Palm Beach County contract with Wynn & Sons Environmental Construction Co., LLC, as a basis for pricing, for the sidewalk improvements on Greenview Shores Blvd. in the amount of \$99,501.90 and 2) Issue purchase orders to Palm Beach County Traffic Division for various traffic signal loop replacements on Wellington Trace and Greenview Shores Blvd in the amount of \$292,051.20.

- M.** [26-7683](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE LITTLE RANCHES BRIDGE DEMOLITION
- Authorization to award a contract to Arbor Tree and Land, Inc. DBA ATL Diversified to provide demolition services for the Little Ranches Bridge in the amount of \$431,484.00.*
- N.** [26-7688](#) AUTHORIZATION TO AWARD A CONTRACT FOR BIG BLUE TRACE LANDSCAPING PHASE 3
- Authorization to award a contract to Creative Contracting Group for Big Blue Trace Landscaping Phase 3 in the amount of approximately \$588,615.00.*
- O.** [26-7768](#) AUTHORIZATION TO ISSUE PURCHASE ORDERS TO PALM BEACH COUNTY FOR THE REBUILD AND UPGRADE OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS
- Authorization to issue purchase orders to Palm Beach County Traffic Division for the upgrade of aging traffic signals, including the addition of wireless fiber communication and traffic monitoring CCTV cameras at various locations, in the amount of approximately \$384,352.00.*
- P.** [26-7722](#) AUTHORIZATION TO RENEW A SOLE SOURCE CONTRACT FOR ANNUAL MAINTENANCE OF LICENSE PLATE READER (LPR) CAMERAS AND SOFTWARE, AND TRAFFIC ANALYSIS
- Authorization to renew a Sole Source contract with Flock Group, Inc. DBA Flock Safety for the Annual Licensing, Maintenance and Support of license plate reader (LPR) Cameras and Software, and Traffic Analysis Services, in the amount of approximately \$143,000.*
- Q.** [26-7783](#) AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR THE COMMUNITY CENTER RENOVATION AND UPGRADES PROJECT
- Authorization to purchase goods and services, from various vendors, for the Community Center renovations and upgrades project in the amount of \$128,900.01.*
- R.** [26-7779](#) RATIFICATION OF AMENDMENT NO. 1 TO SITE ACCESS AND CONSTRUCTION AT-RISK LICENSE AGREEMENT
- Ratification and approval of Amendment No. 1 to Site Access and Construction At-Risk License Agreement.*
- S.** [26-7781](#) APPROVAL OF SEVENTH AMENDMENT TO PURCHASE AND SALE AGREEMENT WITH WELLINGTON PROPERTY OWNER LLC
- Approval of Seventh Amendment to the Purchase and Sale Agreement with Wellington Property Owner LLC.*
- T.** [26-7780](#) RATIFICATION OF FIRST AMENDMENT TO LAND SWAP AGREEMENT WITH MH WELLINGTON 2023 LLC
- Ratification and approval of First Amendment to Land Swap Agreement with MH Wellington 2023, LLC.*

- U. [26-7758](#) RESOLUTION NO. R2026-14 (INTERLOCAL AGREEMENT FOR LAKE WORTH ROAD)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR THE TRANSFER OF OWNERSHIP, OPERATION, AND MAINTENANCE OF A PORTION OF LAKE WORTH ROAD, LOCATED DIRECTLY ADJACENT TO PANTHER RUN ELEMENTARY SCHOOL; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2026-14 to approve the Interlocal Agreement transferring ownership, operation, and maintenance responsibilities for a portion of Lake Worth Road related to the annexation of the roadway fronting Panther Run Elementary School.

- V. [26-7786](#) RESOLUTION NO. R2026-27 (AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES ACTION PLAN AND RESOLUTION OF SUPPORT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ADOPT AN AGE-FRIENDLY ACTION PLAN TO SUPPORT THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES MEMBERSHIP; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of Resolution No. R2026-27 adopting Wellington's action plan to support Wellington's AARP Network of Age-Friendly States and Communities membership.

- W. [26-7776](#) 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.

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.

X. [26-7788](#) 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.

Y. [26-7787](#) ORDINANCE NO. 2026-11 (FREESTANDING SHADE STRUCTURE ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, AMENDING SECTION 6.4.4.A OF WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2026-11 to amend Section 6.4.2.A and Section 6.4.4.A of Wellington's Land Development Regulations (LDR) related to regulations for freestanding, accessory pergolas and shade structures within PUDs and Residential Zoning Districts.

Z. [26-7774](#) ORDINANCE NO. 2026-15 (INTERLOCAL SERVICE BOUNDARY AGREEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING AN INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) WITH PALM BEACH COUNTY TO COORDINATE FUTURE LAND USE, PUBLIC FACILITIES, AND SERVICES IN ADVANCE OF FUTURE ANNEXATIONS WITHIN THE AREA DEFINED BY THE ISBA; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2026-15 adopting an Interlocal Service Boundary Agreement (ISBA) with Palm Beach County for the area north of Southern Boulevard, approximately ½-mile west of Lion Country Safari Road, as illustrated in the Ordinance.

AA. [26-7790](#) ORDINANCE NO. 2026-17 (AMENDING CHAPTER 14 OF WELLINGTON'S CODE OF ORDINANCES TO PROHIBIT THE OPERATION OF ELECTRIC BICYCLES AND MOTORIZED SCOOTERS IN CERTAIN WELLINGTON PARKS AND TO CLARIFY DEFINITIONS AND ENFORCEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 14, ARTICLE I, DIVISION 1, SECTIONS 14-1 (DEFINITIONS), 14-3 (ENFORCEMENT AUTHORITY), AND 14-4 (PENALTIES) OF THE CODE OF ORDINANCES TO INCLUDE A DEFINITION OF NEIGHBORHOOD PARK AND CLARIFY THAT VIOLATIONS OF THIS CHAPTER MAY BE ENFORCED BY LAW ENFORCEMENT OFFICERS; AMENDING CHAPTER 14, ARTICLE II, DIVISION 2, SECTION 14-21 (GAME AND SPORT ACTIVITY) OF THE CODE OF ORDINANCES TO CLARIFY THAT BICYCLES, SCOOTERS, AND OTHER SIMILAR ACTIVITIES ARE PROHIBITED INSIDE NEIGHBORHOOD PARKS AND IN OTHER PUBLIC RECREATIONAL AREAS; AND AMENDING CHAPTER 14, ARTICLE III, DIVISION 4, SECTION 14-26 (USE OF VEHICLES) OF THE CODE OF ORDINANCES TO PROHIBIT ELECTRIC BICYCLES AND MOTORIZED SCOOTERS IN CERTAIN WELLINGTON PARKS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2026-17 amending Chapter 14 of the Code of Ordinances to prohibit the operation of electric bicycles and motorized scooters in certain Wellington parks or portions of Wellington parks and to clarify definitions and enforcement.

- BB.** [26-7791](#) ORDINANCE NO. 2026-16 (AMENDING CHAPTER 22 OF WELLINGTON'S CODE OF ORDINANCES TO CLARIFY THE PENALTY FOR GOLF CART VIOLATIONS AND CREATE A NEW ARTICLE ADDRESSING THE OPERATION OF ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER MICROMOBILITY DEVICES ON PUBLIC RIGHTS-OF-WAY)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 22 OF WELLINGTON'S CODE OF ORDINANCES, TITLED "TRAFFIC AND VEHICLES", TO CLARIFY THE PENALTY FOR GOLF CART VIOLATIONS IN SECTION 22-34 AND TO CREATE A NEW ARTICLE VII, SECTIONS 22-46 THROUGH 22-50, TITLED "ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER MICROMOBILITY DEVICES," GOVERNING THE USE OF MICROMOBILITY DEVICES, SPECIFICALLY ELECTRIC BICYCLES AND MOTORIZED SCOOTERS, ON PUBLIC RIGHTS-OF-WAY IN WELLINGTON CONSISTENT WITH STATE LAW; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2026-16 amending Chapter 22 of the Code of Ordinances to clarify the penalty for golf cart violations in section 22-34 and create a new Article VII, Sections 22-46 through 22-50, governing the operation of electric bicycles, motorized scooters, and other micromobility devices on public rights-of-way in Wellington consistent with state law.

3. WORKSHOP

- A.** [26-7792](#) PRESENTATION OF LIVE LOCAL PROJECTS

Presentation of Live Local Projects.

- B.** [26-7778](#) DISCUSSION OF TOWN CENTER EVENTS AND RELOCATION OF THE LAKESIDE MARKET

Discussion of Town Center events and relocation of the Lakeside Market.

4. ATTORNEY'S COMMENTS

5. MANAGER COMMENTS

6. COUNCIL COMMENTS

7. ADJOURN