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

File #: 26-7760, **Version:** 1

ITEM: RECOGNITION OF COACH DAVE JIMENEZ

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

EXPLANATION: Dave Jimenez has been a Wellington resident since 2004. He began volunteering as a coach in Wellington's recreational youth soccer program soon thereafter, and continued to do so for over 20 years. On many occasions, Dave volunteered to coach multiple teams in different age groups, during any single season, to ensure kids where not placed on wait lists, due to a lack of volunteer coaches.

Dave can be credited with having an enormous impact on the success of Wellington recreation soccer, throughout the years. Volunteering to coach hundreds of teams, and thousands of kids, in both boys and girl's Divisions, made Dave an integral part of not only the Village recreation soccer program but the lives of many kids.

Known as "Coach Dave" throughout Village Park on Saturday mornings, and now the head soccer coach at Palm Beach Central High School, join me in congratulating Dave and thanking him for his years of service to the Village.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: None

WELLINGTON FUNDAMENTAL: Protecting our Investment

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

Legislation Text

File #: 26-7773, **Version:** 1

ITEM: LET'S MOVE MARCH CHALLENGE AWARD PRESENTATION

REQUEST: 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.

EXPLANATION: The Village of Wellington earned First Place in the Top Team category with an outstanding 15,998,893 minutes logged, and the Parks & Recreation Department took First Place in the Top Sub-Team category with an incredible 15,252,228 minutes logged.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY:

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Digital Vibez will present awards to the Village of Wellington for the Let's Move March Challenge.

File #: 26-7765, **Version:** 1

ITEM: PRESENTATION OF A PROCLAMATION RECOGNIZING ST. DAVID'S IN THE PINES EPISCOPAL CHURCH ON ITS 50TH ANNIVERSARY

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

EXPLANATION: This proclamation recognizes St. David's in the Pines Episcopal Church on its 50th Anniversary.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

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

A PROCLAMATION OF
THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA
RECOGNIZING ST. DAVID'S IN THE PINES EPISCOPAL CHURCH
ON ITS 50TH ANNIVERSARY
IN THE VILLAGE OF WELLINGTON

WHEREAS, *St. David's in the Pines Episcopal Church was established in Wellington in 1976 as a mission by a group of dedicated individuals with a vision to create a place of worship, fellowship, and spiritual growth in Wellington. The church grew rapidly and therefore applied for parish status in late 1978. St. David's in the Pines was awarded parish status in May 1979; and*

WHEREAS, *it is a Church for people of all races, ethnicities, and ages. On April 6, 1980, Prince Charles was welcomed by then Reverend John Mangrum and celebrated Easter Services at St. David's in the Pines; and*

WHEREAS, *for fifty years, St. David's in the Pines has served as a beacon of faith, hope, and compassion, providing guidance and spiritual support to its members and the surrounding community; and*

WHEREAS, *the church has reached a significant milestone, celebrating its Golden Jubilee, reflecting half a century of unwavering commitment to its ministry and mission; and*

WHEREAS, *the congregation of St. David's in the Pines has grown from its humble beginnings to become a vibrant, diverse, and enduring cornerstone of the community; and*

WHEREAS, *through its various ministries, outreach programs, and fellowship initiatives, St. David's in the Pines has enhanced the quality of life for residents and contributed to the moral fabric of Wellington.*

NOW, THEREFORE, *the Village Council of Wellington, Florida does hereby recognize St. David's in the Pines Episcopal Church on its 50th Anniversary and commends St. David's for fifty years of spiritual leadership, dedication, and service to God and the community.*

IN WITNESS THEREOF, *I have hereunto set my hand and caused the Seal of Wellington, Florida to be affixed this 30th day of June 2026.*

ATTEST: ***WELLINGTON, FLORIDA***

*By:*_____ *By:* _____
Chevelle D. Hall, Village Clerk *Michael J. Napoleone, Mayor*

Legislation Text

File #: 26-7767, **Version:** 1

ITEM: PALM BEACH COUNTY COMMISSION ON ETHICS PRESENTATION

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

EXPLANATION: Gina Levesque, Palm Beach County Commission on Ethics, will address the Mayor and Council.

BUDGET AMENDMENT REQUIRED: N/A

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

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

File #: 26-7705, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: Truth-in-Millage (TRIM) rates are due to the Palm Beach County Property Appraiser's office by July 30th to comply with the TRIM process timeline. The accompanying resolutions specify the maximum preliminary millage and non-ad valorem assessments to be included on the annual TRIM notice for all taxable property within Wellington, the Acme Improvement District and the Saddle Trail Park South Neighborhood Improvement District.

The final millage and assessment rates will be adopted following the required public hearings in August and September. The Council may adopt final rates at or below preliminary TRIM rates. TRIM rules allow for several rate options as shown in the Millage Rates attachment.

The preliminary rates will fund the FY 2026-2027 preliminary budget and capital improvement plan (CIP) presented to Council with the use of fund balances while maintaining Wellington's tradition of strong financial stewardship for a safe, vibrant, and beautiful community.

The preliminary General Fund budget totals $71.87 million including transfers, down $1.27 million or -1.7%, from the FY 2025-2026 adopted budget of $73.14 million due to reduced operating budgets for facility maintenance, capital improvements, and the prior year election expense more than offsetting rises in other areas, such as the law enforcement services contract. The General Fund is balanced at 2.47 mills without the appropriation of or increase to fund balance.

The preliminary Acme Fund budget totals $7.92 million, down $211,000, or -2.6% from last year in operating and capital expenses. The preliminary $275 annual assessment for all units is the same as FY 2025-2026 and balances the Acme budget with the use of $541,000 in fund balance. Palm Beach Polo units are assessed $30 more, or $305 per unit to provide surface water management services to former golf course acreage converted to open space, no change from the prior year.

The assessments for the Saddle Trail NID (Neighborhood Improvement District) are unchanged from last year and fully fund annual debt service of $270,000 on loans issued to pay for the neighborhood improvements. FY 2027 will be the 10th year of the 15-year assessment.

The preliminary FY 2026-2027 budget for all funds totals $149.96 million, and is down $5.93 million, or -3.8% from FY 2026 including fund balance additions. The budget focuses on continuing all of Wellington's current services while adjusting service delivery to reduce maintenance costs, investing in traffic and stormwater capital improvements, and providing fiscal assistance for schools and homeowners. The budget minimizes tax increases while maintaining excellent fiscal condition.

- The budget for all Governmental Funds totals $103.27 million, a decrease of $8.47 million or -7.6%
  - Operating and Fixed Asset expenditures decline $1.63 million for ongoing operations
  - Lower Capital Project expenditures by $4.60 million for infrastructure improvements budgeted in the prior year
  - Decreased governmental transfers by $2.77 million for capital
  - Fund balance increases total $729,000 in the governmental funds, higher than FY 2026 by $537,000
- The budget for the Enterprise Funds totals $46.69 million, up $2.54 million, or 5.8% from FY 2026;
  - The Utilities fund is up $2.08 million due to added capital project funding
  - The Solid Waste fund is up $262,000 in operations, mainly for contract costs
  - Transfers to the General Fund for indirect costs are up $210,000 in total

  - The Utilities Fund requires $1.98 million in unrestricted reserves to balance the budget, and the Solid Waste Fund adds $279,000 to reserves from the higher preliminary assessments
- 322 permanent positions, down 2 from the adopted FY 2026 permanent staffing level, eliminating positions in Planning and in Accounting & Treasury with anticipated efficiencies from technology investment. The preliminary budget includes funding for 13 supplemental positions across funds, down 1 from FY 2026 amended staffing levels.
  - Governmental Funds, excluding Building: 227 permanent positions
  - Building Fund: 29 permanent positions
  - Enterprise Funds: 66 permanent positions

State revenues, taxable value, investment income, and tax revenue estimates will be evaluated and updated prior to final budget adoption. Forecasted expenditures will also be reviewed for changes. Any revenue and expenditure updates from the preliminary to proposed budget will be presented to Council in public meetings scheduled for August and September.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY:

FISCAL IMPACT: The rates proposed for preliminary TRIM will fund the preliminary FY 2026-2027 budget and capital improvement plan with use of fund balances in the Building Fund, Acme Fund, and Utilities Fund; and is budgeted to increase fund balances in Recreation Impact Capital, Transportation Impact Capital, Debt Service, and Solid Waste Funds as presented to Council. Final adopted rates may be lower at the time of adoption.

WELLINGTON FUNDAMENTAL: Responsive Government

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

A. RESOLUTION NO. R2026-28: The 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.

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

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.

FY 2027 PRELIMINARY TRIM MILLAGE & ACME ASSESSMENTS

AD VALOREM MILLAGE

The County issued the *preliminary* taxable value for FY 2027 with a 4.9% increase in property value for Wellington. Wellington's preliminary total taxable value is **$13.87 billion** and generates revenues and TRIM rates as follows:

MILLAGE RATE	BUDGET TAXES	AV REVENUE CHANGE FROM PRIOR YEAR	DESCRIPTION
2.369	$31.21 million	$0.02 million	TRIM ***Rollback*** rate which provides the same property tax revenue as the prior year plus the revenue on new construction, calculated on the new year total taxable value
2.470	$32.54 million	$1.35 million	***Prior Year Adopted Rate and Proposed Rate; requires a 2/3 majority vote***
2.424	$31.93 million	$0.74 million	***Majority Rate*** : Prior year Majority Max Rate plus the annual estimated income growth factor, requires majority vote
2.666	$35.12 million	$3.93 million	2/3 Vote ***Maximum Rate*** : 110% of the Majority Maximum rate, requires 2/3 vote

- A Rollback Rate of 2.37 mills, providing the same ad valorem revenues as the prior year plus new construction
- A Majority Maximum Rate of 2.42 mills, allowing for a rate equal to the prior year Majority Maximum rate plus the state income growth percentage (1.036% in 2025) adopted by a simple majority vote
- A 2/3 Vote Maximum Rate of 2.67 mills, equal to 110% of the Majority Maximum Rate
- Each 1/100 of a mill equals approximately $132,000 in additional tax revenue

The chart below shows taxable value and millage rate options for 2013 through the proposed year (P).

FISCAL YEAR	ROLLBACK	MAJORITY MAX	2/3 VOTE MAX	PRELIMINARY TRIM RATE	ADOPTED RATE	JULY 1 EST. TAXABLE VALUE	FINAL TAXABLE VALUE (POST-VAB)	% CHANGE IN TV FROM PY FINAL
2015	2.30	3.37	3.71	**2.50**	**2.45**	$6,310,166,647	$6,273,246,369	10.0%
2016	2.24	3.14	3.46	**2.45**	**2.45**	$6,943,284,683	$6,922,766,608	10.7%
2017	2.28	3.04	3.35	**2.44**	**2.44**	$7,494,877,365	$7,460,397,951	8.3%
2018	2.29	3.05	3.36	**2.43**	**2.43**	$8,034,645,196	$7,923,821,791	7.7%
2019	2.33	2.88	3.17	**2.55**	**2.48**	$8,339,077,652	$8,323,416,698	5.2%
2020	2.40	2.88	3.17	**2.48**	**2.47**	$8,685,816,057	$8,639,464,341	4.4%
2021	2.42	2.91	3.20	**2.47**	**2.47**	$8,891,659,821	$8,828,894,894	2.9%
2022	2.36	2.91	3.20	**2.47**	**2.47**	$9,299,800,813	$9,233,149,052	5.3%
2023	2.21	2.75	3.03	**2.47**	**2.47**	$10,408,037,310	$10,321,781,544	12.7%
2024	2.22	2.55	2.80	**2.47**	**2.47**	$11,575,031,655	$11,504,014,117	12.1%
2025	2.28	2.48	2.73	**2.47**	**2.47**	$12,536,452,778	$12,400,398,198	9.0%
2026	2.37	2.44	2.68	**2.47**	**2.47**	$13,290,110,328	$13,221,856,894	7.2%
2027 PRELIM	2.37	2.42	2.67	**2.47**		$13,866,422,938 [(1)]		4.9%

[(1)] *Based on preliminary property appraiser estimate received 05.27.26; certified PBCPA value due 07.01.26*

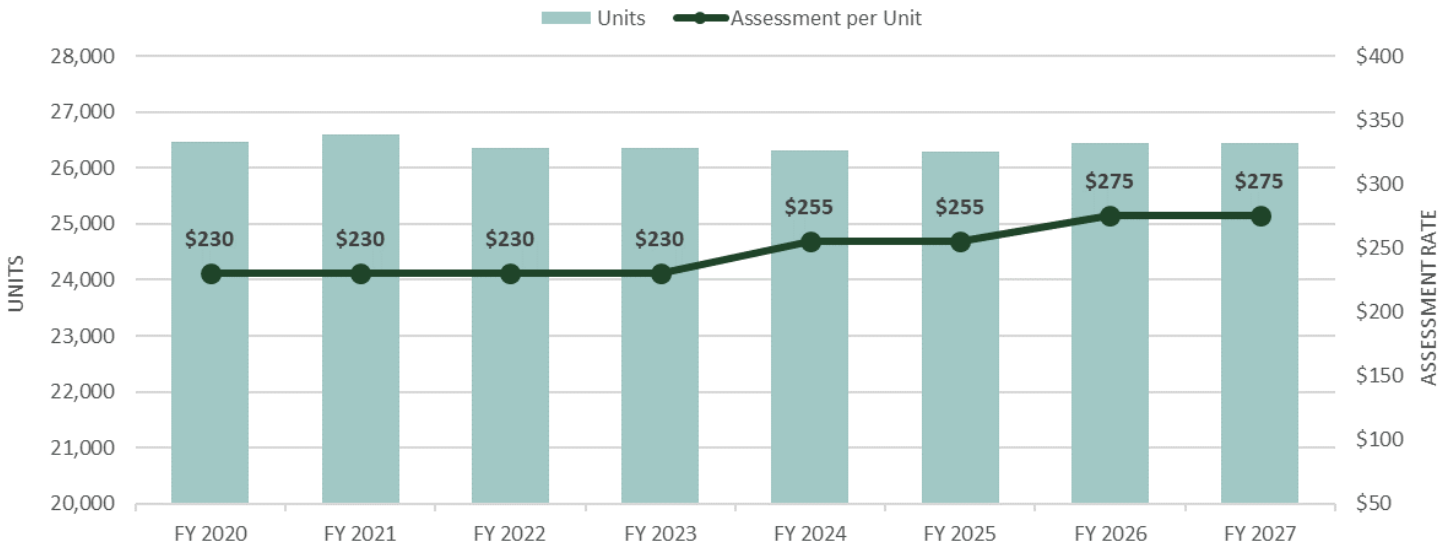
Note: FY 2027 Preliminary TRIM Rate is the rate proposed for preliminary adoption

ACME NON-AD VALOREM ASSESSMENTS

FY 2027 PRELIMINARY TRIM MILLAGE & ACME ASSESSMENTS

Florida Statutes Ch. 298.305 provides for the assessment of lands to pay for the completion of works and improvements as set forth in an adopted water control plan, as well as allowing for a maintenance assessment "as may be necessary to operate and maintain the district works and activities and to defray the current expenses of the district." The preliminary FY 2027 Acme Improvement District annual assessment for maintenance and capital improvements pursuant to the water control plan is unchanged at $275 per unit, with Palm Beach Polo units to $305 per unit.

ACME IMPROVEMENT DISTRICT UNITS & ASSESSMENTS



Note: A $30 differential for Palm Beach Polo units assessed at $305 per unit is levied for neighborhood OSR surface water management

FY 2026-2027 PRELIMINARY BUDGET

TOTAL BUDGET:

- **The preliminary budget for all funds totals $149.96 million, down $5.93 million, or -3.8% from FY 2026 due to lower operating and capital expenditures**
  - **The budget for all Governmental Funds totals $103.27 million, a decline of $8.47 million or -7.6%**
  - **The budget for the Enterprise Funds totals $46.69 million, up $2.54 million or 5.8%**

Operating & Debt Service Budget (excludes capital projects, transfers, and fund balances):

- General Fund: $60.19 million, down $556,000 or -0.9%
- Special Revenue Funds: $16.57 million, down $1.08 million or -6.1%
- Governmental Debt Service: $2.59 million, minimal change
- Enterprise Funds: $30.60 million, up $34,000 or 0.1%

Capital Budget:

- Governmental capital projects: $8.00 million, down $4.60 million
- Utility capital projects: $11.50 million, up $2.31 million

Transfers between Funds:

- Transfers: Total $22.06 million, up $3.03 million

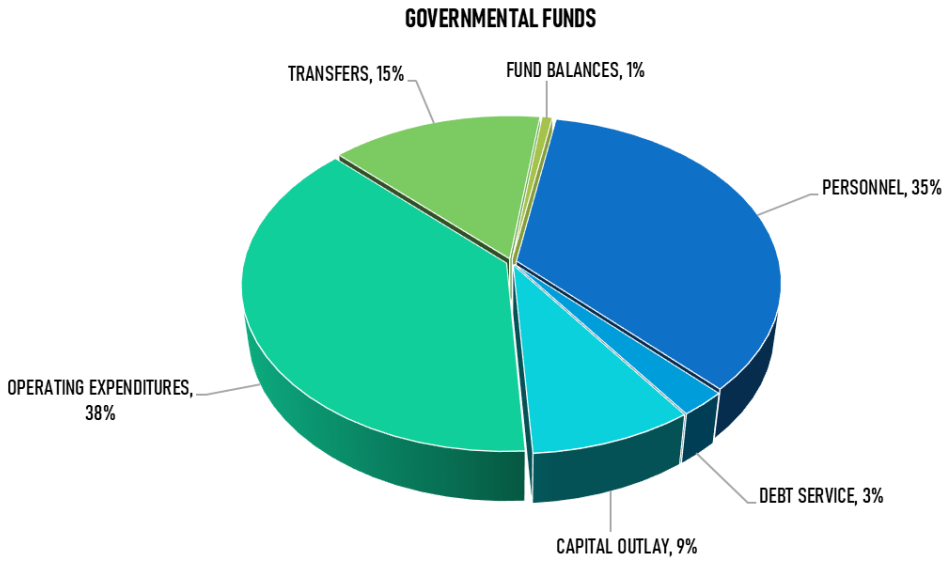
Requires the use of $600,000 in Building Fund Balance, $541,000 in Acme Fund Balance, and $1.98 million Utilities Fund Unrestricted Reserves

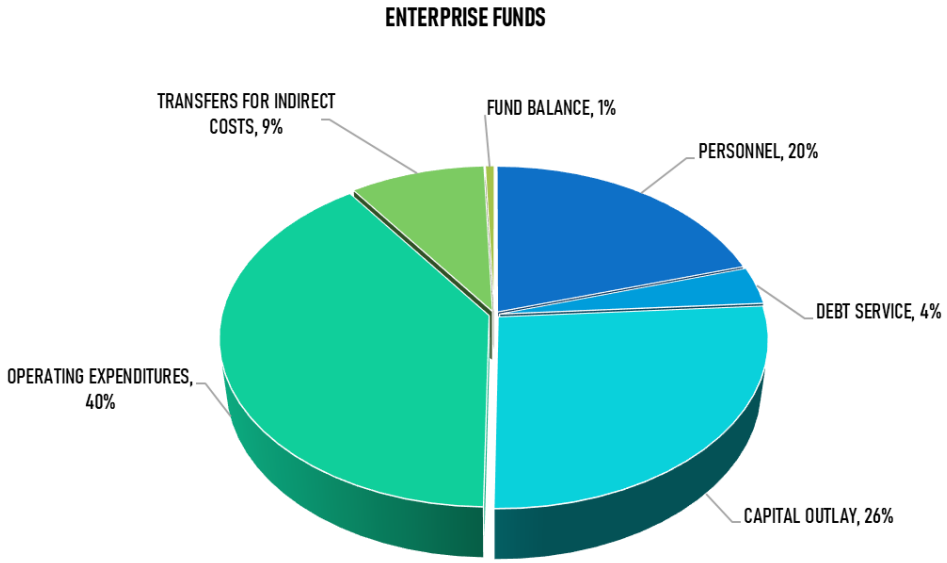
TOTAL PRELIMINARY BUDGET – ALL FUNDS BY TYPE

TOTAL BUDGET	ADOPTED FY 2026 BUDGET	PRELIMINARY FY 2027 BUDGET	$ CHANGE	% CHANGE
OPERATING BUDGET				
General Fund	$ 60,748,294	$ 60,192,311	$ (555,983)	-0.9%
Special Revenue Funds	$ 17,646,403	$ 16,567,750	$ (1,078,653)	-6.1%
Debt Service Fund	$ 2,590,305	$ 2,592,079	$ 1,774	0.1%
Enterprise Funds	$ 30,571,366	$ 30,605,534	$ 34,169	0.1%
CAPITAL IMPROVEMENT PROJECTS				
Governmental Capital Funds	$ 12,603,689	$ 8,000,000	$ (4,603,689)	-36.5%
Enterprise Funds	$ 9,190,000	$ 11,500,000	$ 2,310,000	25.1%
TRANSFERS				
General Fund	$ 12,392,175	$ 11,682,648	$ (709,527)	-5.7%
Special Revenue Funds	$ 5,567,737	$ 3,505,124	$ (2,062,613)	-37.0%
Enterprise Funds	$ 4,099,000	$ 4,309,000	$ 210,000	5.1%
TOTAL OPERATING BUDGET & TRANSFERS	$155,408,969	$ 148,954,446	($6,454,523)	-4.2%
INCREASES TO FUND BALANCES & RESERVES	$ 481,708	$ 1,007,869	$ 526,161	109.2%
TOTAL BUDGET – ALL FUNDS	*$155,890,677*	*$149,962,315*	*($5,928,362)*	*-3.8%*

FY 2026-2027 PRELIMINARY BUDGET

BUDGET EXPENDITURES BY TYPE (INCLUDES TRANSFERS)





PRELIMINARY POSITIONS

Funding Area	FY 2022	FY 2023	FY 2024	FY 2025	Adopted FY 2026	Prelim FY 2027	1-Year Change
Governmental	217	218	220	225	229	227	(2)
Building	19	26	26	29	29	29	0
Utilities	59	60	62	62	64	64	0
Solid Waste	4	4	4	2	2	2	0
Prof Centre	3	2	2	0	0	0	0
Total	***302***	***310***	***314***	***318***	***324***	***322***	***(2)***

PRELIMINARY PROPOSED CAPITAL PROGRAMS - GOVERNMENTAL

FY 2026-2027 PRELIMINARY BUDGET

GOVERNMENTAL PROJECTS	GRANT IN PROGRESS	FY 2027	TOTAL FY 2028 - FY 2031	5-YEAR TOTAL
ATHLETIC FACILITY IMPROVEMENT PROGRAM		$ 600,000	$ 3,000,000	$ 3,600,000
COMMUNICATIONS & TECH INVESTMENT		$ -	$ 930,000	$ 930,000
EQUESTRIAN TRAILS PROGRAM	✓	$ 750,000	$ 300,000	$ 1,050,000
FACILITY IMPROVEMENTS - GOVERNMENTAL		$ -	$ 1,235,000	$ 1,235,000
Maintenance Yard Improvements		$ 350,000	$ -	$ 350,000
NEIGHBORHOOD PARKS PROGRAM	✓	$ 250,000	$ 1,540,000	$ 1,790,000
Dorchester		$ 380,000	$ -	$ 380,000
PARKS IMPROVEMENT PROGRAM	✓	$ 360,000	$ 1,540,000	$ 1,900,000
Greenbriar Park Improvements		$ 350,000	$ -	$ 350,000
STREETSCAPE PROGRAM		$ 550,000	$ 2,240,000	$ 2,790,000
VILLAGE ENTRANCE SIGN PROGRAM		$ 100,000	$ 475,000	$ 575,000
Stormwater Pump Station Improvements PS # 3,4,6,7,8,9	✓	$ 1,600,000	$ 12,315,000	$ 13,915,000
PUMP STATION & SWM SYSTEM REHABILITATION		$ 600,000	$ 2,525,000	$ 3,125,000
MULTI-PURPOSE PATHWAYS & BICYCLE LANES IMPROVEMENTS GAS TAX		$ 510,000	$ -	$ 510,000
MULTI-PURPOSE PATHWAYS & BICYCLE LANE EXPANSION - TRANS IMPACT		$ -	$ 2,110,000	$ 2,110,000
TURN LANES & TRAFFIC ENGINEERING		$ 1,200,000	$ 3,500,000	$ 4,700,000
Traffic Signal Improvement Program		$ 400,000	$ 2,400,000	$ 2,800,000
VISION ZERO/TRAFFIC CALMING PROGRAM		$ -	$ 900,000	$ 900,000
TOTALS		$ 8,000,000	$ 35,010,000	$ 43,010,000

PRELIMINARY PROPOSED CAPITAL PROGRAMS – UTILITIES

UTILITIES CIP PROGRAM	FY 2027	TOTAL FY 2028 - FY 2031	5-YEAR TOTAL
WATER TREATMENT	$ 3,400,000	$ 10,400,000	$ 13,800,000
WATER DISTRIBUTION REPUMP & STORAGE	-	2,825,000	2,825,000
WATER DISTRIBUTION TRANSMISSION/ METERS	-	2,000,000	2,000,000
FORCEMAIN WASTEWATER SYSTEM	1,750,000	8,771,864	10,521,864
WATER RECLAMATION FACILITY	2,050,000	18,050,000	20,100,000
COMMUNICATIONS & TECHNOLOGY	-	975,000	975,000
GENERAL FACILITIES IMPROVEMENTS	-	600,000	600,000
WATER SUPPLY SYSTEM IMPROVEMENTS	4,300,000	12,000,000	16,300,000
GRAVITY WW COLLECTION SYSTEM	-	-	-
REUSE SYSTEM IMPROVEMENTS	-	300,000	600,000
TOTALS	$ 11,500,000	$ 55,921,864	$ 67,721,864

RESOLUTION NO. R2026-28

A RESOLUTION OF THE COUNCIL OF WELLINGTON, FLORIDA 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.

WHEREAS, the Village Manager of Wellington has, pursuant to the Wellington Charter and the Laws of the State of Florida, prepared a preliminary millage rate for TRIM purposes within the jurisdictional boundaries of Wellington; and

WHEREAS, Wellington will conduct two (2) Public Hearings before adopting the final millage rate pursuant to duly advertised Public Notice; and

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

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct.

SECTION 2. The preliminary proposed tax levy/millage rate of 2.47 per One Thousand Dollars ($1,000.00) value is hereby approved and adopted by the Wellington Council for TRIM purposes for the Fiscal Year 2026-2027.

SECTION 3. This Resolution shall take effect immediately upon adoption
.

PASSED AND ADOPTED this ____ day of June, 2026.

ATTEST: **WELLINGTON, FLORIDA**

BY:_____ BY:_____
Chevelle Hall, MMC, Village Clerk Michael J. Napoleone, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:_____
Laurie S. Cohen, Village Attorney

RESOLUTION NO. AC2026-05

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.

WHEREAS, Chapter 2003-330, Laws of Florida, and specified provisions of Chapter 298 of Florida Statutes, provide that the Board of Supervisors of the Acme Improvement District shall consider and adopt an annual budget for the District; and

WHEREAS, Chapter 2003-330, Laws of Florida, and specified provisions of Chapter 298 of Florida Statues, provide that the Board of Supervisors shall adopt non-ad valorem assessments upon designated lands lying within the jurisdictional boundaries of the District for purposes of TRIM.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT, FLORIDA **that:**

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct.

SECTION 2. The Preliminary Non-Ad Valorem Assessment Rate per computed acre depending on the Unit, for Acme Improvement District for purposes of TRIM for the Fiscal Year 2026-2027 are hereby adopted as follows:

1. Acme Improvement District Surface Water Management, District Roads and Parks, and Stormwater Capital Improvements, Palm Beach Polo sub-unit AFPAF1M: $305.00 per unit. Approximate units and total assessed amount:

   Acme Improvement District
   Palm Beach Polo Units 1,749 Units $506,773 Total

2. Acme Improvement District Surface Water Management, District Roads and Parks, and Stormwater Capital Improvements, all units excluding Palm Beach Polo sub-unit: $275.00 per unit. Approximate units and total assessed amount:

   Acme Improvement District
   All Other Units 24,685 Units $6,448,956 Total

SECTION 3. This Resolution shall take effect immediately upon adoption
.

PASSED AND ADOPTED this ____ day of June, 2026.

ATTEST:

BY:_____
Chevelle Hall, MMC, Village Clerk

ACME IMPROVEMENT DISTRICT

BY:_____
Michael J. Napoleone, President

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:_____
Laurie S. Cohen, Village Attorney

RESOLUTION NO. R2026-29

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

WHEREAS, the Saddle Trail Park South Neighborhood Improvement Project Non-Ad Valorem Assessment is levied by Wellington for the purpose of repayment of the Saddle Trail Park South Improvement Bond, Series 2016; and

WHEREAS, the Council of Wellington is required to consider and adopt Preliminary Non-Ad Valorem Assessment Rates for the Saddle Trail Park Neighborhood Improvement District upon designated lands lying within the jurisdictional boundaries of Wellington for TRIM purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA that**:**

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct.

SECTION 2. The Preliminary Non-Ad Valorem Assessment Rate per acre, for Saddle Trail Park South Improvement District for purposes of TRIM for the Fiscal Year 2026-2027 are hereby adopted as follows:

Saddle Trail Park South Neighborhood Improvement District (SADDLE TRL PK S NBHD IMPROV): $1,720.54 per acre/unit. Approximate units and total assessed amount:

SADDLE TRL PK S NBHD IMPROV	164.29 acres	$282,667.80 Total

SECTION 3. This Resolution shall take effect immediately upon adoption .

PASSED AND ADOPTED this ____ day of June, 2026.

ATTEST:

BY:_____
Chevelle Hall, MMC, Village Clerk

WELLINGTON, FLORIDA

BY:_____
Michael J. Napoleone, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:_____
Laurie S. Cohen, Village Attorney

SADDLE TRAIL ASSESSMENT ROLL			
PCN	**ACRES**		**AMOUNT**
73414417010760010	3.9679	$	6,827.07
73414417010770010	3.9392	$	6,777.17
73414417010770030	4.4623	$	7,677.01
73414417010770110	3.7968	$	6,532.86
73414417010770130	2.26	$	3,879.80
73414417010770140	2.0856	$	3,589.03
73414417010770150	1.9762	$	3,399.77
73414417010780010	2.2379	$	3,850.55
73414417010780020	3.6157	$	6,212.84
73414417010780040	2.6307	$	4,526.72
73414417010780080	1.9709	$	3,391.17
73414417010790010	4.15	$	7,140.21
73414417010790030	1.8365	$	3,160.62
73414417010790040	2.1729	$	3,738.71
73414417010790070	3.6731	$	6,321.24
73414417010790090	4.0308	$	6,935.47
73414417010800010	2.2813	$	3,924.53
73414417010800020	6.2918	$	10,825.58
73414417010800060	2.0202	$	3,475.47
73414417010800070	2.2008	$	3,792.05
73414417010810030	2.0808	$	3,580.42
73414417010810040	7.526	$	12,957.32
73414417010810050	4.3211	$	7,439.58
73414417010810070	2.46	$	4,223.90
73414417010820010	4.4656	$	7,689.06
73414417010820030	2.5704	$	4,421.77
73414417010820060	3.9358	$	6,772.01
73414417010820080	1.961	$	3,373.96
73414417010820090	1.961	$	3,373.96
73414417010820100	1.961	$	3,373.96
73414417010820150	4.1336	$	7,110.95
73414417010830010	2.2008	$	3,792.05
73414417010830020	1.98	$	3,410.09
73414417010830030	4.5493	$	7,835.30
73414417010830050	1.9804	$	3,411.81
73414417010830060	3.6	$	6,192.19
73414417010840010	3.38	$	5,806.79
73414417010840020	3.1558	$	5,430.00
73414417010840040	1.8365	$	3,160.62
73414417010840050	4.1322	$	7,110.96
73414417010840070	2.3	$	3,950.34
73414417010850010	2.09	$	3,590.75
73414417010850020	2.2272	$	3,831.62
73414417010850030	2.0314	$	3,494.40
73414417010850040	1.9956	$	3,434.18
73414417010850050	2.5108	$	4,325.41
73414417010860030	4.0174	$	6,913.10
73414417010860050	2.5209	$	4,337.46
73414417010860060	3.1901	$	5,488.49
73414417010860100	5.0169	$	8,631.90
73414417010860120	2.6224	$	4,511.23
73414417010860130	5.058	$	8,707.61
73414417020000010	2.9148	$	5,006.74
TOTAL	**164.29**		**$282,667.80**

File #: 26-7763, **Version:** 1

ITEM: MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MAY 12, 2026

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

EXPLANATION: Minutes of the Regular Wellington Council Meeting of May 12, 2026 is attached for Council's review and approval.

BUDGET AMENDMENT REQUIRED: N/A

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

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

MINUTES

REGULAR MEETING OF THE
WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, May 12, 2026
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, May 12, 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; Maria Antuña, Vice Mayor; Amanda Silvestri, Councilwoman; Stephen A. Levin, Councilman; and Johnny Meier, Councilman.

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 presented.

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0), to approve the Agenda as presented.

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. 26-7734 A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL RECOGNIZING AND CONGRATULATING THE LOCAL WINNERS OF THE AMERICAN WATERWORKS ASSOCIATION'S 2026 "DROP SAVERS" WATER CONSERVATION POSTER CONTEST

Mr. Barnes introduced the item.

Ms. Hall read the proclamation.

Ms. Panse commented regarding the basis of the contest and the divisions. She stated they had participation from 8 Wellington schools with over 450 entries. She acknowledged the first, second and third place winners in attendance from Binks Forest Elementary, Panther Run Elementary, Wellington Elementary, Emerald Cove Middle and Wellington High schools. Ms. Panse thanked the principals, parents, students and teachers. She presented the winners with certificates and backpacks from the Village of Wellington. Ms. Panse thanked Council for allowing the Utilities Department to participate in the contest.

The Village Council congratulated the students.

B. **26-7678** WELLINGTON HIGH SCHOOL "NO PLACE FOR HATE" DESIGNATION

Mr. Barnes introduced this item.

Ian Williams, Village of Wellington Community Services Department, gave comments regarding the "No Place for Hate" designation received by Wellington Community High School (WCHS) and introduced Beth Levy, Social Studies Teacher at WCHS.

Beth Levy gave brief comments and introduced a student who is President of the WCHS Chapter of No Place for Hate, who explained the program and the initiatives that earned WCHS the designation.

The Village Council congratulated Wellington Community High School on receiving the designation.

C. **26-7721** RECOGNITION OF EMERALD COVE MIDDLE SCHOOL CHAMPIONSHIP BOYS' BASKETBALL TEAM

Mr. Barnes introduced this item.

Ian Williams spoke about the Emerald Cove Middle School Basketball Team and introduced the coaches and team.

Brian Tilley, Athletic Director/Emerald Cove Middle School, provided comments and spoke on behalf of Coach Christina "Ti" Hayden and the team. Assistant Principal Jason Wheeler was in attendance.

Coach Hayden thanked the Village Council and Mr. Barnes for their support.

The Village Council congratulated the players and coaches of the Emerald Cove Middle School Basketball Team and presented them with certificates.

D. **26-7720** CROWNED PEARLS OF WELLINGTON, INC. AWARD PRESENTATION

Mr. Barnes introduced this item.

Ian Williams gave comments regarding the Crowned Pearls of Wellington, Inc. and introduced President Ortiz-Coffie. She recognized the Crowned Pearls members who were in the audience.

Adriana Ortiz-Coffie, President/Crowned Pearls of Wellington, Inc. and Joan Asbury, President/Alpha Kappa Alpha Sorority, Inc. Alpha Alpha Upsilon Omega Chapter, expressed their gratitude to the Village Council, Mr. Barnes and staff of Wellington. Ms. Ortiz-Coffie also extended a thank you to former Councilmembers Tanya Siskind and John T. McGovern. Ms. Ortiz-Coffie and Ms. Asbury presented an award to the Village Council for their contribution and support of the initiatives and success of the 5th Annual Night Lights & Crowned Pearls Equestrian Event.

The Village Council thanked the Crowned Pearls of Wellington, Inc.

E. **26-7703** RESOLUTION NO. R2026-24 (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.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-24 by title.

Ms. Quickel presented the item. She explained that these were the preliminary TRIM rates for the Solid Waste Collection and Recycling Assessment for Fiscal Year 2027. The contract shows an annual increase corresponding to the CPI for water, sewer and trash collection with a maximum contract increase of 5%. The proposed rate is $325.00 per curbside unit and $240.00 per containerized unit. The final vote will take place at the August 2026 Village Council meeting.

The Village Council asked questions regarding the rates.

Ms. Quickel responded to Council's questions.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0) to adopt Resolution No. R2026-24 (Preliminary Trim Rates for Wellington Solid Waste Collection and Recycling Assessment).

7. CONSENT AGENDA

A. **26-7668** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF MARCH 10, 2026, MARCH 24, 2026 AND APRIL 14, 2026

B. **26-7576** AUTHORIZATION TO RENEW A CONTRACT FOR ANNUAL AUDITING SERVICES

C. **26-7704** RESOLUTION NO. R2026-22 (FY 2025-2026 MID-YEAR BUDGET AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND, GOVERNMENTAL CAPITAL FUND, SOLID WASTE FUND, SALES SURTAX CAPITAL FUND, AND TRANSPORTATION IMPACT CAPITAL FUND BUDGETS FOR MID-YEAR PROJECT AND PROGRAM CHANGES; AND PROVIDING AN EFFECTIVE DATE.

D. **26-7733** RESOLUTION NO. R2026-23 (LEGAL DEPARTMENT OUTSIDE LEGAL FEES AND COSTS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND LEGAL DEPARTMENT OPERATING BUDGET TO APPROPRIATE UNASSIGNED FUND BALANCE OF $75,000 FOR ADDITIONAL

OUTSIDE LEGAL SERVICES; AND PROVIDING AN EFFECTIVE DATE.

E. **26-7519** AUTHORIZATION TO 1) ENTER INTO A SOLE SOURCE CONTINUING CONTRACT FOR WATER TREATMENT PLANT (WTP) STORAGE TANK INSPECTIONS, MAINTENANCE AND UPGRADES AND 2) AUTHORIZATION TO EXECUTE A TASK ORDER FOR FIVE (5) YEAR WATER TREATMENT PLANT (WTP) STORAGE TANK CLEANING AND INSPECTION SERVICES PROJECT

F. **26-7569** AUTHORIZATION TO 1) AWARD A CONTRACT FOR WATER RECLAMATION FACILITY AERATION BASIN 3 MANWAY ADDITION 2) EXECUTE A TASK ORDER FOR WATER RECLAMATION FACILITY AERATION BASIN 3 MANWAY ADDITION

G. **26-7531** AUTHORIZATION TO 1) AWARD A CONTRACT FOR C-8 CANAL MULTI-USE PATHWAY; 2) EXECUTE A TASK ORDER FOR CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES; AND 3) EXECUTE A SUPPLEMENTAL AGREEMENT WITH FDOT

H. **26-7531** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE GREENBRIAR BLVD. BIKE LANES – AERO CLUB DR. TO GREENVIEW SHORES BLVD. PROJECT; 2) EXECUTE A TASK ORDER FOR CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES; AND 3) EXECUTE A SUPPLEMENTAL AGREEMENT WITH FDOT

I. **26-7684** AUTHORIZATION TO UTILIZE A SCHOOL DISTRICT OF PALM BEACH COUNTY CONTRACT WITH PRECISION AIR SYSTEMS, INC., AS A BASIS FOR PRICING, FOR VILLAGE HALL SERVER ROOM HVAC REPLACEMENT

J. **26-7535** AUTHORIZATION TO AWARD CONTRACTS FOR DISASTER RELATED DEBRIS MANAGEMENT AND SUPPORT SERVICES

K. **26-7567** AUTHORIZATION TO AWARD CONTRACTS FOR ROADWAY STRIPING AND PAVEMENT MARKING SERVICES, AND AUTHORIZATION TO APPROVE FISCAL YEAR 2026 PROJECTS

L. **26-7685** AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR MULTIPURPOSE PATHWAY, PARKING LOT, AND SIDEWALK IMPROVEMENTS

M. **26-7686** AUTHORIZATION TO UTILIZE A CITY OF GREENACRES CONTRACT FOR THE REMOVAL AND REPLACEMENT OF SPLIT RAIL WOOD FENCING ALONG SOUTH SHORE BOULEVARD FROM LAKE WORTH ROAD TO 50TH STREET

N.	**26-7574**	AUTHORIZATION TO RENEW EXISTING CONTRACT FOR THE PURCHASE AND DELIVERY OF FERTILIZERS AND CHEMICALS
O.	**26-7575**	AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR THE PURCHASE AND DELIVERY OF FILL MATERIALS
P.	**26-7710**	AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT TO THOR GUARD, INC. FOR THE PURCHASE, INSTALLATION, AND SERVICE OF A LIGHTNING PREDICTION AND WARNING SYSTEM
Q.	**26-7723**	AUTHORIZATION TO UTILIZE A CITY OF WEST PALM BEACH CONTRACT FOR A PERMIT AND INSPECTION FEE EVALUATION

Mr. Barnes indicated there were no comment cards for the Consent Agenda.

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

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0), to approve the Consent Agenda as presented.

8. PUBLIC HEARINGS

There were no Public Hearing Items.

At this point, Council moved to Regular Agenda Item 9B.

9. REGULAR AGENDA

A. 26-7737 WELLINGTON ATHLETICS DISCUSSION

This item occurred after Item 9B.

Mr. Barnes introduced the item.

Ed De La Vega provided an overview about operational concerns by Mr. Bostic and the Village regarding Wellington Sports Academy. He introduced Jonathan Bostic, Founder/Wellington Sports Academy.

Mr. Bostic thanked the Council and referenced the email he sent on yesterday. He provided an update about the building.

The Village Council asked questions and gave comments.

Eric Juckett, Parks and Recreation Director, discussed the scheduling of sports events.

Mr. De La Vega spoke about the usage of the fields and parking.

There was further discussion between the Village Council, Mr. Barnes, Mr. De La Vega, Mr. Juckett and Mr. Bostic regarding the comprehensive agreement, naming rights, number of events, participants, size of the events, programming regarding swim meets, contract with Verdex Construction, cleanup after tournaments, certificate of occupancy, flooring, timeline regarding issues, basketball courts and open play, management company, staffing, public use of the facility, bathrooms, and fields.

Mayor Napoleone suggested that a proposal be presented to Council where issues have been worked out between staff and Mr. Bostic.

Mr. Barnes stated a workshop would be scheduled.

B. **26-7726** COUNCIL APPOINTMENT OF BOARD AND COMMITTEE MEMBERS

Mr. Barnes introduced the item.

For the Planning, Zoning & Adjustment Board, Mayor Napoleone appointed Scott J. Lee. Councilwoman Silvestri appointed John J. Bowers. Vice Mayor Antuña appointed Sal Van Casteren. Councilman Meier appointed Lauren Brody. Councilman Levin appointed Sergio Guereiro.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and passed (4-1; Councilman Meier dissenting), to approve the appointment of Ryan Miskin and Elizabeth Mariaca as At-Large members of the Planning, Zoning and Adjustment Board.

For the Equestrian Preserve Committee, Councilwoman Silvestri appointed Gail Bayly. Vice Mayor Antuña appointed Annabelle K. Garrett. Councilman Meier appointed Sarah Goos. Councilman Levin appointed Kristy T. Lund. Mayor Napoleone appointed Ash Atkinson.

A motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the appointment of Glen R. Fleischer and Judith Sloan as At-Large members of the Equestrian Preserve Committee.

For the Architectural Review Board, Vice Mayor Antuña appointed Stacy Somers. Councilwoman Silvestri appointed Maria Wolfe. Councilman Meier appointed Lily Cho. Councilman Levin deferred his appointment. Mayor Napoleone deferred his appointment.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0), to approve the appointment of Maria Raspanti and John Greene as At-Large members of the Architectural Review Board.

For the Construction Board of Adjustments and Appeals, Councilwoman Silvestri appointed Bruce M. Ciarlariello. Vice Mayor Antuña appointed Elizabeth Ronayne. Councilman Meier appointed Michael Gauger. Mayor Napoleone deferred his appointment. Councilman Levin deferred his appointment.

A motion was made by Vice Mayor Antuña, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the appointment of Carlos Poveda as an At-Large member of the Construction Board of Adjustments and Appeals.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0), to approve the appointment of Terrance Bailey as an At-Large member of the Construction Board of Adjustments and Appeals.

For the Education Committee, Mayor Napoleone appointed Marcella Montesinos. Councilwoman Silvestri appointed Ashley Ahern. Vice Mayor Antuña appointed Krista Springer Basore. Councilman Meier appointed Andrea Preston. Councilman Levin deferred his appointment.

A motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the appointment of Shelly Albright and Marcia Hayden as At-Large members of the Education Committee.

For the Parks and Recreation Advisory Board, Mayor Napoleone appointed Elizabeth Rochaine. Councilwoman Silvestri appointed Amanda Vomero. Vice Mayor Antuña appointed Samuel Falzone. Councilman Levin appointed Roger Pollak. Councilman Meier appointed Joshua Zillmer.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0), to approve the appointment of Ryan McCarthy and Anthony Forgione as At-Large members of the Parks and Recreation Advisory Board.

For the Public Safety Committee, Mayor Napoleone appointed Ron Herman. Councilwoman Silvestri appointed Robert Chenoweth. Vice Mayor Antuña appointed Emory Payne. Councilman Meier appointed Joseph Rosenberger. Councilman Levin deferred his appointment.

A motion was made by Vice Mayor Antuña, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the appointment of Matthew Ladd and C. Kevin Kimberly as At-Large members of the Public Safety Committee.

For the Senior Advisory Committee, Councilman Levin appointed Penelope E. Rahman. Mayor Napoleone appointed Roxanne Stein. Councilwoman Silvestri appointed Richard Westwood. Vice Mayor Antuña appointed David Sanchez. Councilman Meier appointed Neeraj Mendiratta.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0), to approve the appointment of Mable L. King and Donna Baxter as At-Large members of the Senior Advisory Committee.

For the Tree Board, Mayor Napoleone appointed Uma Bhatti. Councilwoman Silvestri appointed Kimberly Blair Chenoweth. Vice Mayor Antuña appointed Kathy Siena. Councilman Levin appointed Heather Hasandras. Councilman Meier appointed James “Jimmy” Moran.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0), to approve the appointment of John Tamsburg and Lisa Stattmiller-Ferrano as At-Large members of the Tree Board.

Ms. Hall informed Council that the Village Attorney had scheduled an in-person Ethics Training for the appointed advisory board and committee members. The trainer will be Rhonda Geiger from the Palm Beach County Ethics Commission and will take place at 4:00 pm on June 25, 2026 in the Chambers.

At this point, Council move to Item 9A, Wellington Athletics presentation.

C. **26-7572** 1) RESOLUTION NO. R2026-20 (SPECIAL MAGISTRATE(S) SELECTION AND APPOINTMENT)

A RESOLUTION OF WELLINGTON, FLORIDA’S 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. R2026-21 (SPECIAL MAGISTRATES REAPPOINTMENT)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL REAPPOINTING SPECIAL MAGISTRATES IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON’S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Cohen provided an update regarding whether the new potential special magistrates had a conflict with the school speed zone program.

Mr. Stillings stated this is a request for the appointment and reappointment of special magistrates.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to adopt Resolution No. R2026-21 (Special Magistrates Reappointment).

Public Comment:

1. Bruce Tumin spoke regarding questions for special magistrate appointees, code enforcement hearings, minutes and parking at the Athletics facility.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to adopt Resolution No. R2026-20 (Special Magistrate(s) Selection and Appointment) appointing Mr. Rafael Suarez-Rivas as the new special magistrate.

10. PUBLIC COMMENT

Mr. Barnes indicated there were two cards submitted for public comment.

Public Comment:

1. Bruce Tumin spoke regarding citations, code of ordinance sections and notices.

11. ATTORNEY'S REPORT

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

Ms. Cohen spoke about closing for K-Park on June 22, 2026 and referenced an email sent by Mr. Ryan.

Ms. Cohen asked Council to appoint a Council member to attend the mediation for Arion Holdings on June 24th at 10:00 am via zoom; and Isla Carroll Mediation on July 30th at 9:30 am in person.

It was Council consensus for Vice Mayor Antuña to attend the Arion Holdings mediation; and Mayor Napoleone will attend the Isla Carroll mediation.

12. VILLAGE MANAGER'S REPORT

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

Mr. Barnes stated the Visioning Workshop will be held on tomorrow, May 13, 2026 beginning at 8:30 am.

The Agenda Review will be held on Monday, June 29, 2026 at 4:30 pm.

The Next Council Meeting will be held on Tuesday, June 30, 2026 at 6:30 pm.

13. COUNCIL REPORTS

VICE MAYOR ANTUÑA: Vice Mayor Antuña presented the following report:

- Vice Mayor Antuña waived comment.

COUNCILMAN MEIER: Councilman Meier presented the following report:

- Councilman Meier commented that he was excited to be leaving prior to 9:00 pm.

COUNCILMAN LEVIN: Councilman Levin presented the following report:

- Councilman Levin stated he is trying to attend as many events that impact the Village as possible. He stated that he attended the El Legado Hispanic Business Awards and congratulated Vice Mayor Antuña for receiving the Lifetime Achievement Award.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone mentioned the various events taking place on the weekend: Flags of Wellington, Kids to Parks Day, and the WCFL Superbowl. He spoke about the Palm Beach Central High School and Wellington Community High School graduations.

Mr. Barnes discussed the travel arrangements for the events.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:58 PM.

Approved:

_____	_____
Michael J. Napoleone, Mayor	**Chevelle D. Hall, Village Clerk**

Legislation Text

File #: 26-7568, **Version:** 1

ITEM: AUTHORIZATION TO CONTINUE UTILIZING A TOWN OF JUPITER CONTRACT AS A BASIS FOR PRICING FOR HYDRANT MAINTENANCE SERVICES

REQUEST: 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.

EXPLANATION: The Utility Department's water distribution system is comprised of pipes and valves that deliver treated potable water to its customers. The system includes approximately 2400 fire hydrants that are critical for local area fire protection. The American Water Works Association (AWWA) recommends all water utilities maintain a program that ensures hydrants are inspected and flushed on a regular basis. The Utility has an ongoing program where all hydrants and valves in the system are maintained on a two-year cycle to ensure good working operation when these assets are needed in an emergency. The valve maintenance program was recently completed by R&M under this contract. This approval covers system hydrant maintenance including checking fire hydrant isolation valves, lubrication of all nozzles and outlets, flushing hydrants, performing flow tests, painting all hydrants, and addressing any hydrant deficiencies.

On April 16, 2024, the Town of Jupiter awarded Contract W2423 to R & M Service Solutions, LLC for Valve and Hydrant Maintenance. The initial two-year term expired on April 30, 2026. Contract provisions allow for one additional two-year renewal and one additional one-year renewal, for a total potential contract period of five years.

On March 26, 2026, the Town of Jupiter executed Change Order No. 2, renewing Contract W2423 for an additional two-year term effective April 30, 2026 through April 29, 2028. The renewal includes:

- A 2.7% CPI U price adjustment based on the U.S. Bureau of Labor Statistics index published December 31, 2025
- Updated unit pricing for all valve and hydrant maintenance bid items

Staff requests authorization to continue utilizing a 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 $171,067.20 plus $15,000 in owner-controlled contingency.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are available in the Water Distribution Operating Budget.

WELLINGTON FUNDAMENTAL: Protecting our Investment

RECOMMENDATION: Authorization to continue utilizing the 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.

R&M Service Solutions LLC

7256 Westport Pl. Suite A
West Palm Beach, Florida, 33413
Contact: **Mike George**
Phone: **352-398-9127**
Email: **mgeorge@rmservicesolutions.com**

Quote To:	Corey Robinson	Job Name:	Hydrant Maintenance
Company;	Village of Wellington 12300 Forest Hill Blvd Wellington, FL 33414	Quote Number: Date:	25M0207RMv3 5/4/2026
Phone:			
Email:	crobinson@wellingtonfl.gov		

Price IAW Town of Jupiter Valve and Hydrant Maintenance W2423

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
5	Inspect, Maintain, flush, and Paint Hydrant +/-	1,920.00	EA	66.76	128,179.20
6	Inspect, Maintain, and Fire flow Test Hydrant +/-	480.00	EA	89.35	42,888.00
GRAND TOTAL					**$171,067.20**

NOTES:

Scope of Work:

Fire Hydrant maintenance shall include the following:

- Locate and access each fire hydrant.
- Locate, access, and exercise fire hydrant isolation valve.
- Check fire hydrant nozzle height for correct ground clearance
- Identify make, model, nozzle size and year of hydrant manufacture.
- Lubricate operating nut (if appropriate for hydrant make/model) and all nozzle outlets with non-corrosive F.D.A. approved lubricant.
- Open hydrant with nozzle caps in place to check for seal leakage
- Verify that hydrant main (bottom) valve completely closes.
- Flow hydrant and test hydrant, record working pressure, calculate flow rate, estimate volume flushed.
- Record static pressure, pitot pressure, residual pressure, and flow at 20 psi.
- Re-attach hydrant nozzle caps.
- Obtain and record GPS coordinates of valve per GPS specifications below.
- Document any operational deficiencies and/or miscellaneous findings.
- Data shall be delivered in a comma delimitated file and ARC, GIS, ESRI compatible file.
- All Fire Hydrants will be painted per Village of Wellington Fire Hydrant Color Scheme.
- All routine maintenance will be completed follow AWWA M-17 and NFPA 25.

If you have any questions, please feel free to contact us at R&M Service Solutions.
Mike George
Phone: 352-398-9127
Email: mgeorge@rmservicesolutions.com
Agreed and Accepted
Customer Signature:_____ Date: _____

W2423 CHANGE ORDER NO. 2

DATE ISSUED: March 26, 2026 **EFFECTIVE DATE:** April 30, 2026

OWNER: Town of Jupiter **OWNER'S PROJECT NO.:** W2423

CONTRACTOR: R&M Service Solutions, LLC **PURCHASE ORDER #:**

PROJECT NAME: Valve and Hydrant Maintenance

The Contract is modified as follows upon execution of this Change Order:

Description: Contract Renewal for one (1) additional two (2) year term including escalation to unit prices and correction to Article 4.4 of the Agreement

Reasons for Change Order: This contract contains provisions for contract renewal. This change order implements the first allowable renewal for one (1) additional two (2) year term and adjusts the Contract Price for the renewal term. Article 4.4 of the Agreement includes provisions for unit price adjustment with contract renewal based on published Consumer Price Index for All Urban Consumers (CPI-U) data prepared by the U.S. Department of Labor Bureau of Labor Statistics as of June 30th. This change order changes the date for which CPI-U data will be reviewed for unit price adjustment to December 31st, to better align with the contract expiration date and possible contract renewals. Unit prices in the original Executed Contract are escalated by 2.7% by this change order, based on the published CPI-U as of December 31, 2025.

CHANGE IN CONTRACT PRICE
Original Contract Price:
$ 500,000.00
NO CHANGE from previously approved Change Orders No. 0 to No. 1:
$ 0.00
Contract Price prior to this Change Order:
$ 500,000.00
Increase this Change Order:
$ 525,000.00
Contract Price incorporating this Change Order:
$ 1,025,000.00

CHANGE IN CONTRACT TIMES	
Original Contract Times:	
Substantial Completion:	April 30, 2026
Ready for final payment:	April 30, 2026
NO CHANGE from previously approved Change Orders No. 0 to No. 1:	
Substantial Completion:	0 Calendar Days
Ready for final payment:	0 Calendar Days
Contract Times prior to this Change Order:	
Substantial Completion:	April 30, 2026
Ready for final payment:	April 30, 2026
Increase this Change Order:	
Substantial Completion:	730 Calendar Days
Ready for final payment:	730 Calendar Days
Contract Times with all approved Change Orders:	
Substantial Completion:	April 29, 2028
Ready for final payment:	April 29, 2028

APPROVED BY OWNER:

By: _____
Amanda Z. Barnes, PE, Town of Jupiter

Title: Director of Utilities

Date: 3/26/2026

ACCEPTED BY CONTRACTOR:

By: _____
Michael G. George, R&M Service Solutions

Title: General Manager

Date: 03/25/2026

W2423 CHANGE ORDER NO. 2 (CONTINUED)

Description of Changes and List of Supporting Documents

Change in Contract Price:

Approved PCO #	Reason for Change Order	**Increase/ ~~(Decrease)~~**
	In accordance with Contract provision, Article 4.4 of the Agreement, this change order implements an increase in total Contract Price for the two-year contract renewal term, and unit pricing is escalated by 2.7% based on the CPI-U, as of 12/31/2025.	$525,000.00
	Net Change in Total Contract Price for Change Order No. 2	**$525,000.00**

Change in Contract Time:

Approved PCO #	Reason for Change Order	**Increase/ ~~(Decrease)~~**
	In accordance with Contract provision, Article 3.3 of the Contract Agreement, this change order implements a two-year term contract renewal.	730 Calendar Days
	Net Change to Contract Time for Change Order No. 2	**730 Calendar Days**

Supporting Documents:

1. Contract renewal provisions from Article 3.3 of the Agreement between the Town and R&M Service Solutions

2. Email dated January 12, 2026, from Mark Torray of R&M Service Solutions confirming interest in renewing the W2423 contract

3. Provisions for price adjustment and anticipated annual funding for the 2-year renewal term from Article 4.4 of the Agreement between the Town and R&M Service Solutions, including the correction to the date of the published CPI-U data.

4. U.S. Department of Labor Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) data published in December 2025.

5. Adjusted contract unit pricing for the 1st two-year renewal term.

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3.3 The initial term of the Contract will be two years (730 calendar days) from the date of Notice to Proceed. Owner may at Owner's sole discretion renew this Contract for one additional two (2) year term and one additional one (1) year term for a total Contract period of five (5) years, in accordance with the Town of Jupiter's Purchasing Policy and terms of the original Contract. Renewals will be in writing by change order to the Contract and are subject to the same terms, conditions, and unit pricing set forth in the initial Contract and any written amendments/change orders signed by both parties (Owner and Contractor). No compensation shall be made for costs associated with renewal of the Contract. Renewals are contingent upon satisfactory performance evaluations by the Owner and subject to the availability of fiscal year funding approved by the Jupiter Town Council. Contractor may elect not to extend the Contract with 90 days written notice to Owner. Owner is not obligated to extend the Contract. Regardless of anything to the contrary, this Contract may be terminated by the Owner at any time and for any reason. Further, the Contractor agrees that it will not be entitled to any claims and/or damages resulting from such termination, including, but not limited to, lost profits, direct or indirect damages, and consequential special or punitive damages.

3.4 The parties agree that the TIME IS OF THE ESSENCE, in the performance of each and every obligation under this CONTRACT. The CONTRACT may be changed only by a change order to the CONTRACT.

3.5 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration preceding the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (But not as a penalty) CONTRACTOR shall pay OWNER Two Hundred 00/100 dollars ($200.00) for each day that expires after the time specified in Paragraph 3.1 from the date of final completion until the work has reached final completion. Final completion includes demobilization from the site. Owner may withhold payment to compensate for liquidated damages either by increasing the amount of money being held in retainage or deduct the amount due in Liquidated Damages from the final payment application. Liquidated damages under this Contract apply to each the substantial completion date and the final completion date.

3.6 This provision of Liquidated Damages for delay shall in no manner affect the TOWN's right to terminate the CONTRACT. The OWNER's exercise of the right to terminate shall not release the CONTRACTOR from his obligation to pay Liquidated Damages. It is further agreed that the OWNER may deduct from the balance of the CONTRACT sum held by the OWNER the Liquidated Damages stipulated herein or such portions as said balance will cover.

ARTICLE 4. CONTRACT PRICE.

4.1 OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds according to the Contract Unit Prices.

4.2 No guarantee is expressed or implied as to the total quantity of commodities/services to be purchased under any open-end Contract. Estimated quantities will be used for Bid comparison purposes only. The Work under this Contract is subject to fiscal appropriation by the Jupiter Town Council in either or both the Town's Community Investment Program (CIP) and fiscal year operating budgets. Estimated funding budgets anticipated being available for the original two year contract term and subsequent renewal terms are provided in the table below.

Attachment 2
Email referencing R&M's interest in renewal

From: Mark Torrey <mtorrey@rmservicesolutions.com>
Sent: Monday, January 12, 2026 1:53 PM
To: Jonathan Batista <JonathanB@jupiter.fl.us>; Mike George <MGeorge@rmservicesolutions.com>
Subject: RE: Town of Jupiter Valve and Hydrant Contract

Jonathan,
This works for us. We look forward to working with you for the foreseeable future. Please forward any paperwork you require.
Thank you,

Mark Torrey
Maintenance Project Manager
R&M Service Solutions

O - 877.847.6747
C - 352.760.8404
www.rmservicesolutions.com
mtorrey@rmservicesolutions.com



Watch the Rangeline Line Stopping Animation here

Important Notice to Recipients:
The sender of this e-mail is an employee of R&M Service Solutions, LLC. ("R&M Service Solutions"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Rangeline reserves the right, to the extent permitted under applicable law, to monitor electronic communications. By messaging with Rangeline you consent to the foregoing.

From: Jonathan Batista <JonathanB@jupiter.fl.us>
Sent: Monday, January 12, 2026 1:01 PM
To: Mark Torrey <mtorrey@rmservicesolutions.com>; Mike George <MGeorge@rmservicesolutions.com>
Subject: RE: Town of Jupiter Valve and Hydrant Contract

CAUTION!

This message was sent from someone outside the organization. (Not having an email associated with: rangeline.com, r-mservice.net, rm.services, or rmservicesolutions.com)
Please verify that this email came from the correct sender.

Greetings Mark,

Per Article 4, 4.4 of the contract the requested price adjustment will require supporting documentation and will be the lesser of the Consumer Price Index for All Urban Consumers or 5%. Let me know if that is acceptable.

Cordially,

Jonathan A. Batista, P.E.
Senior Utilities Engineer

Phone 561-741-2531
Email JonathanB@jupiter.fl.us
3133 Washington St., Jupiter, FL 33458

From: Mark Torrey <mtorrey@rmservicesolutions.com>
Sent: Monday, January 12, 2026 12:26 PM
To: Jonathan Batista <JonathanB@jupiter.fl.us>; Mike George <MGeorge@rmservicesolutions.com>
Subject: RE: Town of Jupiter Valve and Hydrant Contract

Jonathan,
R&M is interested in extending our partnership under the current contract. We would like to include a CPI increase of 10%. Please advise.
Thank you,

Mark Torrey
Maintenance Project Manager
R&M Service Solutions

O - 877.847.6747
C - 352.760.8404
www.rmservicesolutions.com
mtorrey@rmservicesolutions.com



Important Notice to Recipients:
The sender of this e-mail is an employee of R&M Service Solutions, LLC. ("R&M Service Solutions"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Rangeline reserves the right, to the extent permitted under applicable law, to monitor electronic communications. By messaging with Rangeline you consent to the foregoing.

From: Jonathan Batista <JonathanB@jupiter.fl.us>
Sent: Monday, January 12, 2026 12:08 PM
To: Mike George <MGeorge@rmservicesolutions.com>
Cc: Mark Torrey <mtorrey@rmservicesolutions.com>
Subject: Town of Jupiter Valve and Hydrant Contract

CAUTION!
This message was sent from someone outside the organization. (Not having an email associated with: rangeline.com, r-mservice.net, rm.services, or rmservicesolutions.com)
Please verify that this email came from the correct sender.

Good afternoon Mike,

May we receive email confirmation that R&M is interested in renewing the valve and hydrant maintenance contract set to expire in April 30, 2026 with the same unit prices?

Cordially,

Jonathan A. Batista, P.E.
Senior Utilities Engineer

Phone 561-741-2531
Email JonathanB@jupiter.fl.us
3133 Washington St., Jupiter, FL 33458

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Jupiter officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

4.3 The Owner reserves the right to purchase commodities/services specified herein through contracts established by other governmental agencies or through separate procurement actions due to unique or special needs. If an urgent delivery is required within a short period than the delivery time specified in the Contract, and if the seller is unable to comply therewith, the Owner reserves the right to obtain such delivery from others without penalty or prejudice to the Owner or to the Bidder.

4.4 Contractor may request a price adjustment at the time of Contract renewal only, and with ninety (90) days' advance written notice to Owner, provided that the requested price adjustment is warranted based on the economic climate and substantiated by supporting documentation including, the most recently published Consumer Price Index for All Urban Consumers (CPI-U) as of ~~June 30th~~ December 31st by the U.S. Department of Labor Bureau of Labor Statistics, and calculations for a five percent (5%) increase over current Contract Unit Pricing; the allowable increase, if substantiated will be the lesser of the two (CPI-U, or 5% increase over current contract unit pricing).

Anticipated Annual Funding
Town of Jupiter
Valve and Hydrant Maintenance

Year	Project Description	Estimated Budget	
2024	Valve Exercising and Hydrant Maintenance		
	2024 Total	**$250,000**	
2025	Valve Exercising and Hydrant Maintenance		
	2025 Total	**$250,000**	
	Estimated Initial 2 Year Contract Term Total		**$500,000**
2026	Valve Exercising and Hydrant Maintenance		
	2026 Total	**$262,500**	
2027	Valve Exercising and Hydrant Maintenance		
	2027 Total	**$262,500**	
	Estimated 2 Year Renewal Contract Term Total		**$525,000**
2028	Valve Exercising and Hydrant Maintenance		
	2028 Total	**$275,000**	
	Estimated 1 Year Renewal Contract Term Total		**$275,000**
	Estimated 5 Year Total		**$1,300,000**

ARTICLE 5. PAYMENT PROCEDURES.

5.1 Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for payment will be processed by OWNER as provided in the General Conditions.

Attachment 4
CPI-U Data for Unit Price Adjustment

U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Change Output Options: From: 2025 To: 2025 GO
include graphs include annual averages More Formatting Options

Data extracted on: January 20, 2026 (2:24:53 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

12-Month Percent Change
Series Id: CUUR0000SA0
Not Seasonally Adjusted
Series Title: All items in U.S. city average, all urban consumers, not seasonally adjusted
Area: U.S. city average
Item: All items
Base Period: 1982-84=100

Download: xlsx

Year	Dec
2025	2.7

Attachment 5
Adjusted Contract Unit Prices for Renewal Term

Town of Jupiter Utilities
Valve and Hydrant Maintenance Contract W2423

Change Order No. 2 - Renewal Price Adjustment

CPI-U adjustment (as of 12/31/25) Increase: 2.7%

				Initial Term Unit Prices	Unit Prices Revised by CO 2 Effective 5/1/26
ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	UNIT PRICE
BID ITEMS					
1	Consideration of Indemnification	LS	1	$100.00	-
2	Bonds & Insurance	LS	1	$6,540.00	$6,716.58
3	Exercise Water Main Valve with Hydrant Flushing	EA	2,231	$42.00	$43.13
4	Inspect, Maintain and Flush Hydrant	EA	2,367	$47.00	$48.27
5	Inspect, Maintain, Flush, and Paint Hydrant	EA	175	$65.00	$66.76
6	Inspect, Maintain, and Fire Flow Test Hydrant	EA	1,271	$87.00	$89.35

*Subject to fiscal appropriation by the Jupiter Town Council in the Town's fiscal year operating budget. No amount is guaranteed.
Note: Bid Item 1, Indemnification is a one-time payment for the life of the agreement.

Anticipated Contract Funding Schedule					
Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total
$ 250,000.00	$ 250,000.00	$ 262,500.00	$ 262,500.00	$ 275,000.00	$ 1,300,000.00

Legislation Text

File #: 26-7577, **Version:** 1

ITEM: AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR THE SUPPLY AND DELIVERY OF ROAD BASE AND ASPHALT MILLINGS

REQUEST: 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.

EXPLANATION: The Village of Wellington utilizes contracts for the supply and delivery of road base, asphalt millings, and other aggregate materials to support the ongoing maintenance of unpaved equestrian roadways, trails and other Village infrastructure.

On August 12, 2025, Council awarded ITB #202517 to Austin Tupler Trucking, Inc., D.S. Eakins Construction Corp., JUD Solutions LLC. and Palm Beach Aggregates LLC. effective through August 11 2026. The initial term of the contract is one (1) year, with the option to renew for three (3) additional one (1) year terms.

Staff is requesting authorization to exercise the first renewal options with the four (4) awarded vendors with no price increases, effective through August 11, 2027. The lowest price vendor is summarized in the attached renewal bid summary.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are allocated in the FY 2027 Shell Rock Maintenance Program under Major Operating Supplies and Equestrian Trails under Operating Supplies to cover these expenditures.

WELLINGTON FUNDAMENTAL: Protecting our Investment

RECOMMENDATION: 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.

BID TABULATION											
BID NO: 202517											
SUPPLY AND DELIVERY OF ROAD BASE AND ASPHALT MILLINGS											
RENEWAL PERIOD AUGUST 12, 2026 - AUGUST 11, 2027				PALM BEACH AGGREGATES, LLC	AUSTIN TUPLER TRUCKING INC.	D.S. EAKINS CONSTRUCTION CORP	JUD SOLUTION,LLC		Vendor Award Types		
Item	Description	Quantity	Unit	Unit Price	Unit Price	Unit Price	Unit Price		Primary Vendor	Secondary Vendor	Tertiary Vendor
11345	Supply and Delivery of Road Base	1.00	TN	$24.55	$28.15	No Bid	Non-Responsive/ No Samples		Palm Beach Aggregates,LLC	Austin Tupler Trucking,INC.	N/A
11346	Pick up Road Base with Wellington Vehicle	1.00	TN	$18.00	No Bid	No Bid	Non-Responsive		Palm Beach Aggregates,LLC	N/A	N/A
12387	Type III DOT Road Base Delivered	1.00	TN	$24.55	$30.15	No Bid	$36.25		Palm Beach Aggregates,LLC	Austin Tupler Trucking,INC.	Jud Solution, LLC
11347	Supply and Delivery of #57 Rock	1.00	TN	$41.60	$36.65	No Bid	$51.25		Austin Tupler Trucking,INC.	Palm Beach Aggregates,LLC	Jud Solution, LLC
11348	Pick up of #57 Rock at Pit with Wellington Vehicle	1.00	TN	$35.05	No Bid	No Bid	Non-Responsive		Palm Beach Aggregates,LLC	N/A	N/A
11843	Rip Rap 6' to 12' Boulder with Wellington Vehicle	1.00	TN	$48.80	No Bid	No Bid	Non-Responsive		Palm Beach Aggregates,LLC	N/A	N/A
11349	Supply and Delivery of RCA (Recycled Concrete Aggregate) - (Or Equal Product)	1.00	TN	No Bid	$31.75	$26.50	$29.00		D.S. Eakins Construction Corp	Jud Solution, LLC	Austin Tupler Trucking,INC.
11350	Pick up of RCA (Recycled Concrete Aggregate) - (Or Equal Product)at Pit with Wellington Vehicle	1.00	TN	No Bid	Non-Responsive	$18.00	Non-Responsive		D.S. Eakins Construction Corp	N/A	N/A
11844	Supply and Delivery of Asphalt Millings	1.00	CY	No Bid	$30.70	$32.00	Non-Responsive/No Samples		Austin Tupler Trucking,INC.	D.S. Eakins Construction Corp	N/A
11845	Pick up of Asphalt Millings with Wellington Vehicle	1.00	CY	No Bid	Non-Responsive	$22.00	Non-Responsive		D.S. Eakins Construction Corp	N/A	N/A

Legend:

Green Highlight = Lowest responsive/responsible bidder

Non-Responsive = Vendor failed to meet one or more mandatory requirements of the solicitation (e.g., missing required samples, bidding under the 25-mile radius category without meeting the distance requirement).

No Samples = Vendor did not submit required product samples as outlined in the solicitation.

No Bid = Vendor did not provide pricing for this specific item.

Primary Vendor:The vendor offering the lowest responsive and responsible bid for the line item. This vendor is designated as the first choice for award and will be used unless performance issues arise.

Secondary Vendor:The vendor offering the next-lowest responsive bid. This vendor serves as a backup and may be used if the primary vendor is unable to perform, fails to deliver, or becomes non-compliant.

Tertiary Vendor: The vendor with the third-lowest responsive bid, designated as an additional backup option if both the primary and secondary vendors are unavailable or unable to fulfill the requirement.

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

Manager
Jim Barnes

April 21, 2026

Austin Tupler Trucking, Inc.
6570 SW 47th Ct
Delray Beach, FL 33446
tupler@tuplertrucking.com

RE: ITB# 202517

Dear Mr. Simmons:

Austin Tupler Trucking, Inc. (AWARDEE) is an awardee for contract ITB# 202517 for the Supply and Delivery of Road Base Asphalt Millings. The contract is set to expire on August 12, 2026 and allows for three (3) additional one (1) year renewals by mutual agreement. Wellington would like to exercise the first renewal option through August 11, 2027 under the same terms and conditions as stipulated on Page 12 of the referenced ITB which is conditioned upon subsequent approval by Wellington Council.

The award/renewal is subject to provisions of State Statutes, Palm Beach County Commission on Ethics and Code of Ethics, and Wellington policies. All Awardees must disclose with their Renewal the name of any officer, director, or agent who is also a Wellington employee. Further, all Awardees must disclose the name of any Wellington employee who is employee in the Awardees firm or any of its branches.

If AWARDEE violates or is a party to a violation of the Wellington, Palm Beach County or Florida Code of Ethics with respect to this Renewal, AWARDEE may be disqualified from performing the work described in this Renewal or from furnishing the goods or services for which the AWARDEE submitted and shall be further disqualified from bidding on any future Proposals/Bids for work or for goods or services for Wellington. A copy of the Wellington, Palm Beach County Commission on Ethics and Code of Ethics and State Ethics Codes is available at the Wellington Clerk's Office, 12300 Forest Hill Boulevard, Wellington, FL 33414. By signing this Renewal Agreement, AWARDEE acknowledges no such conflict.

AWARDEE shall not unlawfully discriminate against any person in its operation and activities or in its use or expenditure of funds in fulfilling its obligations under this Agreement. AWARDEE shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act {ADA) in the course of providing any services funded by this Agreement, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, AWARDEE shall take affirmative steps to ensure nondiscrimination in employment against disabled persons. Such actions shall

include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruiting advertising, layoff, termination, rates of pay, other forms of compensation, terms and conditions of employment, training (including apprenticeship) and accessibility.

AWARDEE's decisions regarding the delivery of services under this Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation, gender identity, gender expression, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

Please indicate acceptance or rejection of the renewal and return to my attention by May 1, 2026.

If you should have any questions, please contact me or anyone else in the Purchasing Department.

Accept Renewal:	GLEN TUPLER, President		4/22/26
	Printed Name/Title	Signature	Date
Reject Renewal:			
	Printed Name/Title	Signature	Date

Thank you,

Steven Koch
561-753-2534
skoch@wellingtonfl.gov

RECEIVED
APR 24 2026
VILLAGE CLERK

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

Manager
Jim Barnes

April 21, 2026

D.S. Eakins Construction Corp.
PO Box 530185
Lake Park, FL 33403
steve@dseakins.com

RE: ITB# 202517

Dear Mr. Eakins:

D.S. Eakins Construction Corp. (AWARDEE) is an awardee for contract ITB# 202517 for the Supply and Delivery of Road Base Asphalt Millings. The contract is set to expire on August 12, 2026 and allows for three (3) additional one (1) year renewals by mutual agreement. Wellington would like to exercise the first renewal option through August 11, 2027 under the same terms and conditions as stipulated on Page 12 of the referenced ITB which is conditioned upon subsequent approval by Wellington Council.

The award/renewal is subject to provisions of State Statutes, Palm Beach County Commission on Ethics and Code of Ethics, and Wellington policies. All Awardees must disclose with their Renewal the name of any officer, director, or agent who is also a Wellington employee. Further, all Awardees must disclose the name of any Wellington employee who is employee in the Awardees firm or any of its branches.

If AWARDEE violates or is a party to a violation of the Wellington, Palm Beach County or Florida Code of Ethics with respect to this Renewal, AWARDEE may be disqualified from performing the work described in this Renewal or from furnishing the goods or services for which the AWARDEE submitted and shall be further disqualified from bidding on any future Proposals/Bids for work or for goods or services for Wellington. A copy of the Wellington, Palm Beach County Commission on Ethics and Code of Ethics and State Ethics Codes is available at the Wellington Clerk's Office, 12300 Forest Hill Boulevard, Wellington, FL 33414. By signing this Renewal Agreement, AWARDEE acknowledges no such conflict.

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include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruiting advertising, layoff, termination, rates of pay, other forms of compensation, terms and conditions of employment, training (including apprenticeship) and accessibility.

AWARDEE's decisions regarding the delivery of services under this Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation, gender identity, gender expression, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

Please indicate acceptance or rejection of the renewal and return to my attention by May 1, 2026.

If you should have any questions, please contact me or anyone else in the Purchasing Department.

Accept Renewal:	D. Steven Eakins, Jr. - Vice President	D. Steven Eakins, Jr.	4/22/2026
	Printed Name/Title	Signature	Date
Reject Renewal:	_____	_____	_____
	Printed Name/Title	Signature	Date

Thank you,

Steven Koch
561-753-2534
skoch@wellingtonfl.gov

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

Manager
Jim Barnes

April 21, 2026

JUD Solutions LLC.
1745 6th Ave SW
Vero Beach, FL 32962
dorvelia@judsol.omnicrosft.com

RE: ITB# 202517

Dear Mr. Dorvella:

JUD Solutions LLC. (AWARDEE) is an awardee for contract ITB# 202517 for the Supply and Delivery of Road Base Asphalt Millings. The contract is set to expire on August 12, 2026 and allows for three (3) additional one (1) year renewals by mutual agreement. Wellington would like to exercise the first renewal option through August 11, 2027 under the same terms and conditions as stipulated on Page 12 of the referenced ITB which is conditioned upon subsequent approval by Wellington Council.

The award/renewal is subject to provisions of State Statutes, Palm Beach County Commission on Ethics and Code of Ethics, and Wellington policies. All Awardees must disclose with their Renewal the name of any officer, director, or agent who is also a Wellington employee. Further, all Awardees must disclose the name of any Wellington employee who is employee in the Awardees firm or any of its branches.

If AWARDEE violates or is a party to a violation of the Wellington, Palm Beach County or Florida Code of Ethics with respect to this Renewal, AWARDEE may be disqualified from performing the work described in this Renewal or from furnishing the goods or services for which the AWARDEE submitted and shall be further disqualified from bidding on any future Proposals/Bids for work or for goods or services for Wellington. A copy of the Wellington, Palm Beach County Commission on Ethics and Code of Ethics and State Ethics Codes is available at the Wellington Clerk's Office, 12300 Forest Hill Boulevard, Wellington, FL 33414. By signing this Renewal Agreement, AWARDEE acknowledges no such conflict.

AWARDEE shall not unlawfully discriminate against any person in its operation and activities or in its use or expenditure of funds in fulfilling its obligations under this Agreement. AWARDEE shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act {ADA) in the course of providing any services funded by this Agreement, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, AWARDEE shall take affirmative steps to ensure nondiscrimination in employment against disabled persons. Such actions shall

include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruiting advertising, layoff, termination, rates of pay, other forms of compensation, terms and conditions of employment, training (including apprenticeship) and accessibility.

AWARDEE's decisions regarding the delivery of services under this Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation, gender identity, gender expression, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

Please indicate acceptance or rejection of the renewal and return to my attention by May 1, 2026.

If you should have any questions, please contact me or anyone else in the Purchasing Department.

Accept Renewal:	USNIDER DORVELIA		4/26/2026
	Printed Name/Title	Signature	Date
Reject Renewal:			
	Printed Name/Title	Signature	Date

Thank you,

Steven Koch
561-753-2534
skoch@wellingtonfl.gov

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

Manager
Jim Barnes

April 21, 2026

Palm Beach Aggregates LLC.
20125 Southern Blvd
Loxahatchee, FL 33470
albertm@palmbeachag.com
jnavarro@palmbeachag.com

RE: ITB# 202517

Dear Mr. Moragues:

Palm Beach Aggregates LLC. (AWARDEE) is an awardee for contract ITB# 202517 for the Supply and Delivery of Road Base Asphalt Millings. The contract is set to expire on August 12, 2026 and allows for three (3) additional one (1) year renewals by mutual agreement. Wellington would like to exercise the first renewal option through August 11, 2027 under the same terms and conditions as stipulated on Page 12 of the referenced ITB which is conditioned upon subsequent approval by Wellington Council.

The award/renewal is subject to provisions of State Statutes, Palm Beach County Commission on Ethics and Code of Ethics, and Wellington policies. All Awardees must disclose with their Renewal the name of any officer, director, or agent who is also a Wellington employee. Further, all Awardees must disclose the name of any Wellington employee who is employee in the Awardees firm or any of its branches.

If AWARDEE violates or is a party to a violation of the Wellington, Palm Beach County or Florida Code of Ethics with respect to this Renewal, AWARDEE may be disqualified from performing the work described in this Renewal or from furnishing the goods or services for which the AWARDEE submitted and shall be further disqualified from bidding on any future Proposals/Bids for work or for goods or services for Wellington. A copy of the Wellington, Palm Beach County Commission on Ethics and Code of Ethics and State Ethics Codes is available at the Wellington Clerk's Office, 12300 Forest Hill Boulevard, Wellington, FL 33414. By signing this Renewal Agreement, AWARDEE acknowledges no such conflict.

AWARDEE shall not unlawfully discriminate against any person in its operation and activities or in its use or expenditure of funds in fulfilling its obligations under this Agreement. AWARDEE shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act {ADA) in the course of providing any services funded by this Agreement, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, AWARDEE shall take

affirmative steps to ensure nondiscrimination in employment against disabled persons. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruiting advertising, layoff, termination, rates of pay, other forms of compensation, terms and conditions of employment, training (including apprenticeship) and accessibility.

AWARDEE's decisions regarding the delivery of services under this Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation, gender identity, gender expression, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

Please indicate acceptance or rejection of the renewal and return to my attention by May 1, 2026.

If you should have any questions, please contact me or anyone else in the Purchasing Department.

Accept Renewal:	Alberto Moragues Jr.		April 24, 2026
	Printed Name/Title	Signature	Date
Reject Renewal:			
	Printed Name/Title	Signature	Date

Thank you,

Steven Koch
561-753-2534
skoch@wellingtonfl.gov

Legislation Text

File #: 26-7687, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONTRACT FOR ROOFTOP HVAC REPLACEMENT - BOYS & GIRLS CLUB GYM

REQUEST: 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.

EXPLANATION: The Public Works Department is seeking authorization to award a contract for Rooftop HVAC Replacement - Boys & Girls Club Gym to Aura America HVAC, LLC. This project includes the removal and disposal of existing rooftop HVAC units and the furnishing and installation of two (2) new Carrier rooftop HVAC units, at the Boys & Girls Club Gym located at 1080 Wellington Trace, Wellington, FL 33414. The work includes all labor, materials, equipment, crane services, rigging, mechanical and electrical connections, condensate drain lines, hurricane-rated tie-down hardware, system startup, testing, commissioning, and closeout documentation.

On April 9, 2026, the Village released ITB #013-26/MS seeking qualified firms to provide such services. The solicitation was publicly advertised on Euna OpenBids (formerly known as DemandStar) and Palm Beach County's Legal Notice site.

On April 30, 2026, the Village received ten (10) proposals:

Vendor	Bid Amount
Aura America HVAC, LLC	$82,364.00
Shamtec, Inc.	$92,000.00
Airworx Air Conditioning & Refrigeration, Inc.	$98,755.00
Precision Air Systems, Inc.	$99,047.00
Florida Mechanical LLC	$99,477.00
Air Ways Mechanical Services, LLC	$117,398.00
Supreme Roofing & Construction Inc.	$186,423.00
Thinking on My World, Inc.	Non-Responsive & Non-Responsible
Anchor Mechanical, Inc.	Non-Responsive
Medical Credentialing Services, LLC	Non-Responsive

Three (3) proposals were determined to be non-responsive and/or non-responsible. Anchor Mechanical, Inc. and Medical Credentialing Services, LLC failed to submit the required bid documentation. Thinking on My World, Inc., failed to satisfy minimum qualifications of the bid, and was non-responsive to staff's requests for additional information.

Staff recommends award to the lowest, responsive, responsible bidder, Aura America HVAC, LLC, for Rooftop HVAC Replacement - Boys & Girls Club Gym, in the amount of $82,364.00.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are available in the Building Maintenance/ Major Maintenance budget.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

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

Manager
Jim Barnes

June 16, 2026

NOTICE OF INTENT TO AWARD

Pursuant to Wellington's Purchasing Policies and Procedures, notice is provided as follows:

INVITATION TO BID: ITB #013-26/MS - Rooftop HVAC Replacement- Boys & Girls Club Gym opening date and time April 30, 2026 at 11:00 AM local time.

1. Wellington has completed its evaluation of ITB#013-26/MS and intends to recommend to Council the award of Rooftop HVAC Replacement- Boys & Girls Club Gym contract to:

   Aura America HVAC, LLC

2. This Notice is conditioned upon and subject to Wellington's reservation of rights as contained in the ITB Documents and approval by the Wellington Council.

Bid Tabulation

ITB 013-26/MS Rooftop HVAC Replacement- Boys & Girls Club Gym

Item No.	Description	UOM	Aura America HVAC,LLC	Shamtec, Inc	Airworx Air Conditioning & Refrigeration, Inc	Precision Air Systems, Inc	Florida Mechanical LLC	Air Ways Mechanical Services, LLC	Supreme Roofing & Construction Inc
	Furnish and install two (2) Carrier rooftop HVAC units, Model 50GEAN17AJB5-0A0A0, including all labor, materials, equipment, crane services, rigging, removal and disposal of existing units, mechanical and electrical connections, drain lines, supports, hurricane tie-downs, startup, commissioning, and closeout documentation	Lump Sum	$ 82,364.00	$ 92,000.00	$ 98,755.00	$ 99,047.00	$ 99,477.00	$ 117,398.00	$ 186,423.00

Rooftop HVAC Replacement- Boys & Girls Club Gym

	"Offers from the vendors listed herein are the only offers									
BID OPENING DATE: April 30,2026	received timely as of the above receiving date and time.									
BID OPENING TIME: 11:00 AM (local time)	All other offers submitted in response to this solicitation,									
ITB #013-26/MS	if any, are hereby rejected as late"									
VENDOR	**Aura America HVAC,LLC**	**Shamtec Inc**	**Airworx Air Conditioning & Refrigeration, Inc**	**Precision Air Systems, Inc**	**Florida Mechanical LLC**	**Air Ways Mechanical Services, LLC**	**Supreme Roofing & Construction, Inc**	**Thinking on my World, Inc**	**Anchor Mechanical, Inc**	**Medical Credentialing Services, LLC**
1. Bid submittal-If submitting a paper bid → (1) original and one (1) PDF (CD) Copy	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
2.Addendum One (1)	YES	YES	YES	YES	YES	YES	YES			
3. Bid Cover Page	YES	YES	NO	YES	YES	YES	YES			
4.Bid Submittal Form	YES	YES	YES	YES	YES	YES	YES			
5.Schedule of Value	YES	YES	YES	YES	YES	YES	YES			
6. Questionnaire	YES	YES	NO	YES/Claims/Lawsuit	YES	NO	NO			
7. Drug Free Workplace	YES	YES	YES	YES	YES	YES	YES			
8. Sworn Statement under Section 287.133(3) (a)	YES	YES	NO	YES	YES	YES	YES			
9. Certification Pursuant To Florida Statute § 215.4725 and 287.135	YES	YES	YES	YES	YES	YES	YES			
10. Conflict of Interest Statement	YES	YES	NO	YES	YES	YES	YES			
11. Non-Collusion Affidavit	YES	YES	YES	YES	YES	YES	YES			
12. Insurance Certificates	YES	YES	YES	YES	YES	YES	Missing			
13. Copy of Appropriate Licenses(Florida Mechanical Contractor License (CAC or CMC), AND Electrical Contractor Licenses)	Florida Certified Mechanical Contractor (CMC) / CCO Certified / HVAC Technician Certification / Florida Certified Electrical Contractor	Florida Class A Air Conditioning Contractor (CAC)	NO	Florida Certified Mechanical Contractor (CMC)	Missing	Florida Certified Mechanical Contractor (CMC)	Florida Certified Mechanical Contractor (CMC) / Construction Trades Qualifying Board			
14. E-Verify Memo of Understanding (MOU)	YES	YES	NO	Redo	YES	YES	Missing			
15.No Coercion for Labor or Services Affidavit	YES	YES	YES	YES	YES	YES	YES			
16. Foreign Countries Affidavit	YES	YES	YES	YES	YES	YES	YES			
17. Mandatory Pre-Bid Site Visit	YES	YES	YES	YES	YES	YES	YES			
18. Minimum 5 Years Commercial HVAC Experience	25 Yrs	20 Yrs	20 Yrs	20 Yrs	20 Yrs	20 Yrs	20 Yrs			
19. Three (3) Similar Rooftop Unit Replacement Projects in Last 24 Months	YES	YES	YES	YES	YES	YES	Missing			
20. Three (3) Project References	YES	YES	Missing 2	YES	YES	YES	YES			
Bid Total	$ 82,364.00	$ 92,000.00	$ 98,755.00	$ 99,047.00	$ 99,477.00	$ 117,398.00	$ 186,423.00	Non-Responsive & Non-Responsible Vendor did not meet minimum qualifications and was non-responsive to staff's requests.	Non-responsive Vendor did not provide any documents	Non-responsive Vendor did not provide any documents

File #: 26-7751, **Version:** 1

ITEM: AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE VILLAGE OF WELLINGTON GYM INSULATION REPLACEMENT

REQUEST: 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.

EXPLANATION: The Village's Public Works Department has identified the need to replace the existing insulation at the Village Park Gym. The existing insulation has exceeded its expected service life, exhibits visible deterioration and no longer meets the functional needs of the facility.

On December 17, 2024, Sourcewell, a State of Minnesota local government agency and service cooperative, awarded Contract No. FL-R6-GC-092524-DAN to Dan Enterprises Team, LLC for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures or other real property. Utilizing this competitively solicited contract allows the Village to secure services in an efficient and cost-effective manner, eliminating the need for a separate formal bid process. The Gordian Group, Inc. is Sourcewell's indefinite delivery/indefinite quantity construction contracting program (currently referred to as EZIQC) Contract Administrator.

Under EZIQC Work Order No. 155024.00, Dan Enterprises Team LLC, will provide all labor, materials, equipment , supervision, and related services necessary to complete the Village Park Gym Insulation Replacement, including:

- Removal of existing deteriorated gymnasium ceiling insulation
- Installation of a new insulation system
- Contractor will include access equipment, floor protection, demolition, debris handling, disposal, support systems, and all incidentals specifically related to the insulation scope.

Staff requests 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.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds for this project are available in Building Maintenance Major Maintenance.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

Docusign Envelope ID: BE0CB205-26F6-4E80-BA03-EB718E79EC0E

Indefinite Delivery-Indefinite Quantity Construction Contract

Contract Number: FL-R6-GC-092524-DAN

Service Type: General Construction

This Indefinite Delivery-Indefinite Quantity Construction Contract (Contract) is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 and **DAN ENTERPRISES TEAM, LLC**, 19081 NW 78th. Ave., Hialeah, FL 33015 (Contractor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state, and municipal governmental entities, K-12 and higher education entities, nonprofit entities, tribal governments, and other public entities located within the United States.

The Contractor desires to contract with Sourcewell to provide construction services to entities that access Sourcewell's indefinite delivery-indefinite quantity (IDIQ) construction contracts within the Service Region.

I. TERM OF CONTRACT

1) **Term.** This Contract, including the General Terms and Conditions incorporated by reference, is effective upon the date of the final signature below. The term of this Agreement is two (2) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on December 10, 2026, unless it is cancelled or extended as defined in this Contract.

   a) **Extensions.** Sourcewell and Contractor may agree to up to three (3) additional one-year extensions beyond the original two-year term. The total possible length of this Contract will be five (5) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

II. REGION AND SERVICES

The Contractor's Region is: Region 6. The Contractor's IDIQ construction service type is: General Construction. The Contractor has not agreed to perform work outside the Region.

III. ADJUSTMENT FACTORS

The Contractor will perform any or all Tasks in the Construction Task Catalog for the Unit Price appearing therein multiplied by the following Adjustment Factors. See the General Terms and Conditions for additional information.

Docusign Envelope ID: BE0CB205-26F6-4E80-BA03-EB718E79EC0E

A. **Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1977.

B. **Other Than Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.2871.

C. **Normal Working Hours and Performed in Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1807.

D. **Other Than Normal Working Hours and Performed in Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1971.

E. **Non-pre-priced Adjustment Factor**: To be applied to Work determined not to be included in the CTC but within the general scope of the work: 1.2907.

VI. AUTHORIZED REPRESENTATIVE

A. Sourcewell's Authorized Representative is its Chief Procurement Officer.

B. The Contractor's Authorized Representative is Heidi Perez. If the Contractor's Authorized Representative changes at any time during this Contract, Contractor must promptly notify Sourcewell in writing.

Sourcewell

Signed by:
By: Jeremy Schwartz
C0FD2A139D06489...

Jeremy Schwartz
Title: Chief Procurement Officer

Date: 12/12/2024 | 6:23 AM CST

DAN ENTERPRISES TEAM, LLC

DocuSigned by:
By: Heidi Perez
C5152A5418C64EF...

Heidi Perez
Title: Managing Partner

Date: 12/11/2024 | 8:14 PM PST

GORDIAN®

Work Order Signature Document

EZIQC Contract No.: FL-R6-GC-092524-DAN

[X] **New Work Order** [ ] **Modify an Existing Work Order**

Work Order Number.:	155024.00	Work Order Date:	05/07/2026
Work Order Title:	Village of Wellington - GYM - Insulation Replacement		
Owner Name:	Village of Wellington	Contractor Name:	DAN ENTERPRISES TEAM, LLC
Contact:	Marco Roselli	Contact:	Fabio Vargas
Phone:	561.791.4107	Phone:	954 536 5429

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-DAN.

Brief Work Order Description:

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $124,460.47

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date

Detailed Scope of Work

To: Fabio Vargas
DAN ENTERPRISES TEAM, LLC
19081 NW 78th. Ave.
Hialeah, FL 33015
954 536 5429

From: Marco Roselli
Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414
561.791.4107

Date Printed: May 07, 2026

Work Order Number: 155024.00

Work Order Title: Village of Wellington - GYM - Insulation Replacement

Brief Scope:

☐ Preliminary	☐ Revised	☒ Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-DAN**.

Contractor _____ Date _____

Owner _____ Date _____

Contractor's Price Proposal - Summary

Date: May 07, 2026

Re:

IQC Master Contract #:	FL-R6-GC-092524-DAN
Work Order #:	155024.00
Owner PO #:	
Title:	Village of Wellington - GYM - Insulation Replacement
Contractor:	DAN ENTERPRISES TEAM, LLC
Proposal Value:	$124,460.47

Section - 01	**$43,591.76**
Section - 02	**$16,057.52**
Section - 07	**$10,624.97**
Section - 11	**$17,403.75**
Section - 13	**$36,782.47**
Proposal Total	**$124,460.47**

Thisl total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: May 07, 2026

Re:

IQC Master Contract #:	FL-R6-GC-092524-DAN
Work Order #:	155024.00
Owner PO #:	
Title:	Village of Wellington - GYM - Insulation Replacement
Contractor:	DAN ENTERPRISES TEAM, LLC
Proposal Value:	$124,460.47

	Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)			
Section - 01						
1	01 22 16	00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	$1,930.00
				Installation	Quantity 1,930.00 x Unit Price 1.00 x Factor 1.0000 = Total 1,930.00	
					Performance and payment bond	
2	01 22 20	00 0003		HR	InsulatorFor tasks not included in the Construction Task Catalog® and as directed by owner only.	$4,618.19
				Installation	Quantity 53.00 x Unit Price 73.80 x Factor 1.1807 = Total 4,618.19	
					specialized insulation installer/supervisor experienced in gymnasium insulation systems, responsible for directing field crew, overseeing installation procedures, and ensuring proper execution of the work.	
3	01 22 20	00 0003	0001	MOD	For Foreperson, Add	$348.54
				Installation	Quantity 80.00 x Unit Price 3.69 x Factor 1.1807 = Total 348.54	
4	01 22 23	00 0067		DAY	40' Electric, Scissor Platform Lift	$12,665.96
				Installation	Quantity 25.00 x Unit Price 429.10 x Factor 1.1807 = Total 12,665.96	
					Provide two 40' electric scissor platform lifts for a duration of twelve and a half (12.5) days to perform overhead demolition, insulation installation, and related elevated work operations within the gymnasium.	
5	01 54 23	00 0049		SF	1/2" CD Grade Plywood, Temporary Lumber	$15,310.94
				Installation	Quantity 6,754.00 x Unit Price 1.92 x Factor 1.1807 = Total 15,310.94	
					Provide temporary 1/2" CD grade plywood floor protection over approximately one-half of the gymnasium floor in work and access path areas to prevent damage during construction operations, equipment movement, and material handling.	
6	01 56 16	00 0005		SF	4 Mil, Fire Retardant, Plastic Sheeting, Applied To Floors	$3,954.68
				Installation	Quantity 13,956.00 x Unit Price 0.24 x Factor 1.1807 = Total 3,954.68	
					4 mil fire-retardant plastic sheeting throughout the entire gymnasium floor area to protect finished surfaces from dust, debris, and damage during construction operations.	
7	01 71 13	00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	$1,519.56
				Installation	Quantity 4.00 x Unit Price 321.75 x Factor 1.1807 = Total 1,519.56	
					Provide delivery, pickup, mobilization, and demobilization services using rollback flatbed truck for transport of two (2) scissor lifts to and from the project site.	

Work Order Number: 155024.00
Work Order Title: Village of Wellington - GYM - Insulation Replacement

Section - 01

8 01 74 19 00 0016 EA 40 CY Dumpster (6 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material. $3,243.89

	Quantity		Unit Price		Factor	=	Total
Installation	3.00	x	915.81	x	1.1807	=	3,243.89

40 CY dumpsters (6 ton capacity) for collection, hauling, and lawful disposal of removed existing insulation, packaging, and related construction debris generated by the project.

Subtotal for Section - 01 **$43,591.76**

Section - 02

9 02 41 16 13 0005 GSF >10,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck $16,057.52

	Quantity		Unit Price		Factor	=	Total
Installation	2,500.00	x	5.44	x	1.1807	=	16,057.52

Provide demolition and removal of existing insulation system throughout the gymnasium ceiling area, including careful detachment, lowering, and loading into dumpster.

Subtotal for Section - 02 **$16,057.52**

Section - 07

10 07 13 53 00 0019 CSF 4 Mil Polyethylene Vapor Barrier $3,795.36

	Quantity		Unit Price		Factor	=	Total
Installation	139.70	x	23.01	x	1.1807	=	3,795.36

Poly Film (.31M, 9' x 400', clear) exactly as indicated in quoted insulation system, for use as facing accessory, closure membrane, and finishing material required for complete installation.

11 07 13 53 00 0019 0018 MOD For Joint Taping, Add $753.79

	Quantity		Unit Price		Factor	=	Total
Installation	139.70	x	4.57	x	1.1807	=	753.79

12 07 26 13 00 0007 CLF 4" Wide Self-Adhering Butyl Sealing Tape $3,355.43

	Quantity		Unit Price		Factor	=	Total
Installation	30.00	x	94.73	x	1.1807	=	3,355.43

WMP-VR white seam tape, 3" x 50 yard rolls, for sealing insulation facing joints, laps, and seams to provide a continuous finished appearance and vapor retarder closure.

13 07 92 13 00 0010 CLF 1/2" x 5/8" Joint, Silicone Sealant And Caulking $2,720.39

	Quantity		Unit Price		Factor	=	Total
Installation	5.00	x	460.81	x	1.1807	=	2,720.39

silicone sealant and caulking for final finishes, touch-ups, perimeter sealing, minor gaps, and related closure work required to complete the installation in a clean and finished manner.

Subtotal for Section - 07 **$10,624.97**

Section - 11

14 11 41 23 00 0328 LF Structural Support, Suspended Ceiling Support $17,403.75

	Quantity		Unit Price		Factor	=	Total
Installation	342.00	x	43.10	x	1.1807	=	17,403.75

WHITE BANDING 3/4" x 1000', to be used as insulation support banding system, including fastening hardware and complete installation to secure new insulation in place.

Subtotal for Section - 11 **$17,403.75**

Section - 13

15 13 34 19 00 0146 SF 6" Thick, R-19, Vinyl/Scrim/Kraft (VSK), Faced Metal Building Insulation $36,782.47

	Quantity		Unit Price		Factor	=	Total
Installation	13,970.00	x	2.23	x	1.1807	=	36,782.47

6" R-19 metal building insulation consisting of Knauf fiberglass blanket insulation with Lamtec WMP-VRR white vinyl reinforced facing

Contractor's Price Proposal - Detail Continues..

Work Order Number: 155024.00
Work Order Title: Village of Wellington - GYM - Insulation Replacement

Subtotal for Section - 13	**$36,782.47**

Proposal Total	**$124,460.47**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

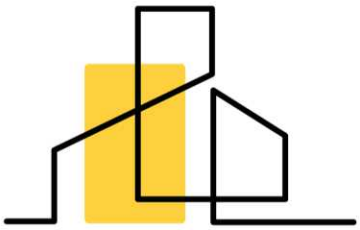
Subcontractor Listing

Date: May 07, 2026

Re:

IQC Master Contract #:	FL-R6-GC-092524-DAN
Work Order #:	155024.00
Owner PO #:	
Title:	Village of Wellington - GYM - Insulation Replacement
Contractor:	DAN ENTERPRISES TEAM, LLC
Proposal Value:	$124,460.47

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		$0.00	0.00



DAN ENTERPRISES TEAM LLC

SCOPE OF WORK

Gymnasium Ceiling Insulation Replacement
11700 Pierson Rd, Wellington, FL 33414
Village of Wellington

Owner: Village of Wellington

Contractor: Dan Enterprises Team LLC

Date: April 29, 2026

PROJECT OVERVIEW

Dan Enterprises Team LLC shall provide labor, materials, equipment, supervision, and coordination necessary for the removal of existing deteriorated gymnasium ceiling insulation and installation of a new insulation system at the Village of Wellington facility located at 11700 Pierson Rd, Wellington, FL 33414.

Work shall include access equipment, floor protection, demolition, debris handling, disposal, new insulation installation, support systems, and all incidentals specifically related to the insulation scope required to deliver a complete and finished installation.

MOBILIZATION & PROJECT EXECUTION

Contractor shall coordinate scheduling, site access, and work sequencing with the Village of Wellington to minimize disruption to facility operations.

Pricing is based upon contractor receiving uninterrupted access to the gymnasium work area for approximately:

- 8 hours per day
- 5 days per week
- Estimated duration of 2 to 3 weeks

The gymnasium shall be unavailable for sports activities, recreation, public use, and normal occupancy during the active construction period.

Restricted access, split shifts, after-hours work, owner-caused delays, or schedule interruptions may require adjustment to contract price and/or duration.

Contractor shall provide all lifts, dumpsters, tools, manpower, and material staging necessary for the insulation scope.

FLOOR & FACILITY PROTECTION

Prior to commencement of work, contractor shall protect the gymnasium and surrounding finished surfaces.

- Temporary plywood protection in lift travel and concentrated work areas
- Plastic sheeting protection throughout gymnasium floor areas
- Dust and debris containment measures
- Protection of adjacent walls, finishes, and exposed surfaces within work limits

DEMOLITION & REMOVAL

Contractor shall carefully detach, lower, and remove existing deteriorated insulation system from the ceiling/roof structure.

Work shall include:

- Elevated demolition operations using lift equipment
- Controlled lowering of removed materials
- Loading debris into dumpster
- Removal of contractor-generated waste from project site

NEW INSULATION INSTALLATION

Contractor shall furnish and install new insulation system consisting of:

- Knauf fiberglass metal building insulation
- 6" thickness
- R-19 thermal value
- Lamtec WMP-VRR white reinforced facing

Installation shall include:

- WMP-VR white seam tape
- Poly Film (.31M, 9' x 400', clear)
- WHITE BANDING 3/4" x 1000'
- Fasteners and accessories
- Support bracing and banding
- Complete installation in accordance with manufacturer recommendations

SUPPORT SYSTEM / FINISH APPEARANCE

Contractor shall install all required support banding, bracing, and fastening components necessary to maintain proper alignment, finished appearance, securement, and long-term performance of the exposed insulation system.

PERMITS & REGULATORY COMPLIANCE

Village of Wellington shall be responsible for payment of all permit fees, permit costs, engineering review charges, and governmental fees associated with this project.

Pricing is based on installation of **R-19 insulation system only**.

If permitting authorities, code review, engineering, or the Authority Having Jurisdiction requires a greater R-value, alternate insulation thickness, or revised assembly, additional cost shall apply.

ATHLETIC EQUIPMENT

Removal, relocation, disconnection, reinstallation, lowering, raising, or adjustment of basketball hoops, basketball backstops, volleyball systems, volleyball net assemblies, support cables, scoreboards, or any other athletic/recreational equipment is excluded from this proposal and shall be by others / Village of Wellington if required for access.

Contractor shall make reasonable efforts to complete work without disturbing such equipment where feasible.

QUALITY CONTROL

All work shall be performed in accordance with manufacturer recommendations, accepted industry standards, and applicable code requirements for the proposed insulation scope.

PROJECT CLOSEOUT

Contractor shall remove contractor-generated debris, remove temporary protections related to contractor operations, perform final cleanup of work areas, and leave the facility broom clean and ready for normal use.

DATA SHEET

Metal Building Cavity Insulation

with ECOSE® Technology

DESCRIPTION

Metal Building Cavity Insulation is a resilient, flexible unfaced blanket insulation made from inorganic fibers bonded with ECOSE Technology. **It is not designed to meet the requirements of NAIMA 202-96 (Rev. 2000).**

APPLICATION

- Unfaced thermal and acoustical insulation to fill voids in walls and roofs of metal buildings.
- **Not intended to meet the requirements of NAIMA 202-96 (Rev. 2000).**

INDOOR AIR QUALITY

- UL Environment
  - GREENGUARD Certified
  - GREENGUARD Gold Certified
  - Validated to be Formaldehyde-Free
- EUCEB Certified

SPECIFICATION COMPLIANCE

- ASTM C553; Type I, II (Max. operating temp. 350° F)
- ASTM C991; Type I
- UL/ULC Classified

FIBERGLASS AND MOLD

Fiberglass insulation will not sustain mold growth. However, mold can grow on almost any material when it becomes wet and contaminated. Carefully inspect any insulation that has been exposed to water. If it shows any sign of mold it must be discarded. If the material is wet but shows no evidence of mold, it should be dried rapidly and thoroughly. If it shows signs of facing degradation from wetting, it should be replaced.

CONTRACTOR:_____

JOB: _____

DATE: _____

DOING MORE FOR THE WORLD WE LIVE IN.

Knauf Insulation products with ECOSE® Technology are made using our patented, bio-based binder - a smarter alternative to the phenol/formaldehyde (PF) binder traditionally used in fiberglass products. The bio-based binder holds our product together, gives the product its unique appearance and makes it formaldehyde-free.

All of our products are made from sustainable resources, such as recycled glass and sand. And we're proud to be putting glass bottles back to work rather than into landfills. Our products are made with a minimum of 50% recycled glass—totaling an average of 26 million bottles each month.

with ECOSE® TECHNOLOGY

TECHNICAL DATA		
Property (Unit)	**Test**	**Performance**
Corrosiveness	ASTM C665	Does not accelerate corrosion of steel
Corrosion	ASTM C1617	Pass
Combustibility	ASTM E136	Non-combustible
Odor Emission	ASTM C1304	Pass
Maximum Service Temperature	ASTM C411	350° F (177° C)
Mold Growth	ASTM C1338	Pass
Water Vapor Sorption (by weight)	ASTM C1104	5% or less
Surface Burning Characteristics (flame spread/smoke developed)	ASTM E84, UL 723	UL/ULC Classified FHC 25/50 (unfaced)

FORMS AVAILABLE			
R-Value	**Thickness**	**Width**	**Length**
	31/4" (76 mm)	48"–72" (1,219 mm–1,824 mm)	100' (30.5 m)
R-11	3½" (89 mm)	48"–88" (1,219 mm–2,235 mm)	90' (27.4 m)
R-13	41/4" (102 mm)	36"–72" (914 mm–1,824 mm)	80' (24.4 m)
R-16	5" (127 mm)	36"–96" (914 mm–2,438 mm)	60' (18.3 m)
R-19			55' (16.8 m)
R-25	8" (203 mm)	48"–72" (1219 mm–1,824 mm)	40' (12.2 m)
R-30	91/4" (235 mm)		30' (9.1 m)

Please contact your Territory Manager for availability.

CERTIFICATIONS

Check with your Knauf Insulation Territory Manager to ensure information is current.

The chemical and physical properties of this product represent average values determined in accordance with accepted test methods. The data is subject to normal manufacturing variations. The data is supplied as a technical service and is subject to change without notice. References to numerical flame spread ratings are not intended to reflect hazards presented by these or any other materials under actual fire conditions.

This product is covered by one or more U.S. and/or other patents.
See patent www.knaufnorthamerica.com/patents

Visit **knaufnorthamerica.com** to learn more.

KNAUF INSULATION, INC.
One Knauf Drive
Shelbyville, IN 46176

Technical Support
(317) 398-4434 ext. 8727
info.us@knaufinsulation.com

01-20

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CORPORATION

WMP-VR-R PLUS

POLYPROPYLENE / SCRIM / POLYESTER

Meets ASTM C1136, Type II, IV

FACING COMPOSITION	DESCRIPTION	VALUES (ENGLISH)	VALUES (METRIC)
White Film	Polypropylene	12.5 lbs / 3000 ft²	20 g / m²
Adhesive	Flame Resistant		
Reinforcing	Tri-directional Fiberglass	4 / inch (MD) 4 / inch (XD)	16 / 100 mm (MD) 16 / 100 mm (XD)
Film	Metallized Polyester	0.0005 inch	12.7 micron

PHYSICAL PROPERTIES	TEST METHOD	VALUES (ENGLISH)	VALUES (METRIC)
Basis Weight	Scale	14 lbs / 1000 ft²	68 g / m²
Permeance (Moisture Vapor)	ASTM E96 Procedure A	0.02 perm (grains/hr·ft²·in Hg)	1.15 ng / N·s
Permeance (Air)	ASTM E2178	≤0.004 cfm/ft²	≤0.02 l/s.m²
Bursting Strength	ASTM D774	90 psi	6.3 kg / cm²
Tensile Strength	ASTM C1136	35 lbs/inch width (MD) 35 lbs/inch width (XD)	6.1 kN / m (MD) 6.1 kN / m (XD)
Caliper / Thickness	Micrometer	0.007 inch	178 micron
Accelerated Aging	30 Days @ 95% RH, 120°F (49°C)	No Corrosion No Delamination	No Corrosion No Delamination
Low Temperature Resistance	ASTM D1790 -40°F (-40°C)	Remains Flexible No Delamination	Remains Flexible No Delamination
High Temperature Resistance	4 hours @ 240°F (116°C)	Remains Flexible No Delamination	Remains Flexible No Delamination
Water Immersion	24 hours @ 73°F (23°C)	No Delamination	No Delamination
Mold Resistance	ASTM C665 / C1338	No Growth	No Growth
Dimensional Stability	ASTM D1204	0.25%	0.25%
Light Reflectance	ASTM C523	85%	85%

FIRE TESTING

	ASTM E84 / UL 723		CAN/ULC-S102M	
	Polypropylene Side	Polyester Side	Polypropylene Side	Polyester Side
Flame Spread	10	10	10	10
Smoke Developed	35	40	50	40

FM APPROVED

CLASSIFIED UL

Physical Properties based upon statistical averages, Weight / Thickness +/- 10%

"LAMTEC" AND "WMP" ARE REGISTERED TRADEMARKS OF LAMTEC CORPORATION

5010 River Road Mount Bethel, Pennsylvania 18343-5610 U.S.A.
Phone: (570) 897-8200 Fax: (570) 897-6081 Web: www.lamtec.com

Legislation Text

File #: 26-7764, **Version:** 1

ITEM: AUTHORIZATION TO UTILIZE A CLAY COUNTY CONTRACT, FOR THE PURCHASE OF PARTS, REQUIRED TO REPAIR VARIOUS PARKS VILLAGEWIDE

REQUEST: 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.

EXPLANATION: The Public Works Department is seeking authorization to utilize a Clay County Contract #2023-2024-284 with REP Services, Inc., in the amount of $67,059.96 for the purchase of the necessary parts to complete playground repairs at various parks throughout the Village. The Village hired a certified playground inspection company, Playground Guardian, LLC. for the purpose of inspecting all parks Village wide, and to provide a report with recommendations for each.

The following parks will be repaired based on the recommendations from the inspections:

Location	**Amount of Proposal**
Summerwood Circle	$190.17
Goldenrod Park	$844.06
Block Island Park	$1,053.36
Azure Park	$1,572.40
Berkshire Park	$1,793.86
Dorchester Park	$2,950.10
Mystic Way	$3,259.40
Foresteria Park	$4,698.60
Amesbury Park	$19,469.42
Scott's Place	$20,812.49
Various Parks	$10,416.10
Grand Total	**$67,059.96**

On July 24, 2024, Clay County awarded a contract to ITB #23/24-074 to multiple companies to provide various equipment and amenities for parks and playground through July 23, 2027, with optional two (2) year one (1) year renewals. This contract provides a percentage discount off manufacturer retail prices, for playground equipment and parts.

Staff recommends utilizing a Clay County Contract 2023/2024-284, as basis for pricing, with REP Services, Inc. to furnish and deliver parts to complete the recommended repairs to various parks Village wide, in the amount of $67,059.96.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds for these improvements are available in the Neighborhood Parks Major Maintenance Budget.

WELLINGTON FUNDAMENTAL: Protecting our Investment

RECOMMENDATION: 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 Villagewide in the amount of $67,059.96.

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414
Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414
Attn: Michael Johnson

Bill To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414
Attn: Michael Johnson

Project No: 1463
Proposal No: 1463.29
Proposal Date: 4/13/2026

Project Name: Mystic Way, Summerwood Circle, Marga
Proposal Name: Summerwood Circle
Proposal Expires: 5/13/2026

Project Contact: Michael Johnson
Project Location: 11700 Pierson Road
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: L/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 610996

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Summerwood Circle							
Parts	100196	4 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	10.56
	100327	2 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	2.14
	100365	6 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	2.94
	131688	2 EA	Bolt Cap Bot Part A Tan	2.69	-2.0%	2.64	5.28
	131689	2 EA	Bolt Cap Top Part B Tan	2.69	-2.0%	2.64	5.28
	144019	1 EA	Rh Brkt Thndrhd Psn Pnt	138.00	-2.0%	135.24	135.24
	151821	1 EA	Inst Psn Design 41	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $3.26

Product Subtotal: $161.44

Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 2 lbs Freight Charge: $28.73

Landscape Structures Total: $190.17

General Terms of Sale and Proposal Summary

Net 30

Product: $161.44
Freight: $28.73
Proposal Total: $190.17

Notes

This proposal is for parts and freight only. Original job# T88777 LSI request# 1206657-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

The undersigned warrants that he/she is an authorized representative of Village of Wellington noted and has the requisite authority to bind Village of Wellington and/or principal.

Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To:	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Ship To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Bill To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414
Attn:	Michael Johnson	**Attn:**	Michael Johnson	**Attn:**	Michael Johnson

Project No:	1463	**Project Name:**	Mystic Way, Summerwood Circle, Marga	**Project Contact:**	Jose Sanchez
Proposal No:	1463.30	**Proposal Name:**	Dorchester Park	**Project Location:**	11700 Pierson Road Wellington, FL 33414 Project County: Palm Beach
Proposal Date:	4/13/2026	**Proposal Expires:**	5/13/2026		

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: L/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611003

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Dorchester Park							
Decks	PB111231A-001	1 EA	Triangular Tenderdeck	1,115.00	-2.0%	1,092.70	1,092.70
Parts	100196	4 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	10.56
	100196	6 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	15.84
	100198	4 EA	Bhcs 6lp 3/8x1-1/8i Sst	2.38	-2.0%	2.33	9.32
	100327	4 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	4.28
	100353	6 EA	Flg Nut 6lp 3/8-16 Sst	3.58	-2.0%	3.51	21.06
	100365	12 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	5.88
	100365	6 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	2.94
	121825	1 EA	Deck Spyro Sld Pvc	1,014.00	-2.0%	993.72	993.72
	151047	1 EA	Inst Spyroslide 56i DB Pb	0.00	-2.0%	0.00	0.00
	182981	1 EA	Inst Vertical Ascent Pb	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $43.96

Product Subtotal:	$2,156.30
Freight: Prepaid Ship Method: Common Carrier FOB: Destination Weight: 128 lbs Freight Charge:	$793.80
Landscape Structures Total:	$2,950.10

General Terms of Sale and Proposal Summary

Net 30

Product:	$2,156.30
Freight:	$793.80
Proposal Total:	$2,950.10

Notes

This proposal is for parts and freight only. Original job# T88776
LSI request# 1206656-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

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Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To:	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Ship To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Bill To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414
Attn:	Michael Johnson	**Attn:**	Michael Johnson	**Attn:**	Michael Johnson

Project No:	1463	**Project Name:**	Mystic Way, Summerwood Circle, Marga	**Project Contact:**	Michael Johnson
Proposal No:	1463.31	**Proposal Name:**	Mystic Way	**Project Location:**	11700 Pierson Road Wellington, FL 33414 Project County: Palm Beach
Proposal Date:	4/13/2026	**Proposal Expires:**	5/13/2026		

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: D/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611018

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Mystic Way							
Parts	100198	12 EA	Bhcs 6lp 3/8x1-1/8i Sst	2.38	-2.0%	2.33	27.96
	100327	12 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	12.84
	100365	24 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	11.76
	131688	24 EA	Bolt Cap Bot Part A Tan	2.69	-2.0%	2.64	63.36
	131689	24 EA	Bolt Cap Top Part B Tan	2.69	-2.0%	2.64	63.36
	143881	2 EA	Hhold Leg Lift Psn	240.00	-2.0%	235.20	470.40
	144512	20 EA	Ang Brkt Slotted Pnt	22.86	-2.0%	22.40	448.00
	146167	2 EA	Tri Deck Psn Pvc	678.00	-2.0%	664.44	1,328.88
	158877	2 EA	Hdw Grab/chin/turning Bar	19.92	-2.0%	19.52	39.04
	269664	1 EA	Inst Psn Design 403	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $50.20 Product Subtotal: $2,465.60

Freight: Prepaid Ship Method: Common Carrier FOB: Destination Weight: 117 lbs Freight Charge: $793.80

Landscape Structures Total: $3,259.40

General Terms of Sale and Proposal Summary

Net 30

Product:	$2,465.60
Freight:	$793.80
Proposal Total:	$3,259.40

Notes

This proposal is for parts and freight only. Original job# T88777
LSI request # 1206673-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

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Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Project No: 1746
Proposal No: 1746.07
Proposal Date: 4/13/2026

Project Name: Berkshire Park
Proposal Name: Berkshire Park
Proposal Expires: 5/13/2026

Project Contact: Michael Johnson
Project Location: 12181 Old County Road
Pinewood East
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: E/1 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611020

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Berkshire Park							
Parts	146168	5 EA	Hdw Talk Tube Cover	174.00	-2.0%	170.52	852.60
	146318	1 EA	Talk Tube @gnd Psn Pnt	630.00	-2.0%	617.40	617.40
	183986	1 EA	Hdw Talk Tube Psn	54.96	-2.0%	53.86	53.86
	269664	1 EA	Inst Psn Design 403	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $31.10

Product Subtotal:	$1,523.86
Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 19 lbs Freight Charge:	$270.00
Landscape Structures Total:	$1,793.86

General Terms of Sale and Proposal Summary

Net 30

Product:	$1,523.86
Freight:	$270.00
Proposal Total:	$1,793.86

Notes

This proposal is for parts and freight only. Original order# T96313 LSI request# 1183232-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

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Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Attn: Michael Johnson

Project No: 1968
Proposal No: 1968.23
Proposal Date: 4/13/2026

Project Name: Block Island Park 2006
Proposal Name: Block Island Park
Proposal Expires: 5/13/2026

Project Contact: Michael Johnson
Project Location: 1250 Block Island Road, South Shore
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: H/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611007

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Block Island Park							
Parts	100196	4 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	10.56
	100196	8 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	21.12
	100327	8 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	8.56
	100362	4 EA	Washer Flat 3/8i Sst	0.68	-2.0%	0.67	2.68
	100365	16 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	7.84
	119499	2 EA	Hbar Spyro Sld Pvc	192.00	-2.0%	188.16	376.32
	144696	1 EA	1-step Pvc	486.00	-2.0%	476.28	476.28
	151047	1 EA	Inst Spyroslide 56i DB Pb	0.00	-2.0%	0.00	0.00
	153130	1 EA	Inst Curved Xfr Mdl 32idk	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $18.36

Product Subtotal:	$903.36
Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 43 lbs Freight Charge:	$150.00
Landscape Structures Total:	$1,053.36

General Terms of Sale and Proposal Summary

Net 30

Product:	$903.36
Freight:	$150.00
Proposal Total:	$1,053.36

Notes

This proposal is for parts and freight only. Original job# T93592 LSI request# 1206672-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

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Please mail checks to:
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Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Project No: 3936
Proposal No: 3936.17
Proposal Date: 4/13/2026

Project Name: Foresteria Park
Proposal Name: Foresteria Park
Proposal Expires: 5/13/2026

Project Contact: Michael Johnson
Project Location: 900 Foresteria Avenue
West Palm Beach, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: J/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611019

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Foresteria Park							
Decks	PB111228A-001	1 EA	Square Tenderdeck	1,445.00	-2.0%	1,416.10	1,416.10
	PS117495A-001	2 EA	90° Triangular Tenderdeck	880.00	-2.0%	862.40	1,724.80
Parts	100196	8 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	21.12
	100196	2 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	5.28
	100196	4 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	10.56
	100198	4 EA	Bhcs 6lp 3/8x1-1/8i Sst	2.38	-2.0%	2.33	9.32
	100321	5 EA	Nut Hex Patch 3/8-16 Sst	1.94	-2.0%	1.90	9.50
	100327	4 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	4.28
	100327	4 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	4.28
	100327	4 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	4.28
	100353	8 EA	Flg Nut 6lp 3/8-16 Sst	3.58	-2.0%	3.51	28.08
	100353	2 EA	Flg Nut 6lp 3/8-16 Sst	3.58	-2.0%	3.51	7.02
	100362	9 EA	Washer Flat 3/8i Sst	0.68	-2.0%	0.67	6.03
	100365	8 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	3.92
	100365	8 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	3.92
	100365	10 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	4.90
	113027	4 EA	Bhcs 6lp 3/8x1-3/8i Sst	2.80	-2.0%	2.74	10.96
	130353	1 EA	Angle Mtg Belt Bridge	390.00	-2.0%	382.20	382.20
	156075	1 EA	Inst Curved Xfr Mdl 32idk	0.00	-2.0%	0.00	0.00
	156287	1 EA	Inst Deck Link W/hrail Pb	0.00	-2.0%	0.00	0.00
	157635	1 EA	Inst Belt Bridge 42i Ps	0.00	-2.0%	0.00	0.00
	262625	1 EA	Inst Grid Walk W/grail	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $74.53

Product Subtotal: $3,656.55

Freight: Prepaid Ship Method: Common Carrier FOB: Destination Weight: 247 lbs Freight Charge: $1,042.05

Landscape Structures Total: $4,698.60

General Terms of Sale and Proposal Summary

Net 30

Product: $3,656.55
Freight: $1,042.05
Proposal Total: $4,698.60

Notes

This proposal is for parts and freight only. LSI request# 1200599-01-02

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name	Authorized By	Printed Name	Date

As Its: _____ (Title)

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Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414
Attn: Michael Johnson

Bill To: Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414
Attn: Michael Johnson

Project No: 4046
Proposal No: 4046.08
Proposal Date: 4/13/2026

Project Name: Village of Wellington-Various Parks
Proposal Name: Various Parks
Proposal Expires: 5/13/2026

Project Contact: Jose Sanchez
Project Location: 14000 Greenbriar Blvd
Engineering Department
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: E/3 4/13/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611010

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Various Parks							
Parts	100610	50 EA	Rivet 1/4x5/8i Drive As	1.38	-2.0%	1.35	67.50
	132634	50 EA	Hdw Pkg (2) Double Clevis	82.00	-2.0%	80.36	4,018.00
	132672	50 EA	Bolt Links W/bolts & Spcr	45.80	-2.0%	44.88	2,244.00
	142803	6 EA	Seat Belt W/lsi Logo	125.00	-2.0%	122.50	735.00
	142805	6 EA	Seat Full Bucket	435.00	-2.0%	426.30	2,557.80

Discount per the Clay County Contract #2023/2024-284: $196.70

Product Subtotal:	$9,622.30
Freight: Prepaid Ship Method: Common Carrier FOB: Destination Weight: 137 lbs Freight Charge	$793.80
Landscape Structures Total:	$10,416.10

General Terms of Sale and Proposal Summary

Net 30

Product:	$9,622.30
Freight:	$793.80
Proposal Total:	$10,416.10

Notes

This proposal is for parts and freight only. LSI request# 1206659-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

The undersigned warrants that he/she is an authorized representative of Village of Wellington noted and has the requisite authority to bind Village of Wellington and/or principal.

Accepted By:
Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Attn: Michael Johnson

Project No: 4607
Proposal No: 4607.79
Proposal Date: 4/16/2026

Project Name: Village of Wellington-Community Center
Proposal Name: Community Center Playground
Proposal Expires: 5/16/2026

Project Contact: Michael Johnson
Project Location: 12027 Forest Hill Boulevard
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: o/3 4/16/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 611093

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Community Center Playground							
Decks	PB178710A-001	1 EA	Hexagon Tenderdeck	4,120.00	-2.0%	4,037.60	4,037.60
Parts	100195	4 EA	Bhcs 6lp 3/8x5/8i Sst	2.12	-2.0%	2.08	8.32
	100195	12 EA	Bhcs 6lp 3/8x5/8i Sst	2.12	-2.0%	2.08	24.96
	100196	8 EA	Bhcs 6lp 3/8x7/8i Sst	2.69	-2.0%	2.64	21.12
	100327	9 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	9.63
	100327	8 EA	Nut Hex Std 3/8-16 Sst	1.09	-2.0%	1.07	8.56
	100353	6 EA	Flg Nut 6lp 3/8-16 Sst	3.58	-2.0%	3.51	21.06
	100353	20 EA	Flg Nut 6lp 3/8-16 Sst	3.58	-2.0%	3.51	70.20
	100362	8 EA	Washer Flat 3/8i Sst	0.68	-2.0%	0.67	5.36
	100365	9 EA	Washer Flat Sae 3/8i Sst	0.50	-2.0%	0.49	4.41
	105320	8 EA	Spcr 1.125iod X 1/4i Al	40.98	-2.0%	40.16	321.28
	106692	2 EA	Hdw Pkg Ramp Curb Compl	138.00	-2.0%	135.24	270.48
	112501	12 EA	Spacer Nylon 3/8i Id	0.68	-2.0%	0.67	8.04
	113027	9 EA	Bhcs 6lp 3/8x1-3/8i Sst	2.80	-2.0%	2.74	24.66
	119883	1 EA	Deep Bubble Compl W/holes	528.00	-2.0%	517.44	517.44
	123224	8 EA	Bhcs 6lp 3/8x1-11/16i Sst	5.18	-2.0%	5.08	40.64
	124460	2 EA	Bhcs 6lp 3/8x3-3/4i Sst	7.80	-2.0%	7.64	15.28
	125907	1 EA	Hdw Deck Highlight Trim	16.86	-2.0%	16.52	16.52
	127148	1 EA	Hdw Pkg Transfer Step	18.42	-2.0%	18.05	18.05
	128418	1 EA	Curb Access Pnl	198.00	-2.0%	194.04	194.04
	128624	1 EA	Inst Curb Access Panel	0.00	-2.0%	0.00	0.00
	130931	1 EA	Age Sign 5-12 Dk Mnt	1,248.00	-2.0%	1,223.04	1,223.04
	131644	1 EA	Ring Weldt Spider Web Pnt	846.00	-2.0%	829.08	829.08
	131849	12 EA	Bhcs 6lp 5/16x1/2i Sst	2.52	-2.0%	2.47	29.64
	132730	6 EA	Cover Cable Clmr 5/16 Pnt	8.46	-2.0%	8.29	49.74
	137422	1 EA	Inst Pb Sign Pnl 5-12 Yrs	0.00	-2.0%	0.00	0.00
	142426	1 EA	Dino L Back Pnl	1,476.00	-2.0%	1,446.48	1,446.48
	147231	1 EA	Inst Pb Spider Web Clmr	0.00	-2.0%	0.00	0.00
	149024	1 EA	Xfr Step Transfer Mod	702.00	-2.0%	687.96	687.96
	149026	1 EA	Inst Transfer Step Pb	0.00	-2.0%	0.00	0.00
	150862	2 EA	Bridge/ramp Plank Pvc	3,612.00	-2.0%	3,539.76	7,079.52
	151570	2 EA	Hdw Pkg Bridge/ramp	44.22	-2.0%	43.34	86.68
	157658	1 EA	Inst Dino Climber	0.00	-2.0%	0.00	0.00
	158120	1 EA	Inst Ramp W/grails Astm	0.00	-2.0%	0.00	0.00
	159897	3 EA	Cust Perm Horseshoe Grip	102.00	-2.0%	99.96	299.88
	159899	1 EA	Cust Horse Climber Inst	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $354.28				Product Subtotal:	$17,369.67
Freight: Prepaid	Ship Method: Common Carrier	FOB: Destination	Weight: 1,099 lbs	Freight Charge:	$3,442.82
				Landscape Structures Total:	$20,812.49

General Terms of Sale and Proposal Summary

Net 30

Product:	$17,369.67
Freight:	$3,442.82
Proposal Total:	$20,812.49

Notes

This proposal is for parts and freight only. OJ# U47977 LSI request # 1206660-02-02

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

The undersigned warrants that he/she is an authorized representative of Village of Wellington noted and has the requisite authority to bind Village of Wellington and/or principal.

Accepted By:

Village of Wellington

Company Name	Authorized By	Printed Name	Date

As Its: _____ (Title)

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

Attn: Michael Johnson

Project No: 5393
Proposal No: 5393.13
Proposal Date: 4/10/2026

Project Name: Village of Wellington-Azure Park
Proposal Name: Azure Park
Proposal Expires: 5/11/2026

Project Contact: Michael Johnson
Project Location: 949 Azure Avenue
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: J/1 4/10/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 610962

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Azure Park							
Parts	131689	100 EA	Bolt Cap Top Part B Tan	2.69	-2.0%	2.64	264.00
	134233	20 EA	Tube 1-1/8od X 1-1/4 Pnt	64.00	-2.0%	62.72	1,254.40
	165309	1 EA	Inst Psn Design 402	0.00	-2.0%	0.00	0.00

Discount per the Clay County Contract #2023/2024-284: $30.60

Product Subtotal:	$1,518.40
Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 3 lbs Freight Charge	$54.00
Landscape Structures Total:	$1,572.40

General Terms of Sale and Proposal Summary

Net 30

Product:	$1,518.40
Freight:	$54.00
Proposal Total:	$1,572.40

Notes

This proposal is for parts and freight only. OJ#U41516
LSI request # 1206653-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

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Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Ship To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Bill To: Village of Wellington
14001 Pierson Road
Wellington, FL 33414

Attn: Michael Johnson

Project No: 5404
Proposal No: 5404.09
Proposal Date: 4/7/2026

Project Name: Village of Wellington-Amesbury Park
Proposal Name: Amesbury Park
Proposal Expires: 5/7/2026

Project Contact: Michael Johnson
Project Location: 2100 Lynton Circle
Wellington, FL 33414
Project County: Palm Beach

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: E/2 5/27/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 610926

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Amesbury Park							
Climbers	PB122570A-001	1 EA	Cliff Climber 48"dk DB	2,485.00	-2.0%	2,435.30	2,435.30
Decks	PB111231A-001	2 EA	Triangular Tenderdeck	1,115.00	-2.0%	1,092.70	2,185.40
Enclosures	PB115228A-001	1 EA	Driver Panel Above Deck	1,220.00	-2.0%	1,195.60	1,195.60
Parts	100685	1 EA	Key Hex Tpp 5/16i	4.64	-2.0%	4.55	4.55
	100686	1 EA	Bit Hex Socket Tpp 5/16i	2.52	-2.0%	2.47	2.47
	119801	2 EA	Atch Pl Belt Brdg Pnt	258.00	-2.0%	252.84	505.68
	122223	1 EA	Trans Bot Step Pvc	624.00	-2.0%	611.52	611.52
	126981	1 EA	Inst Pb Crvd Xfr Mod 40i	0.00	-2.0%	0.00	0.00
	126982	1 EA	Hdw Pb Crvd Trans Module	168.00	-2.0%	164.64	164.64
	133781	1 EA	Dk Trans 1/4 Rnd Pvc	618.00	-2.0%	605.64	605.64
	134698	2 EA	Atch Brkt Pnt Belt Brdg	684.00	-2.0%	670.32	1,340.64
	138438	1 EA	2-step Section Pvc	990.00	-2.0%	970.20	970.20
	228428	1 EA	Belt 42x93 Txt Belt Brdg	2,088.00	-2.0%	2,046.24	2,046.24
	247612	1 EA	Hdw Belt Bridge Pb	124.00	-2.0%	121.52	121.52
	332545	1 EA	Inst Pb Belt Bridge 84i	0.00	-2.0%	0.00	0.00
Tunnels	PB129042A-001	1 EA	Offset Crawl Tunnel 24"offset Deck To Deck	4,760.00	-2.0%	4,664.80	4,664.80

Discount per the Clay County Contract #2023/2024-284: $343.96

Product Subtotal: $16,854.20

Freight: Prepaid Ship Method: Common Carrier FOB: Destination Weight: 670 lbs Freight Charge: $2,615.22

Landscape Structures Total: $19,469.42

General Terms of Sale and Proposal Summary

Net 30

Product:	$16,854.20
Freight:	$2,615.22
Proposal Total:	$19,469.42

Notes

This proposal is for parts and freight only. Original job# T11164 LSI request# 1199829-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

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Accepted By:

Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831. 9658 Fax: 866.232.8532 E-mail: sales@repservices.com

E-mail POs and contracts to:
contracts@repservices.com

Please mail checks to:
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To:	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Ship To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414	**Bill To:**	Village of Wellington 14001 Pierson Road Wellington, FL 33414
Attn:	Michael Johnson	**Attn:**	Michael Johnson	**Attn:**	Michael Johnson

Project No:	7836	**Project Name:**	Village of Wellington-Goldenrod Park	**Project Contact:**	Michael Johnson
Proposal No:	7836.17	**Proposal Name:**	Goldenrod Park	**Project Location:**	1042 Goldenrod Road Wellington, FL 33414 Project County: Palm Beach
Proposal Date:	4/9/2026	**Proposal Expires:**	5/9/2026		

For Questions Contact: Carrie Humbert ☎ 407-853-3570 ✉ carrie@repservices.com

Opt/Rev: J/1 4/9/26 - CH

Vendor: Landscape Structures **Proj Drawings:** 610956

Class	Part No	Qty	Description	Unit Price	Disc	Net Price	Ext Price
Goldenrod Park							
Parts	125741	1 EA	Hdw Xfr Step Sprt DB	18.42	-2.0%	18.05	18.05
	127148	1 EA	Hdw Pkg Transfer Step	18.42	-2.0%	18.05	18.05
	149024	1 EA	Xfr Step Transfer Mod	702.00	-2.0%	687.96	687.96
	181346	1 EA	Inst Transfer Step Pb	0.00	-2.0%	0.00	0.00
Discount per the Clay County Contract #2023/2024-284: $14.78					Product Subtotal:		$724.06
			Freight: Prepaid Ship Method: UPS Ground FOB: Destination Weight: 43 lbs		Freight Charge		$120.00
					Landscape Structures Total:		$844.06

General Terms of Sale and Proposal Summary

Net 30

Product:	$724.06
Freight:	$120.00
Proposal Total:	$844.06

Notes

This proposal is for parts and freight only. Original job # U85448
LSI request # 1206675-01-01

The Clay County Contract #2023/2024-284 provides a 2% discount on LSI product. The maximum price for installation is 75% of the product price. (Installation does not include site prep, slabs, footings or engineering).

The undersigned warrants that he/she is an authorized representative of Village of Wellington noted and has the requisite authority to bind Village of Wellington and/or principal.

Accepted By:
Village of Wellington

Company Name | Authorized By | Printed Name | Date

As Its: _____ (Title)

File #: 26-7777, **Version:** 1

ITEM: 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

REQUEST: 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.

EXPLANATION: Staff is seeking authorization to:

1) Utilize the Palm Beach County Pathway and Minor Continuing Services Construction Contract (Project No. 2025055), awarded to Wynn & Sons Environmental Construction Co., LLC. in the amount of $99,501.90. Palm Beach County executed this contract on March 10, 2026 (R2026-0294), and it expires on September 9, 2027. The contract provides competitively bid unit pricing for sidewalk improvements.

2) Issue purchase orders to Palm Beach County Traffic Division for various traffic signal loop replacements on Wellington Trace and Greenview Shores Blvd. Palm Beach County manages and operates the traffic signals within the Village of Wellington. Pursuant to the Village's Purchasing Manual, services provided by other governmental entities (i.e. Federal State, County, or non-profit organizations as permitted by F.S., 255.60) are exempt from competition. However, due to the amount, Council approval is required.

The combined total of these improvements is $391,553.10.

In addition to the work above. The following projects were previously approved by Council and will be completed in succession:

- Wellington Trace
  - Mill & Overlay - Ranger Construction Industries, Inc $1,345,465
  - Striping - McShea Contracting, LLC $348,314.20

- Greenview Shores
  - Mill & Overlay - Ranger Construction Industries, Inc $461,538
  - Striping - McShea Contracting, LLC $18,894.38

Staff recommends 1) Utilizing a Palm Beach County Contract (Project #2025055) with Wynn & Sons Environmental Construction Co., LLC. as basis for pricing, for the sidewalk improvements on Greenview Shores Blvd in the amount of $99,501.90 and 2) Issuing purchase orders to Palm Beach County Traffic Division for various signal loop replacements on Greenview Shores Blvd. and Wellington in the amount of $292,051.20.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are allocated in the FY 2026 Roads Major Maintenance Budget.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

WYNN & SONS ENVIRONMENTAL CONSTRUCTION CO. LLC

7268 BELVEDERE ROAD
WEST PALM BEACH, FL 33411 US
+15616866077
rick.wynnandsons@yahoo.com

Estimate

ADDRESS
WELLINGTON
THE VILLAGE OF WELLINGTON
12300 FOREST HILL BLVD.
WELLINGTON,FL 33414
PBC ANNUAL 2025-055

SHIP TO
attn: Jovanie
annual sidewalk program

ESTIMATE 10975
DATE 05/27/2026

SALES REP
Rick

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	GREENVIEW SHORES AT MEADOW AVE			
2555-007	SHALLOW EXCAVATION (DEPTH < 4 FT) PER CY	49	8.00	392.00
2555-131	CONCRETE SIDEWALK (6" THICK) (CURB RAMPS) PER SY	290	91.50	26,535.00
2555-133	CAST IN PLACE TACTILE SURFACE PER SF	80	39.00	3,120.00
2555-010	FINISH GRADING PER SY	290	2.80	812.00
2555-138	6" CONCRETE REMOVAL PER SY	100	15.00	1,500.00
2555-177	3 CY LOADER- DAY PER EACH	2	1,350.00	2,700.00
	GREENVIEW SHORES AT TURF LANE			
2555-007	SHALLOW EXCAVATION (DEPTH < 4 FT) PER CY	49	8.00	392.00
2555-131	CONCRETE SIDEWALK (6" THICK) (CURB RAMPS) PER SY	267	91.50	24,430.50
2555-010	FINISH GRADING PER SY	267	2.80	747.60
2555-138	6" CONCRETE REMOVAL PER SY	90	15.00	1,350.00
2555-177	3 CY LOADER- DAY PER EACH	2	1,350.00	2,700.00
2555-133	CAST IN PLACE TACTILE SURFACE PER SF	80	39.00	3,120.00
	GREENVIEW SHORES AT PADDOCK DR			
2555-007	SHALLOW EXCAVATION (DEPTH < 4 FT) PER CY	49	8.00	392.00
2555-131	CONCRETE SIDEWALK (6" THICK) (CURB RAMPS) PER SY	256	91.50	23,424.00
2555-010	FINISH GRADING PER SY	256	2.80	716.80
2555-138	6" CONCRETE REMOVAL PER SY	90	15.00	1,350.00
2555-177	3 CY LOADER- DAY PER EACH	2	1,350.00	2,700.00
2555-133	CAST IN PLACE TACTILE SURFACE PER SF	80	39.00	3,120.00

TOTAL	$99,501.90

Accepted By

Accepted Date

PBCBCC-TRAFFIC DIVISION
2300 N. JOG ROAD
W.P.B., FL. 33411-2745
Phone: (561) 684-4030 Fax: (561) 478-5770

COST EST.

DATE: 4/27/2026 **SIGNAL PROJECT #:** 2026-725

INTERSECTION: Forest Hill Blvd & Wellington Trace W - Loop Repair

INTERSECTION ID.# 33520

ITEM NO.#	PRODUCT NAME	QTY	PRICE	LINE TOTAL
102-1-A	GENERAL MAINTENANCE OF TRAFFIC - [HR] [F&I]	16	$562.00	$8,992.00
660-2-106-B	LOOP ASSEMBLY (TYPE F - 46'). - [EA] [F&I]	16	$4,850.00	$77,600.00
		TOTAL :		$86,592.00

Comments:

Total = $86,592.00
Staff Cost = $1,000.00
Contingency (20%) = $17,518.40
Grand Total = $105,110.40

GRAND TOTAL (Not To Exceed): $105,110.40

PBCBCC-TRAFFIC DIVISION
2300 N. JOG ROAD
W.P.B., FL. 33411-2745
Phone: (561) 684-4030 Fax: (561) 478-5770

COST EST.

DATE: 4/29/2026 **SIGNAL PROJECT #:** 2026-726

INTERSECTION: Wellington Trace & Big Blue Trace - Loop Repair

INTERSECTION ID.# 33340

ITEM NO.#	PRODUCT NAME	QTY	PRICE	LINE TOTAL
102-1-A	GENERAL MAINTENANCE OF TRAFFIC - [HR] [F&I]	16	$562.00	$8,992.00
660-2-106-B	LOOP ASSEMBLY (TYPE F - 46'). - [EA] [F&I]	14	$4,850.00	$67,900.00
		TOTAL :		$76,892.00

Comments:

Total = $76,892.00
Staff Cost = $1,000.00
Contingency (20%) = $15,578.40
Grand Total = $93,470.40

GRAND TOTAL (Not To Exceed): $93,470.40

PBCBCC-TRAFFIC DIVISION
2300 N. JOG ROAD
W.P.B., FL. 33411-2745
Phone: (561) 684-4030 Fax: (561) 478-5770

COST EST.

DATE: 4/29/2026 **SIGNAL PROJECT #:** 2026-727

INTERSECTION: Wellington Trace & Greenview Shores Blvd - Loop Repair

INTERSECTION ID.# 33339

ITEM NO.#	PRODUCT NAME	QTY	PRICE	LINE TOTAL
102-1-A	GENERAL MAINTENANCE OF TRAFFIC - [HR] [F&I]	16	$562.00	$8,992.00
660-2-106-B	LOOP ASSEMBLY (TYPE F - 46'). - [EA] [F&I]	14	$4,850.00	$67,900.00
		TOTAL :		$76,892.00

Comments:

Total = $76,892.00
Staff Cost = $1,000.00
Contingency (20%) = $15,578.40
Grand Total = $93,470.40

GRAND TOTAL (Not To Exceed): $93,470.40



Greenview Shores Blvd

(Wellington Trace to Paddock Dr)

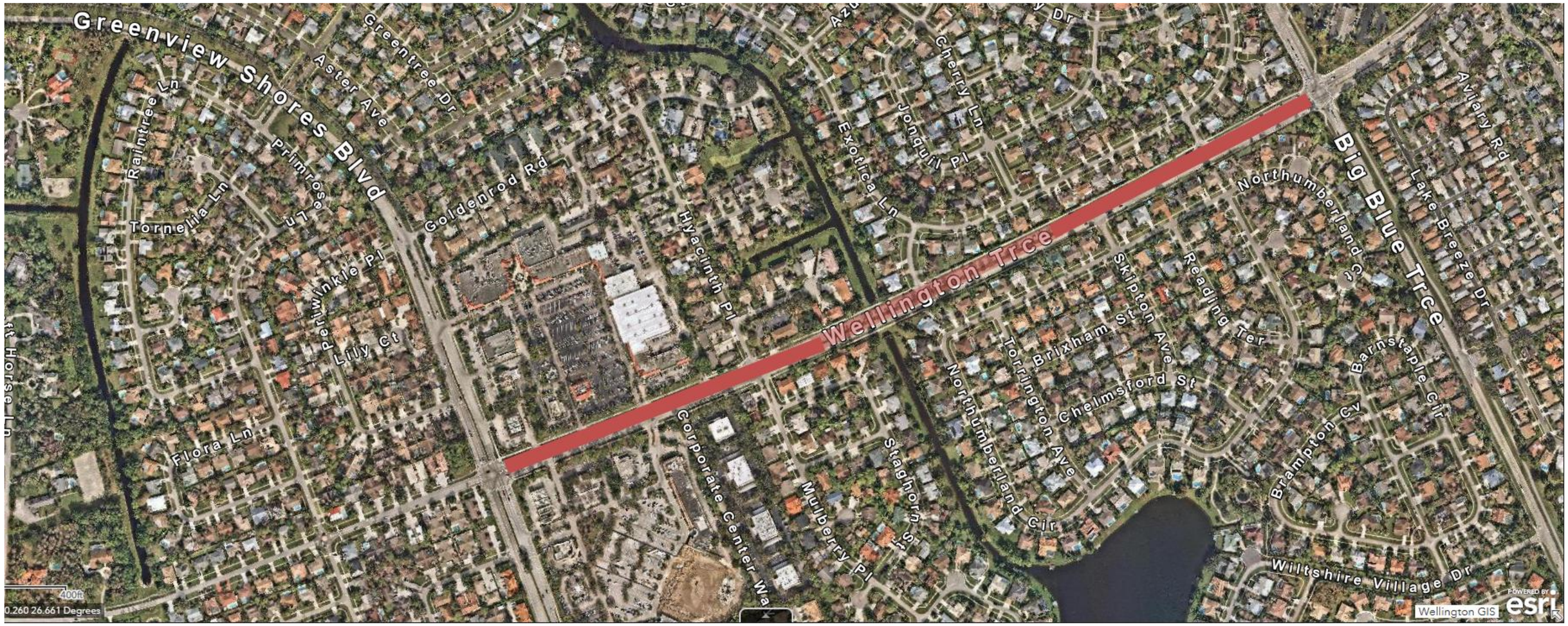
FY 2026



Wellington Trace

(Big Blue Trace to Forest Hill)

FY 2026



Wellington Trace

(Greenview Shores Blvd to Big Blue Trace)

FY 2026



FY 2026

Wellington Trace- Greenview Shores Blvd to Greenbriar Blvd



Legislation Text

File #: 26-7683, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONTRACT FOR THE LITTLE RANCHES BRIDGE DEMOLITION

REQUEST: 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.

EXPLANATION: There is an existing abandoned two-lane bridge over the C-51 Canal that, at one time, was the only access into the Little Ranches subdivision from Southern Blvd. for many years. In 1997, that bridge was replaced with a new three lane bridge approximately 500 feet north of the old bridge. Since then, the Old Little Ranches Bridge has been abandoned and has remained an eye sore for 29 years since the new bridge was installed in 1997. The removal of the bridge is beneficial to the Village, the Little Ranches community, and the South Florida Water Management District.

The Engineering Department is seeking authorization to award a contract for Little Ranches Bridge demolition to Arbor Tree and Land, Inc. DBA ATL Diversified. The scope of work includes mobilization, demobilization, demolition and removal of the existing bridge superstructure and substructure, installation of a double turbidity barrier and corrugated metal pipe stilling well in the canal, and rock rip rap for canal bank refurbishment. The project is slated for completion within 120 days from the Notice to Proceed, with a 90-day goal for Substantial Completion. The Village received a Blighted and Distressed Property Clean-Up Grant from the Solid Waste Authority of Palm Beach County in the amount of $162,260 to partially fund this project.

On April 30, 2026, the Village released Invitation to Bid (ITB) #016-26/MS for the Little Ranches Bridge Demolition, seeking qualified firms to provide such services. The solicitation was publicly advertised on Euna OpenBids (formerly known as DemandStar) and Palm Beach County's Legal Notice site.

On May 28, 2026, eight (8) bids were received and opened as follows:

Vendor	Bid Amount
Arbor Tree and Land, Inc. DBA ATL Diversified	$431,484.00
Foster Marine Contractors, Inc.	$632,613.98
General Asphalt Co, LLC	$724,695.84
Loren Jock Trucking, Inc	$726,302.88
Douglas N. Higgins	$1,732,776.00
Next Gen Construction & Demolition	Non-Responsive
Reclaim Company, LLC	Non-Responsive
Ferreira Construction Co, Inc	Non-Responsive

Three (3) bids were determined to be non-responsive. Next Gen Construction & Demolition failed to submit the required bid documentation. Reclaim Company, LLC and Ferreira Construction Co, Inc. failed to submit a required Schedule of Values per Addendum One.

Staff recommends awarding 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.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are available in the Little Ranches Bridge Demolition Capital Project. The project will be partially funded by a Solid Waste Authority (SWA) grant.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

ITB-016-26/MS - Little Ranches Bridge Demolition

	"Offers from the vendors listed herein are the only offers							
BID OPENING DATE: May 28,2026	received timely as of the above receiving date and time.							
BID OPENING TIME: 11:00 AM (local time)	All other offers submitted in response to this solicitation,							
ITB #016-26/MS	if any, are hereby rejected as late"							
VENDORS	**Arbor Tree and Land, Inc dba ATL Diversified**	**Foster Marine Contractors, Inc**	**General Asphalt Co, LLC**	**Loren Jock Trucking, Inc**	**Douglas N. Higgins**	**Next gen Construction & Demolition**	**Reclaim Company, LLC**	**Ferreira Construction Co,Inc**
Original and one(1) pdf (CD) Copy	N/A	N/A	N/A	N/A	N/A			
Bid Cover Page	YES	YES	YES	YES	YES			
Bid Form signed by Authorized Rep.	YES	YES	YES	YES	YES			
Acknowledgement of Addendums 1 & 2	YES	YES	YES	YES	YES			
Bid Bond/Security	YES	YES	YES	YES	YES			
Schedule of Values	YES	YES	YES	YES	YES			
Schedule of Subcontractor/Supplies	YES	YES	YES	YES	YES			
Schedule of Equipment and Materials	YES	YES	YES	YES	YES			
Sworn Statement Under Section 287.133(3)(a)	YES	YES	YES	YES	YES			
Drug Free Workplace	YES	YES	YES	YES	YES			
Trench Safety Affidavit	YES	YES	YES	YES	YES			
Questionnaire	YES	YES	YES	YES	YES			
A. 5 Years in Business	43 years	62 Years	60 Years	22 Years	53 Years			
Insurance Certificates	YES	YES	YES	YES	YES			
Copy of Appropriate Licenses in FL	Certified General Contractor	Certified General Contractor / Qualified Stormwater Management Inspector/30 Hr Outreach Training Construction,FDOT Approved	Certified General Contractor/fdot Qualification	Certified General Contractor	Certified General Contractor			
Proof of Workers Compensation/Exemption	YES	YES	YES	YES	YES			
Conflict of Interest Statement	YES	NO	YES	NO	YES			
Non-Collusion Affidavit	YES	YES	YES	YES	YES			
References (3) and Prior Experience Form	YES	YES	YES	YES	YES			
Certification Pursuant to FL Statue 215.4725 and 287.135	YES	YES	YES	YES	YES			
E-Verify Memo of Understanding (MOU)	YES	YES	NO	YES	NO			
No Coercion for Labor or Services Affidavit	YES	YES	YES	YES	YES			
Foreign Countries of Concern Affidavit	YES	YES	YES	YES	YES			
Grand Total:	**$ 431,484.00**	**$ 632,613.98**	**$ 724,695.84**	**$ 726,302.88**	**$ 1,732,776.00**	**Non-responsive Vendor did not provide any documents**	**Non-responsive Vendor did not provide Revised Schedule of Values**	**Non-responsive Vendor did not provide Revised Schedule of Values**

ITB-016-26/MS - Little Ranches Bridge Demolition - Revised - May 11, 2026

			Vendor Name:	Arbor Tree and Land, Inc dba ATL Diversified		Foster Marine Contractors, Inc		General Asphalt Co, LLC		Loren Jock Trucking, Inc		Douglas N. Higgins	
Item No.	**Item Description**	**Estimated Quantity**	**Unit of Measure**	**Unit Price**	**Total for Item**	**Unit Price**	**Total for Item**	**Unit Price**	**Total for Item**	**Unit Price**	**Total for Item**	**Unit Price**	**Total for Item**
	General Conditions and Requirements												
1	Mobilization	1	LS	$ 18,500.00	$ 18,500.00	$ 45,500.00	$ 45,500.00	$ 90,000.00	$ 90,000.00	$ 6,728.00	$ 6,728.00	$ 250,000.00	$ 250,000.00
2	Demobilization	1	LS	$ 7,500.00	$ 7,500.00	$ 45,500.00	$ 45,500.00	$ 20,000.00	$ 20,000.00	$ 6,728.00	$ 6,728.00	$ 250,000.00	$ 250,000.00
	Demolition												
3	Cast in Place Concrete 8" X 36' X 20' Approach Slab	2	EA	$ 8,500.00	$ 17,000.00	$ 16,250.00	$ 32,500.00	$ 9,880.00	$ 19,760.00	$ 11,950.00	$ 23,900.00	$ 800.00	$ 1,600.00
4	Cast in Place Concrete 30" X 45" X 40'-7" End Bents	2	EA	$ 7,500.00	$ 15,000.00	$ 4,550.00	$ 9,100.00	$ 6,500.00	$ 13,000.00	$ 32,750.00	$ 65,500.00	$ 2,750.00	$ 5,500.00
5	Cast in Place Concrete 6" X 30" Sheet Piles at End Bents	60	EA	$ 175.00	$ 10,500.00	$ 2,600.00	$ 156,000.00	$ 965.74	$ 57,944.40	$ 1,115.79	$ 66,947.40	$ 300.00	$ 18,000.00
6	Cast in Place Concrete 18" X 18" X 18-'9" Wing Walls at End Bents	4	EA	$ 5,500.00	$ 22,000.00	$ 4,550.00	$ 18,200.00	$ 4,828.75	$ 19,315.00	$ 3,000.00	$ 12,000.00	$ 2,000.00	$ 8,000.00
7	Cast in Place Concrete 30" X 30" X 36' Interior Bents	4	EA	$ 5,500.00	$ 22,000.00	$ 2,600.00	$ 10,400.00	$ 9,657.49	$ 38,629.96	$ 28,897.00	$ 115,588.00	$ 1,700.00	$ 6,800.00
8	18" Prestressed Piles	24	EA	$ 1,650.00	$ 39,600.00	$ 162.50	$ 3,900.00	$ 2,615.57	$ 62,773.68	$ 2,400.00	$ 57,600.00	$ 3,500.00	$ 84,000.00
9	Repair bottom of Canal Bank Where Piles are Removed	24	EA	$ 600.00	$ 14,400.00	$ 500.00	$ 12,000.00	$ 195.00	$ 4,680.00	$ 75.00	$ 1,800.00	$ 300.00	$ 7,200.00
10	Prestressed 15" X 3' Deck Slabs	60	EA	$ 250.00	$ 15,000.00	$ 1,235.00	$ 74,100.00	$ 1,715.36	$ 102,921.60	$ 1,200.00	$ 72,000.00	$ 300.00	$ 18,000.00
11	Asphalt	3120	FT2	$ 4.00	$ 12,480.00	$ 2.93	$ 9,141.60	$ 3.25	$ 10,140.00	$ 4.87	$ 15,194.40	$ 6.00	$ 18,720.00
12	1-1/4" Post Tensioning Rods Tensioned to 30,000# inside 2" Ducts	10	EA	$ 25.00	$ 250.00	$ 195.00	$ 1,950.00	$ 965.74	$ 9,657.40	$ 500.00	$ 5,000.00	$ 550.00	$ 5,500.00
13	12'-6" Long Metal Guards Rails and Posts	4	EA	$ 200.00	$ 800.00	$ 1,300.00	$ 5,200.00	$ 2,340.00	$ 9,360.00	$ 500.00	$ 2,000.00	$ 550.00	$ 2,200.00
14	Barrier Wall Concrete Railing	260	FT	$ 65.00	$ 16,900.00	$ 130.00	$ 33,800.00	$ 92.86	$ 24,143.60	$ 70.00	$ 18,200.00	$ 10.00	$ 2,600.00
15	Barrier Wall Concrete Posts	44	EA	$ 425.00	$ 18,700.00	$ 147.88	$ 6,506.72	$ 219.49	$ 9,657.56	$ 260.00	$ 11,440.00	$ 10.00	$ 440.00
16	10-1/2" X 12" Concrete Curbs	260	FT	$ 9.00	$ 2,340.00	$ 13.00	$ 3,380.00	$ 39.00	$ 10,140.00	$ 73.01	$ 18,982.60	$ 17.00	$ 4,420.00
	Miscellaneous												
17	Double Turbidity Barrier in Canal	2	EA	$ 4,500.00	$ 9,000.00	$ 5,000.00	$ 10,000.00	$ 5,070.00	$ 10,140.00	$ 18,697.00	$ 37,394.00	$ 10,000.00	$ 20,000.00
18	Corregated Metal Pipe Stilling Well	1	EA	$ 1,600.00	$ 1,600.00	$ 10,000.00	$ 10,000.00	$ 650.00	$ 650.00	$ 750.00	$ 750.00	$ 25,000.00	$ 25,000.00
	Refurbish Canal Banks												
19	Rock Rip Rap	2	EA	$ 58,000.00	$ 116,000.00	$ 20,000.00	$ 40,000.00	$ 45,500.00	$ 91,000.00	$ 33,750.00	$ 67,500.00	$ 358,000.00	$ 716,000.00
			Subtotal Cost:		**$ 359,570.00**		**$ 527,178.32**		**$ 603,913.20**		**$ 605,252.40**		**$ 1,443,980.00**
	Contingency												
20	Owner Contingency	1	LS	20%	$71,914.00	20%	$105,435.66	20%	$120,782.64	20%	$121,050.48	20%	28879600%
			Grand Total		**$ 431,484.00**		**$ 632,613.98**		**$ 724,695.84**		**$ 726,302.88**		**$ 1,732,776.00**

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

Manager
Jim Barnes

June 17, 2026

NOTICE OF INTENT TO AWARD

Pursuant to Wellington's Purchasing Policies and Procedures, notice is provided as follows:

INVITATION TO BID: ITB #016-26/MS - Little Ranches Bridge Demolition opening date and time May 28, 2026 at 11:00 AM local time.

1. Wellington has completed its evaluation of ITB#016-26/MS and intends to recommend to Council the award of Little Ranches Bridge Demolition contract to:

   Arbor Tree and Land, Inc DBA ATL Diversified

2. This Notice is conditioned upon and subject to Wellington's reservation of rights as contained in the ITB Documents and approval by the Wellington Council.

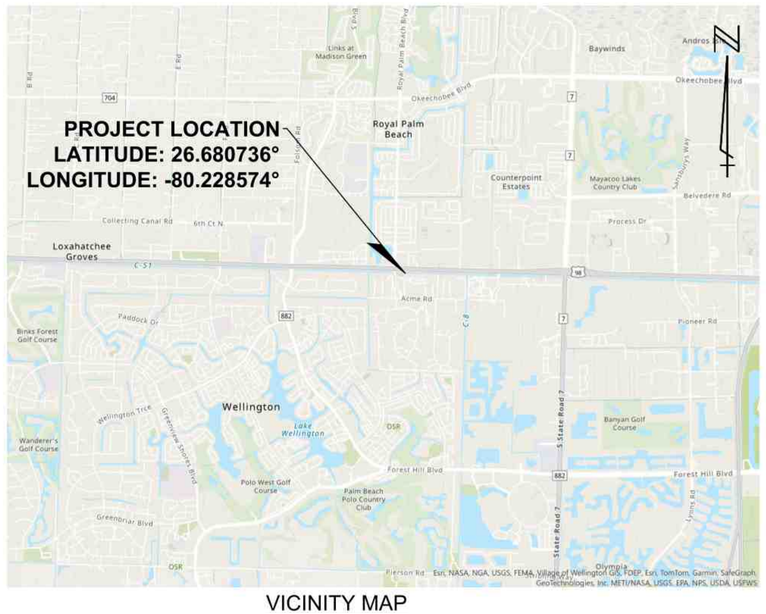
LITTLE RANCHES
BRIDGE DEMOLITION

PREPARED FOR

THE VILLAGE OF WELLINGTON

PALM BEACH COUNTY, FL

OCTOBER 2025



VICINITY MAP

N.T.S.

SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST

NOTE:
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
FOR CONVERSION AT THIS LOCATION, NAVD88 = NGVD29 - 1.45'.

VILLAGE COUNCIL

MICHAEL J. NAPOLEONE, MAYOR
TANYA SISKIND, VICE MAYOR
JOHN T. MCGOVERN, COUNCILMAN
MARIA S. ANTUNA, COUNCILWOMAN
AMANDA SYLVESTRI, COUNCILWOMAN

VILLAGE MANAGER

JIM BARNES

VILLAGE ENGINEER

JONATHAN REINSVOLD, P.E.

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0-1	COVER
C0-2	LOCATION MAP & GENERAL NOTES
C0-3	EXISTING BRIDGE STRUCTURE PLANS
C1-1	EXISTING SITE DEMOLITION PLAN
C1-2	DEMOLITION PHOTOS 1
C1-3	DEMOLITION PHOTOS 2
C1-4	PROPOSED OVERALL SITE PLAN
C3-1	PROPOSED GRADING PLAN AND SECTION
C5-1	SFWMD DETAILS
C5-2	SWPPP DETAILS
TOTAL NO. OF SHEETS:	10

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

100% SUBMITTAL
OCTOBER 2025

CADD File: F:\wellhwellbrdg\CAD\DWG\BRDGCS01_C0-1.dwg
PLOT DATE: Oct 20, 2025 - 1:19pm

Vertical Datum: NAVD88
P.A. No. WE037.00
Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

Bar is equal to one inch on original drawing. Adjust all scaled dimensions accordingly.

No.	Date	By	Revision

SEAL

SPENCER M. SCHROEDER
Florida P.E. No. 65693

Date

MOCK•ROOS
CONSULTING ENGINEERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, www.MockRoos.com
Florida Reg. No. 48 Florida L.B. No. 48

LITTLE RANCHES
BRIDGE DEMOLITION

VILLAGE OF WELLLINGTON

COVER

OCTOBER 2025

C0-1

GENERAL NOTES:

1. NO CONSTRUCTION SHALL BE PERMITTED IN THE DISTRICT'S RIGHT-OF-WAY UNTIL SUCH TIME AS THE PERMITTEE'S CONTRACTOR APPLIES FOR AND RECEIVES PERMIT FOR TEMPORARY ACCESS AND/OR STAGING NECESSARY TO PERFORM THE AUTHORIZED WORK.
2. ALL CANAL BANK RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH DESIGN DISTRICT SPECIFICATION 02220 TITLED "*EXCAVATION AND BACKFILLING*".
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL SLOPE FINISHED GRADES UNIFORMLY BETWEEN OTHER FINISHED AND EXISTING GRADES AND IN SUCH A MANNER TO PREVENT STORMWATER PONDING.
5. ALL LOCATIONS AND ELEVATIONS SHOWN FOR EXISTING GRADES FOR SURFACE AND SUBSURFACE STRUCTURES, PIPING, ETC. ARE BASED ON RECORD DRAWINGS AND THE BEST AVAILABLE INFORMATION. WHILE EVERY ATTEMPT HAS BEEN MADE TO PROVIDE ACCURATE DATA, THE CONTRACTOR SHALL CONSIDER ALL LOCATIONS AND ELEVATIONS APPROXIMATE IN NATURE. PRIOR TO THE START OF CONSTRUCTION AND/OR ORDERING OF ANY MATERIALS OR FABRICATED ITEMS, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATIONS AND ELEVATIONS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" STRUCTURES, UTILITIES, ETC.. NOT SHOWN ON THE DRAWINGS EXIST WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION AND WRITTEN NOTIFICATION OF ALL CONFLICTS WITH THE PROPOSED CONSTRUCTION TO THE ENGINEER. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL ALL CONFLICTS HAVE BEEN RESOLVED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL, DISPOSAL, ABANDONMENT, AND RELOCATIONS NECESSARY TO COMPLETE THE WORK WHETHER SHOWN ON THE DRAWINGS OR NOT. CONTRACTOR SHALL COORDINATE RELOCATIONS WITH THE NECESSARY UTILITY COMPANIES.
7. CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THE CONTRACTOR'S ACTIVITIES INVOLVING CONSTRUCTION, STAGING AREAS, AND ACCESS ROADS IN KIND. ALL DISTURBED NON-PAVED AREAS SHALL BE PLANTED WITH "IN-KIND" VEGETATION.
8. CONTRACTOR SHALL COORDINATE WITH THE NECESSARY UTILITY COMPANIES AND SUNSHINE 811 (811 OR 1-800-432-4770) FOR ALL UTILITY LOCATES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH CHAPTER 556 OF THE FLORIDA STATUTES: THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT.
10. CONTRACTOR SHALL MAINTAIN A NEAT, ORDERLY, AND SAFE SITE AT ALL TIMES.
11. ALL SURVEY MONUMENTS WITHIN LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF IN DANGER OF DAMAGE THE CONTRACTOR SHALL NOTIFY: NATIONAL GEODETIC INFORMATION SERVICES CENTER NOAA NATIONAL GEODETIC SURVEY, N/CG 17 SSMC 3, STATION 09202 SILVER SPRING, MARYLAND 20910 TELEPHONE NO. (301) 713-3242.
12. CONTRACTOR SHALL APPLY FOR AND COMPLY WITH THE REQUIREMENTS OF THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION SITES.
13. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS SILT FENCES AND INLET PROTECTION WHERE NECESSARY IN ORDER TO COMPLY WITH THE STATE AND LOCAL WATER QUALITY STANDARDS AND NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) REQUIREMENTS. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER FOR REVIEW A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
14. ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE OWNER, ALL INVOLVED UTILITY COMPANIES, THE PROJECT ENGINEER AND ALL REGULATORY AGENCIES.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK. THE SCHEDULE SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
16. CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES DUE TO CONSTRUCTION.
17. ALL EXCESS FILL AND DEBRIS FROM THE SITE SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
18. CONTRACTOR IS RESPONSIBLE FOR THE SELECTION OF PROPOSED CONSTRUCTION STAGING AREAS AND/OR STOCKPILING OF MATERIALS AS WELL AS ANY ACCESS/LAND USE AGREEMENTS REQUIRED TO PERFORM THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REPAIR AND/OR RESTORATION OF ALL LANDS, FACILITIES, STRUCTURES, ETC. IMPACTED DURING THE COURSE OF THE WORK. COPIES OF ALL EXECUTED AGREEMENTS SHALL BE SUBMITTED TO THE ENGINEER AND DISTRICT FOR RECORD PURPOSES.
19. CONTRACTOR SHALL LIMIT ACCESS AND CONSTRUCTION OPERATIONS TO WITHIN LIMITS OF THE PUBLIC ROAD AND CANAL RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF THE ROAD AND CANAL RIGHTS-OF-WAY.
20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED. ENGINEER'S REVIEW IS STRICTLY LIMITED TO BEING ONLY FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS AND SHALL NOT EXTEND TO MEANS AND METHODS, TECHNIQUES, SEQUENCES OR PROCEDURE OF CONSTRUCTION, OR TO SAFETY PRECAUTIONS OR PROGRAMS INCIDENT THERETO. ENGINEER'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ALL VARIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
21. THE AERIAL PHOTOGRAPH USED FOR THIS PROJECT WAS PREPARED FROM THE PALM BEACH COUNTY DATA BASE AND AS SUCH SHOULD BE USED ONLY AS SCHEMATICS. SOURCE AND DATE OF AERIAL PHOTOGRAPHY: PBC GIS DATED 2023.
22. CONTRACTOR SHALL USE CAUTION AND TAKE THE NECESSARY SAFETY PRECAUTIONS WHILE WORKING ADJACENT TO OVERHEAD AND UNDERGROUND ELECTRIC AND UTILITIES.
23. CONTRACTOR IS SOLELY RESPONSIBLE FOR RESTORATION OF ALL AREAS DISTURBED DURING CONSTRUCTION.

CIVIL SECTION VIEW, CALL OUT SYMBOLS

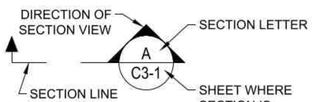
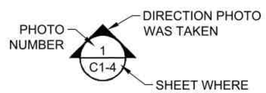
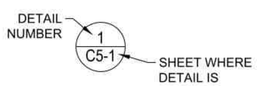


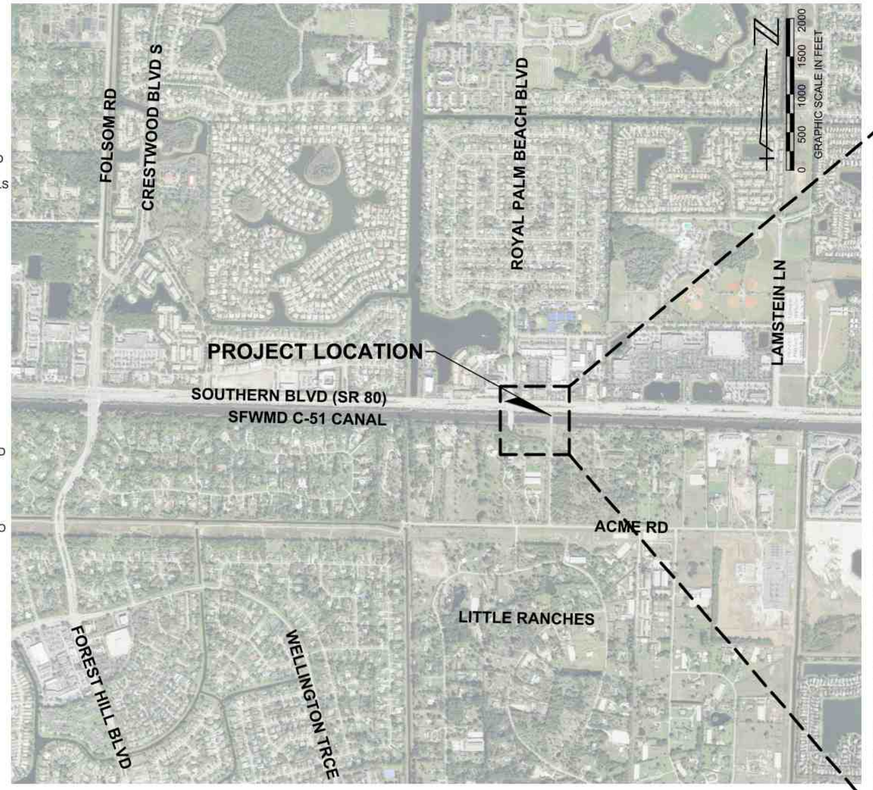
PHOTO CALL OUT SYMBOLS



CIVIL DETAIL, CALL OUT SYMBOLS

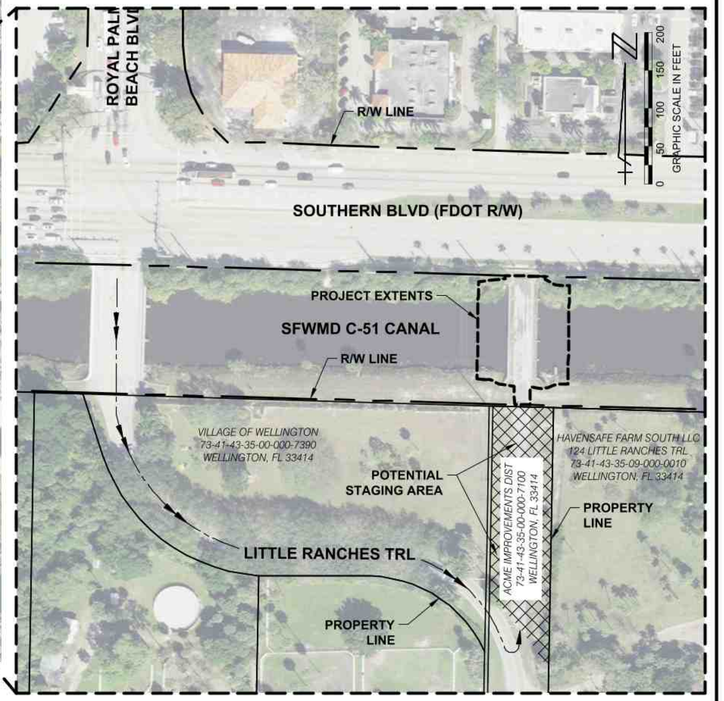


NOTE:
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
FOR CONVERSION AT THIS LOCATION, NAVD88 = NGVD29 - 1.45'.



SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A TOPOGRAPHIC AND TREE SURVEY AND IS IN COMPLIANCE WITH CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
3. UNDERGROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. LAST DATE OF FIELD SURVEY: JUNE 21,2024
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
9. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND REFERENCE THE FOLLOWING BENCHMARK:
ALLISON ELEVATION=15.391'
TO REACH STATION FROM THE INTERSECTION OF SR-7 AND SR-80, GO WEST APPROXIMATELY 1.05 MILE ON SR-80 TO THE STATION ON THE RIGHT. THE STATION IS A PALM BEACH COUNTY BRASS DISK SET IN CONCRETE STAMPED "ALLISON". THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF STATE ROAD 80 AND LAMSTEIN LANE, UNDER THE WEST POWERLINES, 146 FEET NORTH OF THE CENTERLINE OF SR-80, 110 FEET EAST OF THE CENTERLINE OF LAMSTEIN LANE, 8.4 FEET NORTH OF BACK OF SIDEWALK AND 2 FEET SOUTH OF METAL WITNESS POST.
11. THE FOLLOWING CONVERSION MAY BE USED TO CONVERT FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) (PER U.S ARMY CORPS OF ENGINEERS CORPSCON VERSION 6.0.1).
NAVD 88 + 1.468 = NGVD 29.
14. THIS SURVEY IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
15. ENGENUITY GROUP, INC. UTILIZED PALM BEACH COUNTY GIS LINEWORK FOR PROPERTY LINES AND FIELD VERIFIED THEM BASED ON FOUND MONUMENTATION.



LEGEND

x.00	MEASURED ELEVATION
	CONCRETE
	INFORMATION SIGN (SINGLE POST)
— ▫ —	WOODEN STOCKADE FENCE
TBM	TEMPORARY BENCHMARK
TV	CABLE TELEVISION RISER
BS	BELL SOUTH MANHOLE
D	STORM MANHOLE
	WIRE PULL BOX - ELECTRIC
	GUY WIRE
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
OE	OVERHEAD ELECTRIC
SD	UNDERGROUND STORM
	RIGHT OF WAY
	TURBIDITY BARRIER
	CENTERLINE
	PROPERTY LINE

ABBREVIATIONS

℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT
INV.	INVERT
L.A.E.	LIMITED ACCESS EASEMENT
ORB	OFFICIAL RECORD BOOK
PG	PAGE
PCN	PARCEL CONTROL NUMBER
PB	PLAT BOOK
R/W	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
TOB	TOP OF BANK
T.O.P.	TOP OF PIPE
U.E.	UTILITY EASEMENT

TREE LEGEND

12"	CABBAGE PALM
12"	OAK
12"	PINE
12"	ROYAL PALM

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PLOT DATE: Oct 29, 2025 - 1:09pm

Bar is equal to one inch on original drawing. Adjust all scaled dimensions accordingly.

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P.A. No. WE037.00
Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

No.	Date	By	Revision

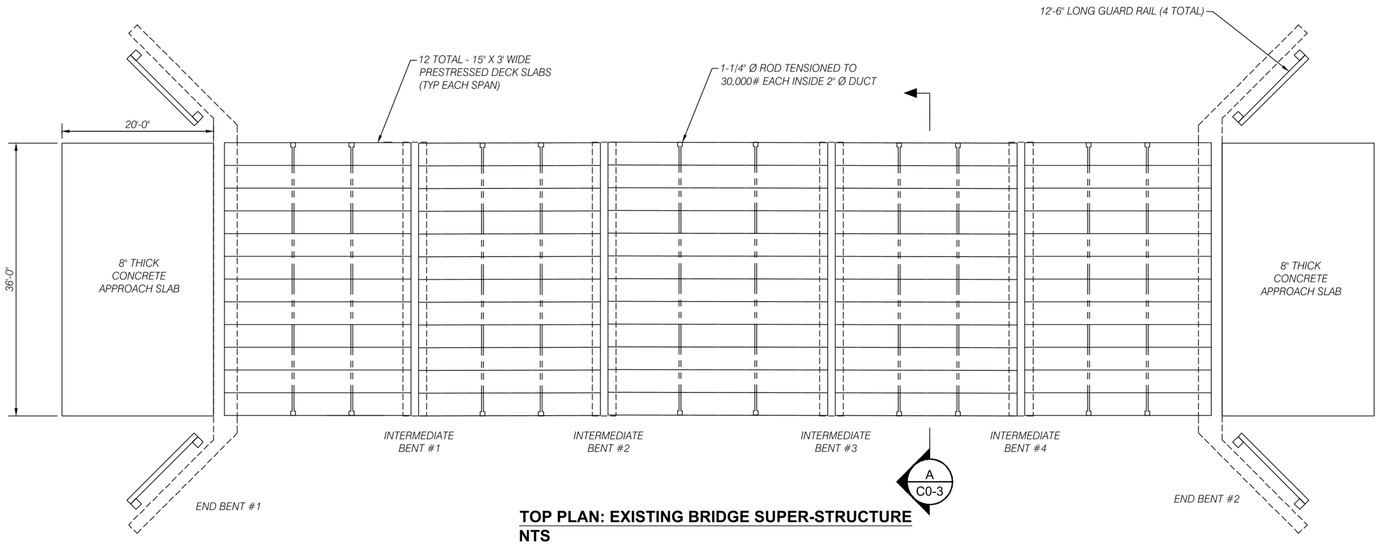
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SPENCER M. SCHROEDER
Florida P.E. No. 65693
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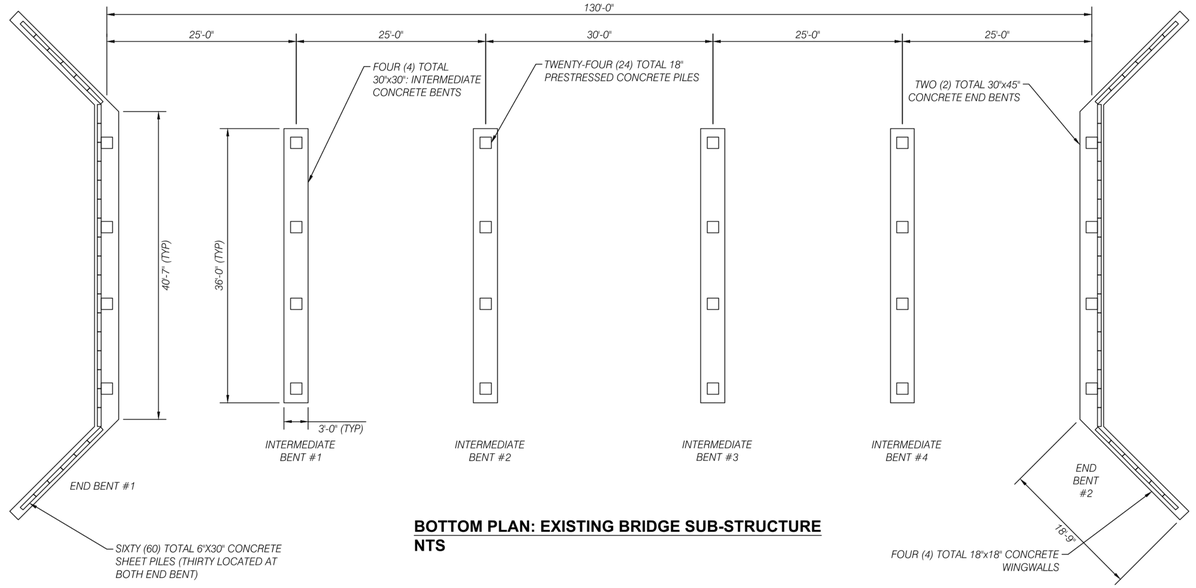
LITTLE RANCHES
BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

LOCATION MAP & GENERAL NOTES

OCTOBER 2025
C0-2



TOP PLAN: EXISTING BRIDGE SUPER-STRUCTURE
NTS



BOTTOM PLAN: EXISTING BRIDGE SUB-STRUCTURE
NTS

STRUCTURAL DEMOLITION SCOPE:

1. REMOVE AND ABANDON UTILITY CONDUITS, SUPPORTS, AND STILLING WELL.

2. SUPER STRUCTURE ITEMS TO BE REMOVED:

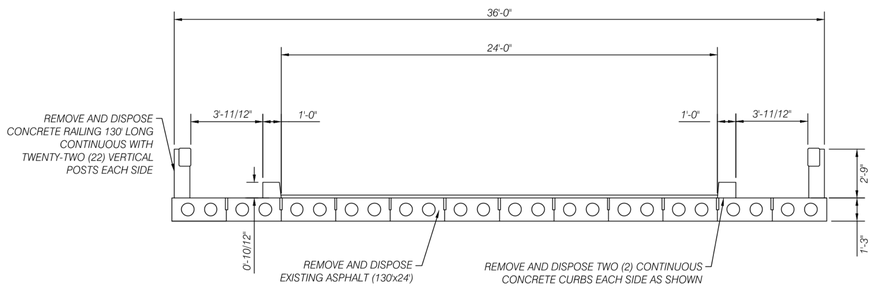
- TEN (10) POST TENSION RODS (2 PER SPAN) TO BE CAREFULLY REMOVED FOR ENTIRE SPAN.
- CONCRETE RAILS AND CURBS TO BE REMOVED FOR ENTIRE SPAN.
- HOLLOW-CORE CONCRETE BRIDGE DECK AND ASPHALT TOPPING TO BE REMOVED FOR ENTIRE SPAN.
- CONCRETE APPROACH PADS, ASPHALT TOPPING, AND GUARD RAILS TO BE REMOVED ON BOTH ENDS.

3. SUB-STRUCTURE ITEMS TO BE REMOVED:

- REMOVED END BENTS, ABUTMENTS, AND WING WALLS ON BOTH ENDS. ABANDON END PILINGS IN SLOPE (8 PILES).
- REMOVED FOUR (4) CONCRETE INTERMEDIATE BENTS.
- REMOVE SIXTEEN (16) INTERMEDIATE PILES.

NOTES:

1. INFORMATION SOURCE: VILLAGE OF WELLINGTON
2. NOTE THAT THE BRIDGE DECK IS POST-TENSIONED WITH A SERIES OF 1-1/4" DIAMETER RODS TENSIONED TO 30,000 POUNDS EACH. CONTRACTOR SHALL CAREFULLY DE-TENSION ALL RODS PRIOR TO BEGINNING ANY REMOVAL OF THE PRESTRESSED DECK SLABS. RAILING, CURBING, AND ASPHALT REMOVAL MAY OCCUR BEFORE DETENSIONING AS PART OF THE CONTRACTOR'S SEQUENCE, MEANS, AND METHODS. HOWEVER, CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND TENSIONED RODS.



A / C0-3 SECTION: EXISTING BRIDGE SUPER-STRUCTURE CROSS SECTION
NTS

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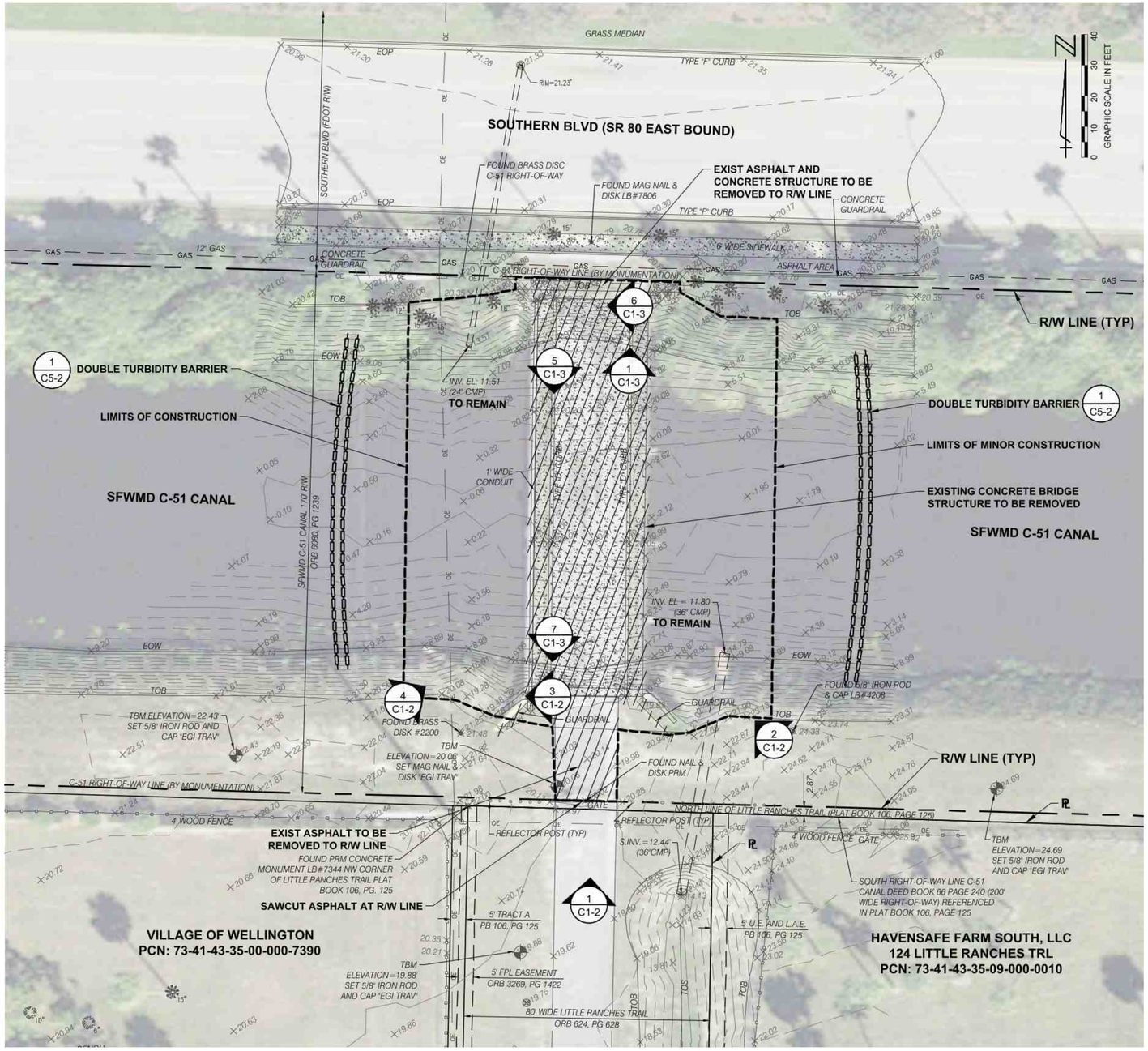
LITTLE RANCHES
BRIDGE DEMOLITION

VILLAGE OF WELLLINGTON

EXISTING BRIDGE
STRUCTURE PLANS

OCTOBER 2025

C0-3



LEGEND

TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL, DISPOSAL, ABANDONMENT, AND RELOCATIONS NECESSARY TO COMPLETE THE WORK WHETHER SHOWN ON THE DRAWINGS OR NOT. CONTRACTOR SHALL COORDINATE RELOCATIONS WITH THE NECESSARY UTILITY COMPANIES.
2. ALL DEMOLITION SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND ORDINANCES PERTAINING TO THE DEMOLITION OF MATERIALS.
3. THE DISPOSAL OR STORAGE OF ANY SALVAGEABLE MATERIALS IS AT THE DISCRETION OF THE OWNER AND STORAGE OF ANY MATERIALS SHALL BE COORDINATED WITH VILLAGE REPRESENTATIVES PRIOR TO REMOVAL.
4. ALL VEGETATION, DEBRIS, EXCESS FILL, CONCRETE, OR OTHER UNSUITABLE MATERIAL SHALL BE DISPOSED OF LEGALLY OFF SITE BY THE CONTRACTOR AT HIS EXPENSE.
5. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN AREAS TO BE FILLED SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND SOUND CONSTRUCTION PRACTICES.
6. ALL AREAS DESIGNATED FOR PAVEMENT REMOVAL SHALL BE SAW-CUT AT THE LIMITS OF REMOVAL WHERE EXISTING PAVEMENT IS TO REMAIN.
7. MILLED MATERIAL, IF ANY, SHALL BE REMOVED AND DISPOSED OF PROPERLY AT THE END OF ANY DAILY MILLING OPERATION.

NOTE:
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
FOR CONVERSION AT THIS LOCATION, NAVD88 = NGVD29 - 1.45'.

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PLOT DATE: Oct 20, 2025 - 11:09am

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Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

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No.	Date	By	Revision

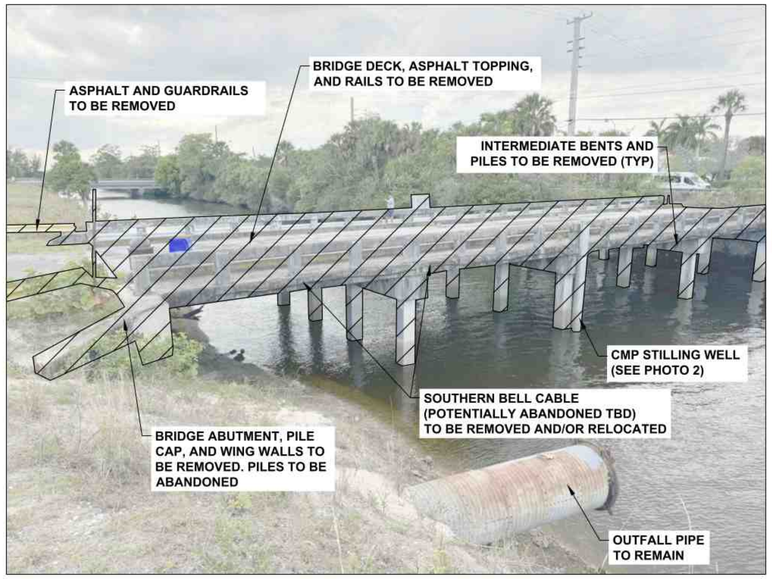
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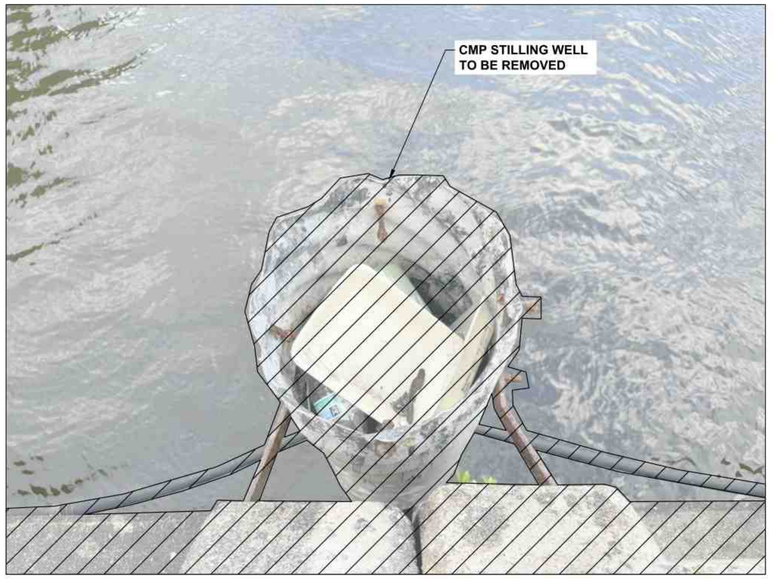
LITTLE RANCHES BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

EXISTING SITE DEMOLITION PLAN

OCTOBER 2025
C1-1



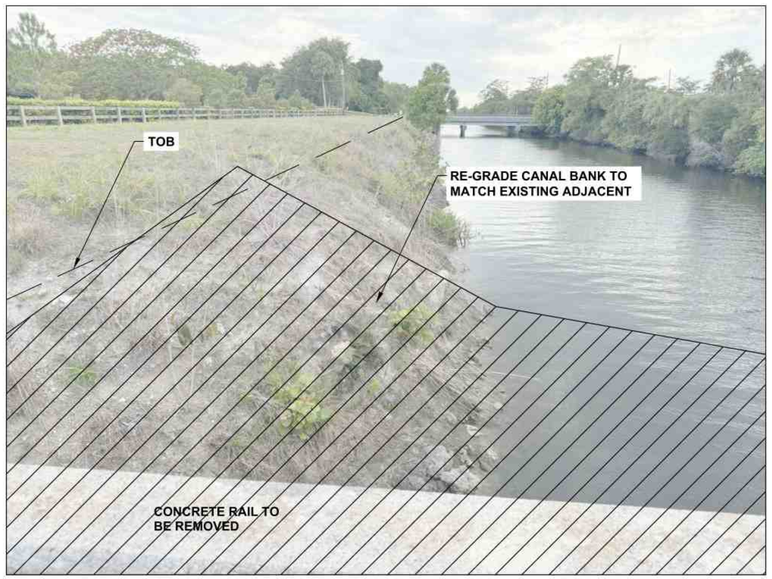
1 / C1-2 SITE PHOTO - FACING NORTHWEST
NTS



2 / C1-2 SITE PHOTO - FACING NORTH
NTS

LEGEND

TO BE REMOVED



3 / C1-2 SITE PHOTO - FACING WEST
NTS



4 / C1-2 SITE PHOTO - FACING EAST
NTS

NOTE:
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Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

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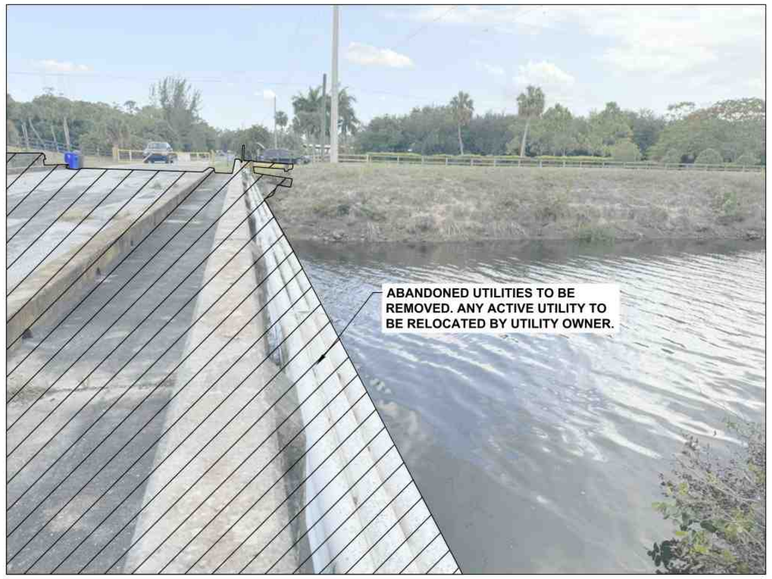
LITTLE RANCHES
BRIDGE DEMOLITION

VILLAGE OF WELLLINGTON

DEMOLITION PHOTOS
1

OCTOBER 2025

C1-2



5 / C1-3 SITE PHOTO - FACING NORTH
NTS



6 / C1-3 SITE PHOTO - FACING NORTHWEST
NTS

LEGEND

TO BE REMOVED



7 / C1-3 SITE PHOTO - FACING WEST
NTS



8 / C1-3 SITE PHOTO - FACING EAST
NTS

NOTE:
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PLOT DATE: Oct 20, 2025 - 1:09pm

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Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

Adjust all scaled dimensions accordingly. Bar is equal to one inch on original drawing

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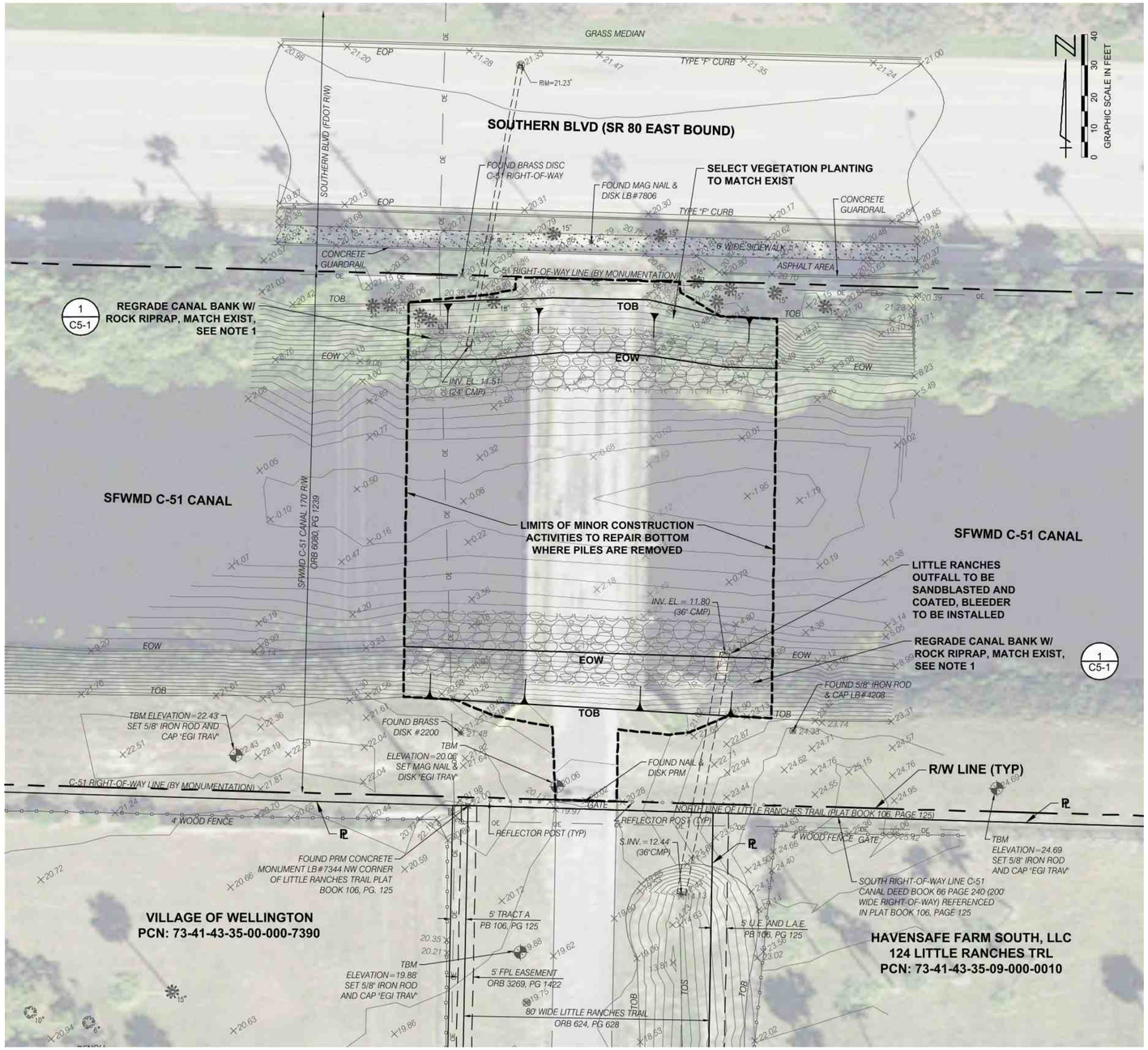
LITTLE RANCHES BRIDGE DEMOLITION

VILLAGE OF WELLLINGTON

DEMOLITION PHOTOS 2

OCTOBER 2025

C1-3



NOTES

1. PER SFWMD REQUIREMENTS, CONTRACTOR TO REGRADE BOTH SIDES OF THE CANAL, FOR A DISTANCE OF 60 FEET UPSTREAM AND DOWNSTREAM OF THE CENTERLINE OF THE BRIDGE, TO MATCH ADJACENT CANAL BANK SLOPES. ON THE NORTH AND SOUTH SIDES OF THE C-51 CANAL, BANK STABILIZATION IN THE FORM OF ROCK RIP RAP WILL BE UTILIZED AS SHOWN ON THE DETAIL ON SHEET C5-1.

NOTE:
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
FOR CONVERSION AT THIS LOCATION, NAVD88 = NGVD29 - 1.45'.

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Location: PALM BEACH COUNTY, FL

No.	Date	By	Revision

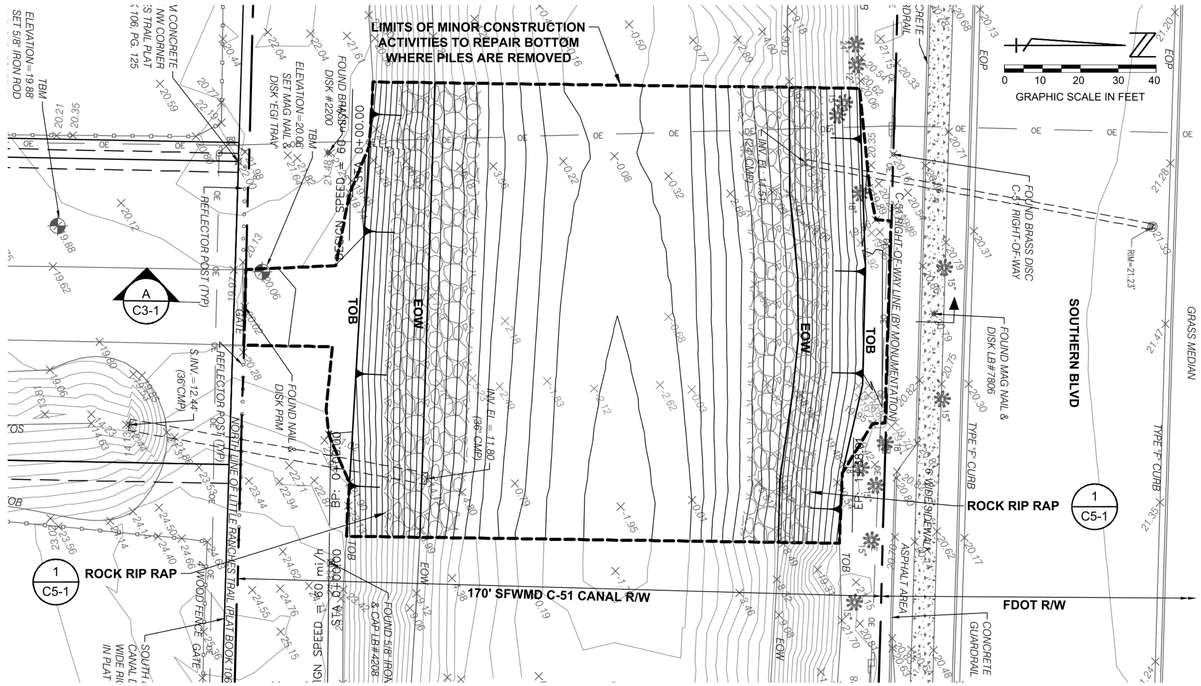
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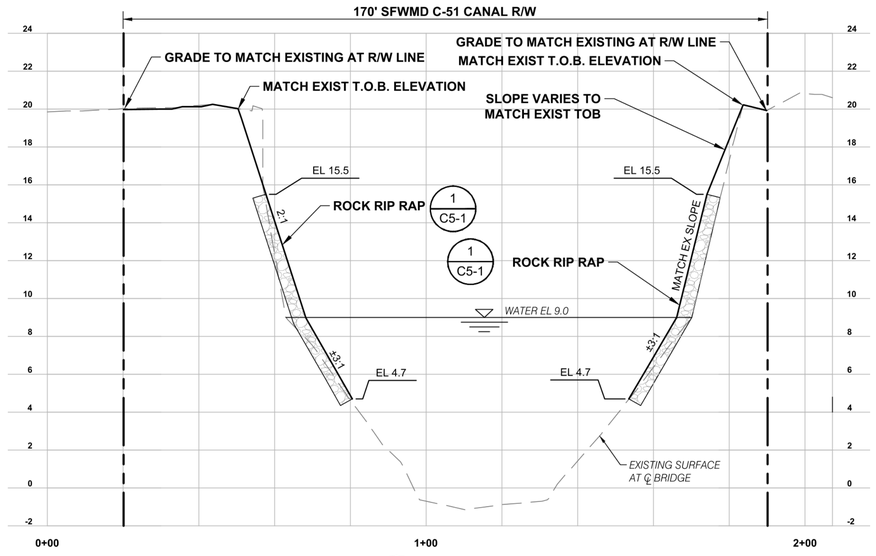
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LITTLE RANCHES BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

PROPOSED OVERALL SITE PLAN

OCTOBER 2025
C1-4





NOTE:
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P.A. No. WE037.00
Dwg. No. 43-41-35-48
Location: PALM BEACH COUNTY, FL

No.	Date	By	Revision

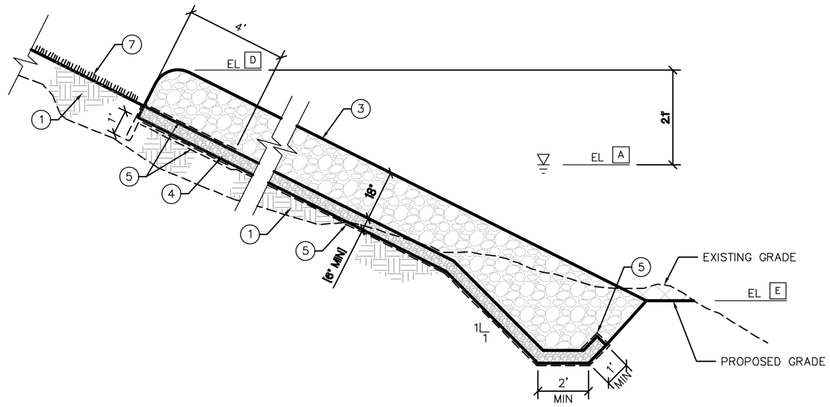
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LITTLE RANCHES BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

PROPOSED GRADING PLAN AND SECTION

OCTOBER 2025
C3-1



1 / C5-1 RIPRAP TREATMENT
SCALE: 1" = 3'

SCHEDULE: ELEVATIONS

MARK	ELEVATION	DESCRIPTION	REMARKS
A	13.4	DESIGN HIGH [**OR HISTORICAL HIGH, WHICHEVER IS HIGHER**] WATER LEVEL	OPTIONS 1, 2 & 3
B		TOP ELEVATION OF RIPRAP [**OPTION 1**]	OPTION 1 – GABION & RIPRAP TREATMENT
C		TOP OF GABION ELEVATION	OPTION 1 – GABION & RIPRAP TREATMENT
D	15.5	TOP ELEVATION OF RIPRAP [**OPTION 2**]	OPTION 2 – RIPRAP TREATMENT
E	4.7	BOTTOM ELEVATION OF RIPRAP	OPTION 2 – RIPRAP TREATMENT
F		TOP ELEVATION OF SPARTINA PLANTINGS	OPTION 3 – VEGETATIVE STABILIZATION TREATMENT
G		BOTTOM ELEVATION OF SPARTINA PLANTINGS	OPTION 3 – VEGETATIVE STABILIZATION TREATMENT
H		TOP ELEVATION OF HPTRM	OPTION 3 – VEGETATIVE STABILIZATION TREATMENT
I		BOTTOM ELEVATION OF HPTRM	OPTION 3 – VEGETATIVE STABILIZATION TREATMENT

KEY NOTES:

MARK	DESCRIPTION	REMARKS
1	EMBANKMENT FILL MATERIAL	PLACE EXCAVATED MATERIAL TO MEET PROPOSED GRADE PER SPECIFICATION SECTION 02200
2	GEOSYNTHETIC REINFORCEMENT	GEOSYNTHETIC REINFORCEMENT PER FDOT SECTION 145 AND INDEX 501 **[SEE NOTE 9 TO DESIGNER]**
3	RIPRAP, MIN THICKNESS = 1.5D	RIPRAP SHALL BE TYPE B PER SPECIFICATION SECTION 02370
4	BEDDING STONE, 6" THICK (TYP)	BEDDING STONE SHALL BE PER SPECIFICATION SECTION 02370
5	FILTER FABRIC	FILTER FABRIC PER SPECIFICATION SECTION 02370
6	GABION BASKET	PROVIDE GABION BASKET(S) FOR TOE–IN OF RIPRAP PER SPECIFICATION SECTION 02272
7	VEGETATIVE TREATMENT	PER SPECIFICATION SECTION 02920
8	SPARTINA PLANTINGS	PLANT FIVE (5) ROWS @ 18" ON CENTER AND STAGGERED BOTTOM ROW 1' (MAX) BELOW THE AVERAGE WATER ELEVATION
9	HIGH PERFORMANCE TURF REINFORCEMENT MAT	PER SPECIFICATION SECTION 02278

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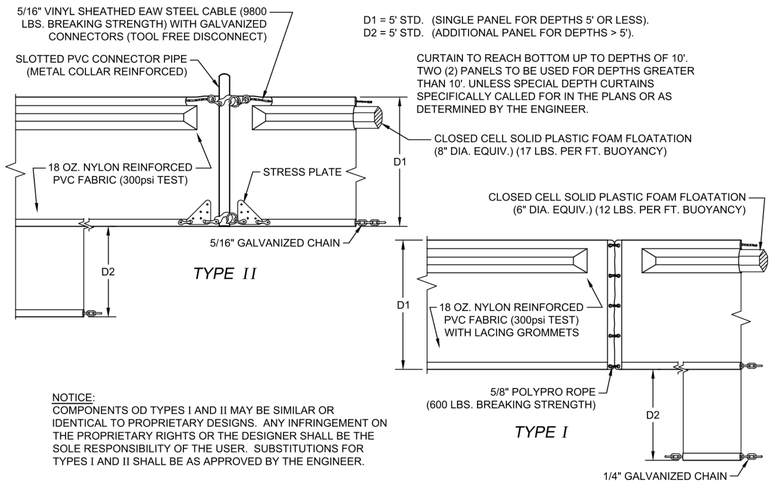
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BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

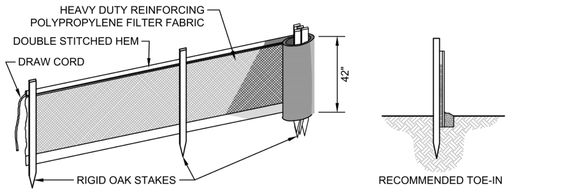
SFWMD DETAILS

OCTOBER 2025
C5-1



NOTICE:
COMPONENTS OD TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OR THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

1 / C5-2 FLOATING TURBIDITY BARRIER
NTS

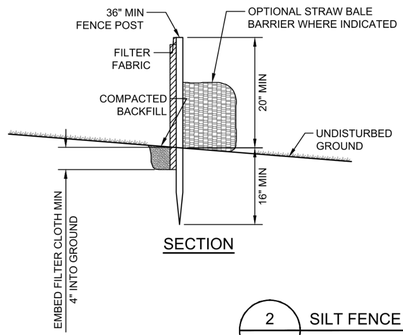


POSTS:

STEEL, EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FILTER FABRIC: PER FDOT STANDARD SPECIFICATION PER FDOT INDEX 102

PREFABRICATED UNIT: GEOFAB, ENVIRO-FENCE, OR APPROVED EQUAL



SECTION

NOTES

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

2 / C5-2 SILT FENCE DETAIL
NTS

CADD File: F:\wellfiles\brdg\CAD\DWG\BRDGCS01_C5-1.dwg
PLOT DATE: Oct 20, 2025 - 1:19pm
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LITTLE RANCHES BRIDGE DEMOLITION
VILLAGE OF WELLLINGTON

SWPPP DETAILS

OCTOBER 2025
C5-2

File #: 26-7688, **Version:** 1

ITEM: AUTHORIZATION TO AWARD A CONTRACT FOR BIG BLUE TRACE LANDSCAPING PHASE 3

REQUEST: Authorization to award a contract to Creative Contracting Group for Big Blue Trace Landscaping Phase 3 in the amount of approximately $588,615.00.

EXPLANATION: This project includes the installation of landscaping, an irrigation system, and curb and gutter along sections of the Big Blue Trace corridor between Paddock Drive and Southern Boulevard. This project is the continuation of the landscape improvements installed between Wellington Trace and Paddock Drive during FY 2025.

On May 4, 2026, the Village released ITB #014-26/ER seeking qualified firms to provide such services. The solicitation was publicly advertised on Euna OpenBids (formerly known as DemandStar) and Palm Beach County's Legal Notice site. On June 9, 2026, the Village received three (3) proposals.

Vendor	Bid Amount
E&F Florida Enterprises, Inc. DBA Creative Contracting Group	$588,615.00
Arazoza Brothers	$831,462.00
National General Construction	Non-Responsible

National General Construction did not meet the minimum qualifications and were deemed non-responsible.

Staff recommends award to the second lowest, responsive, responsible bidder, Creative Contracting Group for Big Blue Trace Landscaping Phase 3 project, in the amount of approximately $588,615.00.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are allocated in the FY 2026 Governmental Capital Fund Budget.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to award a contract to Creative Contracting Group for Big Blue Trace Landscaping Phase 3 in the amount of approximately $588,615.00.

Big Blue Trace Landscaping Phase 3

ITB #014-26/ER - Bid Tabulation

Date: June 11, 2026 **Intend to Award:**

VENDORS	Arazoza Brothers	E&F Florida Enterprises Inc. DBA Creative Contracting Group	SoCal Shaker Plates & Construction Site, LLC. DBA National General Construction
Original and one(1) pdf (CD) Copy	y	y	y
Bid Cover Page	y	y	y
Bid Form signed by Authorized Rep.	y	y	y
Acknowledgement of Addendums 1-4	y	y	y
Bid Bond/Security	y	y	y
Schedule of Values	y	y	y
Schedule of Subcontractor/Supplies	y	y	y
Schedule of Equipment and Materials	y	y	y
Sworn Statement Under Section 287.133(3)(a)	y	y	y
Drug Free Workplace	y	y	y
Trench Safety Affidavit	y	y	y
Questionnaire	y	y	y
A. 5 Years in Business	38 yrs.	22.5 yrs.	4yrs. & 10 mths.
Insurance Certificates	y	y	y
Copy of Appropriate Licenses in FL	y	y	y
-GC in FL	y	y	y
Proof of Workers Compensation/Exemption	y	y	y
Conflict of Interest Form	y	y	y
Non-Collusion Affidavit	y	y	y
References (5) and Prior Experience Form	y	y	y
Certification Pursuant to FL Statue 215.4725 and 287.135	y	y	y
E-Verify MOU	y	y	y
No Coercion for Labor or Services Affidavit	y	y	y
Foreign Countries of Concern Affidavit	y	y	y
Grand Total:	**$ 831,462.00**	**$ 588,615.00**	**Non-Responsible**

Big Blue Trace Landscaping Phase 3

ITB #014-26/ER Bid Tabulation

Date:

Item No.		UOM	QTY	Arazoza Brothers COST / UNIT	Arazoza Brothers Cost	E&F Florida Enterprises Inc. DBA Creative Contracting Group COST / UNIT	E&F Florida Enterprises Inc. DBA Creative Contracting Group Cost
	A. Demo						
A-1	CLEARING/GRUBBING/DEMOLITION AND HAUL	LS	1	$25,000.00	$25,000.00	$20,000.00	$20,000.00
				Subtotal Group A:	**$25,000.00**	**Subtotal Group A:**	**$20,000.00**
	B. Erosion Control						
B-1	Filter Fabric (inlets)	EA	10	$200.00	$2,000.00	$200.00	$2,000.00
B-2	Silt Fence	LF	1000	$5.00	$5,000.00	$4.00	$4,000.00
				Subtotal Group B:	**$7,000.00**	**Subtotal Group B:**	**$6,000.00**
	C. Roadway Improvements						
C-1	Utility Adjustment	AL	1	$5,000.00	$5,000.00	$5,000.00	$5,000.00
C-2	6" White Pavement Marking (Thermoplastic)	LF	955	$7.00	$6,685.00	$7.00	$6,685.00
C-3	Type-F Curb w/4" Base Pad	LF	990	$72.00	$71,280.00	$70.00	$69,300.00
C-4	4' Wood Fence	LF	980	$65.00	$63,700.00	$35.00	$34,300.00
				Subtotal Group C:	**$146,665.00**	**Subtotal Group C:**	**$115,285.00**
	D. Landscaping						
D-1	Gumbo Limbo 3" Cal., 14' HT x 6' SPR	EA	5	$1,000.00	$5,000.00	$700.00	$3,500.00
D-2	Dahoon Holly 2.5" Cal., 12' HT X 5' SPR	EA	5	$1,000.00	$5,000.00	$700.00	$3,500.00
D-3	Southern Florida Slash Pine 2.5" Cal., 14' -20' HT OA	EA	8	$1,200.00	$9,600.00	$1,000.00	$8,000.00
D-4	Southern Live Oak 3" Cal., 14'-20' HT OA	EA	6	$1,200.00	$7,200.00	$1,100.00	$6,600.00
D-5	Bald Cypress 3" Cal., 14' HT x 6' SPR	EA	11	$1,200.00	$13,200.00	$900.00	$9,900.00
D-6	Petra Croton 18" x 18" @ 24" O.C.	EA	73	$45.00	$3,285.00	$55.00	$4,015.00
D-7	Red Tip Cocoplum 24" x 24" @ 36" OC	EA	59	$55.00	$3,245.00	$39.00	$2,301.00
D-8	Pink Muhly Grass 18"x18" @ 36" O.C.	EA	325	$45.00	$14,625.00	$20.00	$6,500.00
D-9	Florida Coontie 18" x 18" @ 24" O.C.	EA	102	$60.00	$6,120.00	$42.00	$4,284.00
D-10	Blue Plumbago 24" x 24"	EA	92	$50.00	$4,600.00	$50.00	$4,600.00
D-11	Blue Pacific Shore Juniper 15"x15" @ 24" O.C.	EA	111	$45.00	$4,995.00	$45.00	$4,995.00
D-12	Root Barrier	LF	1015	$20.00	$20,300.00	$20.00	$20,300.00
				Subtotal Group D:	**$97,170.00**	**Subtotal Group D:**	**$78,495.00**
	E. Irrigation						
E-1	15 HP Pump	EA	1	$132,000.00	$132,000.00	$90,000.00	$90,000.00
E-5	Electrical Connection	EA	1	$59,908.50	$59,908.50	$15,000.00	$15,000.00
E-6	2-Wire	LF	2846	$4.50	$12,807.00	$5.00	$14,230.00
E-7	Mainline (Schedule 40)	LF	2846	$15.00	$42,690.00	$5.00	$14,230.00
E-8	Laterals (Class 200)	LF	3679	$5.50	$20,234.50	$5.00	$18,395.00
E-9	Bubblers	EA	35	$60.00	$2,100.00	$50.00	$1,750.00
E-10	Shrub Spray Heads (12" pop-up)	EA	69	$70.00	$4,830.00	$40.00	$2,760.00
E-11	Sleeves (HDPE PE3408 DR 11)	LF	114	$45.00	$5,130.00	$20.00	$2,280.00

Big Blue Trace Landscaping Phase 3

ITB #014-26/ER Bid Tabulation

Date:

				Arazoza Brothers		E&F Florida Enterprises Inc. DBA Creative Contracting Group	
Item No.		**UOM**	**QTY**	**COST / UNIT**	**Cost**	**COST / UNIT**	**Cost**
E-12	Sleeves (HDPE PE3408 DR 11) Direction Boring	LF	160	$148.75	$23,800.00	$50.00	$8,000.00
E-13	Valves	EA	5	$900.00	$4,500.00	$20.00	$100.00
				Subtotal Group E:	**$308,000.00**	**Subtotal Group E:**	**$166,745.00**
	F. Site Furnishings						
F-1	Bench	EA	3	$4,000.00	$12,000.00	$2,400.00	$7,200.00
F-2	Concrete pad for Bench & Waste Receptacle	EA	3	$1,350.00	$4,050.00	$750.00	$2,250.00
F-3	Waste Receptacle	EA	3	$5,000.00	$15,000.00	$2,900.00	$8,700.00
F-4	Dog Wate Receptacle	EA	3	$1,000.00	$3,000.00	$700.00	$2,100.00
				Subtotal Group F:	**$34,050.00**	**Subtotal Group F:**	**$20,250.00**
	G. General Conditions						
G-1	As-Built Plans and Maintenance Manual	LS	1	$5,000.00	$5,000.00	$2,500.00	$2,500.00
G-2	Traffic Control Plans and Implementation	LS	1	$30,000.00	$30,000.00	$15,000.00	$15,000.00
G-3	Material Testing	AL	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00
G-4	Mobilization / Demobilization	LS	1	$30,000.00	$30,000.00	$45,985.00	$45,985.00
G-5	Construction Bonds	LS	1	$15,000.00	$15,000.00	$27,000.00	$27,000.00
G-7	Owner Controlled Contingency	LS	20%	$617,885.00	$123,577.00	$406,775.00	$81,355.00
				Subtotal Group G:	**$213,577.00**	**Subtotal Group G:**	**$181,840.00**
				Grand Total	**$831,462.00**	**Grand Total**	**$588,615.00**
					Corrected Grand Total		Corrected Grand Total

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

Manager
Jim Barnes

June 11, 2026

NOTICE OF INTENT TO AWARD

Pursuant to Wellington's Purchasing Policies and Procedures, notice is provided as follows:

INVITATION TO BID: **ITB #014-26/ER – Big Blue Trace Landscaping Phase 3** opening date and time June 9, 2026 at 11 am. local time.

1. Wellington has completed its evaluation and intends to recommend to Council the award to **E&F Florida Enterprises, Inc. DBA Creative Contracting Group**.

2. This Notice is conditioned upon and subject to Wellington's reservation of rights as contained in the ITB Documents and approval by the Wellington Council.

BID COVER PAGE

SUBMIT BIDS TO:	REFER ALL INQUIRIES TO PRIMARY CONTACT:	Wellington **INVITATION TO BID**
Wellington Attn: Clerk's Office 12300 Forest Hill Blvd Wellington, FL 33414	Purchasing Division 12300 Forest Hill Blvd Wellington, FL 33414 Ph: 561-791-4021	

BID TITLE:	BID NO:
Big Blue Trace Landscaping Phase 3	014-26/ER

NAME OF FIRM, ENTITY, or ORGANIZATION:
E+F Florida Enterprises INc. D/B/A CREATIVE Contracting Group

NAME OF CONTACT PERSON	VENDOR MAILING ADDRESS:	CITY:	ZIP:	STATE:
LISA Addis	3141 FORTUNE WAY S-16	Wellington	33414	FL.
TITLE	**VENDOR HEADQUARTERS ADDRESS (IF DIFFERENT):**	**CITY:**	**ZIP:**	**STATE:**
V.P.	S/A/A			

PHONE NUMBER:	FEDERAL EMPLOYER IDENTIFICATION NUMBER (EIN):
561-333-1445	200261053
EMAIL ADDRESS:	**STATE OF FLORIDA BUSINESS LICENSE NUMBER (IF APPLICABLE)**
creativecontractor@comcast.net	
FAX NUMBER:	CGC1513410
561-333-7894	

ORGANIZATIONAL STRUCTURE (Please Check One):

Corporation [V] Partnership [ ] PROPRIETORSHIP [ ] Joint Venture [ ] Other [ ]

If Corporation, please provide the following:

(A)Date of Incorporation: 10 / 09 / 2003 (Month / Day / Year) *(B) State or Country of Incorporation:* FL.

BID PROPOSAL CHECKLIST

Please submit your proposal in this order

YES ✓ NO ___ 1. Bid submittal – one (1) original and one (1) PDF (CD) Copy (E-BID)

YES ✓ NO ___ 2. Bid Form signed by authorized representative

YES ✓ NO ___ 3. Acknowledgment of addendums

YES ✓ NO ___ 4. Bid Bond/Security

YES ✓ NO ___ 5. Schedule of Value

YES ✓ NO ___ 6. Schedule of Subcontractor/Supplies

YES ✓ NO ___ 7. Schedule of Equipment and Materials

YES ✓ NO ___ 8. Sworn Statement under Section 287.133(3) (a)

YES ✓ NO ___ 9. Drug Free Workplace

YES ✓ NO ___ 10. Trench Safety Affidavit

YES ✓ NO ___ 11. Questionnaire

YES ✓ NO ___ 12. Insurance Certificates

YES ✓ NO ___ 13. Copy of Appropriate Licenses

YES ✓ NO ___ 14. Proof of Workers Compensation Insurance/Workers Compensation Exemption

YES ✓ NO ___ 15. Conflict of Interest Statement

YES ✓ NO ___ 16. Non-Collusion Affidavit

YES ✓ NO ___ 17. References and Prior Experience Form

YES ✓ NO ___ 18. Certification Pursuant To Florida Statute § 215.4725 and § 287.135

YES ✓ NO ___ 19. E-Verify Memorandum of Understanding (MOU)

YES ✓ NO ___ 20. No Coercion for Labor or Services Affidavit

YES ✓ NO ___ 21. Foreign Countries of Concern Affidavit

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

Manager
Jim Barnes

ITB No. 014-26/ER
Title: Big Blue Trace Landscaping Phase 3
Bid Opening: *June 4, 2026 at 11:00 am. Local Time*
Addendum Date: May 15, 2026

ADDENDUM NO. ONE

PURPOSE: The purpose of this Addendum/NOTICE is to make changes, additions, deletions, revisions, and clarifications to the Invitation to bid (ITB) documents for **Big Blue Trace Landscaping Phase 3.** Bidders shall review the Addendum requirements in detail.

QUESTIONS

Question 1: With regards to the electrical connection work, I was unable to locate the pump electrical specifications in the plans, specifically the phase, voltage, and amperage requirements. Could you please advise or provide this information?
Response 1: The Village specified the pump manufacturer within the plan specifications. The contractor will need to obtain the electrical connection work from the manufacturer. The contractor is responsible for the electrical service and any drawings and permitting associated with it. The Village will pay the permit fees.

Question 2: For the contractor license requirement, is it only a certified general contractor in the State of Florida?
Response 2: Correct, bidder shall be a certified general contractor in the State of Florida.

Question 3: If the bidder has a qualifying contractor for the contractor license requirement, does the qualifying contractor submit the bid OR is the bidder able to bid and submit the qualifying contractor license, and the qualifying contractor can do the construction and the bidder can do the irrigation and landscape?
Response 3: The prime bidder submitting the bid will be the contractor required to have the contractor license requirement and meet all other qualifications.

Question 4: What is the Engineer's estimate for this project?
Response 4: The Engineer's estimate is $338,300.00.

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of the ITB. All requirements of the proposal documents remain unchanged except as cited herein.

Signature of Proposer Acknowledging Receipt of
Addendum No. (1) One to be attached in front of ITB

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

Manager
Jim Barnes

ITB No. 014-26/ER
Title: Big Blue Trace Landscaping Phase 3
Bid Opening: *June 4, 2026 at 11:00 am. Local Time*
Addendum Date: May 27, 2026

ADDENDUM NO. TWO

PURPOSE: The purpose of this Addendum/NOTICE is to make changes, additions, deletions, revisions, and clarifications to the Invitation to bid (ITB) documents for **Big Blue Trace Landscaping Phase 3**. Bidders shall review the Addendum requirements in detail.

QUESTIONS

Question 1: Will the Village consider proposals from contractors with the following qualifications?

- Certified Building Contractor
- Certified Irrigation Contractor
- 3+ Years In Business
- MOT Advanced Certification
- Certified Arborist License
- 5+ Project References
- All Necessary Subcontractor Licensing

This would be in lieu of the General Contractor's License and 5 years of experience.

Response 1: Bidders shall have the General Contractor's License in FL and have the minimum 5 years of experience. Please refer to Article 3 – Qualifications of Bidders on page 5 of the Bid Documents.

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of the ITB. All requirements of the proposal documents remain unchanged except as cited herein.

Signature of Proposer Acknowledging Receipt of Addendum No. (2) Two to be attached in front of ITB

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

Manager
Jim Barnes

ITB No. 014-26/ER
Title: Big Blue Trace Landscaping Phase 3
Bid Opening: *June 9, 2026 at 11:00 am. Local Time*
Addendum Date: June 2, 2026

ADDENDUM NO. THREE

PURPOSE: The purpose of this Addendum/NOTICE is to make changes, additions, deletions, revisions, and clarifications to the Invitation to bid (ITB) documents for **Big Blue Trace Landscaping Phase 3**. Bidders shall review the Addendum requirements in detail.

BID OPENING DATE CHANGE

- The Bid Opening Date has changed from June 4, 2026 11:00 am. Local Time to **June 9, 2026 at 11:00 am. Local Time.**
- All Bids must be received, no later than **June 9, 2026 at 11:00 am. Local Time**, at which time all Bids will be publicly opened and read via goto.com/meeting/join **(Meeting ID: 418-091-789)**

QUESTIONS

Question 1: There are a few discrepancies on the Schedule of Values (SOV) vs. the plans. The plans call for Plumbago "Imperial Blue", but it's not shown on the SOV Bid Price Form. Also, the SOV has a quantity of zero (0) for the Root Barrier, but there is Root Barrier shown on the plans. Please advise which of these is correct.

Response 1: The bid plans are correct. Please see the revised SOV in excel format which includes the Blue Plumbago and the estimated quantity of root barrier required for this project.

Question 2: Utility Adjustment is noted on the SOV, but it's not pointed out on the plans. Is this an allowance the bidders plug in, in the event bidders need to make an adjustment?
Response 2: An allowance has been provided for this item, please see the revised SOV in excel format.

Note: Engineer's estimate for this project is revised to $343,645.00.

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of the ITB. All requirements of the proposal documents remain unchanged except as cited herein.

_____

Signature of Proposer Acknowledging Receipt of Addendum No. (3) Three to be attached in front of ITB

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

Manager
Jim Barnes

ITB No. 014-26/ER
Title: Big Blue Trace Landscaping Phase 3
Bid Opening: *June 9, 2026 at 11:00 am. Local Time*
Addendum Date: June 4, 2026

ADDENDUM NO. FOUR

PURPOSE: The purpose of this Addendum/NOTICE is to make changes, additions, deletions, revisions, and clarifications to the Invitation to bid (ITB) documents for **Big Blue Trace Landscaping Phase 3**. Bidders shall review the Addendum requirements in detail.

QUESTION

Question 1: After reviewing the drawings, I don't see where the new pump station is located or the electrical service required to run the new pump station. Is it an existing one or is a new one required?

Response 1: The new pump station is proposed to be located in the location of the existing pump station. The associated electrical service will be required in this location as well.

Note: The deadline for questions has passed and bids are due next week – *June 9, 2026 at 11:00 am. Local Time.*

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of the ITB. All requirements of the proposal documents remain unchanged except as cited herein.

Signature of Proposer Acknowledging Receipt of Addendum No. (4) Four to be attached in front of ITB

BID BOND/SECURITY

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

KNOW ALL MEN BY THESE PRESENTS, that we

E&F Florida Enterprises, Inc. dba Creative Contracting Group

as Principal, hereinafter called the Principal, and

United States Fire Insurance Company

a corporation duly organized under the laws of the State of Delaware as Surety, hereinafter called the Surety, are held and firmly bound unto Wellington, Purchasing Dept., 12300 Forest Hill Boulevard, Wellington, FL 33414

as Obligee, hereinafter called the Obligee, in the sum of Ten Percent (10%) of amount bid for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has submitted a bid for **ITB 014-26/ER Big Blue Trace Landscaping Phase 3.**

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed June 4th, 2026

Witnesses:

Frank Addis

E&F Florida Enterprises, Inc. dba Creative Contracting Group
Seal

By: Lisa Addis, V.P.

United States Fire Insurance Company
Seal

Julie Caporale, Witness

By: Brett Rosenhaus

Brett Rosenhaus, Attorney-In-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

02725

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brett Rosenhaus, Dale Belis, Christian Collins

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 4th day of April, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 4th day of April, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 4th day of June 20 26

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CONTACT INFORMATION: Bond Verifications: surety@cfins.com / Claims: SuretyClaimsSupport@cfins.com

BID FORM

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

PROJECT: **ITB 014-26/ER Big Blue Trace Landscaping Phase 3** Date: 6-4-26

BIDDER: CREATIVE Contracting Group

THIS BID IS SUBMITTED TO:

Wellington
Clerk's Office
12300 Forest Hill Boulevard
Wellington, FL 33414

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 180 days after the posting of the recommended award. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of OWNER'S Notice of Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

   (a) BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

   Add #04 - 6-4-26

Date 5-15-26	Addenda Number 01
Date 5-27-26	Addenda Number 02
Date 6-2-26	Addenda Number 03

   (b) BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, Site, locality, and all local conditions, Laws, and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

   (c) BIDDER has studied carefully all reports and drawings of subsurface conditions and drawings of physical conditions which, if any, are attached to the Contract Documents, and accepts the determination as set forth in the Bidding Documents of the extent of the technical data contained in such reports and drawings upon which BIDDER is entitled to rely.

   (d) BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests and studies (in addition to or to supplement those referred to in (c) above) which pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance or furnishing of the Work as BIDDER considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by BIDDER for such purposes.

   (e) BIDDER has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said Underground Facilities are or will be required by BIDDER in order to perform and furnish the Work at the Contract price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

(f) BIDDER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.

(g) BIDDER has given OWNER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER.

(h) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

4. BIDDER agrees to perform all the Work described in Contract Documents, subject to adjustments as provided therein, for the Prices BIDDER provides on the Schedule of Values.

5. BIDDER declares it understands that the unit quantities shown on the Bid Form Unit Price Schedule are approximate only and not guaranteed and are subject to either increase or decrease; and that should the quantities of any of the items of Work be increased, the BIDDER agrees to do the additional Work at the unit prices set out herein, and should the quantities be decreased, BIDDER also understands that final payment shall be made on actual quantities completed at the unit prices, and shall make no claims for anticipated profits for any decrease in the quantities.

6. The BIDDER further declares its understands the OWNER may elect to construct only a portion of the Work covered by these Documents and BIDDER agrees to perform that portion of the Work for which BIDDER is awarded a Contract at the unit prices quoted herein.

7. BIDDER agrees that the Work:

ITB 014-26/ER Big Blue Trace Landscaping Phase 3 shall be Substantially Complete within 120 days of Notice to Proceed and Finally Complete within 150 days of Notice to Proceed. Work hours 7:00 AM EST to 6:00 PM EST, Monday – Friday, and Saturdays with prior approval from the Village, excluding holidays.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

8. The following documents are attached to and made a condition of this Bid:

(a) Required Bid security in the form of Bid Bond.
(b) Schedule of Values.
(c) List other documents as pertinent.

9. Communications concerning this Bid shall be telephoned or addressed to:

Name: Creative Contracting Group
Address: 3141 Fortune Way S-16
Wellington FL 33414
Phone No.: 561-333-1445 Fax: 561-333-7894 Email: creativecontractor@comcast.net

10. BIDDER'S Florida Contractor's License No. CGC 1513410

11. BIDDER covenants that it is qualified to do business in the State of Florida and has attached evidence of BIDDER'S qualification to do business in the State of Florida, or if not attached, BIDDER covenants to obtain such evidence within five days of request by OWNER to provide evidence. see next pages

If BIDDER is

An Individual

Name N/A (SEAL)

State of Florida
Department of State

I certify from the records of this office that E&F FLORIDA ENTERPRISES INC. is a corporation organized under the laws of the State of Florida, filed on October 9, 2003.

The document number of this corporation is P03000112054.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on April 3, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of October, 2023

Secretary of State

Tracking Number: 6891882504CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation
E&F FLORIDA ENTERPRISES INC.

Filing Information

Document Number	P03000112054
FEI/EIN Number	20-0261053
Date Filed	10/09/2003
State	FL
Status	ACTIVE

Principal Address

3141 FORTUNE WAY
SUITE 16
wellington, FL 33414

Changed: 05/28/2020

Mailing Address

17682 SEALAKES DRIVE
BOCA RATON, FL 33498

Registered Agent Name & Address

BUDNER, MORDECAI
17682 SEALAKES DRIVE
BOCA RATON, FL 33498

Officer/Director Detail

Name & Address

Title VP

ADDIS, LISA
17682 SEALAKES DRIVE
BOCA RATON, FL 33498

Title Secretary

ADDIS, FRANK
11376 REGATTA LANE
WELLINGTON, FL 33449

Annual Reports

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ADDIS, LISA M.

CREATIVE CONTRACTING GROUP
3141 FORTUNE WAY
SUITE 16
WELLINGTON FL 33414

LICENSE NUMBER: CGC1513410

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/17/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Village of Wellington

12300 Forest Hill Blvd., Wellington, FL 33414
(561) 791-4000 | BTR@wellingtonfl.gov

2026
LOCAL BUSINESS TAX RECEIPT

Business Name:	E & F Florida Enterprises Inc DBA: Creative Contracting Group	**Business Type(s):**	23 Construction (General)
Business Location:	3141 Fortune Way 16 Wellington, FL 33414	**Mailing Address:**	4210 Sea Mist Way Wellington, FL 33449
Owner:	Creative Contracting Group		
License Number:	BTR-002630-2019	**License Type:**	Business Tax Receipt
Issued Date:	10/1/2025	**Classification:**	Construction
Expiration Date:	9/30/2026		

Sub Classification: General Contractors

This receipt expires September 30th of each year. It is your responsibility to renew your receipt annually.

TO BE POSTED IN A CONSPICUOUS PLACE

Signature: _____

Doing business as _____

Business Address: _____

_____

Phone Number: _____ Fax Number _____

N/A

A Partnership

Firm's Name _____ (SEAL)

General Partner Signature: _____

Business Address: _____

_____

Phone Number: _____ Fax Number _____

N/A

A Corporation

Corporation's Name Etf Florida Enterprises INC. (SEAL)

State of Incorporation Florida

Authorized Person: Lisa Addis

Title: V.P.

Signature: _____

Attest: Frank ADDIS (Secretary)

Signature: _____

Business Address: 3141 Fortune Way S16

Wellington FL 33414

Phone Number: 561-333-1445 Fax Number 561-333-7894

Big Blue Trace Landscaping and Irrigation Improvements - Revised 6/2/26

Vendor Name:

Item No.		UNIT TYPE	QTY	COST / UNIT	Cost
	A. Demo				
A-1	CLEARING/GRUBBING/DEMOLITION AND HAUL	LS	1	$20,000.00	$20,000.00
				Subtotal Group A:	**$20,000.00**
	B. Erosion Control				
B-1	Filter Fabric (inlets)	EA	10	$200.00	$2,000.00
B-2	Silt Fence	LF	1000	$4.00	$4,000.00
				Subtotal Group B:	**$6,000.00**
	C. Roadway Improvements				
C-1	Utility Adjustment	AL	1	$5,000.00	$5,000.00
C-2	6" White Pavement Marking (Thermoplastic)	LF	955	$7.00	$6,685.00
C-3	Type-F Curb w/4" Base Pad	LF	990	$70.00	$69,300.00
C-4	4' Wood Fence	LF	980	$35.00	$34,300.00
				Subtotal Group C:	**$115,285.00**
	D. Landscaping				
D-1	Gumbo Limbo 3" Cal., 14' HT x 6' SPR	EA	5	$700.00	$3,500.00
D-2	Dahoon Holly 2.5" Cal., 12' HT X 5' SPR	EA	5	$700.00	$3,500.00
D-3	Southern Florida Slash Pine 2.5" Cal., 14' -20' HT OA	EA	8	$1,000.00	$8,000.00
D-4	Southern Live Oak 3" Cal., 14'-20' HT OA	EA	6	$1,100.00	$6,600.00
D-5	Bald Cypress 3" Cal., 14' HT x 6' SPR	EA	11	$900.00	$9,900.00
D-6	Petra Croton 18" x 18" @ 24" O.C.	EA	73	$0.00	$0.00
D-7	Red Tip Cocoplum 24" x 24" @ 36" OC	EA	59	$39.00	$2,301.00
D-8	Pink Muhly Grass 18"x18" @ 36" O.C.	EA	325	$20.00	$6,500.00
D-9	Florida Coontie 18" x 18" @ 24" O.C.	EA	102	$42.00	$4,284.00
D-10	Blue Plumbago 24" x 24"	EA	92	$50.00	$4,600.00
D-11	Blue Pacific Shore Juniper 15"x15" @ 24" O.C.	EA	111	$45.00	$4,995.00
D-12	Root Barrier	LF	1015	$20.00	$20,300.00
				Subtotal Group D:	**$74,480.00**
	E. Irrigation				
E-1	15 HP Pump	EA	1	$90,000.00	$90,000.00
E-5	Electrical Connection	EA	1	$15,000.00	$15,000.00
E-6	2-Wire	LF	2846	$5.00	$14,230.00
E-7	Mainline (Schedule 40)	LF	2846	$5.00	$14,230.00
E-8	Laterals (Class 200)	LF	3679	$5.00	$18,395.00
E-9	Bubblers	EA	35	$50.00	$1,750.00
E-10	Shrub Spray Heads (12" pop-up)	EA	69	$40.00	$2,760.00
E-11	Sleeves (HDPE PE3408 DR 11)	LF	114	$20.00	$2,280.00
E-12	Sleeves (HDPE PE3408 DR 11) Direction Boring	LF	160	$50.00	$0.00
E-13	Valves	EA	5	$20.00	$100.00
				Subtotal Group E:	**$158,745.00**
	F. Site Furnishings				
F-1	Bench	EA	3	$2,400.00	$7,200.00
F-2	Concrete pad for Bench & Waste Receptacle	EA	3	$750.00	$2,250.00
F-3	Waste Receptacle	EA	3	$2,900.00	$8,700.00
F-4	Dog Wate Receptacle	EA	3	$700.00	$2,100.00
				Subtotal Group F:	**$20,250.00**
	G. General Conditions				
G-1	As-Built Plans and Maintenance Manual	LS	1	$2,500.00	$2,500.00
G-2	Traffic Control Plans and Implementation	LS	1	$15,000.00	$15,000.00
G-3	Material Testing	AL	1	$10,000.00	$10,000.00
G-4	Mobilization / Demobilization	LS	1	$50,000.00	$50,000.00
G-5	Construction Bonds	LS	1	$27,000.00	$27,000.00
G-7	Owner Controlled Contingency	LS	20%	$394,760.00	$78,952.00
				Subtotal Group G:	**$183,452.00**
				Grand Total	**$578,212.00**

SCHEDULE OF SUBCONTRACTORS

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

Discipline	Subcontractor	Address City, ST, Zip	License Number
IRRIGATION	AMS-Irrigation services	120 Sunflower Circle Royal Palm Beach FL 33411	V-22276
Pavement marking	Line Technology	14974 75th LN N Loxahatchee FL 33470	75-3160609
ELECTRIC	CASE Services	8185 Via Ancho Rd. Boca Raton FL 33433	EC-13007360

SCHEDULE OF EQUIPMENT AND MATERIALS

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

Item	Manufacturer	Description
concrete	cemex	cement/concrete.
4' wood fence	ABC supply	wood fence.
Landscaping	various	Best available.
Irrigation materials	site one.	Irrigation
Site furnishings	DVMOR + TERRA sound	site furnishings.
MOT	Bobs Barricades	MOT.

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Village of Wellington
[print name of the public entity]
by Lisa Addis
[print individual's name and title]
for Creative Contracting Group
[print name of entity submitting sworn statement]
whose business address is 3141 Fortune Way S-16
Wellington FL 33414
and (if applicable) its Federal Employer Identification Number (FEIN) is 200261057
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services or any contract for the construction or repair of a public building or public work, to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. [Please indicate which statement applies.]

   ✓ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

   _____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Usa Addis
[signature]

6-3-26
[date]

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of June, 2026 by Usa Addis as V.P. (INSERT TITLE), of Creative Contracting Group [INSERT NAME OF ENTITY – ie: corporation, limited liability company, etc.), (insert status ie: a corporation existing under the laws of the State of FL.), ☑ who is personally known to me or ☐ who has produced as identification Driver's License # N/A or (other identification) (describe) N/A.

JOSEPH PATALANO
Notary Public - State of Florida
Commission # HH 794760
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

[Notary's Signature and Seal]

Print Notary Name and Commission No.

DRUG FREE WORKPLACE

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

Preference may be given to businesses with drug-free workplace programs. Whenever two or more Bids which are equal with respect to price, quality, and service are received by the Owner for the procurement of commodities or contractual services, a Bid received from a business that certifies that it has implemented a drug-free workplace program may be given preference in the award process. Established procedures for processing tie Bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business must attest to the following:

1. We publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. We inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. We give each employee engaged in providing the commodities or contractual services that are under Bid a copy of the statement specified in subsection (1).

4. We, in the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. We impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. We make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Contractor's Signature

TRENCH SAFETY AFFIDAVIT

(FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE)

Creative Contracting Group (NAME OF FIRM) hereby provides written assurance that compliance with applicable Trench Safety Standards identified in the Occupational Safety and Health Administration's Excavation Safety Standards, (OSHA) 29 C.F.R.S. 1926.650 Subpart P will be adhered to during trench excavation in accordance with Florida Statutes 553.60 through 533.64 inclusive (1990), "Trench Safety Act".

The undersigned acknowledges that included in the various items of the proposal and in the Total Proposal Price are costs for complying with the Florida "Trench Safety Act" as summarized below: (Attach additional sheets as necessary).

Schedule Item	Trench Safety Measure (Slope, Trench Shield, etc.)	Cost
	N/A	
	Less than 5 ft.	
	Total	

Lisa Addis — (Signature)

6-3-26 — (Date)

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of June, 2026 by Lisa Addis as V.P. (INSERT TITLE), of Creative Contracting Group [INSERT NAME OF ENTITY – ie: corporation, limited liability company, etc.), (insert status ie: a corporation existing under the laws of the State of FL.), ☑ who is personally known to me or ☐ who has produced as identification Driver's License # N/A or (other identification) (describe) N/A.

Notary Public Signature and Seal

Joseph Patalano
Print Notary Name and Commission No.

JOSEPH PATALANO
Notary Public - State of Florida
Commission # HH 794760
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

JOSEPH PATALANO
Notary Public - State of Florida
Commission # HH 794760
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

QUESTIONNAIRE

The following Questionnaire shall be completed and submitted in Envelope with the Bid. By submission of this Bid, Bidder guarantees the truth and accuracy of all statements and answers herein contained.

1. How many years has your organization been in business? 22.5

2. Have you ever failed to complete work awarded to you? If so, where and why?

NO

3. Has the bidder or his or her representative inspected the proposed project and does the Bidder have a complete plan for its performance?

yes

4. Will you subcontract any part of this work? If so, give details including a list of each subcontractor(s) that will perform work in excess of the percent (10%) of the contract amount and the work that will be performed by each subcontractor(s).

Subcontractor	Work to be Performed
AMJ Irrigation services	Irrigation.

5. What equipment do you own that is available for the work? 2 landscape trucks for demo, 2 excavators, bobcats, generators, chipping hammers, wet saws, concrete machinery.

6. What equipment will you purchase for the proposed work? NONE.

7. What equipment will you rent for the proposed work? NOT.

8. State the name of your proposed project manager and give details of his or her qualifications and experience in managing similar jobs.

Frank Addis, 22+ years as a product manager with hundreds of similar project completed.

9. State the true, exact, correct and complete name of the partnership, corporation, or trade name under which you do business and the address of the place of business. (If a corporation, state the name of the president and secretary. If a partnership, state the names of all partners. If a trade name, state the names of the individuals who do businesses under the trade name.

E+F Florida Enterprises, corporation
Lisa Addis, V.P., no current president.
Frank Addis, secretary

10. The correct name of the Bidder is E+F Florida Enterprises inc

11. The partnership is a ☐ Sole Proprietorship, ☐ Partnership, or ☑ Corporation or ☐ Other Type of Entity _____ (Fill In).

12. The address of principal place of business is 3141 Fortune Way S-16
Wellington FL 33414

13. The names of the Corporate Officers, or Partners, or Individuals doing business under a trade name, are as follows:

Lisa Addis, V.P.
Frank Addis, secretary.

14. List all organizations which were predecessors to Bidder or in which the principals or officers of the Bidder were principals or officers.

Lisa Addis, Creative Real Estate Services.

15. List and describe all bankruptcy petitions (Voluntary or Involuntary) which have been filed by or against the Bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description the disposition of each such petition.

None

16. List and describe all successful Performance or Payment Bond claims made to your surety(ies) during the last five (5) years. The list and descriptions should include claims against the bond of the Bidder and its predecessor organization(s).

None

17. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names; case, arbitration, or hearing identification numbers; the name of the project over which the dispute arose; and a description of the subject matter of the dispute.

NONE

18. List and describe all criminal proceedings or hearings concerning business related offenses in which the Bidder, its principals or officers or predecessor organization (s) were defendants.

NONE

19. Has the Bidder, its principals, officers, or predecessor organization(s) been debarred or suspended from bidding by any government during the last five (5) years? If yes, provide details.

NONE

20. List and disclose any and all business relations with any members of Wellington Council.

NONE

REQUEST FOR PROOF OF WORKERS COMPENSATION INSURANCE OR EXEMPTION

Dear Provider of Services or Goods: See attached Insurance Certs

In order to provide services or goods to Wellington, we require that you provide us either proof of workers compensation coverage or proof of exemption.

Employers conducting work in the State of Florida are required to provide workers' compensation insurance for their employees. Specific employer coverage requirements are based on the type of industry, number of employees and entity organization. To determine coverage requirements for a specific employer, the following information is provided by the Bureau of Compliance.

Construction Industry - One (1) or more employees, including the owner of the business who are corporate officers or Limited Liability Company (LLC) members. For a list of the trades considered to be in the construction industry see 69L-6.021 Florida Administrative Code.

Non-Construction Industry - Four (4) or more employees, including business owners who are corporate officers or Limited Liability Company (LLC) members.

Please note: Non-construction industry Sole Proprietors or partners in a Partnership are not employees unless they want to be included on the business' Workers' Compensation Insurance policy and file a form DWC 251 with the Division of Workers' Compensation.

Agricultural Industry - Six (6) regular employees and/or twelve (12) seasonal workers who work more than 30 days during a season but no more than a total of 45 days in a calendar year.

Out of State Employers must notify their insurance carrier that they are working in Florida. If there is no insurance, the out of state employer is required to obtain a Florida Workers' Compensation Insurance policy with a Florida approved insurance carrier which meets the requirements of Florida law and the Florida Insurance Code. This means that "Florida" must be specifically listed in Section 3A of the policy (on the Information Page).

An Extraterritorial Reciprocity clause in the home state's statute allows some out of state Employers to work in Florida temporarily using their home state's Workers' Compensation insurance policy.

Contractors are required to make certain that all sub-contractors have the required Workers' Compensation Insurance **before** they begin work on a project. To see the documentation that is required from a sub-contractor, see 69L-6.032 Florida Administrative Code.

If the sub-contractor does not have Workers' Compensation Insurance for its employees, those workers become the employees of the contractor. If an injury occurs, the contractor is responsible for paying the benefits for the work related injury, illness or fatality.

If you meet the above criteria to be exempt, you MUST provide us with one of the following:

- If your business is a sole proprietorship or unincorporated business: provide us a Verification of Automatic Exempt Certificate. This verification is a letter that is issued by the State of Florida Department of Financial Services. To receive a letter from the State, complete the following directions: 1) Call the National Council of Compensation Insurance 1-800-622-4123, Option 5, and ask them for the class code for your type of business. 2) Once you have received this code, call the Department of Financial Services at 1-850-413-1601 and provide them your business name, class code, mailing address, and contact phone number. They will send you the Verification of Automatic Exempt Certificate. 3) Provide us a copy of the Verification of Automatic Exempt Certificate.
- If your business is a corporation (including a professional association or limited liability company), and you are not required to have workers compensation insurance as per the requirements as outlined above, you must provide the Village with a copy of your Florida Division of Workers' Compensation Certificate of Election to be Exempt.

If you are an employer that meets the requirements of workers compensation and needs to obtain coverage, contact your current business insurance agent, or you may use the following resources to locate an agent: www.faia.com., www.piafl.org/wc-info.pdf , or call (850) 893-8245.

Please be reminded that the furnishing of this information to Wellington is a non-negotiable requirement to perform services for us. Failure to provide this timely may result in either termination of your services or delay of payment for services. Your workers compensation Certificate of Coverage, of Workers' Compensation Certificate of Election to be Exempt, or Verification of Automatic Exempt Certificate must be delivered or mailed to the Purchasing Department located at 12300 Forest Hill Boulevard, Wellington, Florida, 33414.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ginger Sissom
Insured Choice of North America 706 W. Boynton Beach Blvd. #110 Boynton Beach FL 33426	PHONE (A/C, No, Ext): (561) 736-6022 FAX (A/C, No): (561) 736-6052 E-MAIL ADDRESS: ginger@insuredchoice.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : JAMES RIVER INS CO	12203
INSURER B : JAMES RIVER INS CO	12203
INSURER C : HOMELAND INSURANCE COMPANY OF NEW YO	34452
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
E & F Florida Enterprises Inc dba Creative Contracting Group
CGC 1513410
3141 Fortune Way, Suite 16
Wellington FL 33414

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		00115201-5	04/05/2026	04/05/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,00 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	[ ] UMBRELLA LIAB [ ] OCCUR [X] EXCESS LIAB [X] CLAIMS-MADE [ ] DED [ ] RETENTION $			00153583-2	04/05/2026	04/05/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
C	Pollution Liability			793014274 0000	06/26/2025	06/26/2026	General Aggregate Each Pollution Conditi Liability Aggregate	1,000,000 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ginger Siss

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E&FFL-1 OP ID: NT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER 561-392-3300 Workers Compensation Group P O Box 410 Boca Raton, FL 33429-0410 Cspeo Consulting LLC	CONTACT NAME: Cspeo Consulting LLC PHONE (A/C, No, Ext): 561-392-3300 FAX (A/C, No): 561-361-1132 E-MAIL ADDRESS: certs@workerscompgroup.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : FCBI Fund — 15764
INSURED E&F Florida Enterprises, Inc DBA Creative Contracting Group 3141 Fortune Way # 16 Wellington, FL 33414	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			10606797703	04/16/2026	04/16/2027	☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

PROOFOF

Proof of Insurance Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ana Grajales
Floridian Coastline Group 2450 E Commercial Blvd Suite 203 Ft Lauderdale FL 33308	PHONE (A/C, No, Ext): (954)302-4531 FAX (A/C, No): (954)692-3941 E-MAIL ADDRESS: ana@floridiancoastline.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
E&F FLORIDA ENTERPRISES, INC DBA CREATIVE CONTRACTORS GROUP 3141 FORTUNE WAY STE 16 WELLINGTON FL 33414	INSURER A: Travelers	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL16122103216 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	$
	☐ OTHER:						PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☒ ANY AUTO			BA-6N351568	10/03/2025	10/03/2026	BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
							UM	$ 500,000
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

ESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Juan Carlos Cruz/ANA

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CONFLICT OF INTEREST STATEMENT

This Proposal/Agreement (whichever is applicable) is subject to the conflict of interest provisions of the policies and Code of Ordinances of WELLINGTON, the Palm Beach County Code of Ethics, and the Florida Statutes. During the term of this Agreement and any renewals or extensions thereof, the VENDOR shall disclose to WELLINGTON any possible conflicts of interests. The VENDOR's duty to disclose is of a continuing nature and any conflict of interest shall be immediately brought to the attention of WELLINGTON. The terms below shall be defined in accordance with the policies and Code of Ordinances of WELLINGTON, the Palm Beach County Code of Ethics, and Ch. 112, Part III, Florida Statutes.

CHECK ALL THAT APPLY.

NO CONFLICT:

[✓] To the best of our knowledge, the work contemplated by this agreement would not create a conflict of interest due to the undersigned's representation of other clients on projects pending before the Village of Wellington.

[✓] To the best of our knowledge, the undersigned business has no employment or other contractual relationship with any WELLINGTON employee, elected official or appointed official.

[✓] To the best of our knowledge, the undersigned business has no officer, director, partner or proprietor that is a WELLINGTON purchasing agent, other employee, elected official or appointed official. The term "purchasing agent", "elected official" or "appointed official", as used in this paragraph, shall include the respective individual's spouse or child, as defined in Ch. 112, Part III, Florida Statutes.

[✓] To the best of our knowledge, no WELLINGTON employee, elected official or appointed official has a material or ownership interest (5% ownership) in our business. The term "employee", "elected official" and "appointed official", as used in this paragraph, shall include such respective individual's relatives and household members as described and defined in the Palm Beach County Code of Ethics.

POTENTIAL CONFLICT: NONE.

[ ] The undersigned business, by attachment to this form, submits a list of current clients and projects for which it is currently seeking Village approval and which may cause a potential conflict of interest due to any of the above listed reasons or otherwise.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT IT IS INELIGIBLE TO PERFORM WORK ON BEHALF OF THE VILLAGE OF WELLINGTON FOR ANY OF THE CLIENTS OR PROJECTS LISTED IN THE ATTACHEMENT TO THIS FORM. FAILURE TO DISCLOSE A POSSIBLE CONFLICT OF INTEREST MAY RESULT IN DISQUALIFICATION OF YOUR BID/PROPOSAL OR IN THE IMMEDIATE CANCELLATION OF YOUR AGREEMENT, WHICHEVER IS APPLICABLE.

Creative Contracting Group
COMPANY NAME

AUTHORIZED SIGNATURE

Lisa Addis
NAME (PRINT NAME/TITLE)

V.P.
TITLE

NON-COLLUSION AFFIDAVIT

State of Florida

County of Palm Beach

Being duly sworn deposes and says:

That he/she is an officer of the parties making the forgoing bid submittal, that the bid is made without prior understanding, agreement, or connection with any individual, firm, partnership, corporation or other entity submitting a bid for the same materials, services, supplies or equipment, either directly or indirectly, and is in all respects fair and without collusion or fraud. No premiums, rebates, or gratuities are permitted with, prior to, or after any delivery of material or provision of services. Any violation of this provision may result in disqualification, contract cancellation, return of materials or discontinuation of services, and the possible removal of Bidder from the vendor Bid lists.

Creative Contracting Group
Name of Bidder

Lisa Addis
Print name of designated signatory

Signature

V.P.
Title

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of June, 2026 by Lisa Addis as V.P. (INSERT TITLE), of Creative Contracting Group [INSERT NAME OF ENTITY – ie: corporation, limited liability company, etc.), (insert status ie: a corporation existing under the laws of the State of FL.), ☑ who is personally known to me or ☐ who has produced as identification Driver's License # N/A or (other identification) (describe) N/A.

Signature

Notary Public in and for the State of Florida

(Affix Seal Here)

JOSEPH PATALANO
Notary Public - State of Florida
Commission # HH 794760
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

Joseph Patalano
(Name Printed)

Residing at 14194 Mococabo dr Delray Bch FL 33484

My commission expires 5/15/30

REFERENCES AND PRIOR EXPERIENCE (PRIME CONTRACTOR)

Bidder Company Name: CREATIVE Contracting Group.

Bidder shall provide detailed summary of prior experience evidencing successful completion of similar project as described in the bid documents (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: Remembrance Park.

Owner/Reference Name: Village of Tequesta

Owner/Reference Contact: Doug Chambers (Name) Director of Public Works. (Title)

561-768-0483 (Phone) dchambers@tequesta.org. (Email)

Project Location: 483 Seabrook Rd. Tequesta FL.

Project Description: Constructed a 1.75 acre park from scratch,

Was the Bidder Prime Contractor or Subcontractor? Prime.

List project scope similarities: Demo, clearing, grubbing, erosion control, complete irrigation system, concrete sidewalks, trees + landscaping, drainage, site furnishings etc.

Project Cost:

Initial Contract Value	$ 1,176,900.00
Change Orders	$ 20,711.00
Final Contract Price	$ 1,197,611.00

Explain Reason(s) for Change Orders: Numerous C.O.'s requested by Village's Engineer for unseen work + deleted work.

Project Timeline:

Start Date	7/2025
Contract Time Extension	33 days.
Completion Date	12/2025

Explain Reason(s) for Time Extension: Requested C.O.'s, delays from FPL to do work needed causing delay.

NOTE: Include additional pages with the same format to list other projects as proof of prior experience. List a minimum of **five (5)** similar projects. FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

REFERENCES AND PRIOR EXPERIENCE (PRIME CONTRACTOR)

Bidder Company Name: CREATIVE Contracting Group.

Bidder shall provide detailed summary of prior experience evidencing successful completion of similar project as described in the bid documents (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: Anchorage Park.

Owner/Reference Name: Village of North Palm Beach

Owner/Reference Contact: Jamie Mount (Name) asst. director of Public Works (Title)

561-296-1077 (Phone) Jmount@village-npb.org (Email)

Project Location: 603 Anchorage Dr N.P.B. FL.

Project Description: complete renovation of three large lots & surrounding areas & dog park.

Was the Bidder Prime Contractor or Subcontractor? Prime

List project scope similarities: demo, clearing, grubbing, erosion control, concrete sidewalks, fencing, landscaping, irrigation & drainage, testing, asphalt etc.

Project Cost:

Initial Contract Value	$ 415,909.00
Change Orders	$ 21,950.00
Final Contract Price	$ 437,859.00

Explain Reason(s) for Change Orders: added work requested by Village Engineer.

Project Timeline:

Start Date	11/24
Contract Time Extension	30 days
Completion Date	5/25

Explain Reason(s) for Time Extension: reqvested added work.

NOTE: Include additional pages with the same format to list other projects as proof of prior experience. List a minimum of **five (5)** similar projects. FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

REFERENCES AND PRIOR EXPERIENCE (PRIME CONTRACTOR)

Bidder Company Name: CREATIVE Contracting Group.

Bidder shall provide detailed summary of prior experience evidencing successful completion of similar project as described in the bid documents (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: Greenbrier drive Gateway Project.

Owner/Reference Name: Village of Palm Springs.

Owner/Reference Contact: Felipe Lofaso (Name) Director of Public Works (Title)

561-352-5631 (Phone) Flofaso@vpsfl.org. (Email)

Project Location: Congress ave + Greenbrier dr.

Project Description: renovated two large lots and roadway + island.

Was the Bidder Prime Contractor or Subcontractor? Prime.

List project scope similarities: clearing, grubbing, demo, Irrigation, trees + landscaping, Concrete sidewalks + curbing, MOT, fencing, erosion control, Pavement markings etc.

Project Cost:

Initial Contract Value	$ 1,059,900
Change Orders	$ -25,242.19
Final Contract Price	$ 1,034,657.81

Explain Reason(s) for Change Orders: added + removed work requested by Village.

Project Timeline:

Start Date	2/25
Contract Time Extension	45 days
Completion Date	3/26

Explain Reason(s) for Time Extension: added work requested by Village + changes delayed for wall material choice.

NOTE: Include additional pages with the same format to list other projects as proof of prior experience. List a minimum of **five (5)** similar projects. FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

REFERENCES AND PRIOR EXPERIENCE (PRIME CONTRACTOR)

Bidder Company Name: CREATIVE Contracting Group.

Bidder shall provide detailed summary of prior experience evidencing successful completion of similar project as described in the bid documents (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: Love ST. Parking Lot.

Owner/Reference Name: TOWN of JUPITER.

Owner/Reference Contact: Scott Isberner (Name) Project Engineer (Title)

561-741-7719 (Phone) scotti@jupiter.fl.us (Email)

Project Location: Love ST + A1A, JUPITER, FL.

Project Description: complete Renovation of large Parking Lot consisting of new sprinkler systems, entrance ways, curbing, drainage, 80+ palm trees, etc.

Was the Bidder Prime Contractor or Subcontractor? Prime.

List project scope similarities: new sprinkler system, curbing, clearing, demo, haul, extensive landscaping, erosion control, pavement markings etc.

Project Cost:

Initial Contract Value	$ 407,747.07
Change Orders	$ -14,670.90
Final Contract Price	$ 393,076.17

Explain Reason(s) for Change Orders: deleted and added work requested by the TOWN Engineer which resulted in a reduction in the total cost of the product.

Project Timeline:

Start Date	1/1/19
Contract Time Extension	20 days
Completion Date	6/20

Explain Reason(s) for Time Extension: For added work requested by TOWN and dflays from other contractors doing adjacent project.

NOTE: Include additional pages with the same format to list other projects as proof of prior experience. List a minimum of **five (5)** similar projects. FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

REFERENCES AND PRIOR EXPERIENCE (PRIME CONTRACTOR)

Bidder Company Name: CREATIVE Contracting Group.

Bidder shall provide detailed summary of prior experience evidencing successful completion of similar project as described in the bid documents (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: 7th ST Pocket Park.

Owner/Reference Name: Town of Lake Park.

Owner/Reference Contact: John Willie (Name) Project MGR. (Title)

561-881-3345 ext 647 (Phone) JWillie@lakeparkflorida.gov. (Email)

Project Location: 801 7th ST. Lake Park FL.

Project Description: Built park from scratch and surrounding areas.

Was the Bidder Prime Contractor or Subcontractor? Prime

List project scope similarities: clearing, grubbing, demo, concrete sidewalk, site furnishings, landscaping, irrigation, erosion control, fencing, etc.

Project Cost:

Initial Contract Value	$ 193,410
Change Orders	$ -18,500
Final Contract Price	$ 174,910.

Explain Reason(s) for Change Orders: Scope removed by Town

Project Timeline:

Start Date	9/23
Contract Time Extension	N/A
Completion Date	12/23

Explain Reason(s) for Time Extension: None. N/A.

NOTE: Include additional pages with the same format to list other projects as proof of prior experience. List a minimum of **five (5)** similar projects. FAILURE TO COMPLETE THIS FORM MAY RESULT IN THE BID BEING DECLARED NON-RESPONSIVE.

CERTIFICATION PURSUANT TO FLORIDA STATUTE § 215.4725 and §287.135

I, Lisa Addis (Print Name), on behalf of Creative Contracting Group (Company Name), certify that Creative Contracting Group (Company Name):

1. Is not engaged in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List; and
5. Has not engaged in business operations in Cuba or Syria.

Signature

V.P.
Title

6-3-26
Date

NO COERCION FOR LABOR OR SERVICES AFFIDAVIT
(Pursuant to Section 787.06, Florida Statutes)

I Lisa Addis (name of affiant) of Creative Contracting Group (name of business entity), attest that the following is true:

1. I have personal knowledge of the facts in this Affidavit and am of legal age and of no disability and have the authority to make the statements contained herein.

2. I am the officer or representative of the nongovernmental business entity named below and make this Affidavit to comply with section 787.06, Florida Statutes.

3. The business entity does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

4. I understand that I have a continuing obligation to notify the Village of Wellington if the status of the business entity changes.

Under penalty of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Affiant Name: Lisa Addis
Signature: [signature]
Title: V.P.
Business Entity Name: Creative Contracting Group
Date: 6-3-, 2026

FOREIGN COUNTRIES OF CONCERN AFFIDAVIT

I Lisa Addis (name of affiant) of Creative Contracting Group (name of business entity), attest that the following is true:

1. I have personal knowledge of the facts in this affidavit and am of legal age and of no disability and have the authority to make the statements contained herein.

2. I am the officer or agent of the business entity named below and make this Affidavit to comply with section 287.138, Florida Statutes.

3. I certify that the business entity named below does not provide access to an individual's personal identifying information to any entity that:

   a) is owned by the government of a foreign country of concern;

   b) has provided a foreign country of concern a controlling interest; or

   c) is organized under the laws of or has its principal place of business in a foreign country of concern.

4. I understand that I have a continuing obligation to notify the Village of Wellington if the status of the business entity changes.

Under penalty of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in in are true.

Affiant Name: Lisa Addis

Signature: [signature]

Title: V.P.

Business Entity Name: Creative Contracting Group

Date: 6-3, 2026

Big Blue Trace Landscaping Phase 3

ITB #014-26/ER Bid Tabulation

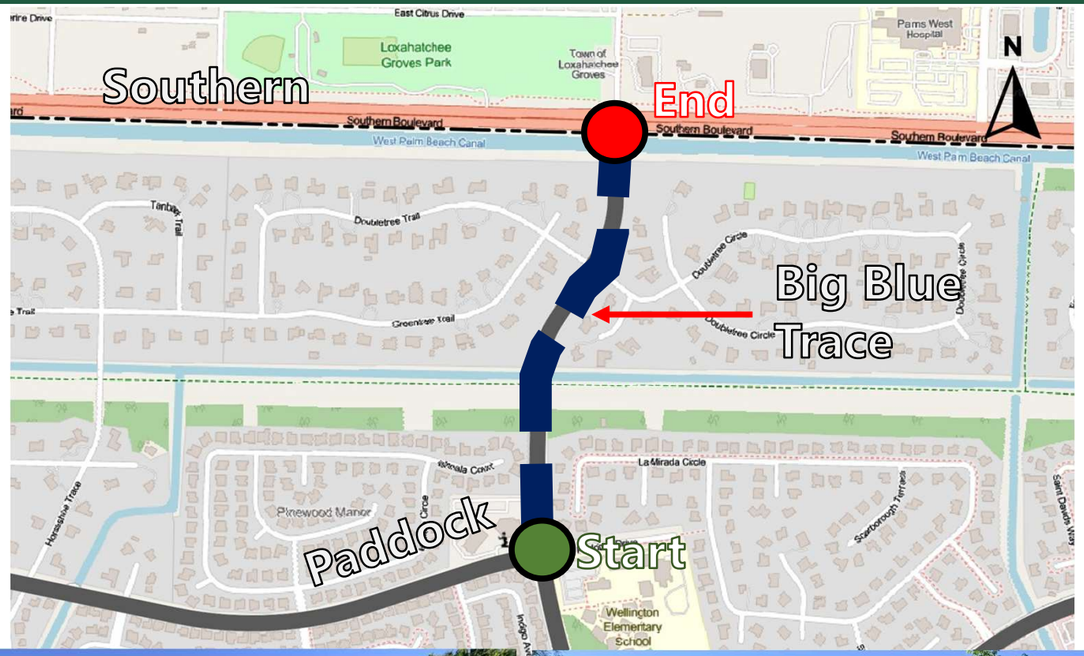
Date: June 11, 2026

Item No.		UOM	QTY	E&F Florida Enterprises Inc. DBA Creative Contracting Group COST / UNIT	Cost
	A. Demo				
A-1	CLEARING/GRUBBING/DEMOLITION AND HAUL	LS	1	$20,000.00	$20,000.00
				Subtotal Group A:	**$20,000.00**
	B. Erosion Control				
B-1	Filter Fabric (inlets)	EA	10	$200.00	$2,000.00
B-2	Silt Fence	LF	1000	$4.00	$4,000.00
				Subtotal Group B:	**$6,000.00**
	C. Roadway Improvements				
C-1	Utility Adjustment	AL	1	$5,000.00	$5,000.00
C-2	6" White Pavement Marking (Thermoplastic)	LF	955	$7.00	$6,685.00
C-3	Type-F Curb w/4" Base Pad	LF	990	$70.00	$69,300.00
C-4	4' Wood Fence	LF	980	$35.00	$34,300.00
				Subtotal Group C:	**$115,285.00**
	D. Landscaping				
D-1	Gumbo Limbo 3" Cal., 14' HT x 6' SPR	EA	5	$700.00	$3,500.00
D-2	Dahoon Holly 2.5" Cal., 12' HT X 5' SPR	EA	5	$700.00	$3,500.00
D-3	Southern Florida Slash Pine 2.5" Cal., 14' -20' HT OA	EA	8	$1,000.00	$8,000.00
D-4	Southern Live Oak 3" Cal., 14'-20' HT OA	EA	6	$1,100.00	$6,600.00
D-5	Bald Cypress 3" Cal., 14' HT x 6' SPR	EA	11	$900.00	$9,900.00
D-6	Petra Croton 18" x 18" @ 24" O.C.	EA	73	$55.00	$4,015.00 Initial LA
D-7	Red Tip Cocoplum 24" x 24" @ 36" OC	EA	59	$39.00	$2,301.00
D-8	Pink Muhly Grass 18"x18" @ 36" O.C.	EA	325	$20.00	$6,500.00
D-9	Florida Coontie 18" x 18" @ 24" O.C.	EA	102	$42.00	$4,284.00
D-10	Blue Plumbago 24" x 24"	EA	92	$50.00	$4,600.00
D-11	Blue Pacific Shore Juniper 15"x15" @ 24" O.C.	EA	111	$45.00	$4,995.00
D-12	Root Barrier	LF	1015	$20.00	$20,300.00
				Subtotal Group D:	**$78,495.00**
	E. Irrigation				
E-1	15 HP Pump	EA	1	$90,000.00	$90,000.00
E-5	Electrical Connection	EA	1	$15,000.00	$15,000.00
E-6	2-Wire	LF	2846	$5.00	$14,230.00
E-7	Mainline (Schedule 40)	LF	2846	$5.00	$14,230.00
E-8	Laterals (Class 200)	LF	3679	$5.00	$18,395.00
E-9	Bubblers	EA	35	$50.00	$1,750.00
E-10	Shrub Spray Heads (12" pop-up)	EA	69	$40.00	$2,760.00
E-11	Sleeves (HDPE PE3408 DR 11)	LF	114	$20.00	$2,280.00
E-12	Sleeves (HDPE PE3408 DR 11) Direction Boring	LF	160	$50.00	$8,000.00 Initial LA
E-13	Valves	EA	5	$20.00	$100.00
				Subtotal Group E:	**$166,745.00**
	F. Site Furnishings				
F-1	Bench	EA	3	$2,400.00	$7,200.00
F-2	Concrete pad for Bench & Waste Receptacle	EA	3	$750.00	$2,250.00
F-3	Waste Receptacle	EA	3	$2,900.00	$8,700.00
F-4	Dog Wate Receptacle	EA	3	$700.00	$2,100.00
				Subtotal Group F:	**$20,250.00**
	G. General Conditions				
G-1	As-Built Plans and Maintenance Manual	LS	1	$2,500.00	$2,500.00
G-2	Traffic Control Plans and Implementation	LS	1	$15,000.00	$15,000.00
G-3	Material Testing	AL	1	$10,000.00	$10,000.00
G-4	Mobilization / Demobilization	LS	1	$45,985.00	$45,985.00 Initial LA
G-5	Construction Bonds	LS	1	$27,000.00	$27,000.00
G-7	Owner Controlled Contingency	LS	20%	$406,775.00	$81,355.00
				Subtotal Group G:	**$181,840.00**
				Grand Total	**$588,615.00** Initial LA

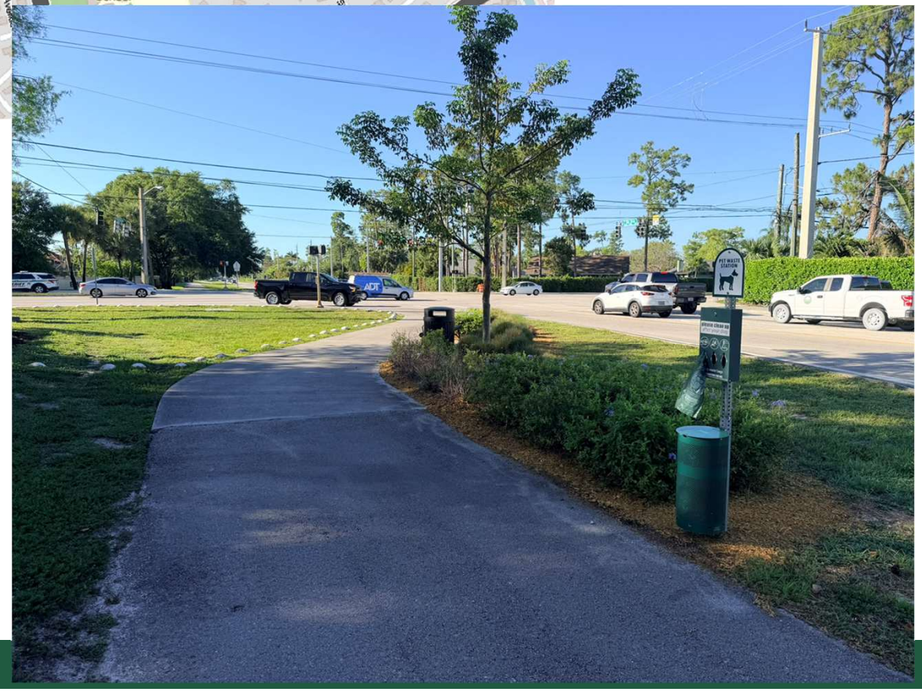
Corrected Grand Total

Date 6-11-26

Big Blue Trace Landscape Improvements – Infographic







Scope Summary:

Landscaping Improvements

Irrigation Expansion

Roadway Curbing and Fencing

Construction Cost:

$588,615

Status:

Procurement Phase / Construction Phase

Schedule:

August – November 2026

■ ■ ■ ■ = Project Extents

File #: 26-7768, **Version:** 1

ITEM: AUTHORIZATION TO ISSUE PURCHASE ORDERS TO PALM BEACH COUNTY FOR THE REBUILD AND UPGRADE OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS

REQUEST: 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.

EXPLANATION: The Village has identified the need to upgrade aging traffic signal infrastructure and improve traffic signal communication capabilities as part of a multi-year program. Palm Beach County Engineering and Public Works staff reviewed the requested improvements and provided cost estimates for the installation of fiber optic communication infrastructure, related conduit and pull boxes, pole attachments, and traffic monitoring CCTV cameras.

The proposed improvements will support remote monitoring, troubleshooting, and maintenance of traffic signal operations at the following locations:

Location Description	Subtotal	30% Contingency	Project Cost
Big Blue Trace from Southern Blvd. to Wellington Trace	$155,300.00	$46,590.00	$201,890.00
Wellington Trace from Big Blue Trace to Greenview Shore Blvd.	$43,335.00	$13,001.00	$56,336.00
Greenview Shores from Wellington Trace to Southern	$97,020.00	$29,106.00	$126,126.00
Totals:	$295,655.00	$88,697.00	$384,352.00

These upgrades will enhance signal reliability, enable real-time monitoring capabilities, and provide Palm Beach County Traffic Division with improved tools for signal troubleshooting and operational adjustments. Per the cost estimate, the project will be executed through Palm Beach County's annual contractor, Precision Contracting Services, Inc., at a total cost of $384,352.00 which includes a 30% contingency ($88,697.00) based on current contract bid tabs. The Village will be refunded with any unspent funds or invoiced with any overrun costs.

Pursuant to the Village's Purchasing Manual, services provided by other governmental entities (i.e. Federal State, County, or non-profit organizations as permitted by F.S., 255.60) are exempt from competition. However, due to the amount, Council approval is required.

Staff recommends issuing 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, for $384,352.00.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds for this project are available in the Traffic Engineering and Turn Lanes Capital Project.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to issue purchase orders to Palm Beach County Traffic Division for the rebuild and 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.

Palm Beach County Contract 25005A - Precision Contracting Services, Inc.

	Big Blue Trace from Southern Blvd. to Wellington Trace			
	DISCRIPTION	UNIT PRICE		
91597	MAINTENANCE OF TRAFFIC (MOT) LANE CLOSURE	1,750.00	5	8750
91597	TRENCH HAND-DUCT 2" HDPE/PVC	15.00	225	3375
91597	DUCT 2" EXTRA PIPE IN TENCH/BORE (F&I)	4.00	25	100
91597	DIR. BORE 2" HDPE STANDARD (F&I)	22.00	300	6600
	PULL BOX 17X30X24	1,125.00	3	3375
	APRON	595.00	5	2975
	PULL BOX 48x30x24 VAULT	2,000.00	2	4000
91597	FO CABLE - 12F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.45	400	980
91597	FO CABLE - 48F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.95	8,100	23895
91597	FO Cable-TERM CABINET-12 ALL/RACK CABINET, TRAYS, PIGTA	1,625.00	2	3250
91597	FO Cable-TERM CABINET-48 ALL/RACK CABINET, TRAYS, PIGTA	4,675.00	1	4675
91597	FO SPLICE CLOSURE-48F AERIAL/UG-INCLUDES TRAYS, SPLICES	3,975.00	2	7950
91597	OPS AERIAL-POLE ATTACHMENT,LT, WITH J-HOOK CONCRETE POLE,	225.00	30	6750
91597	OPS AERIAL PLACE POLE RISER, 2" (F&I)	37.50	132	4950
91597	J-HOOKS (F&I)	22.50	30	675
91597	DUCT 2" GALV. BRIDGE MOUNT (F&I) INCLUDES FITTINGS	90.00	600	54000
91597	ITS CCTV CAMERA-DOME ENCLOOSURE NON-PRESS. GERALCO(F&I	9,500.00	2	19000
		Total		155300
			30%	46590
			Total Est.	201890

Sub Total $201,890.00

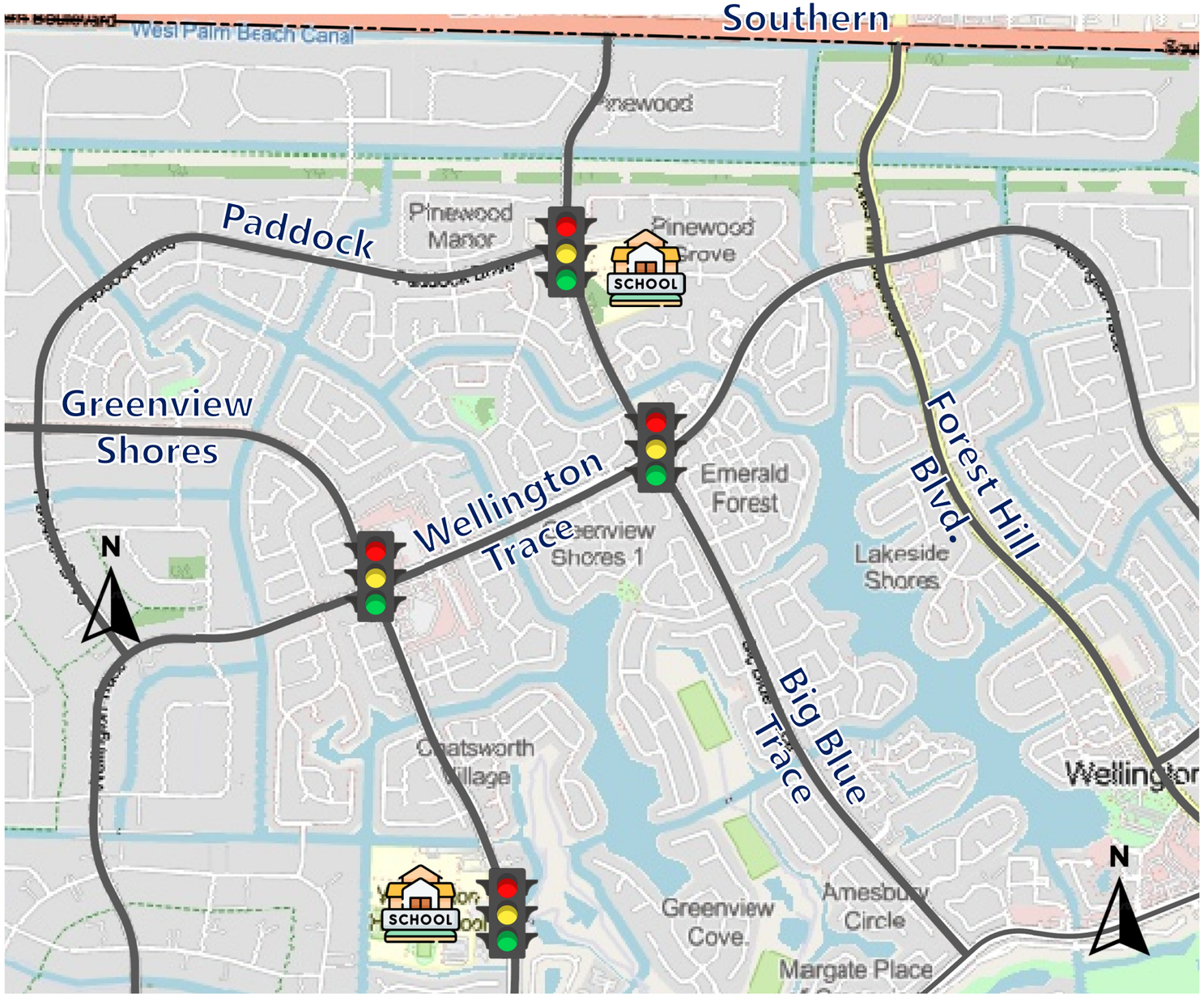
	Wellington Trace from Big Blue Trace to Greenview Shore Blvd			
	DISCRIPTION	UNIT PRICE		
91597	MAINTENANCE OF TRAFFIC (MOT) LANE CLOSURE	1,750.00	3	5250
91597	FO CABLE - 12F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.45	200	490
91597	FO CABLE - 48F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.95	5,500	16225
91597	FO Cable-TERM CABINET-12 ALL/RACK CABINET, TRAYS, PIGTA	1,625.00	1	1625
91597	FO SPLICE CLOSURE-48F AERIAL/UG-INCLUDES TRAYS, SPLICES	3,975.00	1	3975
91597	OPS AERIAL-POLE ATTACHMENT,LT, WITH J-HOOK CONCRETE POLE,	225.00	22	4950
91597	OPS AERIAL PLACE POLE RISER, 2" (F&I)	37.50	22	825

91597	J-HOOKS (F&I)	22.50	22	495		
91597	ITS CCTV CAMERA-DOME ENCLOOSURE NON-PRESS. GERALCO(F&I	9,500.00	1	9500		
		Total		43335		
			30%	13001		
			Total Est.	56336	Sub Total	$56,336.00

	Greenview Shores from Wellington Trace to Southern					
	DISCRIPTION	UNIT PRICE				
91597	MAINTENANCE OF TRAFFIC (MOT) LANE CLOSURE	1,750.00	5	8750		
91597	FO CABLE - 12F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.45	600	1470		
91597	FO CABLE - 48F SM LT OSP (F&I) AERIAL OR UG INSTALLATION	2.95	9,000	26550		
91597	FO Cable-TERM CABINET-12 ALL/RACK CABINET, TRAYS, PIGTA	1,625.00	2	3250		
91597	FO SPLICE CLOSURE-48F AERIAL/UG-INCLUDES TRAYS, SPLICES	3,975.00	2	7950		
91597	FO Cable-TERM CABINET-48 ALL/RACK CABINET, TRAYS, PIGTA	4,675.00	1	4675		
	PULL BOX 17X30X24	1,125.00	7	7875		
	PULL BOX 48x30x24 VAULT	2,000.00	4	8000		
91597	ITS CCTV CAMERA-DOME ENCLOOSURE NON-PRESS. GERALCO(F&I	9,500.00	3	28500		
91597	DUCT 2" EXTRA PIPE IN TENCH/BORE (F&I)	4.00	50	200		
		Total		97020		
			30%	29106		
			Total Est.	126126	Sub Total	$126,126.00

Total $384,352.00

Traffic Signal Upgrades - Infographic



Scope Summary:

- ☑ Traffic Signal Upgrades
- ☑ Connection to Palm Beach County Central Traffic Operations Center
- ☑ Remote control Capability and real-time adjustments

Estimated Cost:

$384,352

Status:

Council Approval / Construction Phase

Schedule:

July 2026 – April 2027

= Signal Upgrade

Legislation Text

File #: 26-7722, **Version:** 1

ITEM: AUTHORIZATION TO RENEW A SOLE SOURCE CONTRACT FOR ANNUAL MAINTENANCE OF LICENSE PLATE READER (LPR) CAMERAS AND SOFTWARE, AND TRAFFIC ANALYSIS

REQUEST: 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.

EXPLANATION: On June 11, 2024 Council awarded a Sole Source Contract to Flock Safety to upgrade License Plate Reader (LPR) Cameras at various locations throughout the Village.

Flock Safety provides a fully integrated system that includes camera hardware, cloud-based software, maintenance, support, and data analytics. The annual licensing, maintenance, and support services are required for the continued operation, monitoring, and effectiveness of the LPR system. Additionally, Flock Safety's Traffic Analysis services provide data insights to support public safety operations.

The primary LPR agreement is structured in two-year renewal terms, with the upcoming renewal period running from July 12, 2026 through July 11, 2028 for $126,000. Traffic Analysis Services renew separately on annual terms from May 8 through May 7 of each year for $8,500 per year.

Staff recommends renewal of this Sole Source contract to ensure effective continued operation and effectiveness.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds are allocated in the Fiscal Year 2026 and 2027 Operating Budget.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

Flock Safety + FL - The Village of Wellington

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Sam Meyer
sam.meyer@flocksafety.com
4082348497

Created Date: 05/26/2026
Expiration Date: 07/07/2026
Quote Number: Q-193772
PO Number:

flock safety

flock safety

Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 12300 Forest Hill Boulevard Wellington, Florida 33414

Ship To: 12300 Forest Hill Boulevard West Palm Beach, Florida 33414

Billing Company Name: FL - The Village of Wellington
Billing Contact Name:
Billing Email Address:
Billing Phone:

Subscription Term: 24 Months
Renewal Term: 7/12/2026-7/11/2028
Payment Terms: Net 30
Billing Frequency: Annual - First Year at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$63,000.00**
Flock Safety Flock OS			
Flock Safety Platform -	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	11	Included
Flock Safety Long-Range LPR, fka Falcon LR	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	$63,000.00
Annual Recurring Subtotal:	$63,000.00
Estimated Tax:	$0.00
Contract Total:	$126,000.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Product and Services Description

Flock Safety Platform Items	Product Description

One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description

Docusign Envelope ID: 79C025DA-E49D-458E-A820-283D06049206

Flock Safety + FL - The Village of Wellington

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Todd Troutman
todd.troutman@flocksafety.com
7703102987

flock safety

Docusign Envelope ID: 79C025DA-E49D-458E-A820-283D06049206

ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	FL - The Village of Wellington	Initial Term:	12 Months
Legal Entity Name:	FL - The Village of Wellington	Renewal Term:	12 Months
Accounts Payable Email:	wsilliman@wellingtonfl.gov	Payment Terms:	Net 30
Address:	12300 Forest Hill Boulevard Wellington, Florida 33414	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$8,500.00**
Flock Safety Platform Add Ons			
Traffic Analytics Package	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	$8,500.00
Annual Recurring Subtotal:	$8,500.00
Discounts:	$6,500.00
Estimated Tax:	$0.00
Contract Total:	$8,500.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Docusign Envelope ID: 79C025DA-E49D-458E-A820-283D06049206

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$8,500.00
Annual Recurring after Year 1	$8,500.00
Contract Total	$8,500.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$6,500.00
Flock Safety Professional Services	$0.00

Docusign Envelope ID: 79C025DA-E49D-458E-A820-283D06049206

Product and Services Description

Flock Safety Platform Items	Product Description
Traffic Analytics Package	

FlockOS Features & Description

FlockOS Features	Description

Docusign Envelope ID: 79C025DA-E49D-458E-A820-283D06049206

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

By: Signed by: Mark Smith AC5C931454C24F3...

Name: Mark Smith

Title: General Counsel

Date: 5/8/2025

Customer: FL - The Village of Wellington

By:

Name: William Silliman

Title: CIO Village of Wellington FL

Date: 05-08-25

PO Number:

Legislation Text

File #: 26-7783, **Version:** 1

ITEM: AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR THE COMMUNITY CENTER RENOVATION AND UPGRADES PROJECT

REQUEST: Authorization to purchase goods and services, from various vendors, for the Community Center renovations and upgrades project in the amount of $128,900.01.

EXPLANATION: The Information Technologies and Public Works Departments seek authorization to purchase goods and services for renovations and upgrades to the Lakeview and Grand Ballroom located inside the Wellington Community Center.

The scope of the project includes complete IT/AV upgrades in the Lakeview Room, and both IT/AV upgrades as well as renovations in the Grand Ballroom. Renovations include, paint, wainscoting, flooring, ceiling and door replacements.

If approved, all of the work will be completed between August 5, 2026 and August 26, 2026.

Quotes were solicited from qualified vendors in accordance with the Village Purchasing Manual and are summarized below:

Vendor	Description	Amount	Procurement Method
Palm Beach AV	Lakeview Room Upgrades	$ 48,627.25	Three quotes
Palm Beach AV	Grand Ballroom Upgrades	$ 15,442.76	Three quotes
Creative Contracting Group	Grand Ballroom Renovations	$ 64,830.00	Three quotes

Pursuant to the Village's Purchasing Manual, the purchase of goods and services are allowable based on the procurement process noted. However, since the total expenditures for the project exceed $50,000, Council approval is required.

Staff recommends purchasing goods and services from various vendors for the Community Center renovations and upgrades in the amount of $128,900.01.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Funds for this project are available in the Information Technologies and Building Maintenance operating budgets.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Authorization to purchase goods and services from various vendors for the Community Center renovations and upgrades in the amount of $128,900.01.

PALM BEACH AUDIO VIDEO
1975 SANSBURY WAY
WEST PALM BEACH, FL 33411 US
5617952500
palmbeachav@gmail.com

PALM BEACH AV

ADDRESS
Village of Wellington
Village of Wellington
Wellington, Fl 33414

SHIP TO
Village of Wellington
Village of Wellington
Wellington, Fl 33414

Estimate 4005

DATE 05/19/2026

DESCRIPTION	QTY	RATE	AMOUNT
Dragonfly™ Recessed Motorized Tab Tension Ultra White Projection Screen DFRM-TAB-130-UW note this change in screens	2	5,928.88	11,857.76T
INSTALLATION OF LISTED EQUIPMENT - PROGRAMMING AND CUSTOMER ORIENTATION	1	3,585.00	3,585.00T
Note - These screens may require some drywall repair during / after installation They will operate on their own system / not part of the existing system in the room			

SUBTOTAL	15,442.76
TAX	0.00
TOTAL	**$15,442.76**

Accepted By

Accepted Date

1288-
1001170-664001

190

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Da-Lite 21770 | Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110" W X 69" H, 130" Diagonal (Https://Www.Alldataresource.Com/Da-Lite-21770-Projection-Screen-Tensioned-Advantage-Electrol-11-HD-Progressive-1610-Wide-Aspect-Ratio-110-W-X-69-H-130-Diagonal_p_681179.Html)

192

Click to expand
(assets/Da-Lite/Da-Lite-21776-Projection-Screen-Tensioned-Advantage-Electrol-Main.jpg)
Da-Lite 21770 | Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110' W x 69' H, 130' Diagonal

Da-Lite 21770 | Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110" W x 69" H, 130" Diagonal

DA-LITE (Da-Lite_c_10994.html)

Part Number: 888374

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Retail Price:$9,399.47
Your Savings:$325.16(3%)

Quantity - 1 +

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Have a question or need a quote? (mailto:sales@alldataresource.com?subject=Have%20questions%20or%20need%20a%20quote?&body=Product - Da-Lite 21770 | Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110)

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- Description

Description

Da-Lite 21770 | Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110" W x 69" H, 130" Diagonal, Ceiling Recessed Mount

Da-Lite - 21770 - Features

- Seamless Surfaces
- Standard Low Voltage Control (LVC) to Keep Your Screen Operation Flexible
- Smooth Roll Technology to Keep Your Screen Perfectly Flat
- Slim-Tab, A Lower Profile and Stronger Tab Design to Keep Your Screen Perfectly Taut
- Tensioning CablSystem to Prevent Warping and Ensure Even Lateral Tension
- UL Plenum Rated Case
- White Powder Coated Closure Doors and Case for a Clean Aesthetic
- Standard Black Backing Retains Projected Brightness on Front Projection Surfaces

Da-Lite - 21770 - Product Categories

- Audio and Visual
- Video Display Equipment
- Projector Screens

Da-Lite - 21770 - Specifications

Brand Name	Da-Lite
Manufacturer Part Number	21770
Item Description	Projection Screen, Tensioned Advantage Electrol, 1.1 HD Progressive, 16:10 Wide Aspect Ratio, 110" W x 69" H, 130" Diagonal, Ceiling Recessed Mount
UNSPSC Code	45111603

194

Da-Lite - 21770 - Documents and Downloads

Da-Lite 21770 Specification Sheet	**Click to View** (https://www.alldataresource.com/assets/Da-Lite/Da-Lite-21776-Projection-Screen-Tensioned-Advantage-Electrol-Specification-Sheet.pdf)

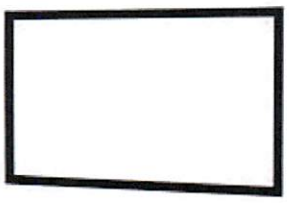
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Da-Lite 21787 | Projection Screen, Tensioned Large Advantage Deluxe Electrol, 0.9 HD Progressive, 16:10 Wide Aspect Ratio (Da-Lite-21787-Projection-Screen-Tensioned-Large-Advantage-Deluxe-Electrol-09-HD-Progressive-1610-Wide-Aspect-Ratio_p_681640.html)

9

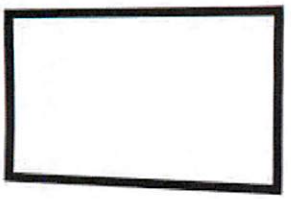


(Da-Lite-21881V-Projection-Screen-Fixed-Frame-09-HD-Progressive-1610-Wide-Aspect-Ratio-92-W-x-57-12-H-109-Diagonal_p_681650.html)

Da-Lite 21881V | Projection Screen, Fixed Frame, 0.9 HD Progressive, 16:10 Wide Aspect Ratio, 92" W x 57-1/2" H, 109" Diagonal (Da-Lite-21881V-Projection-Screen-Fixed-Frame-09-HD-Progressive-1610-Wide-Aspect-Ratio-92-W-x-57-12-H-109-Diagonal_p_681650.html)

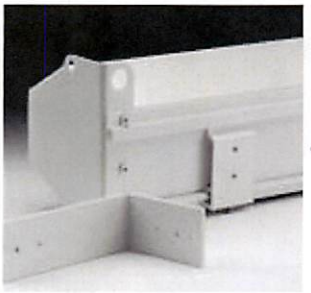
$2,313.39

195



(Da-Lite-21893V-Projection-Screen-Fixed-Frame-09-HD-Progressive-1610-Wide-Aspect-Ratio-160-W-x-100-H-189-Diagonal_p_681673.html)

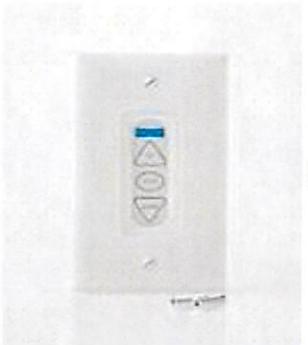
Da-Lite 21893V | Projection Screen, Fixed Frame, 0.9 HD Progressive, 16:10 Wide Aspect Ratio, 160" W x 100" H, 189" Diagonal (Da-Lite-21893V-Projection-Screen-Fixed-Frame-09-HD-Progressive-1610-Wide-Aspect-Ratio-160-W-x-100-H-189-Diagonal_p_681673.html)



(Da-Lite-77027-Mounting-Bracket-for-Projection-Screen-White_p_741901.html)

Da-Lite 77027 | Mounting Bracket for Projection Screen, White (Da-Lite-77027-Mounting-Bracket-for-Projection-Screen-White_p_741901.html)

$115.61



(Da-Lite-38886-Low-Voltage-Control-Switch-White-8-in-Height_p_741904.html)

96T Da-Lite 38886 | Low-Voltage Control Switch, White, 8 in. Height (Da-Lite-38886-Low-Voltage-Control-Switch-White-8-in-Height_p_741904.html)

$109.50

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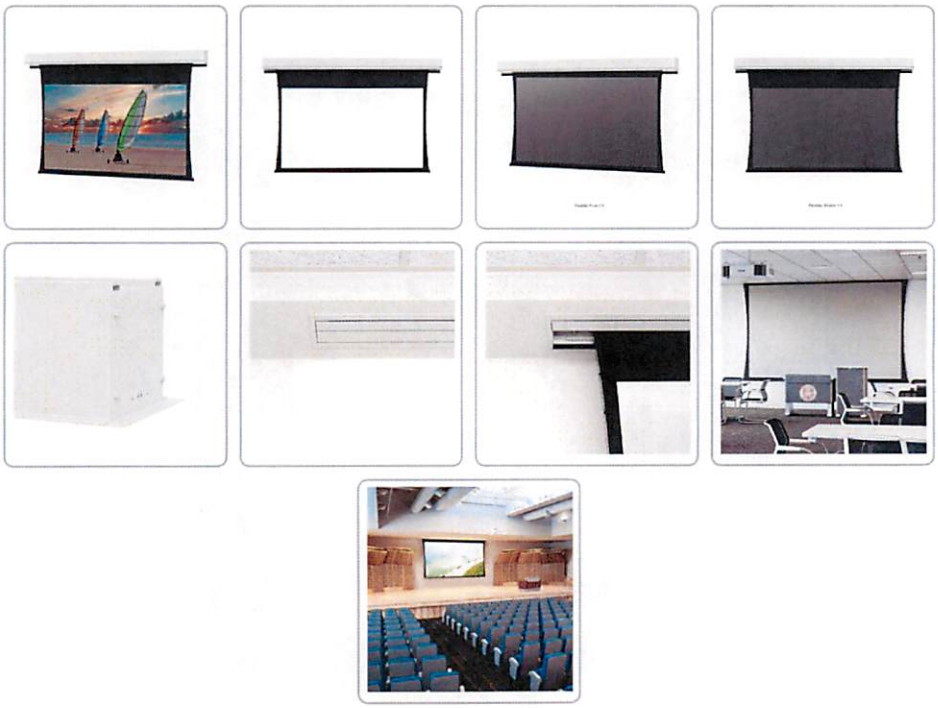
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Da-Lite 21770 Tensioned Advantage REC Electric Screen (HD Pro 1.0, 16:10, Door, 130 inch)

198





More on the Da-Lite 21770 Tensioned Advantage REC Electric Screen (HD Pro 1.0, 16:10, Door, 130 inch) below.

199

Mfg Part # 21770

| **Configuration** C-BLACK CASE
Availability: **IN STOCK**

Allow 2 Weeks to Ship.

* denotes required field

Choose Case Color *

Black Case (Custom - No Returns Allowed) (+ $100.00)

MSRP $10,431.00

$8,444.80 *You Save $2,086.20 (20 %)*

QTY: 1 ADD ITEM TO YOUR CART

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- Description
- **Details & Specs**
- **Reviews**



installed. Its two-stage installation option affords the screen case to be installed during the rough-in construction stage, and the screen surface assembly during the finishing stage. It features:

- TruGuide™ Tensioning Cable System to prevent warping and ensure even lateral tension providing optimal viewing surface smoothness
- All sizes standard with 12" of black drop except for Parallax Pure which is standard with 2"
- Standard Low Voltage Control (LVC) and available optional controls allows screen operation flexibility
- Can be ordered as a complete screen or separate as a case only or surface/roller/motor assembly only
- UL Plenum rated case
- Smooth Roll Technology to keep your screen perfectly flat
- Case available in White or Black powder-coat for a clean aesthetic
- Decora-style, three-button wall switch
- Standard black backing retains projected brightness on front projection surfaces
- Seamless surfaces in all models

NOTE: The Tensioned Advantage Series with Parallax Pure will look visibly different when compared to Da-Lite vinyl screen surfaces due to the unique micro-layered, high-grade lens system of Parallax Pure. While it may exhibit slight waves, it is optically flat under projection, and the waves will not be visible.

Model number suffix legend:

- B = Case Only (Must order Surface, Motor & Roller separately)
- F = Surface, Motor & Roller Only (Must order Case separately)
- No B or F = Complete Screen

Screen Surface: HD Progressive 1.0

- Premium surface is ideal for a wide range of environments from conference rooms and training rooms to edge blending and large venue projection needs
- Front projection screen surface designed for high resolution up to 16K
- Recommended for laser projectors with ultra-short, short, and standard throw lenses
- Pure white appearance provides brilliant image color and white field uniformity
- Available in sizes up to 16' high seamless
- GREENGUARD and GREENGUARD Gold certified to meet and exceed stringent standards for indoor air quality





- Gain: 1.0

Downloads:

Electric Screens Reference

Screen Surface Technology Chart

Tensioned Advantage Electrol Instructions

Tensioned Advantage Electrol Product Sheet

Tensioned Advantage Electrol Specifications

UPC: 717068983113
Color: Black, White
Delivery Options: Free Shipping
Product Line: Tensioned Advantage Deluxe
Front or Rear Projection: Front
Screen Type: Electric Motorized
Mount Type: Ceiling Recessed
Screen Ratio: 16:10 Widescreen
Viewable Diagonal in Inches: 130
Viewable Height in Inches: 69
Viewable Width in Inches: 110
Gain: 1.0
Screen Surface: HD Progressive 1.0
Special Features: Large Venue, Tensioned, Ultra Short Throw, Neutral Gain, Rec for Edge Blending, Rec for Laser Projection, Short Throw, Standard Throw
Integrated Control: LVC Low Voltage Control
Recessed Screen Options: Complete Screen, Automatic Door Closure
Item Number Da-Lite-21770
Configuration C-BLACK CASE
Manufacturer Da-Lite

Mfg Part # 21770

Login to rate or review this product

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Da-Lite Replacement Smart Low Voltage Control Switch (White) DL16622

MSRP $149.00
Price $119.00
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Da-Lite Low Voltage Wall Switch (LVC System, White) 40975

MSRP $149.00
Price $129.00
You Save $20.00 (13 %)



Da-Lite Locking Switch Cover Plate (Stainless Steel) 98837

MSRP $149.00
Price $129.00
You Save $20.00 (13 %)

FREE SHIPPING!



Da-Lite Screen Controller, DL15316

MSRP $630.00
Price $504.00

204



Da-Lite Screen Controller (PoE Injector) DL16521

MSRP $689.00

Price $551.20

You Save $137.80 (20 %)

FREE SHIPPING!



Da-Lite Screen Controller (IR Remote) DL16524

205



Da-Lite Screen Controller (IR Remote and PoE Injector) DL16525

MSRP $815.00

Price $652.00

You Save $163.00 (20 %)

FREE SHIPPING!



Da-Lite Screen Controller (RF/BLE

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You Save $165.00 (20 %)

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Da-Lite Screen Controller (RF/BLE Remote and PoE Injector) DL16523

MSRP $884.00

Price $707.20

You Save $176.80 (20 %)

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Da-Lite 21770 Tensioned Advantage REC Electric Screen (HD Pro 1.0, 16:10, Door, 130 inch)

208













More on the Da-Lite 21770 Tensioned Advantage REC Electric Screen (HD Pro 1.0, 16:10, Door, 130 inch) below.

209

Mfg Part # 21770

| **Configuration** C-BLACK CASE
Availability: **IN STOCK**

Allow 2 Weeks to Ship.

*** denotes required field**

Choose Case Color *

Black Case (Custom - No Returns Allowed) (+ $100.00)

MSRP $10,431.00

$8,444.80 *You Save $2,086.20 (20 %)*

QTY: 1 ADD ITEM TO YOUR CART

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- Reviews



installed. Its two-stage installation option affords the screen case to be installed during the rough-in construction stage, and the screen surface assembly during the finishing stage. It features:

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- Smooth Roll Technology to keep your screen perfectly flat
- Case available in White or Black powder-coat for a clean aesthetic
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- Seamless surfaces in all models

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- Available in sizes up to 16' high seamless
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- Gain: 1.0

Downloads:

Electric Screens Reference

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Tensioned Advantage Electrol Product Sheet

Tensioned Advantage Electrol Specifications

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Product Line: Tensioned Advantage Deluxe
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Mount Type: Ceiling Recessed
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Viewable Diagonal in Inches: 130
Viewable Height in Inches: 69
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Special Features: Large Venue, Tensioned, Ultra Short Throw, Neutral Gain, Rec for Edge Blending, Rec for Laser Projection, Short Throw, Standard Throw
Integrated Control: LVC Low Voltage Control
Recessed Screen Options: Complete Screen, Automatic Door Closure
Item Number Da-Lite-21770
Configuration C-BLACK CASE
Manufacturer Da-Lite

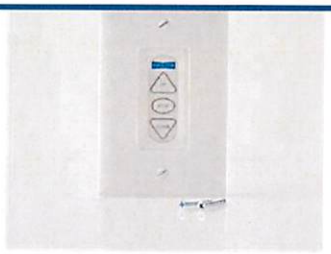
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MSRP $149.00
Price $129.00
You Save $20.00 (13 %)

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Da-Lite Locking Switch Cover Plate (Stainless Steel) 98837

MSRP $149.00

Price $129.00

You Save $20.00 (13 %)

FREE SHIPPING!



Da-Lite Screen Controller, DL15316

MSRP $630.00

Price $504.00

214



Da-Lite Screen Controller (PoE Injector) DL16521

MSRP $689.00

Price $551.20

You Save $137.80 (20 %)

FREE SHIPPING!



Da-Lite Screen Controller (IR Remote) DL16524

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Da-Lite Screen Controller (IR Remote and PoE Injector) DL16525

MSRP $815.00

Price $652.00

You Save $163.00 (20 %)

FREE SHIPPING!



Da-Lite Screen Controller (RF/BLE

216

You Save $165.00 (20 %)

FREE SHIPPING!



Da-Lite Screen Controller (RF/BLE Remote and PoE Injector) DL16523

MSRP $884.00

Price $707.20

You Save $176.80 (20 %)

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Estimate 4014

DATE 05/22/2026

DESCRIPTION	QTY	RATE	AMOUNT
Community Center Lakeview Rooms Adjusted for 6 microphone use			
Dragonfly™ Motorized Tab Tension 16:9 Ultra White Projection Screen - 110" Screen Size DFM-TAB-110-UW Note the change - in screens	2	4,049.95	8,099.90T
VPLPHZ61 Sony LCD Projector 6400 Lumens 60p input	2	3,399.95	6,799.90T
RTI IST-10-W | 10-inch Intelligent Surface Touchpanel in White	2	1,709.95	3,419.90T
RTI XP3 | Control Processor	2	799.95	1,599.90T
LEA Network Connect Series 88 | 8-Channel x 80W	1	2,299.95	2,299.95T
ART MX821S Rackmount Mic/Line Mixer	1	289.95	289.95T
HDMI Wall Plate Transmitter via HDBaseT	2	699.00	1,398.00T
70M 18Gbps HDBaseT Receiver with Power Supply	4	809.00	3,236.00T
AC-MX-44HDBT 18Gbps 4x4 HDMI/HDBaseT Matrix Switch	1	2,999.00	2,999.00T
Airwave Technologies AT-5210 Dual-channel Wireless Handheld Microphone System - 470MHz-490MHz May require more components for 6 microphones	3	599.95	1,799.85T
AD-1616 TBD - Audio Distribution 16x16 DSP Matrix - Zector	1	2,599.95	2,599.95T
Ubiquiti USW-PRO-8-POE | 8-Port Layer 3 Switch with PoE+	1	699.95	699.95T

*

DESCRIPTION	QTY	RATE	AMOUNT
Wire, Cables, Connectors, etc.	1	2,500.00	2,500.00T
INSTALLATION OF LISTED EQUIPMENT - PROGRAMMING AND CUSTOMER ORIENTATION	1	10,885.00	10,885.00T
Network access is required for system functionality. (6) Network Ports are Required for System Control.			
some drywall - or framing work will be required at screen locations - Projectors will operate in existing lifts / at their existing locations			

SUBTOTAL	48,627.25
TAX	0.00
TOTAL	$48,627.25

Accepted By

Accepted Date

CREATIVE CONTRACTING GROUP

3141 FORTUNE WAY SUITE 16
WELLINGTON, FL 33414
561-333-1445 / USECCG.COM
Lic # CGC1513410

Wellington Community Center, Proposal

Grande Ballroom (Following from attached Scope) = $64,830

Total = $64,830

Thanks,

Lisa Addis V.P.

Wellington Community Center Improvement Renovation Project

Quotes due by Tuesday, May 19th, 2026

All work to start on Wednesday, August 5th, 2026 and must be completed by Wednesday, August 26th, 2026.

Grande Ballroom

- Flooring (same, but better quality, as the Panther Room)
  - Min of 30mil
- Paint (Agreeable Gray) Benjamin Moore Scuff-X
  - Walls
  - Doors
  - Ceiling
- Baseboard replacement
- Wainscoting
  - (per supplied picture)
  - Square design on bottom half of the wall
- TV Screen Replacement (by IT dept.)- Miscellaneous drywall repairs needed (by contractor)
- [redacted]
  - [redacted]
  - [redacted]
  - [redacted]

File #: 26-7779, **Version:** 1

ITEM: RATIFICATION OF AMENDMENT NO. 1 TO SITE ACCESS AND CONSTRUCTION AT-RISK LICENSE AGREEMENT

REQUEST: Ratification and approval of Amendment No. 1 to Site Access and Construction At-Risk License Agreement.

EXPLANATION: Acme Improvement District and Wellington Property Owner LLC entered into a License Agreement dated March 14, 2026, authorizing certain pre-closing site work to be performed by Related, including clearing, grubbing, and earthwork.

Paragraph 8 of the Agreement required Licensee to provide an Irrevocable Standby Letter of Credit ("LOC") drawn on a Florida bank to Acme prior to commencing work under the Agreement. The LOC provided is drawn on a New York bank instead of a Florida Bank. In the unlikely event that Acme needed to draw against the LOC, it would be required to present the original LOC in New York.

Amendment No. 1 amends the License Agreement to permit the LOC to be drawn on a New York bank and further requires Related to fund a $2,500 cash bond to be used by Acme if it becomes necessary for an Acme/Wellington employee to travel to New York to present the original LOC. The LOC will expire upon the closing of the property and any remaining cash bond will be credited toward the purchase price.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE. Any travel costs associated with presenting the LOC in New York will be covered by the cash bond.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Ratification and approval of Amendment No. 1 to Site Access and Construction At-Risk License Agreement.

AMENDMENT 1 TO SITE ACCESS AND CONSTRUCTION-AT-RISK LICENSE AGREEMENT

THIS AMENDMENT 1 TO SITE ACCESS AND CONSTRUCTION-AT-RISK LICENSE AGREEMENT ("Amendment 1") is made and effective this ____ day of _____, 2026, by and between ACME IMPROVEMENT DISTRICT, a dependent special district of the Village of Wellington, existing under the laws of the State of Florida ("Acme"), VILLAGE OF WELLINGTON, a Florida municipality ("Wellington" and collectively with Acme "Licensor"), WELLINGTON PROPERTY OWNER LLC, a Florida limited liability company ("WPO"), and RELATED ROSS, LLC, a Delaware limited liability company ("Related" and collectively with WPO, "Licensee").

WHEREAS, Licensor and Licensee executed that certain Site Access and Construction-At-Risk License Agreement dated March 14, 2026 ("Agreement"), authorizing Licensor to commence limited site preparation activities at the Property, as defined in the Agreement, including clearing, grubbing, and earthwork, in advance of the closing contemplated by the PSA, as defined in the Agreement; and

WHEREAS, paragraph 8 of the Agreement requires Licensee to provide an irrevocable standby letter of credit to the Licensor prior to commencing work under the Agreement; and

WHEREAS, the parties now wish to amend the terms of paragraph 8 of the Agreement to clarify the requirements for the letter of credit.

NOW THEREFORE, in consideration of the mutual representations, terms and covenants hereinafter set forth, the parties hereby agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Paragraph 8 of the Agreement is amended as follows:

   8. **Financial Security Requirement.**

   Prior to commencing work, Licensee shall provide an irrevocable standby letter of credit to the Licensor issued by a well-capitalized financial institution in the State of ~~Florida~~New York, using ISP Form 11.1, and in an amount approved by Licensor. In the event Licensor is required to make a demand for payment on the letter of credit, Licensee shall cover the reasonable travel expenses for an employee or representative of Licensor to travel to New York for such purpose. Such expenses shall be in the form of a cash bond in the amount of $2,500 wired to Licensor within ten (10) business days from the date of this Amendment. Upon closing on the K-Park Property, the cash bond will, at Licensee's option, either be applied as a credit to the amount required to close, or be refunded to the Licensee.

3. All terms of the Agreement not specifically modified by this Amendment 1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed and delivered this Amendment 1 as of the date first above written.

ATTEST:

By:_____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By:_____
Laurie Cohen, Village Attorney

THE VILLAGE OF WELLINGTON,
a Florida municipality

By:_____
Michael J. Napoleone, Mayor

ATTEST:

By:_____
Chevelle D. Hall, Board Secretary

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By:_____
Laurie Cohen, Board Attorney

ACME IMPROVEMENT DISTRICT,
a dependent district of the Village of Wellington

By:_____
Michael J. Napoleone, Board President

WELLINGTON PROPERTY OWNER, LLC,
a Florida limited liability company

By:_____
Name:_____
Title:_____

RELATED ROSS, LLC,
a Delaware limited liability company

By:_____
Name:_____
Title:_____

3. All terms of the Agreement not specifically modified by this Amendment 1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed and delivered this Amendment 1 as of the date first above written.

ATTEST:

By:_____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By:_____
Laurie Cohen, Village Attorney

THE VILLAGE OF WELLINGTON,
a Florida municipality

By:_____
Michael J. Napoleone, Mayor

ATTEST:

By:_____
Chevelle D. Hall, Board Secretary

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By:_____
Laurie Cohen, Board Attorney

ACME IMPROVEMENT DISTRICT,
a dependent district of the Village of Wellington

By:_____
Michael J. Napoleone, Board President

WELLINGTON PROPERTY OWNER, LLC,
a Florida limited liability company

By: _____
Name: Kevin Ryan
Title: Authorized Signatory

RELATED ROSS, LLC,
a Delaware limited liability company

By: _____
Name: Kevin Ryan

Rev 6 8 26

Title: Authorized Signatory

Rev. 6.8 26

File #: 26-7781, **Version:** 1

ITEM: APPROVAL OF SEVENTH AMENDMENT TO PURCHASE AND SALE AGREEMENT WITH WELLINGTON PROPERTY OWNER LLC

REQUEST: Approval of Seventh Amendment to the Purchase and Sale Agreement with Wellington Property Owner LLC.

EXPLANATION: Related Ross has executed a loan term sheet with Starwood for land acquisition, infrastructure, and project construction financing for the above project. The loan documentation is currently being processed and is expected to close between mid-July and August, 2026. Related Ross would like to align the real estate closing with the finance closing and is therefore requesting the option to exercise two additional 30-day extensions of the closing date. The current closing is scheduled for June 22, 2026. The first extension therefore would run from June 22 through July 21, 2026. The second extension, if needed, would run from July 21 through August 21, 2026. Related has agree to pay $135,000 per extension, which fees will be credited toward the purchase price at closing. This amendment has no effect on the closing of the school parcel, which has remaining available extensions until October 21, 2026.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Seventh Amendment to Purchase and Sale Agreement with Wellington Property Owner LLC, *nunc pro tunc* to June 21, 2026.

SEVENTH AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS SEVENTH AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Seventh Amendment**") is made retroactively effective as of June 22, 2026, by and between **ACME IMPROVEMENT DISTRICT**, a dependent special district of the Village of Wellington existing under the Laws of the State of Florida ("**Seller**"), and **WELLINGTON PROPERTY OWNER LLC**, a Delaware limited liability company ("**Purchaser**").

WHEREAS, Purchaser and Seller entered into that certain Purchase and Sale Agreement dated effective January 21, 2025 (the "**Original Agreement**" and, as amended from time to time, the "**Agreement**"), with respect to the purchase and sale of a portion of that property located on State Road 7, south of Stribling Way in the Village of Wellington, Florida, known as "K-Park"; and

WHEREAS, on July 16, 2025, Purchaser and Seller executed that certain First Amendment to Purchase and Sale Agreement, whereby the parties agreed to extend Inspection Period, as defined in Section 3.2 of the Original Agreement, to 11:59 p.m. on September 30, 2025; and

WHEREAS, on September 16, 2025, Purchaser and Seller executed that certain Second Amendment to Purchase and Sale Agreement, whereby the parties agreed to extend Inspection Period, as defined in Section 3.2 of the Original Agreement, to 11:59 p.m. on November 30, 2025 (which, due to such date not being a Business Day, resulted in the Inspection Period expiring at 11:59 p.m. on December 1, 2025 pursuant to the terms of the Original Agreement); and

WHEREAS, on December 1, 2025, Purchaser and Seller executed that certain Third Amendment to Purchase and Sale Agreement, whereby the parties agreed to extend Inspection Period, as defined in Section 3.2 of the Original Agreement, to 11:59 p.m. on December 9, 2025; and

WHEREAS, on December 9, 2025, Purchaser and Seller executed that certain Fourth Amendment to Purchase and Sale Agreement, whereby the parties agreed to extend the Inspection Period, as defined in Section 3.2 of the Original Agreement, to 11:59 p.m. on January 13, 2026; and

WHEREAS, on January 13, 2026, Purchaser and Seller executed that certain Fifth Amendment to Purchase and Sale Agreement, which, among other things, modified the terms of the Original Agreement pertaining to the inclusion of the Reservoir Parcel as part of the Property being acquired by Purchaser under the Agreement; and

WHEREAS, on February 24, 2026, Purchaser and Seller executed that certain Sixth Amendment to Purchase and Sale Agreement (the "**Sixth Amendment**"), which, among other things, modified the scope of the Agreement to be for the purchase and sale of the entire Site and to incorporate a two-phase closing structure; and

WHEREAS, Purchaser and Seller have agreed to further amend the Agreement to provide Purchaser with two additional options to extend the First Closing Date.

NOW THEREFORE, in consideration of the foregoing premises, the mutual agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Definitions**. Capitalized terms used but not defined in this Seventh Amendment shall have the same definitions given to them in the Agreement, unless the context clearly indicates a contrary intent.

2. **First Phase Closing Extension Options**. The First Closing Date is currently June 22, 2026, based on Purchaser's prior exercise of all four of the Original Approval Period Extension Options. Purchaser shall have the right to extend the First Closing Date for two (2) periods of thirty (30) days each (each, a "**First Phase Closing Extension Option**") by providing Seller with written notice of such election by no later than the then current First Closing Date. For each First Phase Closing Extension Option, Purchaser shall deliver the sum of $135,000.00 (each a "**First Phase Closing Extension Deposit**" and, collectively, the "**First Phase Closing Extension Deposits**") to Escrow Agent within three (3) Business Days following the then current First Closing Date. The First Phase Closing Extension Deposits shall be included as part of the "Deposits" under the Agreement and shall be held, governed, and applied pursuant to Section 2.2 of the Original Agreement. If Purchaser elects to proceed under a phased closing structure per the Agreement, then the First Phase Closing Extension Deposits (but not any interest thereon) shall be applied to the Purchase Price at the First Closing.

3. **Second Phase Closing**. For the purpose of clarity, nothing contained in this Seventh Amendment shall modify the timing or terms with respect to the Second Closing Date. The Second Closing Date is currently July 22, 2026, based on Purchaser's prior exercise of its first Second Phase Closing Extension Option. Purchaser's exercise of any First Phase Closing Extension Option shall strictly apply to the First Closing Date only and shall not operate to extend the Second Closing Date; however, Purchaser shall continue to have the independent right to extend the Second Closing Date pursuant to Section 7(ii)(A) of the Sixth Amendment.

4. **Ratification**. Except as modified by this Seventh Amendment, the Agreement shall remain otherwise unmodified and in full force and effect and the parties ratify and confirm the terms of the Agreement as modified by this Seventh Amendment. All future references to the Agreement shall mean the Agreement as modified by this Seventh Amendment.

5. **Counterparts**. The parties may execute this Seventh Amendment in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the parties need not appear on the same counterpart, and delivery of an executed counterpart signature page in an electronic format (including, without limitation, by a PDF or JPG attachment via electronic mail or an electronic signature executed through DocuSign, Dotloop, or similar software) shall be legal and binding and shall have the same full force and effect as if an original and is as effective as executing and delivering this Seventh Amendment in the presence of the other parties to this Seventh Amendment.

6. **Miscellaneous Provisions**. This instrument sets forth the entire agreement relating to the subject matter hereof, and supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral. Each party has reviewed this Seventh Amendment and all of its terms with legal counsel, or had an opportunity to review this Seventh Amendment with legal counsel, and is not relying on any representations made to it by any other person concerning the effect of this Seventh Amendment. This Seventh Amendment shall be interpreted without regard to any presumption or rule requiring construction against the party causing this Seventh Amendment to be drafted.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Seventh Amendment effective as of the date first above written.

SELLER:

ATTEST: _____
Chevelle D. Hall, Secretary

ACME IMPROVEMENT DISTRICT,
a dependent district of the Village of Wellington

By: _____
Michael J. Napoleone, President

Approved as to Form and Legal Sufficiency

By: _____
Laurie Cohen, Board Attorney

Executed on _____, 2026 but dated nunc pro tunc to June 22, 2026.

PURCHASER:

WELLINGTON PROPERTY OWNER, LLC,
a Delaware limited liability company

By: _____
Print Name: _____
Title:_____

Executed on _____, 2026 but dated nunc pro tunc to June 22, 2026.

Legislation Text

File #: 26-7780, **Version:** 1

ITEM: RATIFICATION OF FIRST AMENDMENT TO LAND SWAP AGREEMENT WITH MH WELLINGTON 2023 LLC

REQUEST: Ratification and approval of First Amendment to Land Swap Agreement with MH Wellington 2023, LLC.

EXPLANATION: In February, 2026, Acme Improvement District and MH Wellington 2023 LLC entered into a Land Swap Agreement pursuant to which Acme will convey a portion of the land located at the corner of South Shore Blvd. and Pierson Road to MH Wellington 2023 LLC in exchange for MH Wellington 2023's conveyance of a needed bridle trail adjacent to and north of Pierson Road.

The Due Diligence Period, as defined in the Agreement, expired May 31, 2026. MH Wellington is still waiting for a number of deliverables from third parties and the parties therefore would like to extend the Due Diligence Period through July 31, 2026.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Ratification and approval of First Amendment to Land Swap Agreement.

Docusign Envelope ID: DB98BF9F-8236-8808-82D5-B4CF54E05B2B

FIRST AMENDMENT TO LAND SWAP AGREEMENT

THIS FIRST AMENDMENT TO LAND SWAP AGREEMENT (this "**Amendment**") is made effective as of June 1, 2026 between **MH WELLINGTON 2023 LLC**, a Delaware limited liability company ("**Buyer**"), and **ACME IMPROVEMENT DISTRICT**, a dependent district of the Village of Wellington existing under the laws of the State of Florida ("**Seller**" and together with Buyer, the "**Parties**" and each a "**Party**"), with reference to the following:

RECITALS

A. Seller and Buyer are the Parties to that certain Land Swap Agreement (the "**Agreement**") having an Effective Date of April 1, 2026 (the "**Effective Date**") relating to a proposed exchange of certain real property located in the Village of Wellington, Palm Beach County, Florida, as more particularly identified in the Agreement.

B. The Due Diligence Period as defined in the Agreement expired May 31, 2026.

C. The Parties hereby desire to amend the Agreement to extend the Due Diligence Period as set forth below.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, the Parties agree as follows:

AGREEMENT

1. **Amended Provisions**. The Agreement is modified and amended as follows:

   a. Due Diligence Period. The definition of "**Due Diligence Period**" as provided in **Exhibit "A" Glossary of Defined Terms**, of the Agreement, is amended to read as follows:

   "**Due Diligence Period**" means the period of time commencing on the Effective Date and expiring July 31, 2026."

2. **Successors and Assigns**. This Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns.

3. **Ratification and Confirmation.** Except as provided herein, the terms and provisions of the Agreement remain unchanged and remain in full force and effect. The Agreement, as modified and amended hereby, is hereby ratified and confirmed in all respects. Seller agrees that Buyer is in full compliance with all of the terms and provisions of the Agreement, and Buyer is not in default under the Agreement, nor is there any event or condition that with the passage of time or the giving of notice, or both, would place Buyer in default under the Agreement. Buyer agrees that Seller is in full compliance with all of the terms and provisions of the Agreement, and Seller is not in default under the Agreement, nor is there any event or condition that with the passage of time or the giving of notice, or both, would place Seller in default under the Agreement.

Docusign Envelope ID: DB98BF9F-8236-8808-82D5-B4CF54E05B2B

4. **Counterparts**. This Amendment may be executed in counterparts. Each executed counterpart of this Amendment will constitute an original document, and all executed counterparts, together, will constitute the same agreement. Documents executed pursuant to Florida Statutes §668.50 et seq. (the Florida Uniform Electronic Transaction Act) shall be binding on the sending Party when such electronic counterpart is sent to the other Party.

5. **Conflict**. In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall prevail.

[SIGNATURE PAGES (2) FOLLOW]

Docusign Envelope ID: DB98BF9F-8236-8808-82D5-B4CF54E05B2B

IN WITNESS WHEREOF, Seller has executed this Amendment as of the date written below.

SELLER:

Attest: _____
Chevelle D. Hall, Board Secretary

ACME IMPROVEMENT DISTRICT,
a dependent district of the Village of Wellington

By: _____
Michael J. Napoleone, Board President

Signed on: 6/11/2026

Approved as to Form and Legal Sufficiency:

By: _____
Laurie Cohen, Board Attorney

Signed on: 6/15/2026

[ADDITIONAL SIGNATURES FOLLOW]

Docusign Envelope ID: DB98BF9F-8236-8808-82D5-B4CF54E05B2B

IN WITNESS WHEREOF, Buyer has executed this Amendment as of the date below.

BUYER:

MH WELLINGTON 2023 LLC, a Delaware limited liability company

By: Jenna Ventures LLC, a Delaware limited liability company, its manager

By: Josh Posthuma
E353CD4E2B1B4BC...
Name: Josh Posthuma
Title: Manager

By: Maticle Law
53126D901A2A499...
Name: Maticle Law
Title: Manager

Signed on: June 6/18/2026, 2026

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

File #: 26-7758, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: An Interlocal Agreement (ILA) between Wellington and Palm Beach County is required by Palm Beach County for the Lake Worth Road Annexation (Ordinance No. 2026-08). The ILA transfers ownership, operations, and maintenance of the portion of Lake Worth Road that is directly adjacent to Panther Run Elementary School.

The approved ILA will be transmitted to Palm Beach County for approval by the Board of County Commissioners (BCC). The tentative date for the BCC action on the ILA is July 15, 2026. Once the ILA is approved by both Wellington and the BCC, the adoption of the annexation will be scheduled.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

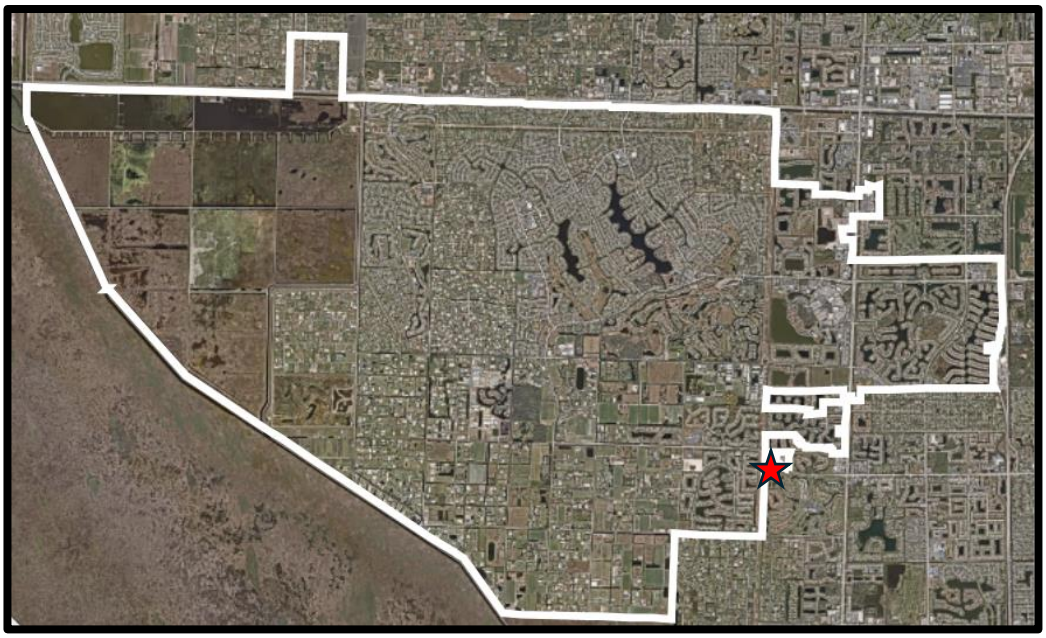
RECOMMENDATION: Approval of Resolution No. R2026-14 to approve the Interlocal Agreement transferring ownership, operation, and maintenance responsibilities for a portion of Lake Worth Road related to the annexation of the roadway fronting Panther Run Elementary School.

THE VILLAGE OF WELLINGTON

Interlocal Agreement for LWR

Location Map





N

RESOLUTION NO. R2026-14

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.

WHEREAS, Wellington, Florida, is a municipality of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapters 163 and 166, Florida Statutes, and the Wellington Charter, including the power and authority to execute an interlocal agreement with Palm Beach County; and

WHEREAS, on February 21, 2023, Wellington annexed Panther Run Elementary School, located on Lake Worth Road, approximately 0.7 miles west of State Road 7. The 5.5 +/- acre portion of Lake Worth Road was not part of this annexation. Wellington is in the process of approving the Uniform Method (Involuntary) Annexation (Ordinance No. 2026-08) for the portion of Lake Worth Road that is directly south of Panther Run Elementary School; and

WHEREAS, Wellington and Palm Beach County desire to jointly adopt the attached Interlocal Agreement to transfer ownership, operations, and maintenance of the portion of Lake Worth Road that is subject to the Interlocal Agreement (Exhibit A) and Ordinance No. 2026-08.

NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S COUNCIL THAT:

SECTION 1. The foregoing recitals are hereby affirmed and ratified as being true and correct and incorporated herein by reference.

SECTION 2. The Wellington Council hereby approves the Interlocal Agreement for the transfer of ownership, operations, and maintenance of a 5.5-acre portion of Lake Worth Road attached hereto and made part hereof as **Exhibit A.**

SECTION 3. The Village Manager is authorized to execute the ILA and to take any further action as necessary to carry out the terms and intent of this Resolution.

[Intentionally left blank.]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

By: _____
Chevelle D. Hall, MMC, Village Clerk

WELLINGTON, FLORIDA

By: _____
Michael J. Napoleone, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Laurie Cohen, Village Attorney

ROAD TRANSFER INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON AND PALM BEACH COUNTY (PORTION OF LAKE WORTH ROAD)

THIS INTERLOCAL AGREEMENT (Agreement) is made on this ____ day of _____, 2026, by and between the Village of Wellington ("Wellington"), a municipal corporation located in Palm Beach County, Florida, and Palm Beach County ("County"), a political subdivision of the State of Florida, each entity constituting a "public agency" as defined in Part 1, Chapter 163, of the Florida Statutes ("F.S.").

WHEREAS, Palm Beach County possesses Home Rule powers as a charter county pursuant to Article VIII, Section 1(g), Florida Constitution, and Section 125.01, F. S.; and

WHEREAS, the Board of County Commissioners ("Board") is the governing body in and for Palm Beach County; and

WHEREAS, the Wellington Council is the governing body in and for Wellington; and

WHEREAS, Section 163.01, F.S., known as the Florida Interlocal Cooperation Act of 1969, as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969 permits public agencies, as defined therein, to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, Section 335.0415, F.S., authorizes the transfer of public roads between jurisdictions only by mutual agreement of the affected governmental entities; and

WHEREAS, the County and Wellington have determined that it is appropriate and will promote efficient provision of governmental services for Wellington to annex a portion of Lake Worth Road, totaling approximately 5.5 acres, as legally defined with a sketch and description attached as **Exhibit A**; and

WHEREAS, the County and Wellington have agreed that Wellington shall provide/complete all necessary inspections, testing, and required steps so that Wellington can then accept the transfer of ownership, operations, and maintenance of the portion of Lake Worth described in **Exhibit A** and in accordance with Wellington's annexation Ordinance No. 2026-08, attached hereto as **Exhibit B**; and

WHEREAS, the County and Wellington agree that it is appropriate for the subject portion of Lake Worth Road to be annexed into Wellington without objection from the County; and

WHEREAS, the County agrees to transfer ownership, operation, and maintenance responsibility of the portion of Lake Worth Road, as legally described in **Exhibit A**, inclusive of all related rights-of-way and roadway drainage easement rights to Wellington, and Wellington agrees to accept ownership and maintenance responsibility of the subject road link; and

WHEREAS, the portion of Lake Worth Road described in **Exhibit A** is within Wellington's Future Annexation Area, as identified in Wellington's Comprehensive Plan, and the County and Wellington find that entering this Agreement serves a valid public purpose.

NOW, THEREFORE, in consideration of the mutual promises, representations, terms, and covenants hereinafter set forth, the sufficiency of which is acknowledged by both parties, the parties hereby agree as follows:

Section 1 – Purpose: The purpose of this Agreement is to allow the annexation by Wellington of a portion of Lake Worth Road, as legally described in **Exhibit A**.

Section 2 – Recitals: The above whereas clauses and recitals are incorporated into this agreement as true and correct statements of fact.

Section 3 – Annexation: The unincorporated portion of Lake Worth Road, as described in **Exhibit A**, shall be considered annexed into the corporate boundaries of Wellington, upon adoption of Ordinance No. 2026-08 (**Exhibit B**).

Section 4 – Transfer, Ownership, Operation, and Maintenance: Pursuant to section 335.0415, Florida Statutes, and pursuant to the County Quitclaim Deed attached hereto as **Exhibit C** and incorporated herein by reference, the County hereby transfers to Wellington in perpetuity the ownership, permitting, operation, and maintenance of the portion of Lake Worth Road described in **Exhibit A**. As a result of the transfer, the portion of Lake Worth Road described in **Exhibit A** shall be part of the Wellington roadway system, and Wellington shall assume all operational, right-of-way permitting, maintenance responsibilities, and attendant liabilities for the portion of Lake Worth Road as of the effective date of this agreement.

Section 5 – Effective Date: This Agreement shall take effect upon execution by both parties and the adoption of Ordinance No. 2026-08. Upon execution by both parties, a certified copy of this Agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 6 – Notice: Any notice, request, instruction, demand, consent, or other communication required or permitted to be given under this Agreement shall be in writing and shall be delivered either by hand or by certified mail, postage prepaid, and certified return receipt requested to the following addresses or such other addresses as the parties may provide to each other in writing:

To Local Government:	Village of Wellington Jim Barnes, Village Manager 12300 Forest Hill Blvd Wellington, FL 33414 (Telephone: 561-791-4085)
With a copy to:	Laurie S. Cohen, Village Attorney 12300 Forest Hill Blvd Wellington, FL 33414 (Telephone: 561-791-4000)
To County:	Joseph Abruzzo, County Administrator Palm Beach County Board of County Commissioners 301 N. Olive Avenue West Palm Beach, FL 33401 (Telephone: 561-355-6726)
With a copy to:	County Attorney's Office Palm Beach County Board of County Commissioners 301 N. Olive Avenue, Suite 601 West Palm Beach, FL 33401 (Telephone: 561-355-2225)

Section 7 – Severability: In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 8 – Entire Agreement and Counterparts: This Agreement represents the entire understanding between the parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, related to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

Section 9 – General Provisions:

A. Indemnification. Wellington shall protect, defend, reimburse, indemnify, and hold the County, its agents, employees, and elected officers free and harmless from and against all claims, liability, expenses, losses, costs, fines and damages or cause of action of every kind or character, including reasonable attorney's fees and costs, whether at the

trial or appellate levels or otherwise arising out of, during, or as a result of Wellington's performance of the terms of this Agreement. Notwithstanding the foregoing, Wellington's obligation under this provision to the County, its agents, employees, and elected officers shall be limited to the monetary amounts set forth in section 768.28, Florida Statutes (2023). Further, nothing in this Agreement shall be construed as Wellington's consent to be sued by a third party or be subject to any liability for any consequential, incidental, special, punitive, or any other form of indirect or non-compensatory damages. Finally, nothing in this Agreement shall be construed or interpreted as a Party's obligation to indemnify, hold harmless, and/or defend the other Party for such other Party's negligent, willful or intentional acts or omissions.

B. Legal Fees. The Parties shall bear their own costs and expenses, including reasonable attorneys' fees, associated with the enforcement of the terms and conditions of this Agreement.

C. Amendments. Except as expressly permitted herein to the contrary, no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless agreed to by the Parties in writing and executed in the same manner as was this Agreement.

D. Venue. This Agreement shall be construed and governed by the laws of the State of Florida. Venue for all legal action necessary to enforce this Agreement shall be held exclusively in Palm Beach County. No remedy conferred upon either Party by this Agreement is intended to be exclusive of any other remedy existing at law, in equity, or otherwise. No single or partial exercise by either Party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

E. Preparation. Preparation of this Agreement was a joint effort of the Parties and should not be construed more severely against one Party than the other.

F. Non-Discrimination. The Parties agree that no person shall be excluded on the grounds of race, color, sex, age, national origin, disability, religion, ancestry, marital status, familial status, sexual orientation, or genetic information from the benefits of or be subjected to any form of discrimination under any activity carried out by the performance of this Agreement. The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-0748, as may be amended, Wellington warrants and represents that throughout the term of the Agreement, including any renewals thereof, if applicable, it does not practice discrimination on the bases of race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered a default of the Agreement.

G. Inspector General. The County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The

Inspector General's authority includes but is not limited to the power to review past, present, and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of Wellington, its officers, agents, employees, and lobbyists to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall violate Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second-degree misdemeanor.

H. Records. Each party hereto is a public entity subject to the requirements of Chapter 119, Florida Statutes. Each party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with any public documents request served upon it pursuant to Section 119.07, Florida Statutes, and any resultant award of attorneys' fees for non-compliance with that law.

Notwithstanding anything contained herein, as provided under Section 119.0701, F.S., if Wellington: (i) provides a service; and (ii) acts on behalf of the County as provided under Section 119.011(2) F.S., Wellington shall comply with the requirements of Section 119.0701, Florida Statutes, as it may be amended from time to time. Wellington is specifically required to:

i. Keep and maintain public records required by the County to perform services as provided under this Agreement.

ii. Upon request from the County's Custodian of Public Records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law. Wellington further agrees that all fees, charges and expenses shall be determined in accordance with Palm Beach County PPM CW- F-002, Fees Associated with Public Records Requests, as it may be amended or replaced from time to time.

iii. Ensure that public records that are exempt, or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement, if Wellington does not transfer the records to the public agency.

iv. Upon completion of the Agreement, Wellington shall transfer, at no cost to the County, all public records in possession of the City unless notified by County's representative/liaison, on behalf of the County's Custodian of Public Records, to keep and maintain public records required by the County to perform the service. If Wellington transfers all public records to the County upon completion of the Contract, Wellington shall destroy any duplicate public records that are exempt, or confidential and exempt

from public records disclosure requirements. If Wellington keeps and maintains public records upon completion of the Contract, Wellington shall meet all applicable requirements for retaining public records. All records stored electronically by Wellington must be provided to County, upon request of the County's Custodian of Public Records, in a format that is compatible with the information technology systems of County, at no cost to County.

v. Failure of Wellington to comply with the requirements of this section shall be a material breach of this Agreement. County shall have the right to exercise any and all remedies available to it, including but not limited to, the right to terminate for cause. Wellington acknowledges that it has familiarized itself with the requirements of Chapter 119, F.S., and other requirements of state law applicable to public records not specifically set forth herein.

I. Contractual Relationship. County and Wellington are and shall be, in the performance of all work, services and activities under this Agreement independent contractors and not employees, agents or servants of the other Party. All County employees engaged in the work or services performed pursuant to this Agreement shall at all times, and in all places, be subject to County's sole direction, supervision, and control. All Wellington employees engaged in the work or services performed pursuant to this Agreement shall at all times, and in all places, be subject to Wellington's sole direction, supervision, and control. The Parties shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Parties' relationship and the relationship of its employees to the other Party shall be that of an independent contractor and not as employees or agents of the other. The County and Wellington do not have the power or authority to bind each other in any promise, agreement or representation without the prior written consent of the other Party.

J. Waiver. Any waiver by either Party of its rights with respect to a default under this Agreement, or with respect to any other matters arising in connection with this Agreement, shall not be deemed a waiver with respect to any subsequent default or other matter. The failure of either Party to enforce strict performance by the other Party of any of the provisions of this Agreement or to exercise any rights under this Agreement shall not be construed as a waiver or relinquishment to any extent of such Party's right to assert or rely upon any such provisions or rights in that or any other instance.

K. Legal Compliance. County and Wellington shall abide by all applicable federal, State and local laws, orders, rules and regulations when performing under this Agreement. County and Wellington further agree to the inclusion of this provision in all subcontracts issued as a result of this Agreement.

L. Waiver of Jury Trial. The Parties hereby waive any rights either of them may have to a jury trial in any litigation arising out of or related to this Agreement and agree that they shall not elect a trial by jury. The Parties hereto have separately, knowingly and

voluntarily given this waiver of right to trial by jury with the benefit of competent legal counsel.

M. Third-Party Beneficiaries. No provision of this Agreement is intended to, or shall be construed to, create any third-party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizen or employees of the County and/or Wellington.

N. Survivability. The obligations, rights, and remedies of the Parties hereunder, which by their nature are intended to survive the termination of this Agreement shall survive such termination and inure to the benefit of the Parties.

ATTEST:

By: _____
Chevelle D Hall, MMC, Village Clerk

WELLINGTON, FLORIDA

By: _____
Michael J. Napoleone, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Laurie Cohen, Village Attorney

ATTEST:

By: _____
Michael Caruso, Clerk of the Circuit Court and Comptroller

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS

By: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Yelizaveta B. Herman, Assistant County Attorney

EXHIBIT A – SKETCH AND LEGAL DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LAKE WORTH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5642, PAGE 1604 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGES 134 THROUGH 144 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT "P" N02°39'41"E, A DISTANCE OF 133.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "A", ELEMENTARY SCHOOL "K", AS RECORDED IN PLAT BOOK 68, PAGES 165 THROUGH 166 AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S56°03'39"E, A CHORD DISTANCE (CD) OF 598.27 FEET, AND A RADIAL DISTANCE OF 2,924.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF TRACT "A" AND THE SOUTHERLY LINE OF TRACT "P" WYCLIFFE PLAT TWO, AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 OF SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°44'26", A DISTANCE OF 599.32 FEET; THENCE S50°11'26"E, A DISTANCE OF 554.40 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2,804.79 FEET AND A CENTRAL ANGLE OF 17°21'38"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 849.85 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S22°26'56"W, A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT "P", SAID WYCLIFFE PLAT THREE AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N58°52'15"W, A CHORD DISTANCE (CD) OF 882.83 FEET, AND A RADIAL DISTANCE OF 2,924.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF TRACT "P", WYCLIFFE PLAT THREE, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°21'38", A DISTANCE OF 886.21 FEET; THENCE N50°11'26"W, A DISTANCE OF 554.40 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2,804.79 FEET AND A CENTRAL ANGLE OF 10°34'13"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 517.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND CONTAINING 237,703 SQUARE FEET OR 5.4569 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 20, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

NOT A SURVEY **SHEET 1 OF 3**

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

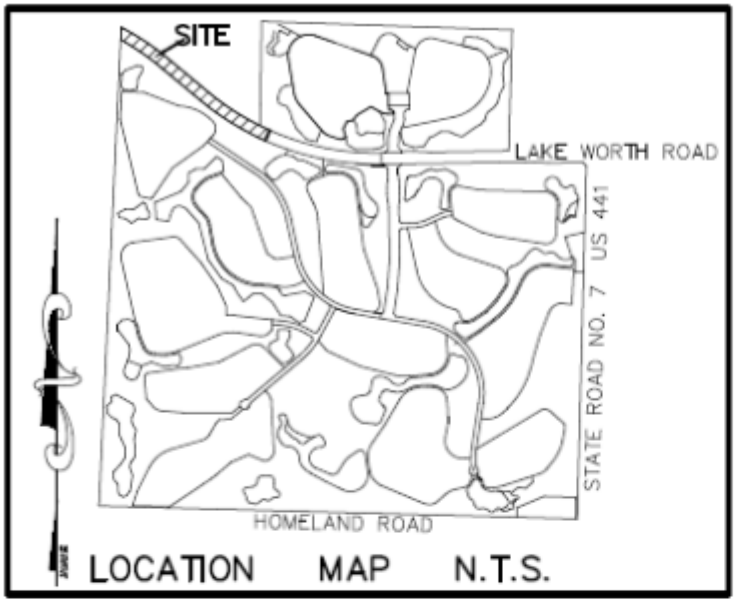
LAKE WORTH ROAD AT WYCLIFFE
RIGHT-OF-WAY
SKETCH OF DESCRIPTION

Digitally signed by David Lindley
Date: 2026.01.20 16:44:47 -05'00'
Adobe Acrobat version: 2025.001.20997

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	1/20/2026
DRAWN BY	dpl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	280-7rwvow

EXHIBIT "A"



LOCATION MAP N.T.S.

LEGEND/ABBREVIATIONS

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
A.I.D.E. – ACME IMPROVEMENT DISTRICT EASEMENT
CB – CHORD BEARING
CD – CHORD DISTANCE
L – ARC LENGTH
LA.B. – LANDSCAPE BUFFER
L.A.E. – LIMITED ACCESS EASEMENT
P.B. – PLAT BOOK
PG. – PAGE
PGS. – PAGES
O.R.B. – OFFICIAL RECORD BOOK
PC – POINT OF CURVATURE
PDE – PUBLIC DRAINAGE EASEMENT
R – RADIUS
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N02°39'41"E ALONG THE WEST LINE OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGES 134 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY

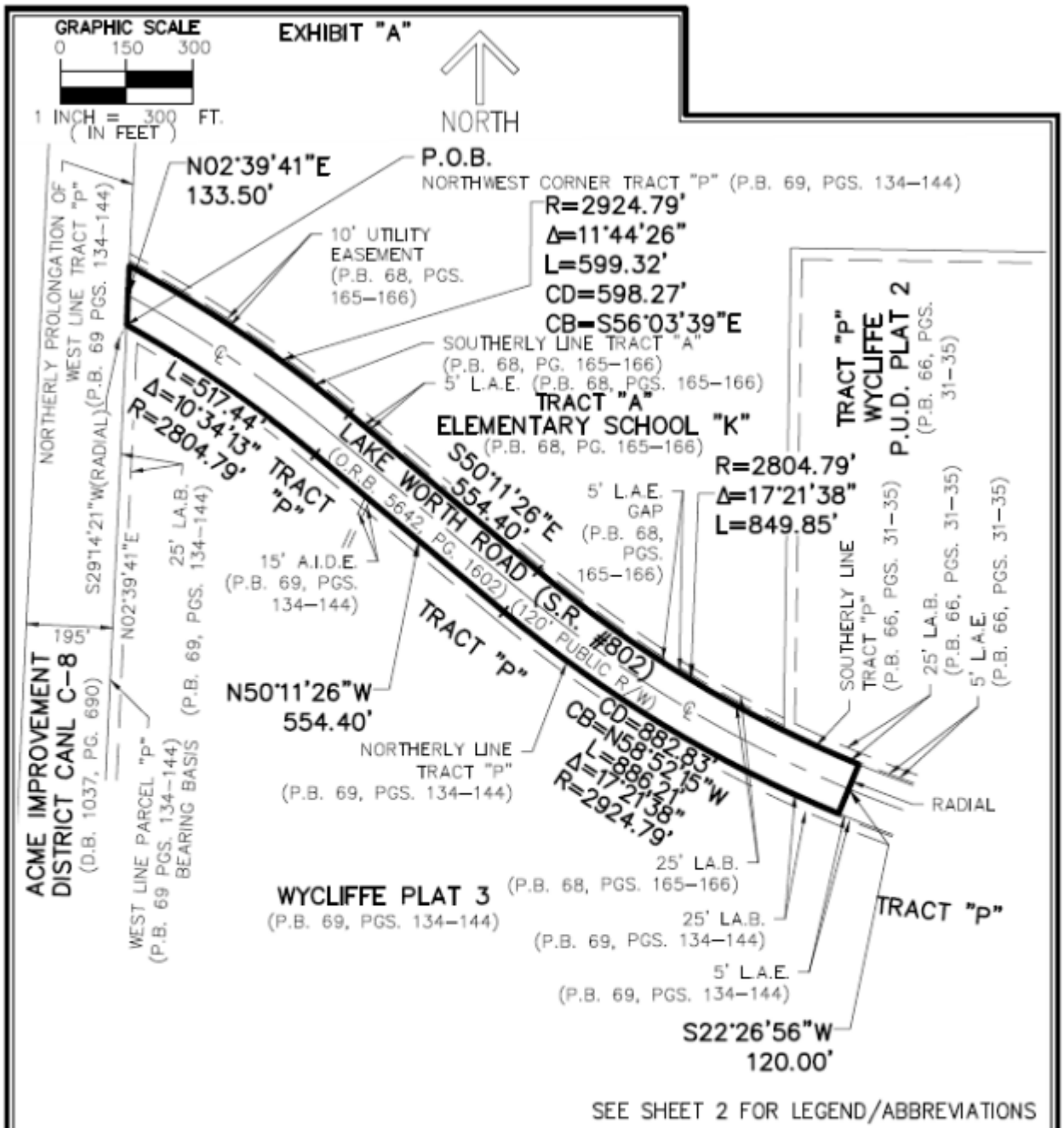
NOT A SURVEY

SHEET 2 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

LAKE WORTH ROAD AT WYCLIFFE
RIGHT–OF–WAY
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	dpl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	2280–7rwvow



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

LAKE WORTH ROAD AT WYCLIFFE
RIGHT–OF–WAY
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	dpl
F.B./ PG.	N/A
SCALE	1" = 300'
JOB NO.	2280–7rw

EXHIBIT B – WELLINGTON ORDINANCE 2026-08

EXHIBIT C – COUNTY QUIT CLAIM DEED

Return via Palm Beach County interoffice mail to:
Toni Sharp, Right-of-Way Section Manager
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: N/A

Purchase Price: $ 0
Closing Date: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: N/A
ROAD NAME: Lake Worth Rd
PARCEL NO.: Portion adjacent to Panther Run ES

COUNTY DEED

THIS DEED is made this ____day of _____, 20____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229 ("County"), to the **VILLAGE OF WELLINGTON,** a municipal corporation of the State of Florida, whose post office address is 12300 Forest Hill Boulevard, Wellington, Florida 33414 ("Village").

This DEED is granted pursuant to Section 335.0415, Florida Statutes and the Interlocal Agreement between the County and the Village transferring ownership, operation, and maintenance.

WITNESSETH: That County, for and in consideration of the sum of Ten ($10.00) Dollars to it in hand paid by the Village, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Village, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida, as follows:

Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land.

IN WITNESS WHEREOF County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

MIKE CARUSO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

County:

PALM BEACH COUNTY,
a political subdivision of the State of Florida, by and through its Board of County Commissioners

By: _____
Mayor

(Official Seal)

Legislation Text

File #: 26-7786, **Version:** 1

ITEM: 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.

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

EXPLANATION: Wellington submitted an action plan to the AARP Network of Age-Friendly States and Communities in June 2026. The Village of Wellington joined the AARP Age-Friendly Network on January 28, 2025. The AARP Network of Age-Friendly States and Communities helps local leaders meet the needs of their community's older adults and prepare for the rapid aging of the U.S. population. Through the age-friendly action plan, the Village of Wellington hopes to foster well-designed, age-friendly communities that support economic growth and make for happier, healthier residents of all ages.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

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

RESOLUTION NO. R2026-27

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.

WHEREAS, the Village of Wellington joined the AARP Network of Age-Friendly States and Communities on January 28th, 2025; and

WHEREAS, the health and safety of residents of all ages is a principal concern of the citizens of Wellington; and

WHEREAS, as the U.S. population ages and people stay healthy and active longer, the Wellington community must adapt; and

WHEREAS, members of the AARP Network of Age-Friendly States and Communities become a part of a global network of communities committed to allowing their older residents to live rewarding, productive, and safe lives.

WHEREAS, the Age-Friendly Action Plan will serve as a guide for Wellington to become more livable for all residents.

NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON FLORIDA'S COUNCIL that:

SECTION 1. The foregoing recitals are incorporated herein as true and correct findings of the Village of Wellington.

SECTION 2. The Council of the Village of Wellington, Florida, hereby supports the action plan submitted to the AARP Network of Age-Friendly States and Communities.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 30th day of June, 2026.

ATTEST: **WELLINGTON, FLORIDA**

BY: _____ BY: _____

Chevelle Addie, Village Clerk Michael J. Napoleone, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

AARP LIVABLE COMMUNITIES ACTION PLAN -

VILLAGE OF WELLINGTON, FL

2025/2026

YEAR 1 REPORT



Age-Friendly Communities Are Livable for People of *All* Ages

aarp.org/livable





EXECUTIVE SUMMARY

INTRODUCTION

The Village of Wellington joined the AARP Age-Friendly Network on January 28, 2025. The AARP Network of Age-Friendly States and Communities helps local leaders meet the needs of their community's older adults and prepare for the rapid aging of the U.S. population.

Since its founding in 1958 by Dr. Ethel Percy Andrus, AARP has had as a goal that our nation’s towns, cities, and communities be livable for people of all ages. Livable communities are beneficial for numerous reasons, including how they:

- offer residents affordable and accessible choices in where to live and how to get around as they age;
- provide access to essential goods and services, public spaces, and employment opportunities;
- equitably serve people of all ages, ability levels, incomes, races, ethnicities, and other backgrounds;
- support independence and social engagement; and
- promote health, public safety, personal security, and environmental sustainability.

With the Village of Wellington joining, we hope to foster well-designed, age-friendly communities that support economic growth and make for happier, healthier residents of all ages.

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SUMMARY

APPENDIX / RESOURCES

LETTER OF COMMITMENT

Dear Village of Wellington residents,

The Village of Wellington believes that our nation's towns, cities, and communities should be livable for people of all ages. Through the AARP Age-Friendly Communities Action Plan, the Village of Wellington has the goal of creating a community that is accessible and enjoyed by residents of all ages and backgrounds.

The Village of Wellington joined the AARP Age-Friendly Network on January 28, 2025. The AARP Network of Age-Friendly States and Communities helps local leaders meet the needs of their community's older adults and prepare for the rapid aging of the U.S. population.

The goals and objectives of this action plan are based on data from the NCS Report conducted by POLCO. Through this survey, we identified the areas Wellington can improve upon to become more livable. The survey was conducted from May 20th, 2025, to July 1st, 2025.

Overall, the AARP Livable Communities Action Plan will help the Village of Wellington become more livable for all residents. With the Village of Wellington joining, we hope to foster well-designed, age-friendly communities that support economic growth and make for happier, healthier residents of all ages.

Sincerely,

Michael J. Napoleone, Mayor

ABOUT LIVABLE COMMUNITIES

The AARP Network of Age-Friendly States and Communities supports the work of local, regional, and state governments as they prepare for the nation's changing demographics. Established in 2012, the network includes towns, cities, counties and states that have made a commitment to being more livable for people of all ages, and especially older adults.

The program's framework equips local leaders and residents with resources for assessing the needs of older adults related to housing and transportation options, access to key services, and opportunities to participate in community activities.

The common thread among the communities and states enrolled in the AARP age-friendly network is the belief that the places where we live are more livable, and better able to support people of all ages, when local leaders commit to improving the quality of life for the very young, the very old, and everyone in between. People of all ages, incomes, and backgrounds, regardless of disability, need communities where they can thrive and live meaningful lives. Communities should be designed to promote physical independence, public safety, personal security, dignity, opportunities for community engagement, and choices as people age.

Livable communities are compact and walkable, with housing, stores, community features, and services all located near one another. Key features include safe, walkable streets; age-friendly, affordable housing

Data sourced from: AARP Livable Communities

and transportation options; and easy access to needed services. Such communities also provide affordable and reliable access to high-speed internet to help residents work, obtain health care services, shop, and connect with family and friends. Community amenities, such as parks, libraries, and civic gathering spaces, enhance opportunities for residents of all ages to participate in community life. Livable communities require careful planning concerning housing, transportation, and land use. Other policy fundamentals for livable communities include how:

- Policymakers should encourage the creation of mixed-use communities that accommodate all residents.
    - The communities should include a range of housing and transportation options that meet the needs of people with disabilities and people of all ages and income levels. Land-use ordinances and zoning regulations should be crafted to enable the provision of innovative housing and transportation options. Doing so will ensure that residents enjoy easy access to amenities.
- Policymakers should ensure that residents of all ages, income levels, and backgrounds, regardless of disability, can find appropriate and affordable housing.
    - They should encourage housing construction and expand the types of housing available to improve housing access and affordability. Policymakers also should provide adequate subsidies for those who qualify.

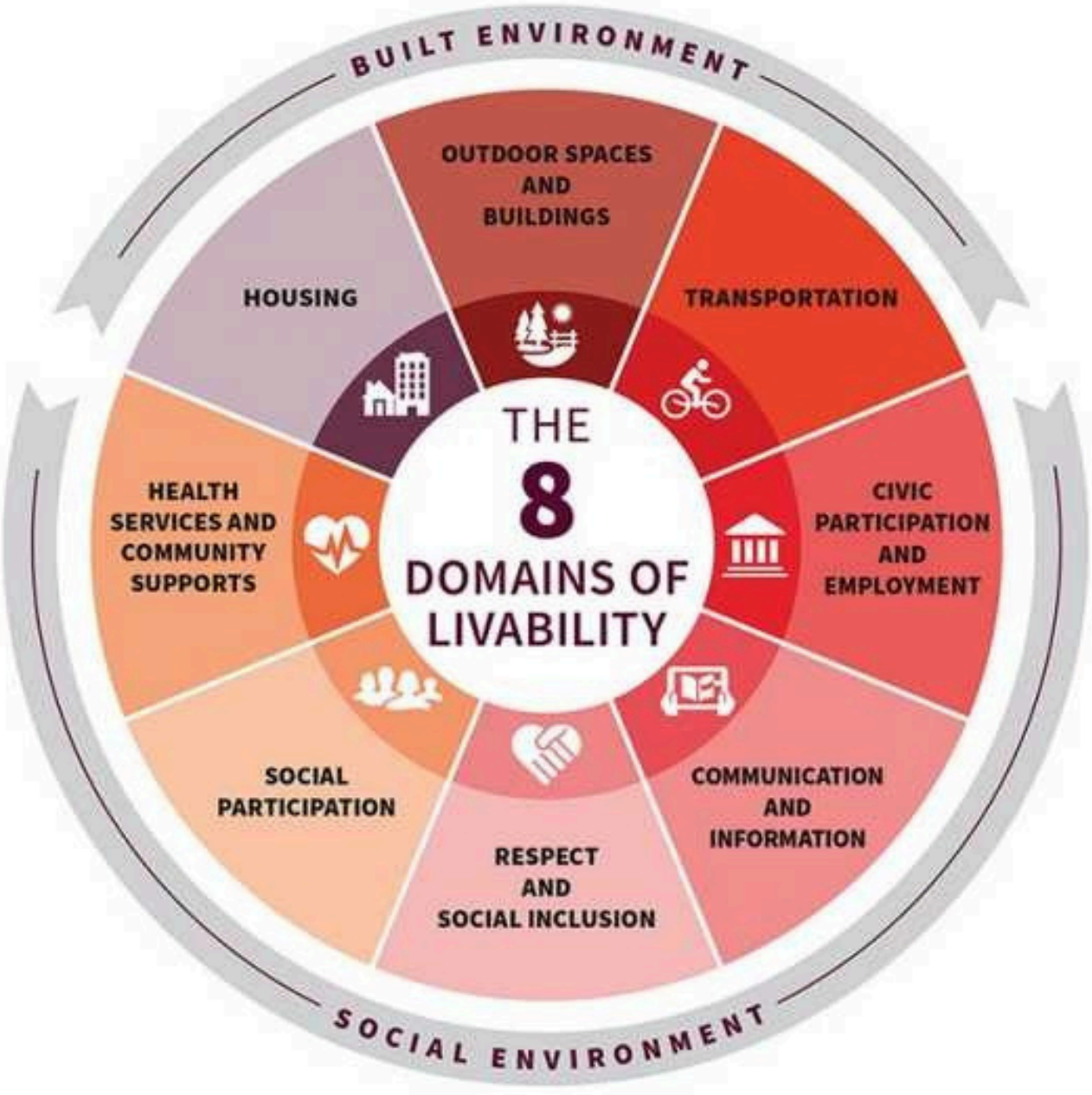
Data sourced from: AARP Livable Communities

- Universal design principles should be used to ensure that housing, transportation options, and other community features are safe and accessible to as many people as possible.
    - For example, buildings should have ramps, wide doors, elevators, and accessible kitchens and bathrooms to ensure access for people who use wheelchairs. Similarly, transportation facilities should use ramps and elevators to enable such access.

Data sourced from: AARP Livable Communities

THE 8 DOMAINS OF LIVABILITY

The 8 Domains of Livability framework is used by many of the towns, cities, counties and states enrolled in the AARP Network of Age-Friendly States and Communities to organize and prioritize their work to become more livable for both older residents and people of all ages. While some communities tackle all eight domains at once, others choose to focus on fewer or combined domains.



Data sourced from: AARP Livable Communities

The availability and quality of the following community features impact the well-being of older adults:

1. Outdoor Spaces & Buildings

   - People need public places to gather — indoors and out. Green spaces, seating and accessible buildings (elevators, zero-step entrances, staircases with railings) can be used and enjoyed by people of all ages.



Grandparents Park, Wichita, Kansas | Photo by Jacque White for AARP

2. Transportation

   - Driving shouldn't be the only way to get around. Pedestrians need sidewalks and safe, crossable streets. Dedicated bicycle lanes benefit nondrivers and drivers alike. Public transit options can range from the large-scale (trains, buses, light rail) to the small (taxis, shuttles or ride share services).

Data sourced from: AARP Livable Communities

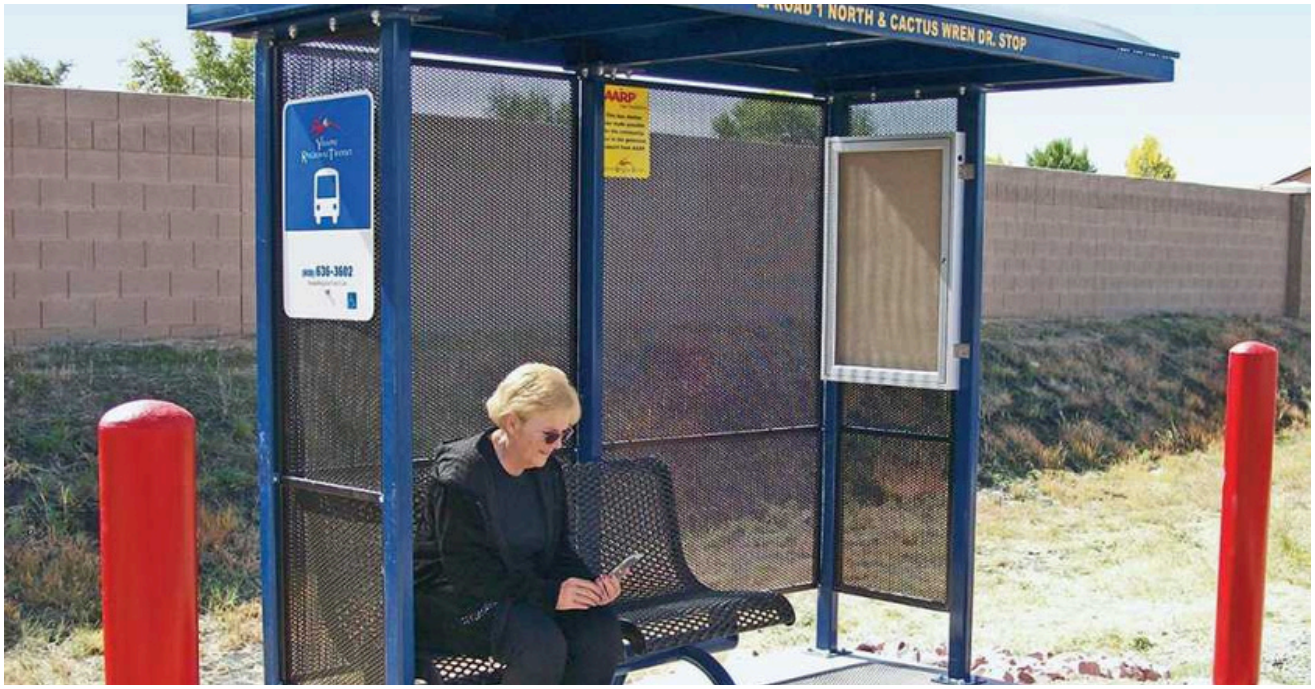


Photo provided by Yavapai Regional Transit

3. Housing

   - AARP surveys consistently find that the vast majority of older adults want to reside in their current home or community for as long as possible. Doing so is possible if a home is designed or modified for aging in place, or if a community has housing options that are suitable for differing incomes, ages and life stages.



Photo from Getty Images

Data sourced from: AARP Livable Communities

4. Social Participation

- Regardless of a person's age, loneliness is often as debilitating a health condition as having a chronic illness or disease. Sadness and isolation can be combated by having opportunities to socialize and the availability of accessible, affordable and fun social activities.



Photo from Getty Images

5. Respect & Social Inclusion

- Everyone wants to feel valued. Intergenerational gatherings and activities are a great way for young and older people to learn from one another, honor what each has to offer and, at the same time, feel good about themselves.

Data sourced from: AARP Livable Communities



Tulani Lake Senior Center, Arizona | Photo by Melissa Stanton, AARP

6. Work & Civic Engagement

   - Why does work need to be an all or nothing experience? An age-friendly community encourages older people to be actively engaged in community life and has opportunities for residents to work for pay or volunteer their skills.



Photo by Steve Craft for AARP Arizona

Data sourced from: AARP Livable Communities

7. Communication & Information

   - We now communicate in ways few could have imagined a decade ago. Age-friendly communities recognize that information needs to be shared through a variety of methods since not everyone is tech-savvy, and not everyone has a smartphone or home-based access to the internet.



Photo from Getty Images

8. Community & Health Services

   - At some point, every person of every age gets hurt, becomes ill or simply needs some help. While it's important that assistance and care be available nearby, it's essential that residents are able to access and afford the services required.

Data sourced from: AARP Livable Communities



Photo from Getty Images

Data sourced from: AARP Livable Communities

ABOUT WELLINGTON

Wellington, one of the most successfully crafted communities in Palm Beach County, is the premier South Florida community known for its abundant parks, quality schools, attractive neighborhoods and equestrian interests.

In 1951, following the recommendations of Arthur William Glisson (known to all in Wellington as "Bink" Glisson), Charles Oliver Wellington assembled and purchased several tracts of land that would later become known as Wellington. Mr. Wellington was a very successful accountant and investor from New York. The area he purchased frequently flooded with water. That really is not surprising because Wellington's southwestern boundary is the Florida Everglades. Shortly following the land purchases, the State of Florida passed legislation creating the Acme Drainage District.

The initial purpose of the district, created in 1953, was to provide for drainage and flood control on the assembled acreage and to make the property suitable for agriculture. This was a huge undertaking as the total size of the tract was over 16,000 acres. This drastically transformed the landscape from waterlogged land to fertile farmland. Portions of the land were sold or leased to farmers for cultivation. Many crops were grown, including strawberries – 2,000 acres to be exact. In fact, the area that is known as Wellington was once the world’s largest strawberry patch.

Bink Glisson was hired by Charles Oliver Wellington to oversee the property that was soon to become known as the Flying Cow (Charles Oliver Wellington) Ranch. Bink also served as the Acme Drainage District's first employee and general manager. In many respects, Bink was the first rock to anchor what was soon (44 years later) to become Wellington. He served the district in many capacities for 40 years and

retired in 1993 with a big sendoff attended by hundreds of his friends and neighbors.

Mr. Wellington was the first Chairman of the Acme Drainage District and served until his death in 1959. Oddly enough, it was probably Mr. Wellington's death which led to the decision to develop portions of the property to raise capital to pay for estate taxes. Wellington's son, Roger Wellington, carried on as the District Chairman until he retired in 1984. Major construction did not begin until the first large tract of land, 7,400 acres, was sold to the Investment Corporation of Florida (ICOF) in 1971 for a cost of approximately $800 per acre. In 1972, a joint venture between ICOF and Alcoa Aluminum was formed to begin the construction of a new community. Shortly after construction began, hundreds of homes began selling. In 1976, Alcoa decided to sell their interest back to ICOF. Two years later, the remaining properties of ICOF were sold to Gould Florida, a division of the large electronics corporation Gould, Inc. William Yilvisaker, the Chairman of Gould, was an avid polo player. It was his contribution that produced the Palm Beach Polo and Country Club.

In 1985, Gould sold its remaining acreage to Corepoint, Inc. Corepoint was than succeeded by Lennar Homes. Since that time, Lennar has also purchased the remaining 500 lots in Bink's Forest. In another distressed real estate sale, Glenn Straub purchased the Palm Beach Polo and Country Club in 1993.

The next step in the evolution of Wellington was probably its most important for the future. In November 1995, a determined group of Wellington residents succeeded in a referendum to establish Wellington as an independent municipality. Wellington was officially born on December 31, 1995 (to qualify for certain Florida State funds, it was necessary that the Village be chartered in 1995 or millions of dollars in State funds would have been lost). Official operations

commenced on March 28, 1996. On December 31, 2010, Wellington's 15th anniversary as a municipality, Wellington's City Hall officially opened.

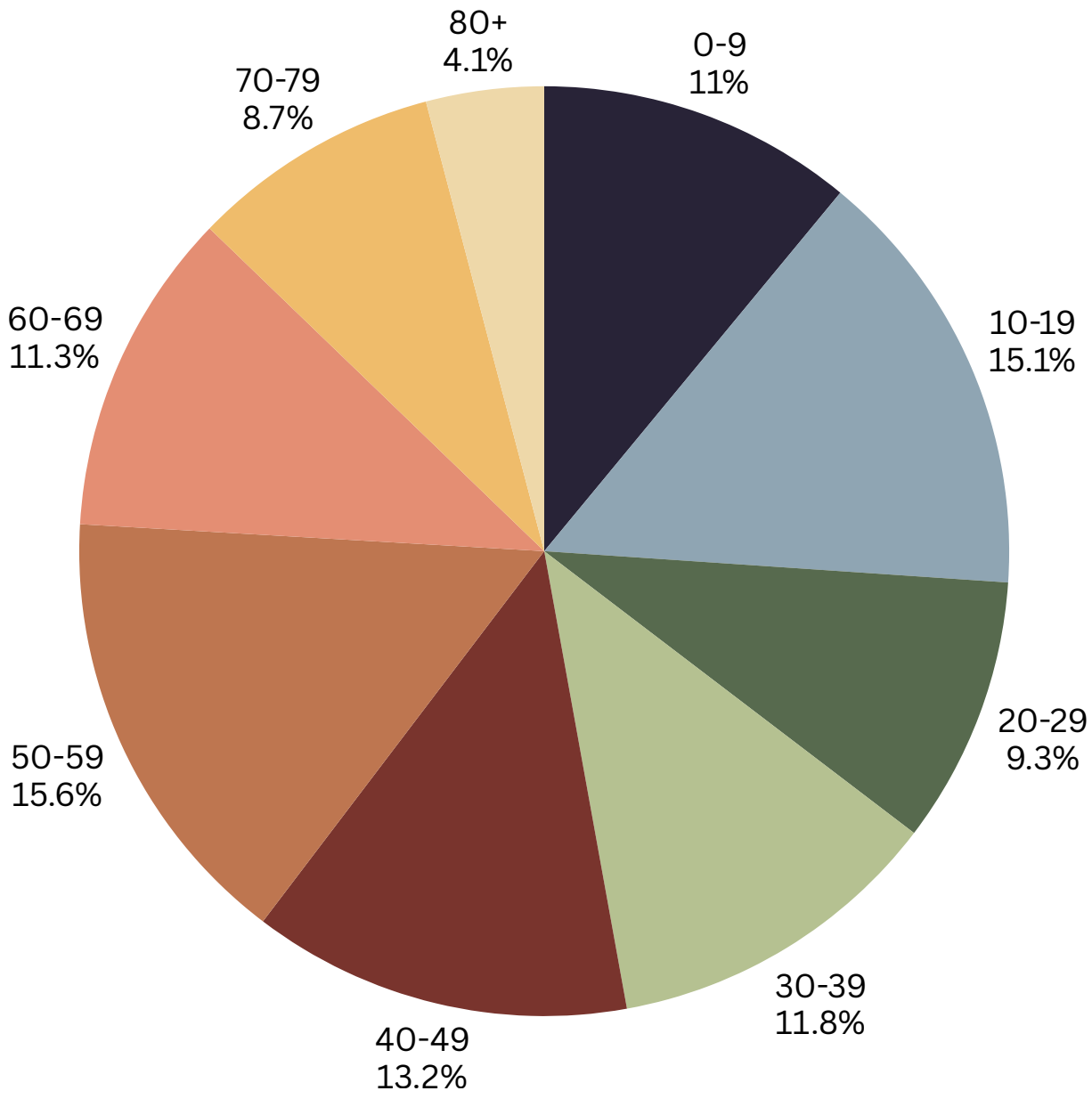
In 1953, fewer than 100 individuals resided in the area. Today, Wellington is an affluent and thriving community that is willing to stake its future on being different. Wellington is recognized as the winter equestrian capital of the world. The community offers tremendous diversity from apartments to lavish homes where residents have private airplane hangars. Most importantly, however, Wellington is a Great Hometown.



DEMOGRAPHICS

The Village of Wellington has a population of approximately 61,500 residents. A breakdown of Wellington's residents by age can be seen below:

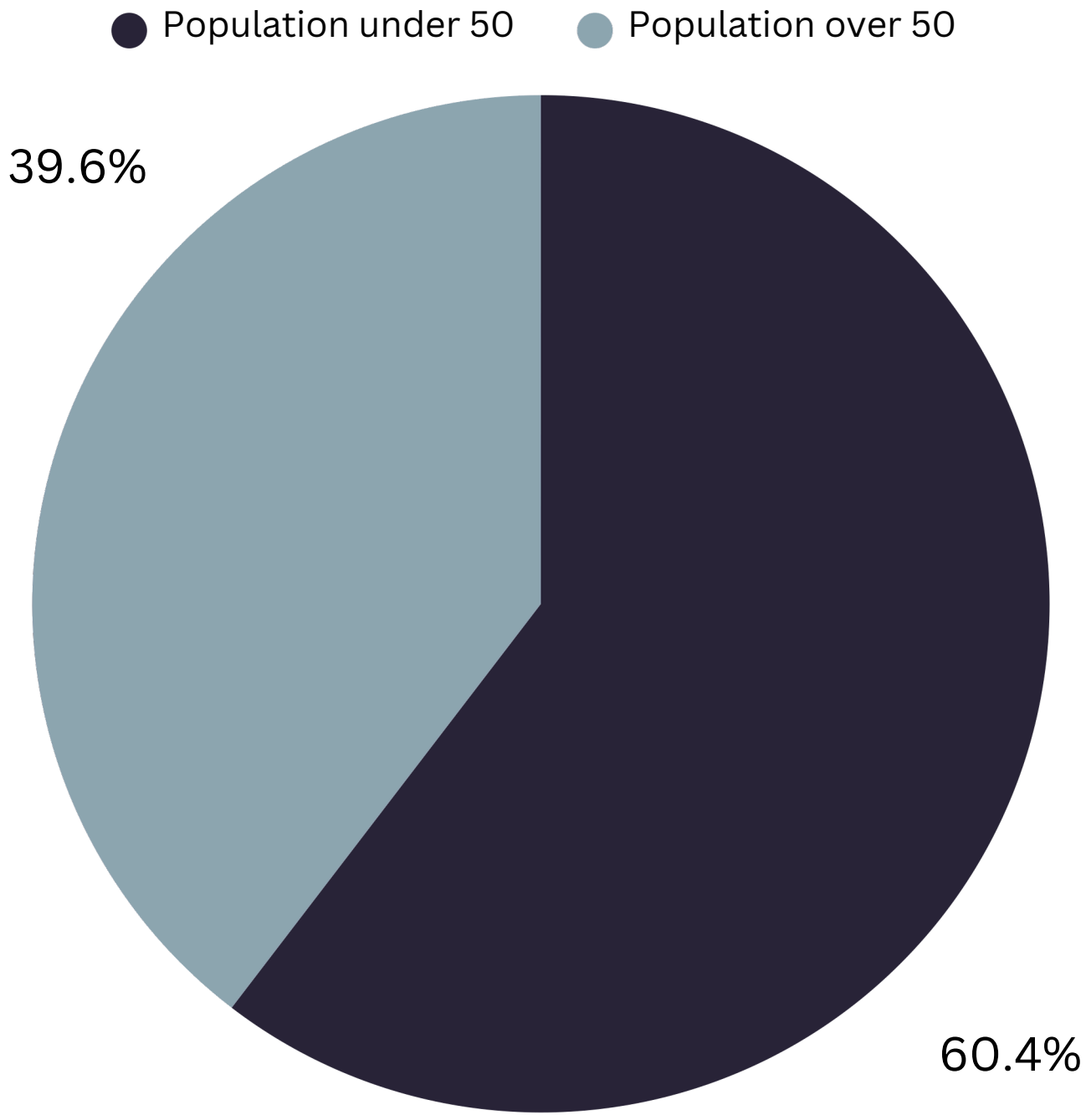
WELLINGTON'S POPULATION BY AGE



Data sourced from: Census Reporter

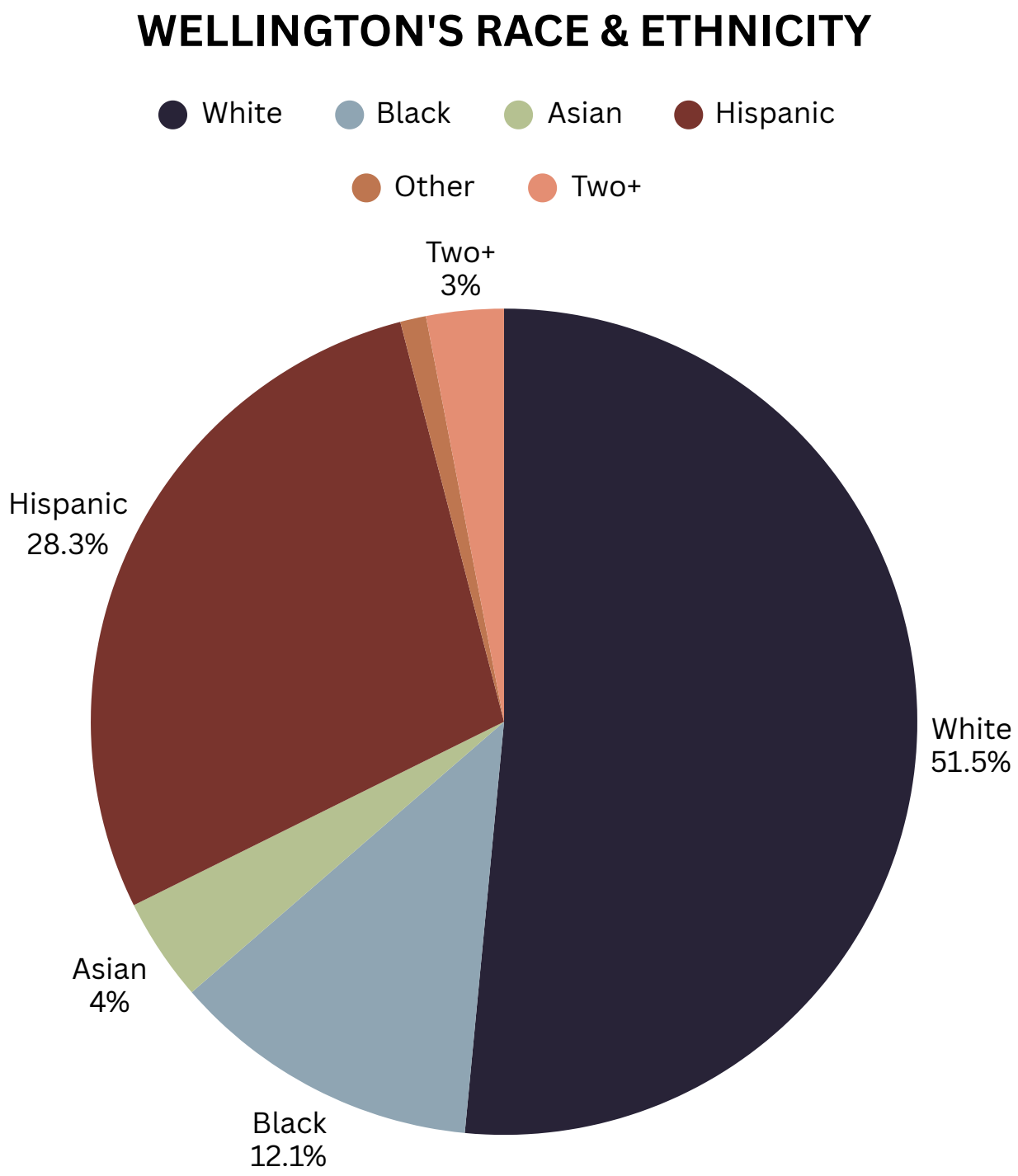
When further looking at the age breakdown for Wellington, it should be noted that 39.7% (approximately 24,416 residents) are above the age of 50 years old. Additionally, 24.1% (approximately 14,822 residents) are over the age of 60 years old.

WELLINGTON'S POPULATION BY AGE



Data sourced from: Census Reporter

The race and ethnicity breakdown for Wellington can be seen below.



Data sourced from: Census Reporter

POLCO SURVEY

HOW ARE LIVABILITY SCORES DETERMINED?

AARP intentionally designed its scoring criteria to draw on multiple, interconnected points to capture the complexity of what produces a high quality of life for a diverse population across many ages. Metric values and policy points are scored for each of the seven livability categories: housing, neighborhood, transportation, environment, health, engagement, and opportunity. A location's total livability score is an average of those seven category scores.

AARP seeks a high quality of life for diverse populations across many ages. Producing such a quality of life, though, involves many complex factors. To create a reliable measure that captures this complexity, we intentionally designed its scoring criteria to draw on multiple, interconnected factors - categories and indicators - to present a complete picture of communities.



Data sourced from: POLCO / NCS Report

Each neighborhood, city, county, or state is scored on a scale from 0 to 100. The average location scores a 50. Those communities with more livability-friendly practices earn a score above 50 and those facing obstacles to livability score lower.

Can a Community Be Perfect? In theory, yes, but in reality, no. Scores are built from the neighborhood level up. A total livability score of 100 means that place is the best in the country in meeting all the metrics and policies for each of the seven livability categories, and while ideal, no community scores 100 in all seven categories.

Metric values and policy points are scored for each of the seven livability categories: housing, neighborhood, transportation, environment, health, engagement, and opportunity. A location's total livability score is an average of those seven category scores. The categories each provide important pieces of the picture of livability in a community.

Data sourced from: POLCO / NCS Report

WELLINGTON'S LIVABILITY SCORE

ABOUT THE NCS™

The National Community Survey™ (The NCS™) report is about the "livability" of Wellington. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

Data sourced from: POLCO / NCS Report

The report provides the opinions of a representative sample of 344 residents of the Village of Wellington collected from May 20th, 2025 to July 1st, 2025. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2024 survey was 12%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Wellington.

HOW THE RESULTS ARE REPORTED

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Data sourced from: POLCO / NCS Report

COMPARISONS TO BENCHMARKS

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 500 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Wellington's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Wellington residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Wellington's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Wellington's average rating was more than 20 points different when compared to the benchmark.

In addition to these national benchmarks, comparisons were also made to a smaller cohort of communities that aligned more closely to the demographics in Wellington . This cohort included other communities in the State of Florida. Comparisons to these communities can be found throughout the report and in a separate table in the Custom Benchmarks tab.

TRENDS OVER TIME

Trend data for Wellington represent important comparison data and should be examined for improvements or declines.[1] Deviations from stable trends over time represent opportunities for understanding

Data sourced from: POLCO / NCS Report

how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than seven percentage points between the 2023 and 2025 surveys, the change is statistically significant.

KEY FINDINGS

HIGHEST-PERFORMING AREAS:

- Ratings for the overall economic health of Wellington ranked higher than the national benchmark as well as a custom benchmark which included other communities in the State of Florida.

- Residents continued to praise the overall utility infrastructure in Wellington, with standout ratings for garbage collection services, drinking water, sewer services, power utility, and storm water management, all of which ranked higher than other communities in Florida, except for storm water management which ranked much* higher.

- Residents identified many mobility related services as unique strengths in Wellington, with ratings that surpassed other communities both state and nationwide for street repair, street cleaning, and sidewalk maintenance. Additionally, traffic signal timing, street lighting, ease of walking, ease of travel by bicycle, ease of travel by car, and ease of parking each ranked higher than other communities in Florida.

- Over 9 in 10 Wellington residents continue to consider the Village to be an excellent or good place to raise children, ranking higher than both national and local averages.

*Ratings are considered higher or lower than the benchmark if they are more than 10 points from the averages. Ratings are considered much higher or lower if they are more than 20 points from the average.

Data sourced from: POLCO / NCS Report

LOWEST-PERFORMING AREAS:

- Residents ranked the natural environment as the top priority of focus in the next two years. Although several ratings remained higher than average, some downward trends indicate potential areas of growing concern:
    - Water Resources (-21%)
    - Quality of Wellington open space (-12%)
    - Overall quality of the natural environment (-9%)
    - Preservation of natural areas (-8%)
- Focus on safety also emerged as a top priority for residents, amid declining ratings for both emergency preparedness services and feelings of safety from fire, flood, or other natural disasters.
- Many ratings related to local government performance declined since 2023, with the largest declines seen in the following:
    - The Wellington government generally acting in the best interest of the community (-18%)
    - The Wellington government being honest (-16%)
    - Public information services (-16%)
    - The Wellington government being open and transparent to the public (-15%)
    - The Wellington government treating all residents fairly (-15%)

Data sourced from: POLCO / NCS Report

AREAS OF GREATEST CHANGE SINCE 2023:

Of the 122 evaluative questions included on both the 2023 and current survey iterations, 81 were statistically similar to previous results.

Upward trends were seen in 1 item, while 40 ratings decreased since 2023. The most significant of those trends are listed below:

Increases

- Feeling safe from property crime (+10%)

Decreases

- Water resources (-21%)
- Bus or transit services (-20%)
- Well-planned residential growth (-18%)
- The Wellington government generally acting in the best interest of the community (-18%)
- Well-planned commercial growth (-17%)

Data sourced from: POLCO / NCS Report

FUTURE PROJECTS

Based on the results from the National Community Survey™ (The NCS™ report / POLCO Survey), the Village of Wellington has selected three projects to help guide Wellington to become more livable. The three projects are the Freebee Program, the Bike Lane Expansion Program, and the Kayak Program.

All three of these projects look to improve one of the eight domains of livability. The domains of livability are: Outdoor Spaces and Buildings; Transportation; Civic Participation and Employment; Communication and Information; Respect and Social Inclusion; Social Participation; Health Services and Community Supports; and Housing.

In the following section, each project is explained in detail. An overview of each project is provided, including the benefits to each project. Additionally, the specific domain(s) of livability that the project impacts are examined, and a timeline is included.

FREEBEE PROGRAM

The Village of Wellington launched a transportation program for seniors in May 2024. This transportation program is known as Freebee. This program is available to senior residents and offers free, on-demand rides.

The goal is to make it easier for seniors to get to essential destinations like medical appointments, grocery stores, recreational facilities, and the Wellington Community Center—all without needing to rely on friends, family, or costly ride-hailing services.

Rides can be booked via the Ride Freebee mobile app or by calling a dedicated phone line, making the program accessible to residents with varying levels of tech comfort.

Freebee is funded by the Village of Wellington and is available Monday through Friday from 8 a.m. to 5 p.m. The vehicles are fully electric, in line with Freebee's sustainability mission, and the service area is designed to cover key points of interest within the village.



ELIGIBILITY

Wellington is currently accepting registrations for riders who meet the following criteria:

1. Must be age 55+
    - Proof of age can be provided in the form of a photo ID
2. Must be a resident of Wellington
    - Proof of residency can be confirmed through the address provided on a photo ID and/or utility or water bill.

HOW DO I SIGN UP?

To sign up, bring your photo ID and water or utility bill to the Wellington Community Center (12150 Forest Hill Boulevard) for a one-time registration. You can also email your information to rides@wellingtonfl.gov.

SERVICE AREA

- Anywhere within Wellington boundaries; and
- Palms West Hospital and surrounding medical offices; and
- Along US-441 (Southern Blvd to Lake Worth Road); and
- Both sides of Southern Boulevard between State Road 7 and Flying Cow Road

WHY THE FREEBEE PROGRAM

When looking at the results from Wellington's National Community/POLCO Survey, one of the areas of greatest change since 2023 was a decrease in bus or transit services. The Village of Wellington decreased 20% in this category.

The implementation of the Freebee program hopes to increase the bus and transit services offered within the Village of Wellington. Overall, the Freebee program looks to provide safe, accessible, and eco-friendly transportation throughout the village.

TIMELINE

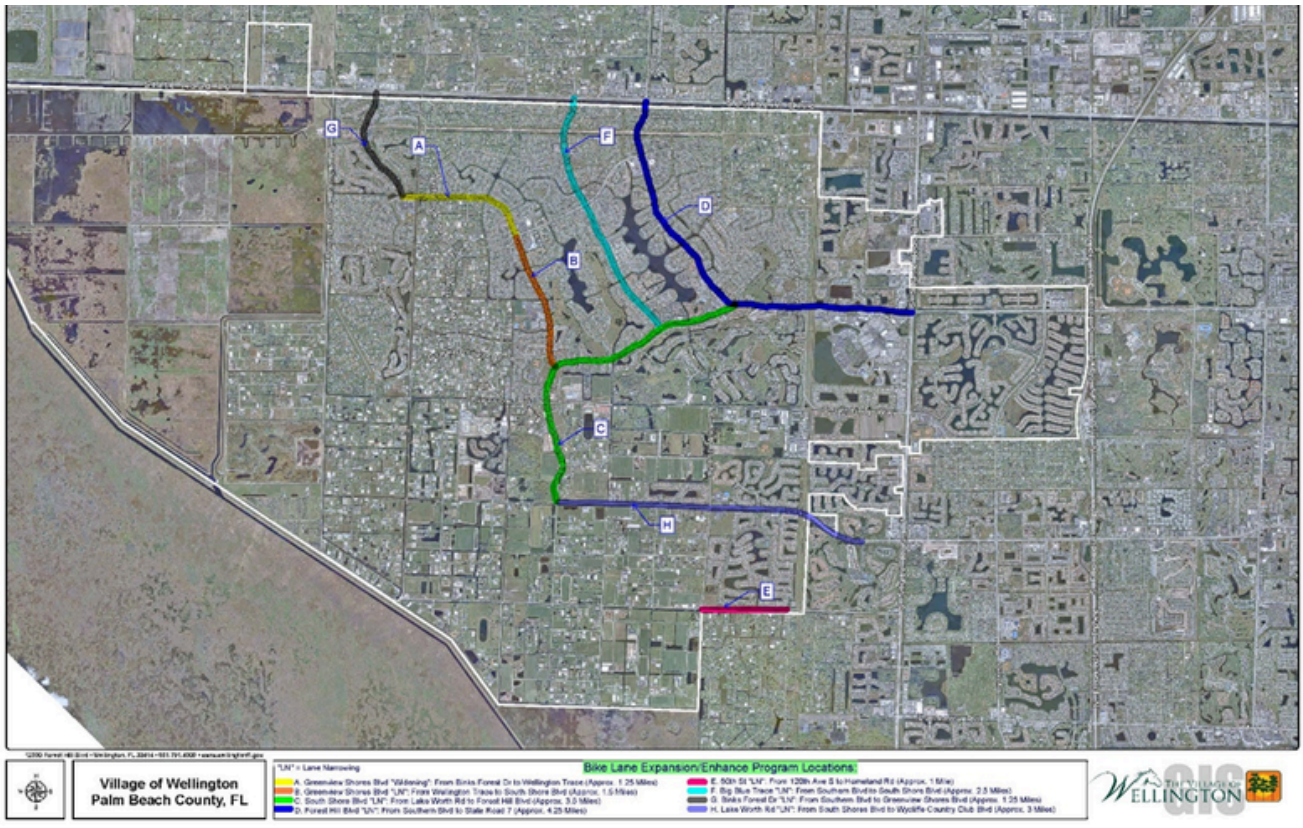
- APRIL 2024 — Announce Freebee program
- MAY 2024 — Launch Freebee program
- NOV. 2025 — Add a third vehicle to the fleet
- FUTURE — Continue expanding the program

BIKE LANE EXPANSION PROGRAM

The Village of Wellington proposes a comprehensive Bicycle Lane Expansion Program consisting of eight (8) corridor projects totaling approximately 18 miles of roadway enhancements. The program will implement milling and resurfacing in conjunction with vehicular lane narrowing to accommodate wider bicycle lanes upgraded to meet current Florida Department of Transportation (FDOT) standards.

All projects will include upgraded green conflict-area pavement markings in accordance with current FDOT design standards. No right-of-way acquisitions are anticipated. All projects will occur within the existing Village of Wellington right-of-way.

This coordinated approach allows the Village to modernize bicycle facilities cost-effectively while significantly improving safety, connectivity, and multimodal mobility.



When looking at the specific project segments, they can be broken up into eight (8) corridor improvement projects. These projects are as follows:

1. Greenview Shores Boulevard
    - From Binks Forest Drive to Wellington Trace
    - Approximate Length: 1.25 miles
    - This segment includes minor widening within the existing Village right-of-way to allow for expanded bicycle lane widths meeting current standards.
2. Greenview Shores Boulevard
    - From Wellington Trace to South Shore Boulevard
    - Approximate Length: 1.5 miles
    - This segment includes lane narrowing in conjunction with resurfacing to widen bicycle lanes.
3. South Shore Boulevard
    - From Lake Worth Road to Forest Hill Boulevard
    - Approximate Length: 3.5 miles
    - This segment includes lane narrowing and resurfacing improvements to upgrade bicycle facilities.
4. Forest Hill Boulevard
    - From Southern Boulevard to State Road 7
    - Approximate Length: 4.25 miles

- This segment includes resurfacing and vehicular lane reconfiguration to provide compliant bicycle lane widths.

5. 50th Street
    - From 120th Avenue South to Homeland Road
    - Approximate Length: 1.0 mile
    - This segment includes lane reconfiguration with resurfacing to enhance bicycle accommodations.

6. Big Blue Trace
    - From Southern Boulevard to South Shore Boulevard
    - Approximate Length: 2.5 miles
    - This segment includes lane narrowing and resurfacing to provide safer and wider bicycle lanes.

7. Binks Forest Drive
    - From Southern Boulevard to Greenview Shores Boulevard
    - Approximate Length: 1.25 miles
    - This segment includes resurfacing and lane width adjustments to meet current bicycle lane standards.

8. Lake Worth Road
    - From South Shore Boulevard to Wycliffe Country Club Boulevard
    - Approximate Length: 3.0 miles
    - This segment includes lane narrowing in conjunction with resurfacing to upgrade bicycle lane facilities.

WHY THE BIKE LANE EXPANSION PROGRAM

When looking at the results from Wellington's National Community/POLCO Survey, Wellington had a 57% positive rating for ease of travel by bicycle. Other notable POLCO survey results include: the overall quality of the transportation system was rated 86% positive, the availability of paths and walking trails was rated 74% positive, fitness opportunities were rated 74% positive, and 57% of residents had walked or biked somewhere in the last 12 months, rather than driving.

The Village of Wellington is committed to a Vision Zero approach, striving to eliminate traffic fatalities and serious injuries while increasing safe mobility options for all users. Many of the identified corridors serve schools, parks, equestrian facilities, residential neighborhoods, and commercial centers. Expanding bicycle lane widths to meet current standards will:

- Improve bicyclist comfort and separation from vehicular traffic
- Reduce sideswipe and encroachment conflicts
- Increase visibility at intersections and conflict points through green pavement markings
- Encourage mode shift to active transportation
- Improve safety for students and recreational riders

Projects B through H will be programmed in coordination with the Village's planned milling and resurfacing schedule. By integrating bicycle lane upgrades into resurfacing projects, the Village will:

- Minimize mobilization and construction costs

- Reduce roadway user disruption
- Maximize public investment efficiency
- Leverage resurfacing funds to stretch grant dollars further

The Bicycle Lane Expansion Program will create a safer, more connected multimodal network across approximately 18 miles of key Village corridors. The projects will:

- Enhance regional connectivity
- Improve access to schools, employment centers, parks, and equestrian facilities
- Support healthy transportation alternatives
- Promote long-term sustainability

These projects directly support regional and state safety performance goals and align with Complete Streets principles. These projects total approximately 18 miles of roadway enhancements that will add to the Village of Wellington's existing streets and sidewalks. The Village of Wellington currently has 250 miles of paved lanes, 44 miles of unpaved lanes, 58 miles of multipurpose pathways, 46 miles of bikelanes, and 205 miles of sidewalks.

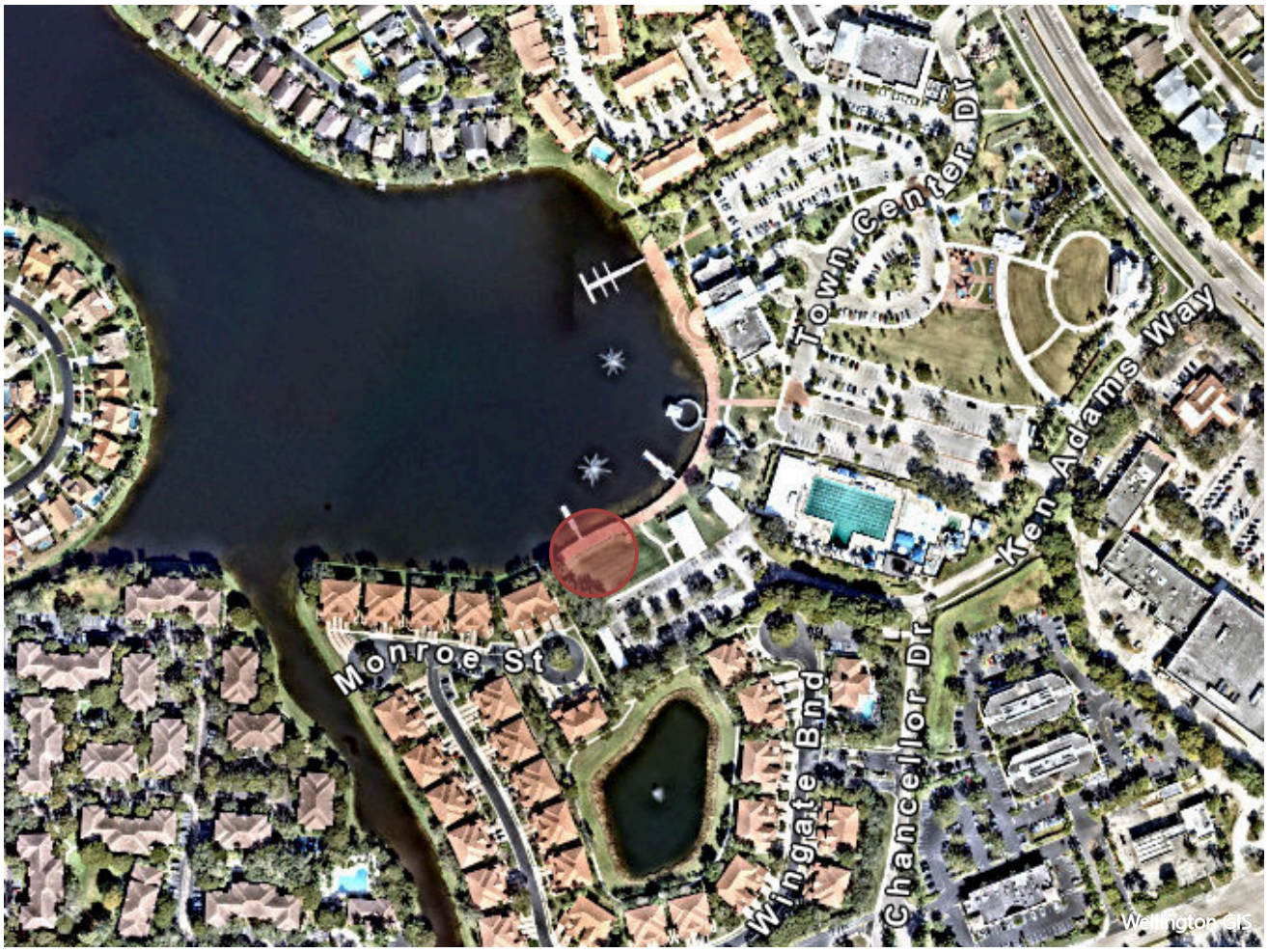
Additionally, the Bicycle Lane Expansion Program will help improve the Mobility, Quality of Life, Community Design, Safety, Health and Wellness, and the Inclusivity and Engagement Facets of Livability by modernizing bicycle facilities cost-effectively while significantly improving safety, connectivity, and multimodal mobility.

TIMELINE

- **FEB. 2026** — Transportation Alternatives Grant Meeting held
- **APRIL 2026** — FDOT TA application submitted for potential funding for Project 3
- **FUTURE** — Implementation of bike lane projects (dependent on grant funding)

KAYAK PROGRAM

The Village of Wellington is looking to implement a low-cost public-use kayak service. The kayaks and docking station would be located off of Lake Wellington in the South-West corner near the Wellington Community Center. The location of the kayaks is shown as the red dot in the image below.



The Village of Wellington is contracted with Whenever Watersports. The agreement with Whenever Watersports includes:

- one eight (8) slot rental kiosk,
- eight (8) sit-on-top kayaks with associated paddles,

- eight (8) personal flotation devices (PFDs), and
- eight (8) emergency whistles.

KAYAK DOCKING STATIONS

The docking stations were selected with seniors in mind. While they are able to be used by everyone, the docking stations include assist bars to help seniors lift themselves safely out of the kayaks. The platform underneath the kayak also creates more stability when entering and exiting the kayak.



Photo from Connect-a-Dock

KAYAK RENTALS

The kayak rental cost depends on the rental period and the kayak type selected. The following table lists the costs to rent each type of kayak:

Kayak Type	Rental Period	Rental Price
Single Kayak	1 hour	$19.99
	2 hours	$29.99
	4 hours (half day	$39.99
	8 hours (full day)	$49.99
Tandem Kayak	1 hour	$39.99
	2 hours	$59.99
	4 hours (half day)	$69.99
	8 hours (full day)	$79.99

WHY THE KAYAK PROGRAM

There are numerous benefits to kayaking, including physical and mental benefits. Kayaking is a low-impact activity that can help improve strength, flexibility, and overall fitness. Specific benefits related to kayaking include:

- Improved cardiovascular fitness
- Increased muscle strength

Data sourced from: Better Health and Paddling Magazine

- Increased torso and leg strength
- Reduced risk of wear-and-tear on joints and tissues
- Weight loss
- Reduced stress
- Increased endurance
- Improved focus
- Better memory
- Better sleep

Overall, a low-cost public-use kayak service program will help improve the Mobility, Quality of Life, Health and Wellness, and the Inclusivity and Engagement Facets of Livability.

Data sourced from: Better Health and Paddling Magazine

TIMELINE

2025 — Reach out to kayak vendors

DEC. 2025 — Quote from Whenever Watersports for kayaks and docking stations

FUTURE — Implement the kayak program

SUMMARY

Overall, livable communities are beneficial for many reasons, including how they:

- offer residents affordable and accessible choices in where to live and how to get around as they age;
- provide access to essential goods and services, public spaces, and employment opportunities;
- equitably serve people of all ages, ability levels, incomes, races, ethnicities, and other backgrounds;
- support independence and social engagement; and
- promote health, public safety, personal security, and environmental sustainability.

With the goal that our nation's towns, cities, and communities be livable for people of all ages, the Village of Wellington is proposing three main projects to improve livability. Through the implementation and continuation of the Freebee Program, the Bike Lane Expansion Program, and the Kayak Program, we hope to foster well-designed, age-friendly communities that support economic growth and make for happier, healthier residents of all ages.

The AARP Livability Index™ Scores

Wellington, Florida

Community Level : **City**

Location: Florida > Palm Beach County

Population: **61,497**



The overall Livability Index™ score for **Wellington, Florida** is **51**.

This is in the **top half** of **communities** in the U.S.

Surprised by the score? Issues surrounding livable communities are complex and interconnected.

USING THE AARP LIVABILITY INDEX™ PLATFORM

The AARP Livability Index™ platform promotes livability for everyone, regardless of factors such as income, ability level, and background, in all neighborhoods across the country. All communities have room to improve in one or more aspects of livability so that everyone has access to features, amenities, and services that create a safe and healthy environment in which to live. The platform should not be used to violate fair housing laws or discriminate in any way.

Category Scores

These are the category scores for Wellington, Florida. Explore the metrics and policies behind the numbers.

Housing

Affordability and Access



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Zero-step entrances			80.2% of units have zero-step entrances		56.1%
Availability of multi-family housing	25.1% of units are multi-family		23.8% of units are multi-family		8.7%
Housing costs	$2,063 per month		$2,271 per month		$943
Housing cost burden	39.1% of income spent on housing		26.2% of income spent on housing		13.4%
Availability of subsidized housing			0.0 subsidized housing units per 10,000 people		0.0

Key: Getting Better | No Change | Getting Worse | Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
State and local laws that make housing accessible for people of all abilities	✗ No Policy
State and local funds that support the development and preservation of affordable housing	✗ No Policy
State laws guaranteeing notice and/or first right of purchase to residents of manufactured housing communities prior to sale	✗ No Policy
State policies and programs that protect homeowners from losing their homes to foreclosure	✗ No Policy
State laws that facilitate the creation of local accessory dwelling units.	✗ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Neighborhood

Proximity and Security



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Access to grocery stores and farmers' markets			0.9 stores and markets		0.0
Access to parks			3.2 parks		0.0
Access to libraries	0.0 libraries	=	0.0 libraries		0.0
Access to jobs by transit			5,921 jobs		0
Access to jobs by auto			32,078 jobs		5,339
Diversity of destinations	0.81 (Index from 0 to 1)	↓	0.78 (Index from 0 to 1)		0.42
Activity density	4,418 jobs and people per sq. mi.	↑	4,732 jobs and people per sq. mi.		205
Crime rate	406.0 crimes per 10,000 people	↑	347.5 crimes per 10,000 people		195.3
Vacancy rate	15.2% of units are vacant	↑	8.6% of units are vacant		11.1%

Key: ↑ Getting Better = No Change ↓ Getting Worse * Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
State and local programs that support transit-oriented development	✓ Regional Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Transportation

Safety and Convenience



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Frequency of local transit service			* 0.0 buses and trains per hour		0.0
ADA-accessible stations and vehicles			86.3% of stations and vehicles are accessible		85.4%
Walkability index			8.29 (Index from 1 to 20)		6.17
Congestion			51.3 hours per person per year		0.0
Household transportation costs			$15,680 per year		$17,507
Speed limits			37.7 miles per hour		36.7
Crash rate			8.1 fatal crashes per 100,000 people per year		11.4

Key: Getting Better | No Change | Getting Worse | Imputed Data

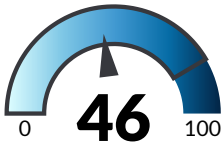
Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
State and local Complete Streets policies	✓ City Policy, Regional Policy, State Policy
State human services transportation coordination councils	✓ State Policy
State policies that remove barriers to volunteer driver programs	✓ State Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Additional Unscored Measures	Measure
	3% of households without a vehicle

Environment

Clean Air and Water



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Drinking water quality			18.54% of people are exposed to violations		0.45%
Regional air quality			0.3 unhealthy air quality days per year		4.9
Near-roadway pollution			13.22% of people are exposed to near-roadway pollution		0.00%
Local industrial pollution			0.00 (RSEI Score)		0.00

Key: Getting Better | No Change | Getting Worse | Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
State date-based policies prohibiting disconnection of utility service	✗ No Policy
FEMA-approved local multi-hazard mitigation plans	✓ City Policy, County Policy
State policies that support energy-efficient buildings, facilities, and appliances	✗ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Health

Prevention, Access and Quality



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Smoking prevalence			10.6% of adults smoke regularly		16.6%
Obesity prevalence			27.7% of adults are obese		37.1%
Access to exercise opportunities			95.3% of people have access		72.4%
Healthcare professional shortage areas	0.0 (Index from 0 to 25)	=	0.0 (Index from 0 to 25)		12.0
Preventable hospitalization rate			25.7 preventable hospitalizations per 1,000 patients		27.0
Patient satisfaction	62.5% of patients are satisfied	↓	53.9% of patients are satisfied		69.0%

Key: Getting Better; No Change; Getting Worse; Imputed Data

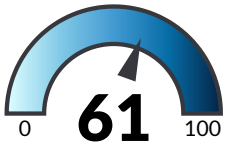
Performance: Top Third of Communities; Middle Third; Bottom Third

Indicators: Policies	Is there a policy here?
State and local laws that prohibit smoking in workplaces, restaurants, and bars	✗ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Additional Unscored Measures	Measure
	83 years of life expectancy

Engagement

Civic and Social Involvement



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Broadband cost and speed			95.6% of residents have high-speed, competitively priced service		89.5%
Opportunity for civic involvement			49.8 organizations per 10,000 people		34.0
Voting rate			61.2% of people voted		63.0%
Social involvement index			0.85 (Index from 0 to 2.5)		1.01
Cultural, arts, and entertainment institutions			7.2 institutions per 10,000 people		4.7

Key: Getting Better | No Change | Getting Worse | Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
Absence of state policies that prevent or discourage communities from operating public broadband networks	✗ No Policy
State laws allowing the following: all-mail and/or no-excuse absentee voting; adequate early voting; same-day voter registration; ballot "curing" procedures for absentee voters; automatic voter registration; and promoting voting access for people with disabilities.	✓ State Policy
Existence of a local human rights commission	✓ County Policy
Total score of 75 or greater from the Human Rights Campaign Municipal Equality Index	✓ City Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Opportunity

Inclusion and Possibilities



Indicators: Metrics	2015Value	Change	2025 Value & Measure	Tertile	2025 Median US City
Income inequality	0.51 (Gini Index from 0 to 1)	↓	0.52 (Gini Index from 0 to 1)	Bottom Third	0.45
Jobs per worker			0.77 jobs per worker	Middle Third	0.73
High school graduation rate			96.8% of students graduating within four years	Top Third	89.3%
Age diversity	0.86 (Index from 0 to 1)	↓	0.84 (Index from 0 to 1)	Middle Third	0.84

Key: ↑ Getting Better = No Change ↓ Getting Worse * Imputed Data

Performance: Top Third of Communities | Middle Third | Bottom Third

Indicators: Policies	Is there a policy here?
Local government AAA general obligation bond rating	✓ County Policy
State and local minimum wage is higher than the federal minimum wage and is adjusted for increases in the cost of living	✓ State Policy
State policies that expand upon the federal Family and Medical Leave Act (FMLA) to provide additional leave benefits to workers	✗ No Policy
Communities that have taken comprehensive steps to prepare for the aging of the U.S. population	✓ City Policy, State Policy

Additional Unscored Measures	Measure
	$110,294 median household income
	97 Upward Mobility (income percentile at age 30-40)

Characteristics of Wellington, Florida

Demographics

View all Demographic Characteristics

Total Population:

61,497

Race/ethnicity

Black/African-American: 12%
Asian American: 6%
Hispanic/Latino: 27%
White: 59%
American Indian/Alaska Native: <1%
Hawaiian: 0%
Two or more races: 18%
Some other race: 5%

Age

Age 50+: 40%
Age 65+: 17%

Other

% of the population with a disability: 9%
% of the population with income below poverty: 7%

Employment

View all Employment Characteristics

Average annual hiring rate for new workers:

15.8%

Average annual hiring rate for new workers (by age group)

Ages 25-34:	35-44:	45-54:	55-64:	65+:
21.1%	14.7%	11.1%	8.7%	9.3%

Average monthly earnings

Overall: $5,807

Ages 25-34:	35-44:	45-54:	55-64:	65+:
$4,709	$6,399	$7,020	$6,932	$5,812

Unemployment rate:

2.90%

Occupational employment

1. **Office and Administrative Support Occupations** 377,790
2. **Sales and Related Occupations** 307,350

AARP Livability Index™ Scores
V2025Downloaded_2026-05-

3.	Food Preparation and Serving Related Occupations	273,650
4.	Transportation and Material Moving Occupations	237,560
5.	Management Occupations	212,120

Median annual occupational wages

1.	Management Occupations	$106,610
2.	Computer and Mathematical Occupations	$100,850
3.	Legal Occupations	$89,950
4.	Architecture and Engineering Occupations	$83,330
5.	Healthcare Practitioners and Technical Occupations	$82,090

Long-term employment projections

1.	Computer and Mathematical Occupations	24.42%
2.	Healthcare Support Occupations	18.34%
3.	Healthcare Practitioners and Technical Occupations	17.18%
4.	Personal Care and Service Occupations	16.10%
5.	Building and Grounds Cleaning and Maintenance Occupations	14.66%

Indeed and AARP have teamed up to help you find your next job.

Search for your next job!

Climate

View all Climate Characteristics

Average temperature in January, 2024:

67°

Temperature in January, 2024:
Lowest: 58°

Highest: 76°

Average precipitation in January, 2024:
2"

Average temperature in July, 2024:

84°

Temperature in July, 2024:
Lowest: 75°

Highest: 93°

Average precipitation in July, 2024:
3"

Natural Hazard Risk

Natural Hazard Risk Index value

Very High

AARP Livability Index™ Scores

V2025Downloaded_2026-05-

View characteristics data sources

Disclaimer

Current demographic, employment, climate, and natural hazard risk data are presented in a community's profile for informational purposes only. This information is not used in determining the community's score on the AARP Livability Index™ platform.

THE NCS™

THE NATIONAL COMMUNITY SURVEY™

Wellington, FL

The National Community Survey

Report of Results
2023

Report by:

National Research Center

POWERED BY POLCO

Polco

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About The NCS™



The National Community Survey™ (The NCS™) report is about the "livability" of Wellington. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement



The report provides the opinions of a representative sample of 407 residents of the Village of Wellington collected from April 14, 2023 to May 24, 2023. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2023 survey was 15%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Wellington.

How the results are reported

For the most part, the percentages presented in the following tabs represent the "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer "don't know." The proportion of respondents giving this reply is shown in the full set of responses included in the tab "Complete data." However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Wellington's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Wellington residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Wellington's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Wellington's average rating was more than 20 points different when compared to the benchmark.

The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your Village's 2023 ratings compare to other communities' ratings from the past five years.

Trends over time

Trend data for Wellington represent important comparison data and should be examined for improvements or declines*. Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than seven percentage points between the 2021 and 2023 surveys, the change is statistically significant.

* In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting survey recipients

All households within the Village of Wellington were eligible to participate in the survey. A list of all households within the zip codes serving Wellington was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the Village of Wellington households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the Village of Wellington boundaries were removed from the list of potential households to survey. Each address identified as being within village boundaries was further identified as being within one of the two areas. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the "person whose birthday has most recently passed" to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,000 randomly selected households received mailings beginning on April 14, 2023 and the survey remained open for six weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 10% of the 3,000 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,686 households that received the invitations to participate, 407 completed the survey, providing an overall response rate of 15%. The response rate was calculated using AAPOR's response rate #2* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions. The margin of error for the Village of Wellington survey is no greater than plus or minus five percentage points around any given percent reported for all respondents (407 completed surveys).

In addition to the randomly selected "probability sample" of households, a link to an online open participation survey was publicized by the Village of Wellington. The open participation survey was identical to the probability sample survey with two small updates; it included a map at the beginning asking where the respondent lives and a question about where they heard about the survey. The open participation survey was open to all village residents and became available on May 10, 2023. The survey remained open for two weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a "key and verify" method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2022 American Community Survey estimates for adults in the Village of Wellington. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.* The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target*
Age	18-34	4%	18%	23%
	35-54	29%	39%	37%
	55+	67%	43%	40%
Area	EOZD	4%	6%	5%
	General Wellington	96%	94%	95%
Hispanic origin	No, not of Hispanic, Latino/a/x, or Spanish ..	84%	75%	75%
	Yes, I consider myself to be of Hispanic, La..	16%	25%	25%
Housing tenure	Own	94%	76%	76%
	Rent	6%	24%	24%
Housing type	Attached	14%	27%	27%
	Detached	86%	73%	73%
Race & Hispanic origin	Not white alone	24%	43%	42%
	White alone, not Hispanic or Latino	76%	57%	58%
Sex	Man	45%	44%	47%
	Woman	55%	56%	53%
Sex/age	Man 18-34	1%	5%	11%
	Man 35-54	10%	19%	18%
	Man 55+	34%	20%	18%
	Woman 18-34	3%	13%	12%
	Woman 35-54	19%	20%	19%
	Woman 55+	33%	23%	22%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the "percent positive." The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating "yes" or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer "don't know." The proportion of respondents giving this reply is shown in the full set of responses included in the tab "Complete data". However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The Village of Wellington funded this research. Please contact Tim Stillings of the Village of Wellington at tstillings@wellingtonfl.gov if you have any questions about the survey.

Survey Validity

See the Polco Knowledge Base article on survey validity at https://info.polco.us/knowledge/statistical-vali

* See AAPOR's Standard Definitions for more information at https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx
* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf
* Targets come from the 2010 Census and 2021 American Community Survey

Key Findings

Wellington residents continue to enjoy an exceptional quality of life.

Virtually all residents gave excellent or good marks to Wellington as a place to live, as a place to raise children, and the overall quality of life in the Village, and would also recommend living in Wellington to someone who asked. About 9 in 10 residents gave positive ratings to the overall image or reputation of the Village and their neighborhood as a place to live, and planned to remain in Wellington for the next five years. Roughly 8 in 10 gave favorable marks to Wellington as a place to retire and the sense of community in the Village. Most of these ratings were higher than national and peer community benchmarks and were similar to those given in 2021.

Safety is a community strength and remains a priority for residents.

The overall feeling of safety in Wellington was rated positively by about 9 in 10 residents, which was comparable to jurisdictions across the nation as well as to similar communities in Florida. This rating was also consistent with the 2021 survey iteration. About 9 in 10 individuals indicated that it was essential or very important for the Wellington community to focus on the overall feeling of safety in the coming two years. Specific aspects of safety in Wellington were highly regarded, with 87% of survey respondents rating the Village's emergency preparedness as excellent or good; this assessment was higher than the national average. Many safety-related services in Wellington were rated on par with the national benchmarks, including fire services (97% excellent or good), ambulance or emergency medical services (95%), police/Sheriff services (89%), fire prevention and education (85%), animal control (84%), and crime prevention (81%). Residents' feelings of safety from property crime decreased from 85% in 2021 to 75% in 2023, but remained comparable to the national average. The feeling among community members of safety from violent crime as well as from fire, flood, or other natural disaster held steady with the 2021 evaluations and were reflective of the national benchmarks, at 85% and 86%, respectively. Survey participants' feeling of safety in their neighborhood during the day (97%) and in Wellington's downtown/commercial area during the day (92%) are also holding steady to the previo..

A strong economy is another feature that makes Wellington a desireable community.

Survey respondents rated Wellington's overall economic health higher in comparison to both the national benchmark as well as other similar communities in Florida, with 93% of community members giving a score of excellent or good. The economy is also important to residents, as evidenced by 93% of participants stating it was essential or very important for the Village of Wellington to focus on the overall economic health in the coming two years. Survey participants also rated the shopping opportunities and Wellington as a place to work higher than the national average, receiving 66% and 75% positive reviews, respectively. While some aspects of Wellington's economy received assessments comparable to the national benchmark, they decreased since the 2021 iteration of the survey. For example, individuals' ratings of the cost of living in Wellington dropped from 48% in 2021 to 27% in 2023, though it still ranked on par with the nation. When asked what impact, if any, they think the economy will have on their family income in the next 6 months, 24% of Wellington residents responded very or somewhat positive, which, while reflective of the national standard, was a decrease from the 32% positive response in 2021. The overall quality of business and service establishments in the Village was rated 82% positive; this remained steady with the 2021 assessment, and was similar to other jurisdictions across the country, as was community members' ratings of Wellington as a place to live (76% positive).

Residents are pleased with the overall design of Wellington and emphasize its importance.

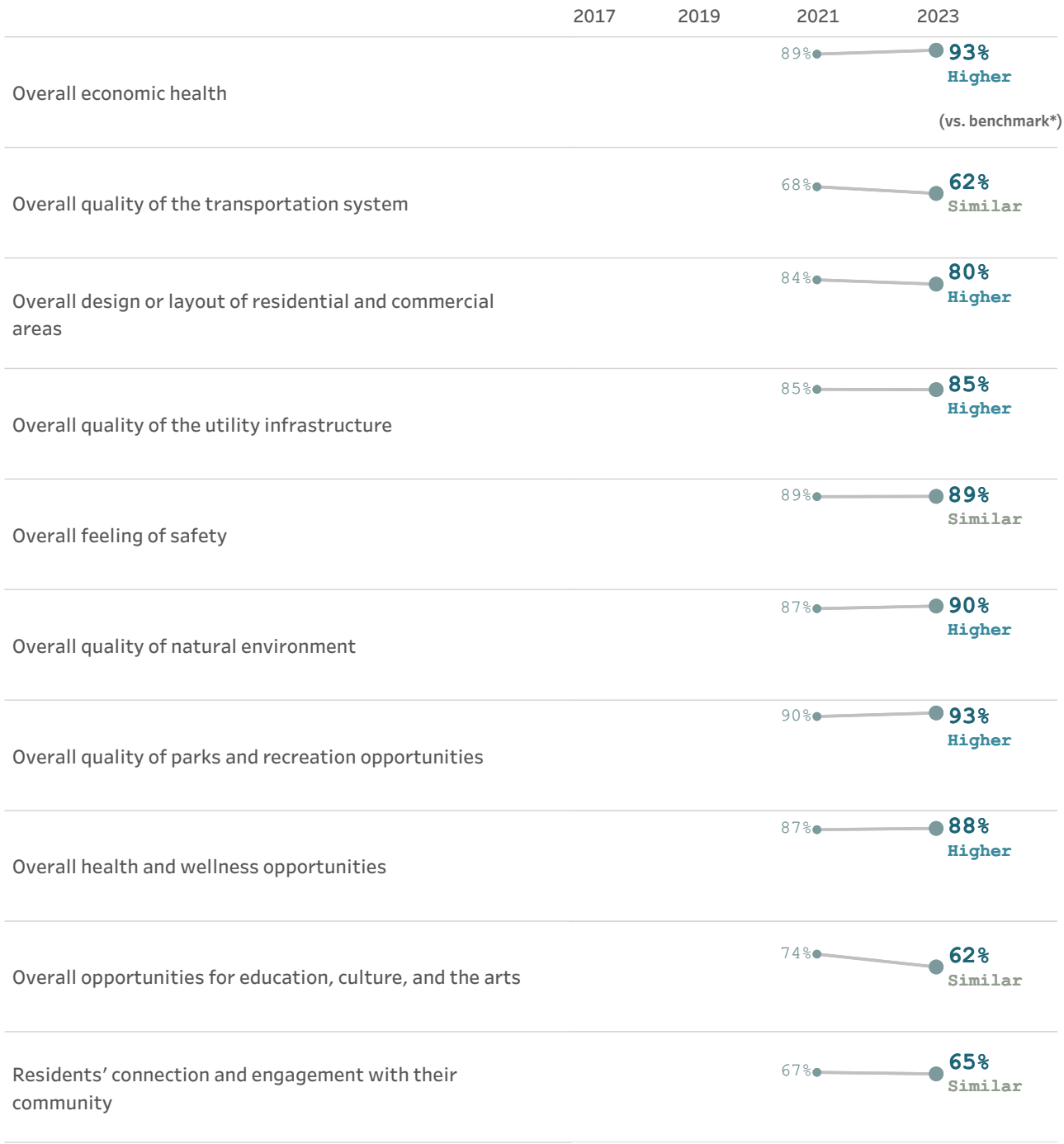
The overall design or layout of residential and commercial areas was rated higher than the national average and higher than comparable communities in Florida, with 8 in 10 survey participants rating it as excellent or good. Many aspects of Wellington's community design were evaluated higher than in other communities across the nation and remained steady with the 2021 assessments, including well-designed neighborhoods (83% excellent or good), well-planned residential growth (63%), and well-planned commercial growth (61%). The overall appearance of Wellington was also rated higher than the national average, with 9 in 10 residents rating it positively. While individuals' opinion on land use, planning, and zoning decreased from 74% in 2021 to 57% in 2023, it held steady with the national average, and was higher than the valuation in other similar Florida communities. Multiple aspects of community design in Wellington decreased significantly in ratings from 2021 to 2023, including the variety of housing options (an 18% decrease), the availability of affordable quality housing (-%16), and the overall quality of new development (-12%), these are all still consistent with the national benchmark. The quality of code enforcement was a highlight among residents, with 7 in 10 survey respondents rating it positively; this was higher than the national average and in comparison to similar Florida communities. Considering that nearly 9 in 10 community members rated the overall design or layout of residential and commercial areas as essential or very important, the highly positive ratings from residents within this facet are especially meaningful.

Facets of livability

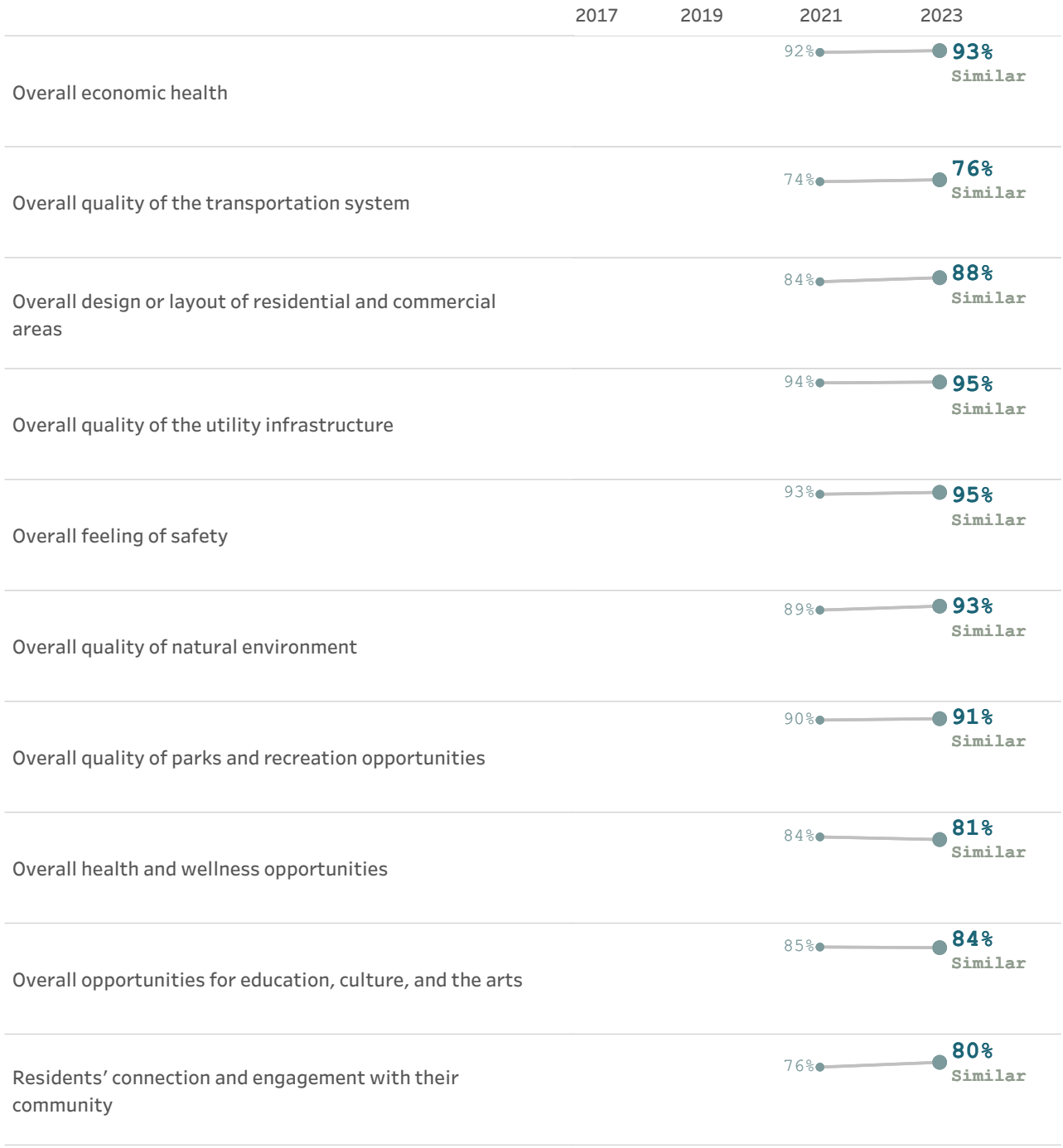
Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation.

The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)



Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.
(% essential or very important)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

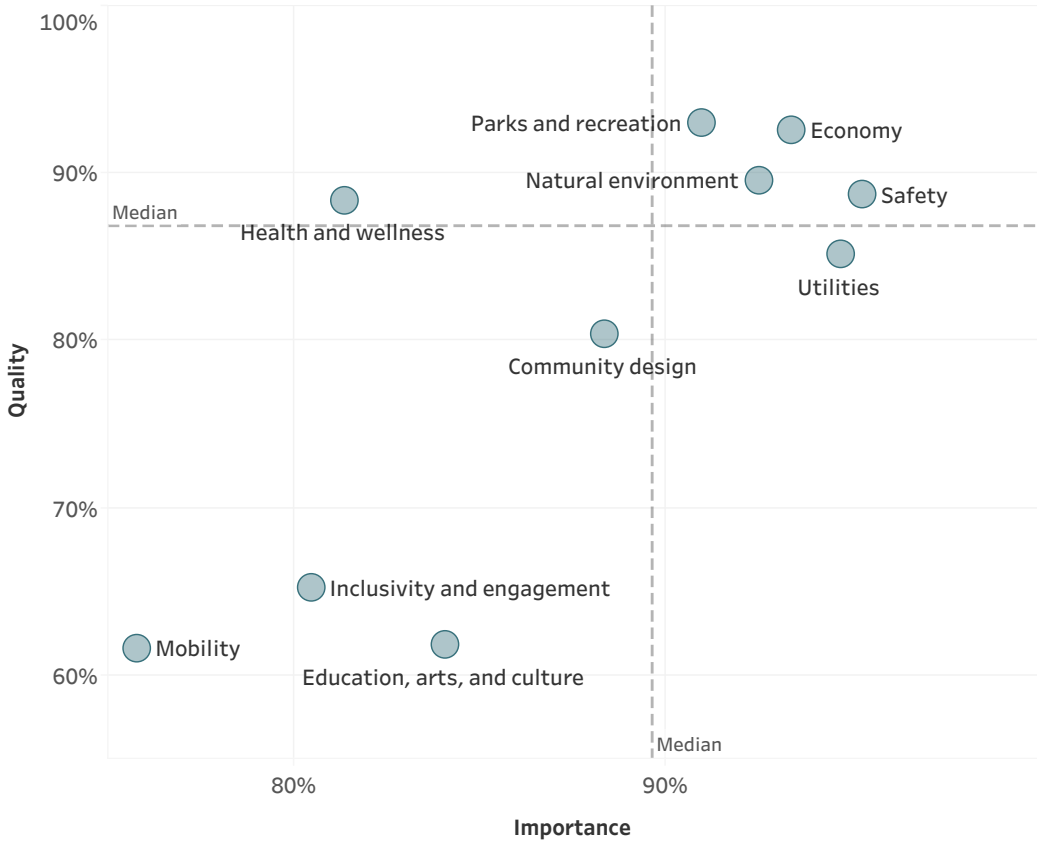
Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide Village staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 87% or more of respondents were considered of "higher quality" and those with ratings lower than 87% were considered to be of "lower quality." Services were classified as "more important" if they were rated as essential or very important by 90% or more of respondents. Services were rated as "less important" if they received a rating of less than 90%. This classification uses the median ratings for quality and importance to divide the services in half.

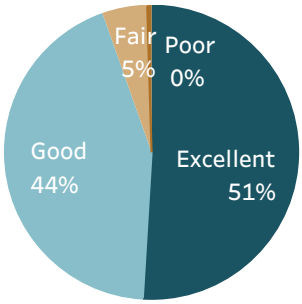
The quadrants in the figure below show which community facets were given higher or lower importance ratings (right-left) and which had higher or lower quality ratings (up-down). Facets of livability falling closer to a diagonal line from the lower left to the upper right are those where performance ratings are more commensurate with resident priorities. Facets scoring closest to the lower right hand corner of the matrix (higher in importance and lower in quality) are those that may warrant further investigation to see if changes to their delivery are necessary to improve their performance. This is the key part of this chart on which to focus. Facets falling in the top left hand corner of the chart (lower in importance but higher in quality) are areas where performance may outscore resident priorities, and may be a consideration for lower resource allocation.



Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in Wellington, 2023



Please rate each of the following aspects of quality of life in Wellington.
(% excellent or good)

	2017	2019	2021	2023	
Wellington as a place to live			97%	97%	Higher vs. benchmark*
The overall quality of life			94%	95%	Higher

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

	2017	2019	2021	2023	
Recommend living in Wellington to someone who asks			94%	97%	Higher
Remain in Wellington for the next five years			87%	91%	Similar

Please rate each of the following in the Wellington community.
(% excellent or good)

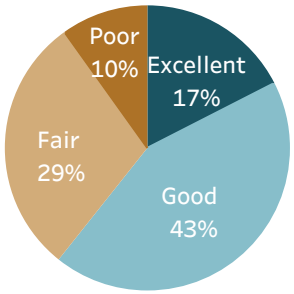
	2017	2019	2021	2023	
Overall image or reputation			92%	91%	Higher

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

Overall confidence in Wellington government, 2023



Please rate the quality of each of the following services in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Public information services			82%	83% Similar
Overall customer service by Wellington employees			84%	90% Similar vs. benchmark*

Please rate the following categories of Wellington government performance.
(% excellent or good)

	2017	2019	2021	2023
The value of services for the taxes paid to Wellington			68%	67% Similar
The overall direction that Wellington is taking			72%	65% Similar
The job Wellington government does at welcoming resident involvement			64%	62% Similar
Overall confidence in Wellington government			70%	61% Similar
Generally acting in the best interest of the community			73%	67% Similar
Being honest			71%	69% Similar

Being open and transparent to the public	
Informing residents about issues facing the community	
Treating all residents fairly	
Treating residents with respect	

Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)

	2017	2019	2021	2023
The Village of Wellington				
The Federal Government				

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

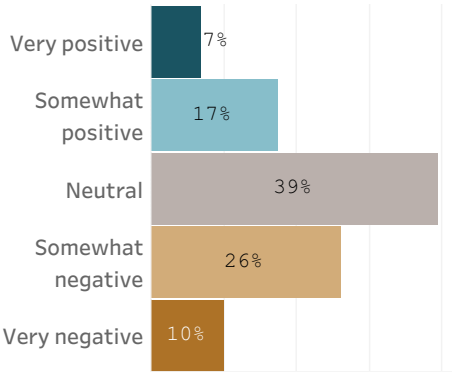
Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Wellington, 2023



What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023
Overall economic health			89%	**93%** Higher vs. benchmark*

Please rate each of the following aspects of quality of life in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Wellington as a place to work			81%	**75%** Higher
Wellington as a place to visit			79%	**76%** Similar

Please rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023
Overall quality of business and service establishments			86%	**82%** Similar
Variety of business and service establishments			76%	**70%** Similar
Vibrancy of downtown/commercial area			72%	**60%** Similar

Employment opportunities	
Shopping opportunities	
Cost of living	

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Economic development				

What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)

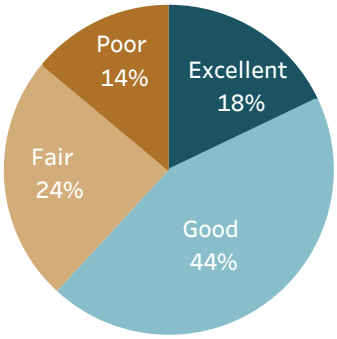
	2017	2019	2021	2023
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:				

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

Overall quality of the transportation system in Wellington, 2023



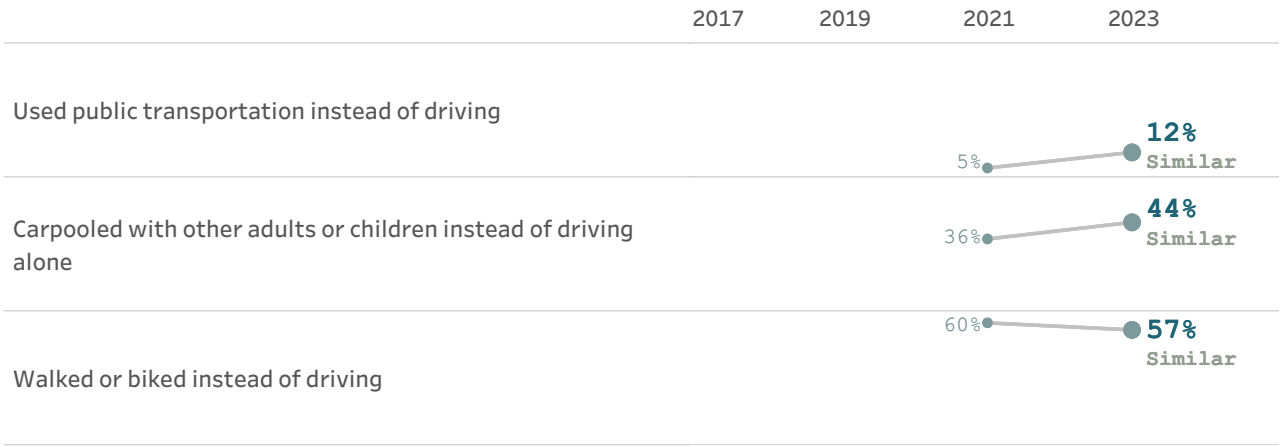
Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023
Overall quality of the transportation system			68%	62% Similar vs. benchmark*

Please also rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023
Traffic flow on major streets			67%	51% Similar
Ease of public parking			79%	82% Higher
Ease of travel by car			85%	75% Similar
Ease of travel by public transportation			42%	33% Similar
Ease of travel by bicycle			72%	63% Similar
Ease of walking			79%	68% Similar

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



Please rate the quality of each of the following services in Wellington.
(% excellent or good)

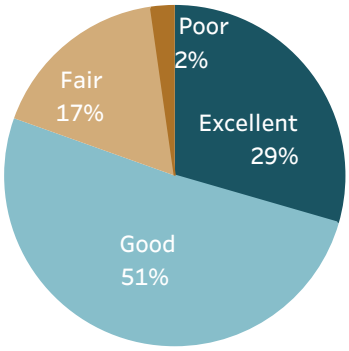


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

Overall design or layout of Wellington's residential and commercial areas, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

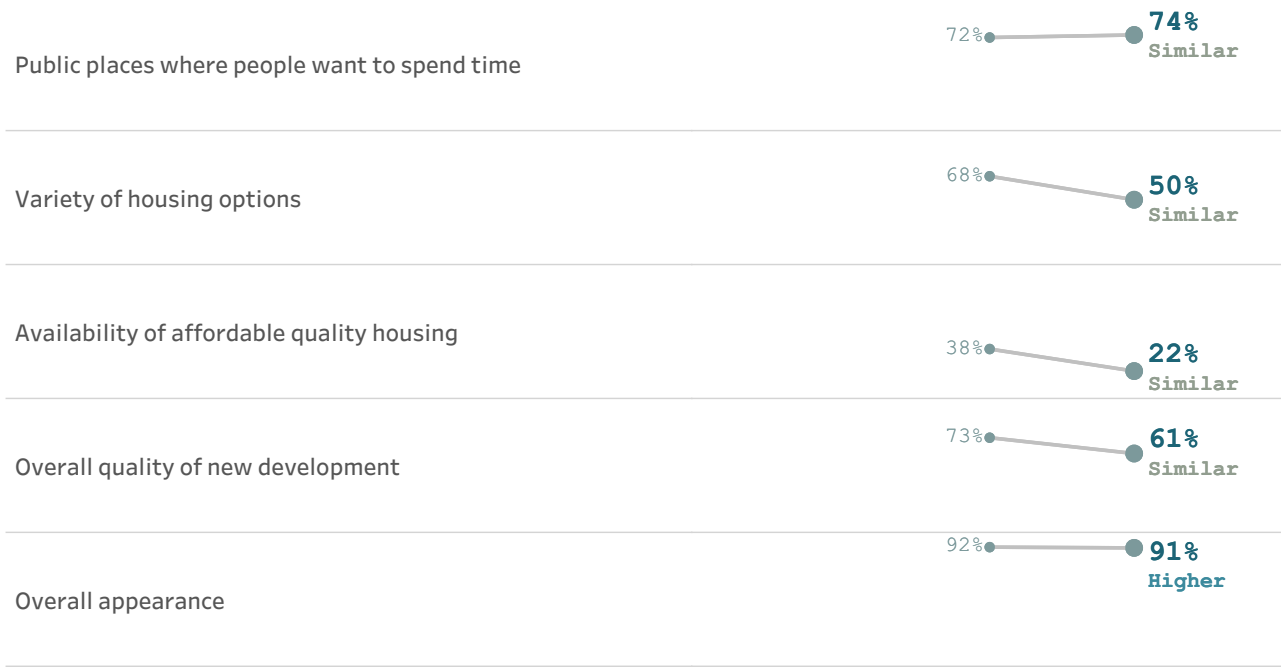
	2017	2019	2021	2023
Overall design or layout of residential and commercial areas			84%	80% Higher vs. benchmark*

Please rate each of the following aspects of quality of life in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Your neighborhood as a place to live			92%	88% Similar

Please also rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023
Well-planned residential growth			71%	63% Higher
Well-planned commercial growth			66%	61% Higher
Well-designed neighborhoods			83%	83% Higher
Preservation of the historical or cultural character of the community			68%	61% Similar



Please rate the quality of each of the following services in Wellington.
(% excellent or good)

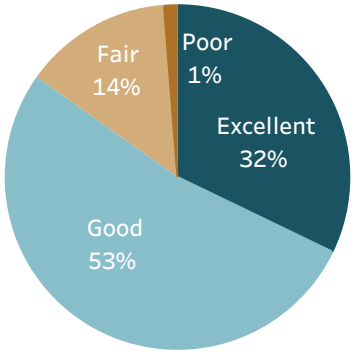


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Wellington, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023
Overall quality of the utility infrastructure			85%	85% Higher vs. benchmark*

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Affordable high-speed internet access			66%	68% Higher
Garbage collection			87%	90% Similar
Drinking water			83%	80% Similar
Sewer services			91%	89% Similar
Storm water management			85%	85% Higher
Power (electric and/or gas) utility			79%	84% Similar

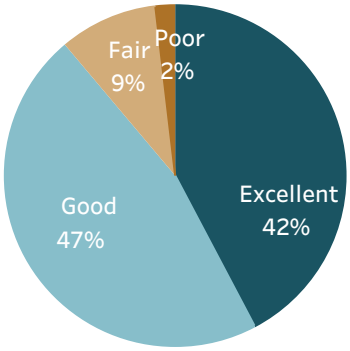
Utility billing		

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

Overall feeling of safety in Wellington, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023	
Overall feeling of safety			89%	89%	Similar vs. benchmark*

Please rate how safe or unsafe you feel:
(% very or somewhat safe)

	2017	2019	2021	2023	
In your neighborhood during the day			96%	97%	Similar
In Wellington's downtown/commercial area during the day			94%	92%	Similar
From property crime			85%	75%	Similar
From violent crime			90%	85%	Similar
From fire, flood, or other natural disaster			83%	86%	Similar

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

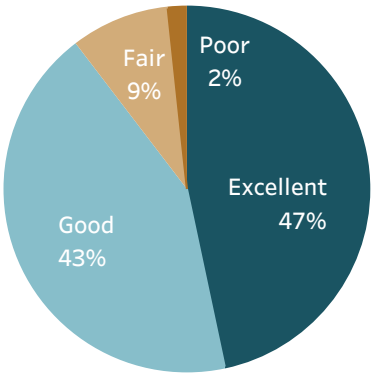


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

Overall quality of natural environment in Wellington, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023
Overall quality of natural environment			87%	90% Higher vs. benchmark*

Please also rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023
Cleanliness			94%	97% Much higher
Water resources			75%	94% Much higher
Air quality			89%	90% Higher

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Preservation of natural areas			72%	68% Similar
Wellington open space			78%	73% Similar

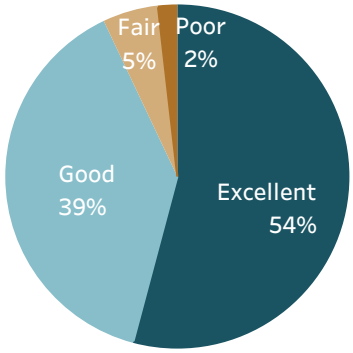
Recycling		
Yard waste pick-up		

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

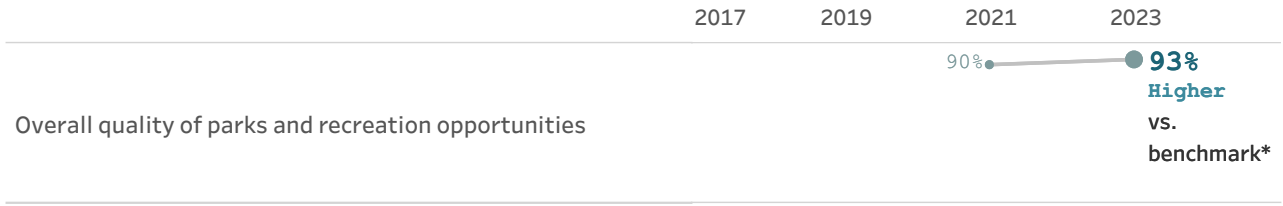
Parks and recreation

"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."
- National Recreation and Park Association

Overall quality of parks and recreation opportunities, 2023



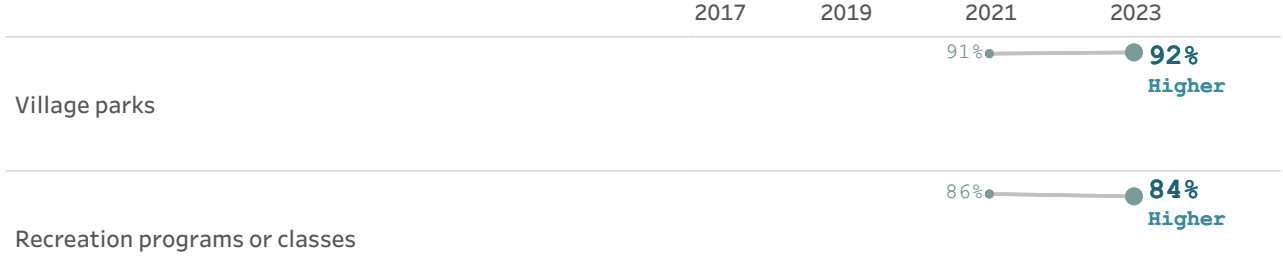
Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)



Please also rate each of the following in the Wellington community.
(% excellent or good)



Please rate the quality of each of the following services in Wellington.
(% excellent or good)



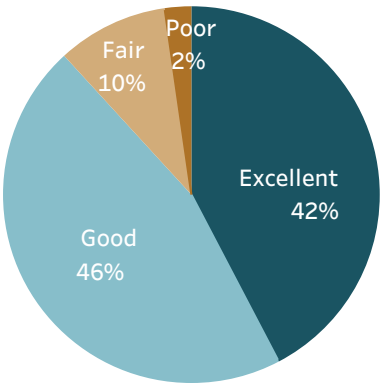
Recreation centers or facilities		

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

Overall health and wellness opportunities in Wellington, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023	
Overall health and wellness opportunities			87%	88%	**Higher** vs. benchmark*

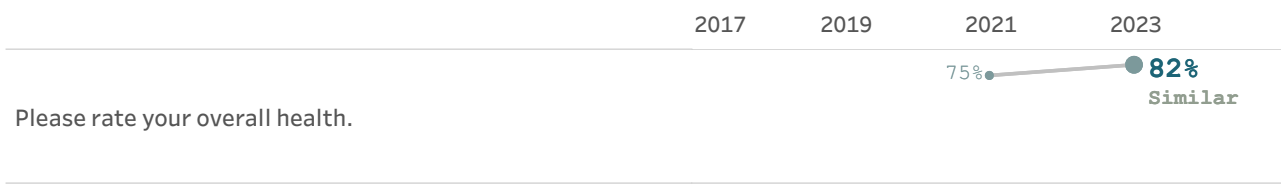
Please also rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023	
Availability of affordable quality food			75%	63%	**Similar**
Availability of affordable quality health care			74%	62%	**Similar**
Availability of preventive health services			78%	66%	**Similar**
Availability of affordable quality mental health care			61%	52%	**Similar**

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

	2017	2019	2021	2023	
Health services			81%	78%	**Similar**

Please rate your overall health.
(% excellent or very good)

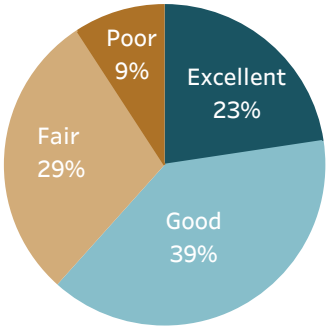


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

Overall opportunities for education, culture and the arts, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

	2017	2019	2021	2023
Overall opportunities for education, culture, and the arts			74%	62% Similar vs. benchmark*

Please also rate each of the following in the Wellington community.
(% excellent or good)

	2017	2019	2021	2023
Opportunities to attend cultural/arts/music activities			73%	69% Similar
Community support for the arts			71%	62% Similar
Availability of affordable quality childcare/preschool			69%	58% Similar
K-12 education			86%	82% Similar
Adult educational opportunities			68%	51% Similar
Opportunities to attend special events and festivals			77%	77% Higher

Please rate the quality of each of the following services in Wellington.
(% excellent or good)

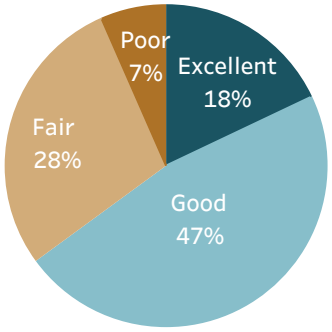
	2017	2019	2021	2023
Public library services			84%	94% Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

Residents' connection and engagement with their community, 2023



Please rate each of the following characteristics as they relate to Wellington as a whole.
(% excellent or good)

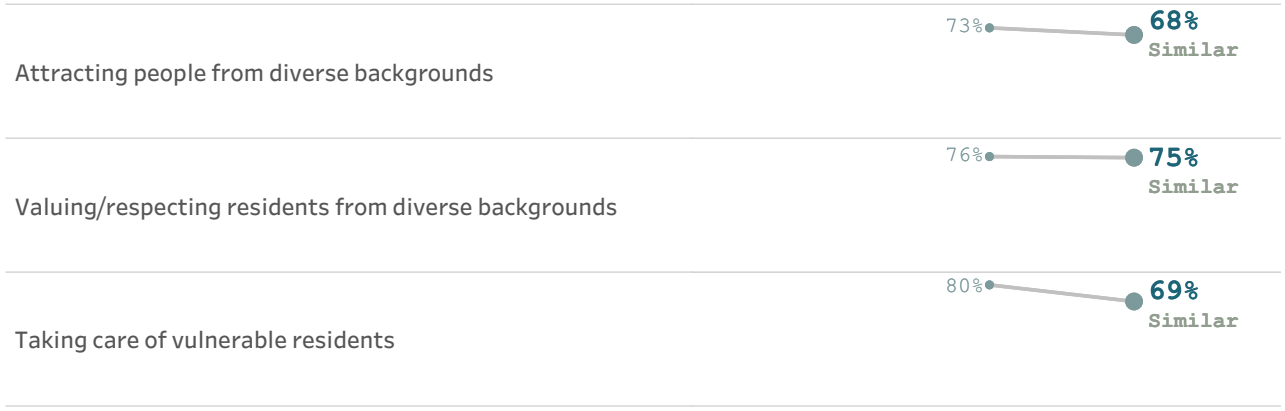
	2017	2019	2021	2023
Residents' connection and engagement with their community			67%	65% Similar vs. benchmark*

Please rate each of the following aspects of quality of life in Wellington.
(% excellent or good)

	2017	2019	2021	2023
Wellington as a place to raise children			94%	97% Higher
Wellington as a place to retire			79%	82% Higher
Sense of community			74%	77% Higher

Please rate the job you feel the Wellington community does at each of the following.
(% excellent or good)

	2017	2019	2021	2023
Making all residents feel welcome			81%	78% Similar



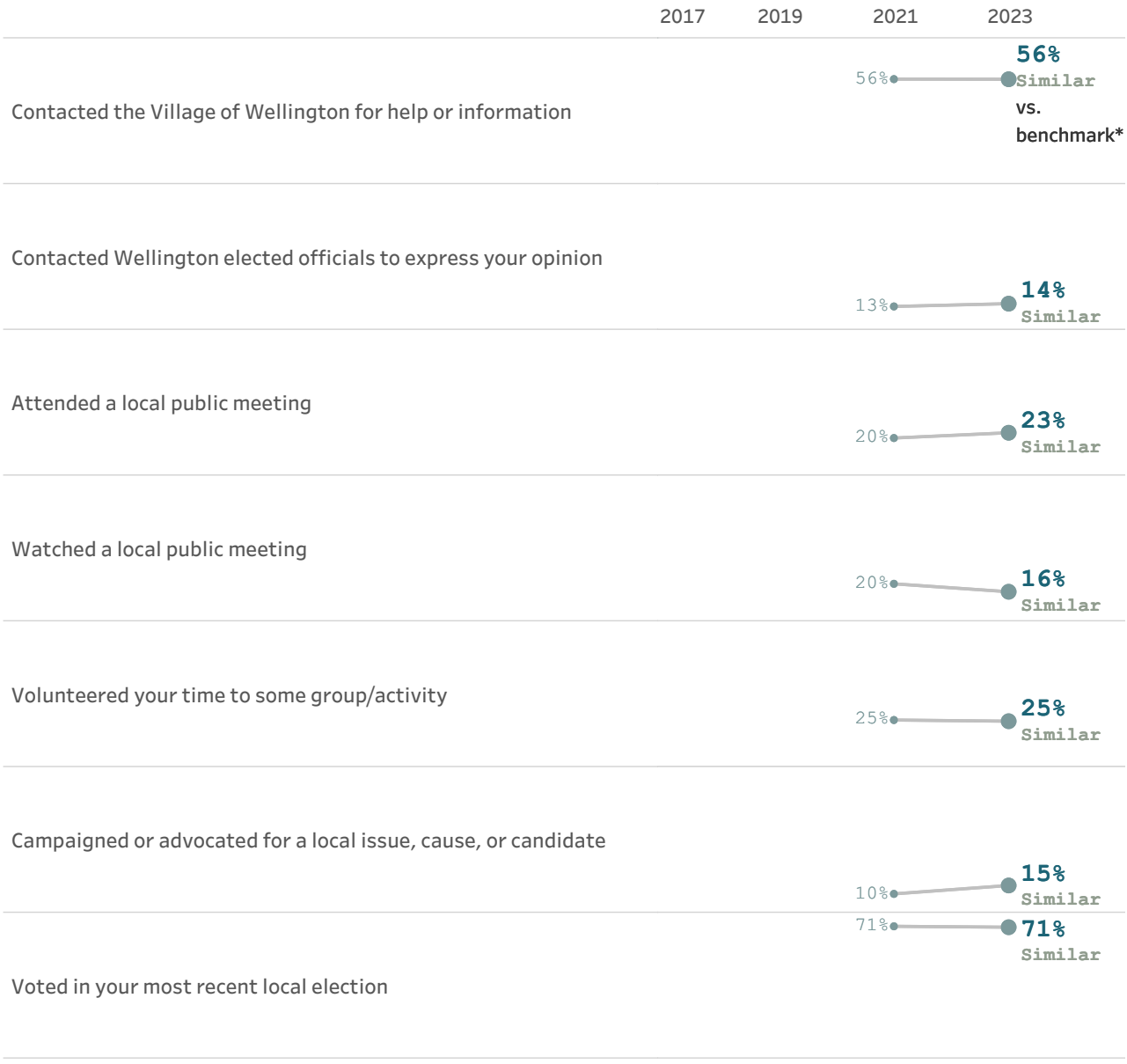
Please also rate each of the following in the Wellington community.
(% excellent or good)



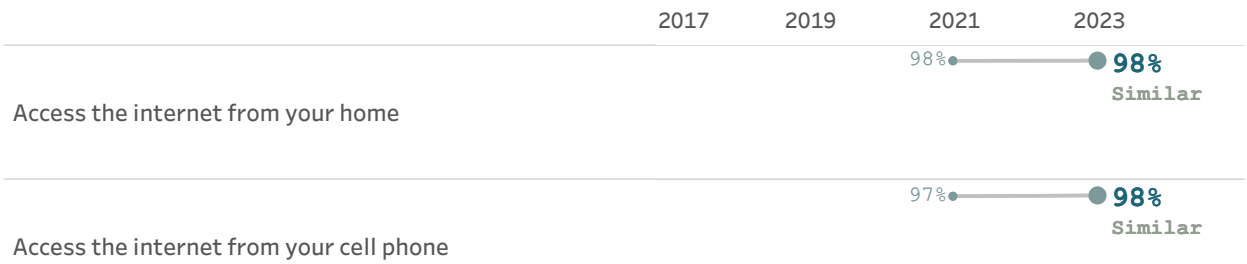
* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Residents' participation levels

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



In general, how many times do you:
(% a few times a week or more)



Visit social media sites	
Use or check email	
Share your opinions online	
Shop online	

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

National benchmark tables

This table contains the comparisons of Wellington's results to those from other communities. The first column shows the comparison of Wellington's rating to the benchmark. Wellington's results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by Wellington residents is statistically similar to or different than the benchmark. The second column is Wellington's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good). The third column is the rank assigned to Wellington's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Wellington's result -- that is what percent of surveyed communities had a lower rating than Wellington.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in Wellington.	Wellington as a place to live	Higher	97%	26	382	93
	Your neighborhood as a place to live	Similar	88%	70	333	79
	Wellington as a place to raise children	Higher	97%	17	386	95
	Wellington as a place to work	Higher	75%	64	377	83
	Wellington as a place to visit	Similar	76%	80	334	76
	Wellington as a place to retire	Higher	82%	39	381	90
	The overall quality of life	Higher	95%	23	407	94
	Sense of community	Higher	77%	34	334	90
Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall economic health	Higher	93%	18	321	94
	Overall quality of the transportation system	Similar	62%	74	231	68
	Overall design or layout of residential and commercial areas	Higher	80%	13	314	96
	Overall quality of the utility infrastructure	Higher	85%	13	223	94
	Overall feeling of safety	Similar	89%	98	372	73
	Overall quality of natural environment	Higher	90%	47	323	85
	Overall quality of parks and recreation opportunities	Higher	93%	21	229	91
	Overall health and wellness opportunities	Higher	88%	27	316	91
	Overall opportunities for education, culture, and the arts	Similar	62%	155	318	51
	Residents' connection and engagement with their community	Similar	65%	52	226	77
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Wellington to someone who asks	Higher	97%	6	324	98

Please indicate how likely or unlikely you are to do each of the following.	Remain in Wellington for the next five years	Similar	91%	24	321	92
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	97%	158	351	55
	In Wellington's downtown/commercial area during the day	Similar	92%	152	335	54
	From property crime	Similar	75%	113	234	52
	From violent crime	Similar	85%	113	234	52
	From fire, flood, or other natural disaster	Similar	86%	103	224	54
Please rate the job you feel the Wellington community does at each of the following.	Making all residents feel welcome	Similar	78%	32	231	86
	Attracting people from diverse backgrounds	Similar	68%	47	228	79
	Valuing/respecting residents from diverse backgrounds	Similar	75%	31	229	86
	Taking care of vulnerable residents	Similar	69%	58	225	74
Please rate each of the following in the Wellington community.	Overall quality of business and service establishments	Similar	82%	48	323	85
	Variety of business and service establishments	Similar	70%	50	226	78
	Vibrancy of downtown/commercial area	Similar	60%	105	301	65
	Employment opportunities	Similar	50%	125	336	63
	Shopping opportunities	Higher	66%	84	327	74
	Cost of living	Similar	27%	228	314	27
	Overall image or reputation	Higher	91%	24	376	93
Please also rate each of the following in the Wellington community.	Traffic flow on major streets	Similar	51%	195	348	44
	Ease of public parking	Higher	82%	42	296	86
	Ease of travel by car	Similar	75%	148	335	56
	Ease of travel by public transportation	Similar	33%	168	296	43
	Ease of travel by bicycle	Similar	63%	99	337	70
	Ease of walking	Similar	68%	141	338	58
	Well-planned residential growth	Higher	63%	41	227	82
	Well-planned commercial growth	Higher	61%	35	227	85
	Well-designed neighborhoods	Higher	83%	10	225	96

Please also rate each of the following in the Wellington community.	Preservation of the historical or cultural character of the community	Similar	61%	125	224	44
	Public places where people want to spend time	Similar	74%	66	309	78
	Variety of housing options	Similar	50%	149	321	53
	Availability of affordable quality housing	Similar	22%	221	343	35
	Overall quality of new development	Similar	61%	75	332	77
	Overall appearance	Higher	91%	15	355	96
	Cleanliness	Much higher	97%	6	344	98
	Water resources	Much higher	94%	8	207	96
	Air quality	Higher	90%	34	309	89
	Availability of paths and walking trails	Similar	80%	99	339	71
	Fitness opportunities	Similar	75%	102	309	67
	Recreational opportunities	Higher	84%	51	329	84
	Availability of affordable quality food	Similar	63%	138	305	55
	Availability of affordable quality health care	Similar	62%	140	314	55
	Availability of preventive health services	Similar	66%	121	300	60
	Availability of affordable quality mental health care	Similar	52%	94	302	69
	Opportunities to attend cultural/arts/music activities	Similar	69%	107	326	67
	Community support for the arts	Similar	62%	95	224	58
	Availability of affordable quality childcare/preschool	Similar	58%	94	312	70
	K-12 education	Similar	82%	120	314	62
	Adult educational opportunities	Similar	51%	190	306	38
	Sense of civic/community pride	Similar	75%	40	225	82
	Neighborliness of residents	Similar	71%	100	311	68
	Opportunities to participate in social events and activities	Similar	73%	49	318	84
	Opportunities to attend special events and festivals	Higher	77%	39	316	87
	Opportunities to volunteer	Similar	70%	116	314	63

Please also rate each of the following in the Wellington community.	Opportunities to participate in community matters	Similar	63%	123	315	61
	Openness and acceptance of the community toward people of diverse backgrounds	Similar	63%	100	332	70
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the Village of Wellington for help or information	Similar	56%	54	350	84
	Contacted Wellington elected officials to express your opinion	Similar	14%	201	308	35
	Attended a local public meeting	Similar	23%	85	311	72
	Watched a local public meeting	Similar	16%	243	293	17
	Volunteered your time to some group/activity	Similar	25%	227	314	28
	Campaigned or advocated for a local issue, cause, or candidate	Similar	15%	221	304	27
	Voted in your most recent local election	Similar	71%	162	226	28
	Used public transportation instead of driving	Similar	12%	163	283	42
	Carpooled with other adults or children instead of driving alone	Similar	44%	134	305	56
	Walked or biked instead of driving	Similar	57%	157	309	49
Please rate the quality of each of the following services in Wellington.	Public information services	Similar	83%	35	327	89
	Economic development	Similar	70%	52	321	84
	Traffic enforcement	Similar	60%	230	370	38
	Traffic signal timing	Similar	56%	134	313	57
	Street repair	Much higher	80%	8	363	98
	Street cleaning	Much higher	88%	2	327	99
	Street lighting	Higher	79%	14	357	96
	Sidewalk maintenance	Much higher	85%	2	326	99
	Bus or transit services	Similar	51%	119	293	59
	Land use, planning and zoning	Similar	57%	62	329	81
	Code enforcement	Higher	70%	21	363	94
	Affordable high-speed internet access	Higher	68%	11	221	95
	Garbage collection	Similar	90%	31	347	91
	Drinking water	Similar	80%	102	326	69

Please rate the quality of each of the following services in Wellington.	Sewer services	Similar	89%	30	328	91
	Storm water management	Higher	85%	19	340	94
	Power (electric and/or gas) utility	Similar	84%	62	271	77
	Utility billing	Similar	73%	75	294	74
	Police/Sheriff services	Similar	89%	101	397	74
	Crime prevention	Similar	81%	126	368	66
	Animal control	Similar	84%	48	340	86
	Ambulance or emergency medical services	Similar	95%	69	335	79
	Fire services	Similar	97%	104	360	71
	Fire prevention and education	Similar	85%	61	325	81
	Emergency preparedness	Higher	87%	9	323	97
	Preservation of natural areas	Similar	68%	111	308	64
	Wellington open space	Similar	73%	78	303	74
	Recycling	Similar	83%	78	349	77
	Yard waste pick-up	Higher	91%	13	305	96
	Village parks	Higher	92%	40	341	88
	Recreation programs or classes	Higher	84%	25	336	92
	Recreation centers or facilities	Higher	90%	19	317	94
	Health services	Similar	78%	78	294	73
	Public library services	Similar	94%	49	339	85
	Overall customer service by Wellington employees	Similar	90%	65	384	83
Please rate the following categories of Wellington government performance.	The value of services for the taxes paid to Wellington	Similar	67%	90	388	77
	The overall direction that Wellington is taking	Similar	65%	83	354	76
	The job Wellington government does at welcoming resident involvement	Similar	62%	46	352	87
	Overall confidence in Wellington government	Similar	61%	86	318	73
	Generally acting in the best interest of the community	Similar	67%	63	323	80

Please rate the following categories of Wellington government performance.	Being honest	Similar	69%	71	313	77
	Being open and transparent to the public	Similar	65%	49	231	79
	Informing residents about issues facing the community	Similar	65%	41	236	83
	Treating all residents fairly	Higher	76%	25	319	92
	Treating residents with respect	Higher	83%	20	227	91
Overall, how would you rate the quality of the services provided by each of the following?	The Village of Wellington	Similar	84%	70	380	81
	The Federal Government	Similar	47%	83	302	72
Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall economic health	Similar	93%	23	296	92
	Overall quality of the transportation system	Similar	76%	63	223	72
	Overall design or layout of residential and commercial areas	Similar	88%	17	297	94
	Overall quality of the utility infrastructure	Similar	95%	6	222	97
	Overall feeling of safety	Similar	95%	4	297	98
	Overall quality of natural environment	Similar	93%	8	297	97
	Overall quality of parks and recreation opportunities	Similar	91%	3	224	99
	Overall health and wellness opportunities	Similar	81%	30	297	90
	Overall opportunities for education, culture, and the arts	Similar	84%	16	296	94
	Residents' connection and engagement with their community	Similar	80%	46	296	84
In general, how many times do you:	Access the internet from your home	Similar	98%	19	223	91
	Access the internet from your cell phone	Similar	98%	14	224	94
	Visit social media sites	Similar	81%	76	223	66
	Use or check email	Similar	97%	112	224	50
	Share your opinions online	Similar	31%	82	224	63
	Shop online	Higher	69%	17	223	92
	Please rate your overall health.	Similar	82%	10	304	97
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Similar	24%	141	306	54

Custom benchmark tables

This table contains the comparisons of Wellington's results to those from other communities within the State of Florida. The first column shows the comparison of Wellington's rating to the benchmark. Wellington's results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by Wellington residents is statistically similar to or different than the benchmark. The second column is Wellington's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good). The third column is the rank assigned to Wellington's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Wellington's result -- that is what percent of surveyed communities had a lower rating than Wellington.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in Wellington.	Wellington as a place to live	Higher	97%	6	24	79
	Your neighborhood as a place to live	Similar	88%	7	24	75
	Wellington as a place to raise children	Higher	97%	3	24	91
	Wellington as a place to work	Higher	75%	3	24	91
	Wellington as a place to visit	Similar	76%	12	24	54
	Wellington as a place to retire	Similar	82%	9	24	66
	The overall quality of life	Higher	95%	6	25	80
	Sense of community	Similar	77%	5	24	83
Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall economic health	Higher	93%	2	24	95
	Overall quality of the transportation system	Similar	62%	6	22	77
	Overall design or layout of residential and commercial areas	Higher	80%	2	24	95
	Overall quality of the utility infrastructure	Higher	85%	3	22	90
	Overall feeling of safety	Similar	89%	5	24	83
	Overall quality of natural environment	Higher	90%	5	24	83
	Overall quality of parks and recreation opportunities	Higher	93%	4	22	86
	Overall health and wellness opportunities	Higher	88%	4	24	87
	Overall opportunities for education, culture, and the arts	Similar	62%	9	24	66
	Residents' connection and engagement with their community	Similar	65%	7	22	72
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Wellington to someone who asks	Higher	97%	2	24	95
	Remain in Wellington for the next five years	Similar	91%	5	24	83
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	97%	10	24	62

Please rate how safe or unsafe you feel:	In Wellington's downtown/commercial area during the day	Similar	92%	8	24	70
	From property crime	Similar	75%	13	22	45
	From violent crime	Similar	85%	7	22	72
	From fire, flood, or other natural disaster	Similar	86%	3	22	90
Please rate the job you feel the Wellington community does at each of the following.	Making all residents feel welcome	Similar	78%	4	22	86
	Attracting people from diverse backgrounds	Similar	68%	7	22	72
	Valuing/respecting residents from diverse backgrounds	Similar	75%	5	22	81
	Taking care of vulnerable residents	Similar	69%	7	22	72
Please rate each of the following in the Wellington community.	Overall quality of business and service establishments	Similar	82%	6	24	79
	Variety of business and service establishments	Similar	70%	7	22	72
	Vibrancy of downtown/commercial area	Similar	60%	10	24	62
	Employment opportunities	Similar	50%	7	24	75
	Shopping opportunities	Similar	66%	8	23	69
	Cost of living	Similar	27%	18	24	29
	Overall image or reputation	Higher	91%	6	24	79
Please also rate each of the following in the Wellington community.	Traffic flow on major streets	Similar	51%	11	24	58
	Ease of public parking	Higher	82%	2	23	95
	Ease of travel by car	Similar	75%	5	24	83
	Ease of travel by public transportation	Similar	33%	7	23	73
	Ease of travel by bicycle	Similar	63%	6	24	79
	Ease of walking	Similar	68%	9	24	66
	Well-planned residential growth	Higher	63%	4	22	86
	Well-planned commercial growth	Higher	61%	4	22	86
	Well-designed neighborhoods	Higher	83%	3	22	90
	Preservation of the historical or cultural character of the community	Similar	61%	9	22	63
	Public places where people want to spend time	Similar	74%	7	24	75
	Variety of housing options	Similar	50%	9	24	66
	Availability of affordable quality housing	Similar	22%	10	25	64

Please also rate each of the following in the Wellington community.	Overall quality of new development	Similar	61%	4	23	86
	Overall appearance	Higher	91%	4	24	87
	Cleanliness	Much higher	97%	2	24	95
	Water resources	Higher	94%	4	22	86
	Air quality	Similar	90%	7	24	75
	Availability of paths and walking trails	Similar	80%	6	24	79
	Fitness opportunities	Similar	75%	9	24	66
	Recreational opportunities	Higher	84%	5	24	83
	Availability of affordable quality food	Similar	63%	12	23	52
	Availability of affordable quality health care	Similar	62%	8	24	70
	Availability of preventive health services	Similar	66%	5	23	82
	Availability of affordable quality mental health care	Similar	52%	6	22	77
	Opportunities to attend cultural/arts/music activities	Similar	69%	9	25	68
	Community support for the arts	Similar	62%	9	22	63
	Availability of affordable quality childcare/preschool	Similar	58%	5	22	81
	K-12 education	Higher	82%	4	23	86
	Adult educational opportunities	Similar	51%	12	23	52
	Sense of civic/community pride	Higher	75%	7	22	72
	Neighborliness of residents	Similar	71%	7	24	75
	Opportunities to participate in social events and activities	Similar	73%	6	24	79
	Opportunities to attend special events and festivals	Similar	77%	4	24	87
	Opportunities to volunteer	Similar	70%	8	24	70
	Opportunities to participate in community matters	Similar	63%	11	24	58
	Openness and acceptance of the community toward people of diverse backgrounds	Similar	63%	8	25	72
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the Village of Wellington for help or information	Similar	56%	10	24	62
	Contacted Wellington elected officials to express your opinion	Similar	14%	18	24	29
	Attended a local public meeting	Similar	23%	10	24	62
	Watched a local public meeting	Lower	16%	20	22	13

Please indicate whether or not you have done each of the following in the last 12 months.	Volunteered your time to some group/activity	Similar	25%	17	24	33
	Campaigned or advocated for a local issue, cause, or candidate	Similar	15%	20	24	20
	Voted in your most recent local election	Similar	71%	16	22	31
	Used public transportation instead of driving	Similar	12%	8	24	70
	Carpooled with other adults or children instead of driving alone	Similar	44%	5	24	83
	Walked or biked instead of driving	Similar	57%	11	24	58
Please rate the quality of each of the following services in Wellington.	Public information services	Similar	83%	3	24	91
	Economic development	Similar	70%	6	24	79
	Traffic enforcement	Similar	60%	11	24	58
	Traffic signal timing	Similar	56%	7	23	73
	Street repair	Higher	80%	2	24	95
	Street cleaning	Higher	88%	2	24	95
	Street lighting	Higher	79%	2	24	95
	Sidewalk maintenance	Much higher	85%	2	24	95
	Bus or transit services	Higher	51%	4	23	86
	Land use, planning and zoning	Higher	57%	6	24	79
	Code enforcement	Higher	70%	2	24	95
	Affordable high-speed internet access	Higher	68%	2	21	95
	Garbage collection	Higher	90%	5	24	83
	Drinking water	Higher	80%	4	22	86
	Sewer services	Higher	89%	4	24	87
	Storm water management	Higher	85%	4	23	86
	Power (electric and/or gas) utility	Similar	84%	3	23	91
	Utility billing	Similar	73%	6	24	79
	Police/Sheriff services	Similar	89%	8	24	70
	Crime prevention	Similar	81%	10	24	62
	Animal control	Similar	84%	7	22	72
	Ambulance or emergency medical services	Similar	95%	7	24	75

Please rate the quality of each of the following services in Wellington.	Fire services	Similar	97%	10	24	62
	Fire prevention and education	Similar	85%	5	24	83
	Emergency preparedness	Similar	87%	4	23	86
	Preservation of natural areas	Similar	68%	8	24	70
	Wellington open space	Similar	73%	6	23	78
	Recycling	Higher	83%	7	23	73
	Yard waste pick-up	Higher	91%	3	23	91
	Village parks	Higher	92%	3	24	91
	Recreation programs or classes	Higher	84%	2	24	95
	Recreation centers or facilities	Higher	90%	2	24	95
	Health services	Similar	78%	4	22	86
	Public library services	Similar	94%	2	23	95
	Overall customer service by Wellington employees	Similar	90%	5	24	83
Please rate the following categories of Wellington government performance.	The value of services for the taxes paid to Wellington	Similar	67%	7	24	75
	The overall direction that Wellington is taking	Similar	65%	7	24	75
	The job Wellington government does at welcoming resident involvement	Similar	62%	5	24	83
	Overall confidence in Wellington government	Similar	61%	6	24	79
	Generally acting in the best interest of the community	Similar	67%	6	24	79
	Being honest	Similar	69%	6	24	79
	Being open and transparent to the public	Higher	65%	5	22	81
	Informing residents about issues facing the community	Higher	65%	4	22	86
	Treating all residents fairly	Higher	76%	5	24	83
	Treating residents with respect	Higher	83%	3	21	90
Overall, how would you rate the quality of the services provided by each ..	The Village of Wellington	Similar	84%	5	24	83
	The Federal Government	Similar	47%	8	24	70
Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall economic health	Similar	93%	4	24	87
	Overall quality of the transportation system	Similar	76%	10	22	59
	Overall design or layout of residential and commercial areas	Similar	88%	3	24	91

Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall quality of the utility infrastructure	Similar	95%	1	22	100
	Overall feeling of safety	Similar	95%	1	24	100
	Overall quality of natural environment	Similar	93%	3	24	91
	Overall quality of parks and recreation opportunities	Similar	91%	3	22	90
	Overall health and wellness opportunities	Similar	81%	5	24	83
	Overall opportunities for education, culture, and the arts	Similar	84%	3	24	91
	Residents' connection and engagement with their community	Similar	80%	5	24	83
In general, how many times do you:	Access the internet from your home	Similar	98%	3	21	90
	Access the internet from your cell phone	Similar	98%	3	21	90
	Visit social media sites	Similar	81%	8	21	66
	Use or check email	Similar	97%	8	21	66
	Share your opinions online	Similar	31%	14	21	38
	Shop online	Higher	69%	1	20	100
	Please rate your overall health.	Similar	82%	2	24	95
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Similar	24%	11	24	58

Complete set of frequencies

This dashboard contains a complete set of responses to each question on the survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

Please rate each of the following aspects of quality of life in Wellington.	Wellington as a place to live	Excellent	62% N=251
		Good	35% N=143
		Fair	2% N=9
		Poor	0% N=2
	Your neighborhood as a place to live	Excellent	56% N=225
		Good	32% N=129
		Fair	9% N=34
		Poor	3% N=14
	Wellington as a place to raise children	Excellent	66% N=228
		Good	32% N=110
		Fair	2% N=7
		Poor	0% N=1
	Wellington as a place to work	Excellent	39% N=96
		Good	37% N=92
		Fair	21% N=52
		Poor	3% N=6
	Wellington as a place to visit	Excellent	38% N=143
		Good	38% N=142
		Fair	19% N=72
		Poor	5% N=20
	Wellington as a place to retire	Excellent	42% N=138
		Good	41% N=134
		Fair	12% N=40
		Poor	5% N=17
	The overall quality of life	Excellent	51% N=206
		Good	44% N=176
		Fair	5% N=20
		Poor	0% N=2

Please rate each of the following aspects of quality of life in Wellington.	Sense of community	Excellent	31% N=121
		Good	46% N=181
		Fair	20% N=79
		Poor	3% N=13
Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall economic health	Excellent	36% N=134
		Good	56% N=207
		Fair	6% N=22
		Poor	2% N=6
	Overall quality of the transportation system	Excellent	18% N=65
		Good	44% N=159
		Fair	24% N=87
		Poor	14% N=50
	Overall design or layout of residential and commercial areas	Excellent	29% N=118
		Good	51% N=204
		Fair	17% N=69
		Poor	2% N=9
	Overall quality of the utility infrastructure	Excellent	32% N=127
		Good	53% N=208
		Fair	14% N=55
		Poor	1% N=5
	Overall feeling of safety	Excellent	42% N=168
		Good	47% N=186
		Fair	9% N=37
		Poor	2% N=7
	Overall quality of natural environment	Excellent	47% N=185
		Good	43% N=170
		Fair	9% N=34
		Poor	2% N=7
	Overall quality of parks and recreation opportunities	Excellent	54% N=212
		Good	39% N=152
		Fair	5% N=20

Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall quality of parks and recreation opportunities	Poor	2% N=7
	Overall health and wellness opportunities	Excellent	42% N=159
		Good	46% N=172
		Fair	10% N=36
		Poor	2% N=9
	Overall opportunities for education, culture, and the arts	Excellent	23% N=83
		Good	39% N=143
		Fair	29% N=107
		Poor	9% N=34
	Residents' connection and engagement with their community	Excellent	18% N=67
		Good	47% N=175
		Fair	28% N=106
		Poor	7% N=24
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Wellington to someone who asks	Very likely	67% N=268
		Somewhat likely	29% N=117
		Somewhat unlikely	3% N=10
		Very unlikely	1% N=3
	Remain in Wellington for the next five years	Very likely	68% N=267
		Somewhat likely	23% N=92
		Somewhat unlikely	5% N=18
		Very unlikely	4% N=14
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe	75% N=304
		Somewhat safe	22% N=87
		Neither safe nor unsafe	1% N=5
		Somewhat unsafe	1% N=4
		Very unsafe	1% N=4
	In Wellington's downtown/commercial area during the day	Very safe	62% N=235
		Somewhat safe	30% N=114
		Neither safe nor unsafe	7% N=27
		Somewhat unsafe	1% N=2
		Very unsafe	0% N=1

Please rate how safe or unsafe you feel:	From property crime	Very safe	38% N=151
		Somewhat safe	37% N=147
		Neither safe nor unsafe	11% N=44
		Somewhat unsafe	11% N=43
		Very unsafe	3% N=12
	From violent crime	Very safe	51% N=199
		Somewhat safe	34% N=133
		Neither safe nor unsafe	11% N=42
		Somewhat unsafe	5% N=18
		Very unsafe	0% N=
	From fire, flood, or other natural disaster	Very safe	43% N=169
		Somewhat safe	43% N=171
		Neither safe nor unsafe	10% N=38
		Somewhat unsafe	4% N=17
		Very unsafe	0% N=1
Please rate the job you feel the Wellington community does at each of the following.	Making all residents feel welcome	Excellent	33% N=127
		Good	45% N=174
		Fair	18% N=70
		Poor	4% N=15
	Attracting people from diverse backgrounds	Excellent	28% N=98
		Good	40% N=144
		Fair	22% N=80
		Poor	10% N=34
	Valuing/respecting residents from diverse backgrounds	Excellent	29% N=98
		Good	46% N=154
		Fair	20% N=68
		Poor	4% N=15
	Taking care of vulnerable residents	Excellent	19% N=50
		Good	50% N=131
		Fair	22% N=57
		Poor	9% N=24

Please rate each of the following in the Wellington community.	Overall quality of business and service establishments	Excellent	28% N=114
		Good	54% N=215
		Fair	17% N=67
		Poor	1% N=6
	Variety of business and service establishments	Excellent	25% N=99
		Good	46% N=181
		Fair	24% N=94
		Poor	6% N=23
	Vibrancy of downtown/commercial area	Excellent	18% N=66
		Good	43% N=160
		Fair	31% N=116
		Poor	9% N=32
	Employment opportunities	Excellent	11% N=25
		Good	40% N=93
		Fair	40% N=94
		Poor	9% N=21
	Shopping opportunities	Excellent	27% N=110
		Good	38% N=154
		Fair	23% N=91
		Poor	11% N=46
	Cost of living	Excellent	3% N=14
		Good	24% N=96
		Fair	48% N=195
		Poor	24% N=97
	Overall image or reputation	Excellent	49% N=197
		Good	42% N=167
		Fair	9% N=34
		Poor	1% N=2
Please also rate each of the following in the Wellington community.	Traffic flow on major streets	Excellent	5% N=22
		Good	45% N=182
		Fair	32% N=129

Please also rate each of the following in the Wellington community.	Traffic flow on major streets	Poor	18% N=72
	Ease of public parking	Excellent	19% N=76
		Good	63% N=251
		Fair	15% N=59
		Poor	3% N=13
	Ease of travel by car	Excellent	23% N=90
		Good	52% N=208
		Fair	19% N=78
		Poor	6% N=24
	Ease of travel by public transportation	Excellent	8% N=15
		Good	25% N=48
		Fair	26% N=51
		Poor	41% N=79
	Ease of travel by bicycle	Excellent	17% N=50
		Good	45% N=132
		Fair	25% N=73
		Poor	12% N=36
	Ease of walking	Excellent	24% N=88
		Good	44% N=162
		Fair	22% N=82
		Poor	10% N=37
	Well-planned residential growth	Excellent	19% N=60
		Good	44% N=139
		Fair	26% N=81
		Poor	12% N=36
	Well-planned commercial growth	Excellent	16% N=48
		Good	45% N=134
		Fair	23% N=69
		Poor	16% N=46
	Well-designed neighborhoods	Excellent	26% N=98
		Good	57% N=220

Please also rate each of the following in the Wellington community.	Well-designed neighborhoods	Fair	14% N=52
		Poor	3% N=13
	Preservation of the historical or cultural character of the community	Excellent	19% N=61
		Good	41% N=128
		Fair	24% N=76
		Poor	15% N=48
	Public places where people want to spend time	Excellent	27% N=106
		Good	46% N=181
		Fair	21% N=83
		Poor	6% N=22
	Variety of housing options	Excellent	11% N=42
		Good	39% N=143
		Fair	29% N=107
		Poor	20% N=74
	Availability of affordable quality housing	Excellent	7% N=25
		Good	14% N=49
		Fair	39% N=133
		Poor	39% N=134
	Overall quality of new development	Excellent	18% N=55
		Good	43% N=133
		Fair	29% N=87
		Poor	10% N=31
	Overall appearance	Excellent	52% N=209
		Good	39% N=154
		Fair	7% N=29
		Poor	2% N=7
	Cleanliness	Excellent	62% N=249
		Good	34% N=137
		Fair	4% N=15
	Water resources	Excellent	50% N=198
		Good	44% N=173

Please also rate each of the following in the Wellington community.	Water resources	Fair	6% N=23
		Poor	1% N=3
	Air quality	Excellent	46% N=183
		Good	44% N=173
		Fair	10% N=39
		Poor	0% N=
	Availability of paths and walking trails	Excellent	38% N=146
		Good	43% N=165
		Fair	12% N=46
		Poor	7% N=28
	Fitness opportunities	Excellent	36% N=129
		Good	40% N=144
		Fair	19% N=69
		Poor	6% N=21
	Recreational opportunities	Excellent	38% N=143
		Good	46% N=176
		Fair	11% N=43
		Poor	4% N=17
	Availability of affordable quality food	Excellent	19% N=75
		Good	45% N=178
		Fair	28% N=112
		Poor	8% N=31
	Availability of affordable quality health care	Excellent	21% N=75
		Good	41% N=143
		Fair	25% N=87
		Poor	13% N=46
	Availability of preventive health services	Excellent	22% N=72
		Good	45% N=145
		Fair	20% N=66
		Poor	13% N=42
	Availability of affordable quality mental health care	Excellent	17% N=31

Please also rate each of the following in the Wellington community.	Availability of affordable quality mental health care	Good	36% N=67
		Fair	21% N=40
		Poor	26% N=49
	Opportunities to attend cultural/arts/music activities	Excellent	19% N=70
		Good	50% N=184
		Fair	21% N=78
		Poor	11% N=39
	Community support for the arts	Excellent	19% N=63
		Good	42% N=138
		Fair	28% N=92
		Poor	10% N=34
	Availability of affordable quality childcare/preschool	Excellent	17% N=34
		Good	40% N=78
		Fair	23% N=45
		Poor	19% N=37
	K-12 education	Excellent	28% N=79
		Good	54% N=154
		Fair	12% N=34
		Poor	6% N=16
	Adult educational opportunities	Excellent	12% N=28
		Good	39% N=88
		Fair	34% N=77
		Poor	15% N=35
	Sense of civic/community pride	Excellent	22% N=84
		Good	52% N=194
		Fair	23% N=86
		Poor	3% N=10
	Neighborliness of residents	Excellent	20% N=80
		Good	51% N=199
		Fair	20% N=79
		Poor	9% N=35

Please also rate each of the following in the Wellington community.	Opportunities to participate in social events and activities	Excellent	27% N=101
		Good	46% N=172
		Fair	22% N=81
		Poor	6% N=21
	Opportunities to attend special events and festivals	Excellent	34% N=129
		Good	43% N=166
		Fair	20% N=77
		Poor	3% N=12
	Opportunities to volunteer	Excellent	24% N=63
		Good	46% N=119
		Fair	23% N=61
		Poor	6% N=16
	Opportunities to participate in community matters	Excellent	19% N=57
		Good	45% N=139
		Fair	28% N=88
		Poor	8% N=24
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent	19% N=63
		Good	44% N=149
		Fair	30% N=102
		Poor	7% N=24
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the Village of Wellington for help or information	No	44% N=176
		Yes	56% N=225
	Contacted Wellington elected officials to express your opinion	No	86% N=344
		Yes	14% N=57
	Attended a local public meeting	No	76% N=306
		Yes	24% N=94
	Watched a local public meeting	No	84% N=335
		Yes	16% N=65
	Volunteered your time to some group/activity	No	75% N=301
		Yes	25% N=101
	Campaigned or advocated for a local issue, cause, or candidate	No	85% N=343

Please indicate whether or not you have done each of the following in the last 12 months.	Campaigned or advocated for a local issue, cause, or candidate	Yes	15% N=60
	Voted in your most recent local election	No	29% N=115
		Yes	71% N=287
	Used public transportation instead of driving	No	88% N=351
		Yes	12% N=50
	Carpooled with other adults or children instead of driving alone	No	57% N=228
		Yes	43% N=172
	Walked or biked instead of driving	No	43% N=173
		Yes	57% N=229
Please rate the quality of each of the following services in Wellington.	Public information services	Excellent	22% N=70
		Good	61% N=196
		Fair	15% N=48
		Poor	3% N=10
	Economic development	Excellent	16% N=48
		Good	54% N=167
		Fair	27% N=83
		Poor	3% N=10
	Traffic enforcement	Excellent	13% N=48
		Good	48% N=175
		Fair	24% N=89
		Poor	15% N=57
	Traffic signal timing	Excellent	14% N=54
		Good	42% N=160
		Fair	28% N=109
		Poor	16% N=62
	Street repair	Excellent	26% N=103
		Good	54% N=213
		Fair	14% N=56
		Poor	5% N=20
	Street cleaning	Excellent	45% N=176
		Good	43% N=171

Please rate the quality of each of the following services in Wellington.	Street cleaning	Fair	11% N=41
		Poor	1% N=5
	Street lighting	Excellent	31% N=122
		Good	48% N=188
		Fair	14% N=55
		Poor	7% N=29
	Sidewalk maintenance	Excellent	34% N=131
		Good	51% N=199
		Fair	15% N=57
		Poor	1% N=4
	Bus or transit services	Excellent	18% N=30
		Good	34% N=56
		Fair	23% N=39
		Poor	25% N=42
	Land use, planning and zoning	Excellent	19% N=55
		Good	39% N=113
		Fair	26% N=76
		Poor	17% N=49
	Code enforcement	Excellent	24% N=77
		Good	46% N=146
		Fair	19% N=61
		Poor	11% N=36
	Affordable high-speed internet access	Excellent	27% N=99
		Good	41% N=149
		Fair	23% N=83
		Poor	9% N=31
	Garbage collection	Excellent	50% N=198
		Good	40% N=158
		Fair	6% N=22
		Poor	4% N=15
	Drinking water	Excellent	35% N=133

Please rate the quality of each of the following services in Wellington.	Drinking water	Good	45% N=171
		Fair	13% N=49
		Poor	7% N=27
	Sewer services	Excellent	42% N=150
		Good	48% N=172
		Fair	8% N=30
		Poor	2% N=8
	Storm water management	Excellent	34% N=129
		Good	51% N=190
		Fair	14% N=54
		Poor	1% N=2
	Power (electric and/or gas) utility	Excellent	34% N=132
		Good	50% N=195
		Fair	12% N=47
		Poor	4% N=18
	Utility billing	Excellent	27% N=103
		Good	46% N=172
		Fair	24% N=90
		Poor	3% N=12
	Police/Sheriff services	Excellent	38% N=136
		Good	51% N=183
		Fair	8% N=30
		Poor	3% N=10
	Crime prevention	Excellent	24% N=85
		Good	57% N=201
		Fair	13% N=47
		Poor	5% N=18
	Animal control	Excellent	25% N=74
		Good	59% N=175
		Fair	12% N=37
		Poor	3% N=10

Please rate the quality of each of the following services in Wellington.	Ambulance or emergency medical services	Excellent	47% N=129
		Good	48% N=132
		Fair	5% N=14
	Fire services	Excellent	48% N=129
		Good	50% N=135
		Fair	3% N=7
	Fire prevention and education	Excellent	39% N=84
		Good	46% N=100
		Fair	13% N=28
		Poor	2% N=4
	Emergency preparedness	Excellent	36% N=104
		Good	51% N=149
		Fair	10% N=28
		Poor	3% N=10
	Preservation of natural areas	Excellent	26% N=88
		Good	43% N=143
		Fair	16% N=54
		Poor	15% N=51
	Wellington open space	Excellent	27% N=96
		Good	47% N=168
		Fair	16% N=58
		Poor	10% N=36
	Recycling	Excellent	38% N=144
		Good	45% N=173
		Fair	7% N=26
		Poor	10% N=37
	Yard waste pick-up	Excellent	47% N=177
		Good	43% N=162
		Fair	6% N=22
		Poor	4% N=13
	Village parks	Excellent	49% N=179

Please rate the quality of each of the following services in Wellington.	Village parks	Good	44% N=161
		Fair	5% N=17
		Poor	3% N=12
	Recreation programs or classes	Excellent	41% N=122
		Good	44% N=132
		Fair	10% N=31
		Poor	5% N=16
	Recreation centers or facilities	Excellent	41% N=134
		Good	49% N=160
		Fair	8% N=28
		Poor	2% N=7
	Health services	Excellent	21% N=60
		Good	58% N=167
		Fair	21% N=60
		Poor	1% N=3
	Public library services	Excellent	58% N=190
		Good	36% N=120
		Fair	2% N=7
		Poor	4% N=14
	Overall customer service by Wellington employees	Excellent	34% N=124
		Good	56% N=201
		Fair	7% N=27
		Poor	2% N=9
Please rate the following categories of Wellington government performance.	The value of services for the taxes paid to Wellington	Excellent	13% N=48
		Good	54% N=194
		Fair	25% N=89
		Poor	8% N=30
	The overall direction that Wellington is taking	Excellent	20% N=71
		Good	45% N=159
		Fair	27% N=96
		Poor	8% N=30

Please rate the following categories of Wellington government performance.	The job Wellington government does at welcoming resident involvement	Excellent	21% N=60
		Good	41% N=120
		Fair	30% N=87
		Poor	8% N=24
	Overall confidence in Wellington government	Excellent	17% N=63
		Good	43% N=155
		Fair	29% N=106
		Poor	10% N=35
	Generally acting in the best interest of the community	Excellent	21% N=73
		Good	46% N=165
		Fair	24% N=85
		Poor	9% N=33
	Being honest	Excellent	24% N=71
		Good	44% N=131
		Fair	20% N=58
		Poor	12% N=35
	Being open and transparent to the public	Excellent	23% N=72
		Good	42% N=133
		Fair	23% N=73
		Poor	13% N=40
	Informing residents about issues facing the community	Excellent	24% N=80
		Good	41% N=136
		Fair	18% N=61
		Poor	16% N=55
	Treating all residents fairly	Excellent	27% N=82
		Good	48% N=146
		Fair	16% N=48
		Poor	8% N=25
	Treating residents with respect	Excellent	30% N=100
		Good	52% N=173
		Fair	11% N=36

	Treating residents with respect	Poor	7% N=22
Overall, how would you rate the quality of the services provided by each of the following?	The Village of Wellington	Excellent	27% N=104
		Good	57% N=215
		Fair	13% N=51
		Poor	3% N=11
	The Federal Government	Excellent	9% N=31
		Good	38% N=130
		Fair	27% N=91
		Poor	26% N=88
Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall economic health	Essential	55% N=212
		Very important	39% N=150
		Somewhat important	7% N=25
		Not at all important	0% N=1
	Overall quality of the transportation system	Essential	35% N=139
		Very important	41% N=160
		Somewhat important	23% N=90
		Not at all important	1% N=4
	Overall design or layout of residential and commercial areas	Essential	47% N=186
		Very important	42% N=167
		Somewhat important	11% N=44
		Not at all important	0% N=2
	Overall quality of the utility infrastructure	Essential	67% N=262
		Very important	28% N=111
		Somewhat important	5% N=21
	Overall feeling of safety	Essential	73% N=286
		Very important	23% N=89
		Somewhat important	5% N=18
	Overall quality of natural environment	Essential	54% N=215
		Very important	38% N=153
		Somewhat important	7% N=29
		Not at all important	0% N=1

Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall quality of parks and recreation opportunities	Essential	45% N=178
		Very important	46% N=184
		Somewhat important	9% N=35
		Not at all important	0% N=
	Overall health and wellness opportunities	Essential	41% N=163
		Very important	40% N=159
		Somewhat important	18% N=71
		Not at all important	0% N=2
	Overall opportunities for education, culture, and the arts	Essential	41% N=161
		Very important	44% N=173
		Somewhat important	15% N=60
		Not at all important	1% N=2
	Residents' connection and engagement with their community	Essential	29% N=115
		Very important	51% N=204
		Somewhat important	19% N=76
		Not at all important	1% N=3
In general, how many times do you:	Access the internet from your home	Several times a day	90% N=351
		Once a day	5% N=20
		A few times a week	3% N=11
		Every few weeks	1% N=3
		Less often or never	1% N=3
	Access the internet from your cell phone	Several times a day	92% N=360
		Once a day	4% N=16
		A few times a week	2% N=8
		Every few weeks	0% N=1
		Less often or never	2% N=8
	Visit social media sites	Several times a day	63% N=247
		Once a day	12% N=48
		A few times a week	6% N=22
		Every few weeks	4% N=16
		Less often or never	15% N=59

In general, how many times do you:	Use or check email	Several times a day	84% N=328
		Once a day	11% N=42
		A few times a week	3% N=11
		Every few weeks	2% N=8
		Less often or never	1% N=4
	Share your opinions online	Several times a day	18% N=67
		Once a day	5% N=17
		A few times a week	8% N=32
		Every few weeks	21% N=80
		Less often or never	48% N=180
	Shop online	Several times a day	23% N=91
		Once a day	9% N=36
		A few times a week	36% N=141
		Every few weeks	24% N=93
		Less often or never	7% N=28
	Please rate your overall health.	Excellent	42% N=163
		Very good	41% N=158
		Good	17% N=65
		Fair	1% N=3
		Poor	0% N=
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive	7% N=27
		Somewhat positive	17% N=69
		Neutral	39% N=155
		Somewhat negative	26% N=103
		Very negative	10% N=40
	How many years have you lived in Wellington?	Less than 2 years	10% N=41
		2-5 years	27% N=108
		6-10 years	16% N=62
		11-20 years	20% N=79
		More than 20 years	27% N=105
	Which best describes the building you live in?	Single-family detached home	72% N=282

Which best describes the building you live in?	Townhouse or duplex (may share walls but no units above ..	14% N=53
	Condominium or apartment (have units above or below you)	13% N=53
	Other	0% N=2
Do you rent or own your home?	Rent	24% N=94
	Own	76% N=298
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than $300	1% N=5
	$300 to $599	3% N=10
	$600 to $999	4% N=16
	$1,000 to $1,499	5% N=21
	$1,500 to $2,499	25% N=96
	$2,500 to $3,999	40% N=152
	$4,000 to $6,999	15% N=57
	$7,000 to $9,999	2% N=8
	$10,000 or more	4% N=17
Do any children 17 or under live in your household?	No	59% N=231
	Yes	41% N=163
Are you or any other members of your household aged 65 or older?	No	71% N=274
	Yes	29% N=113
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than $25,000	2% N=6
	$25,000 to $49,999	7% N=26
	$50,000 to $74,999	14% N=51
	$75,000 to $99,999	15% N=56
	$100,000 to $149,999	24% N=90
	$150,000 to $199,999	11% N=42
	$200,000 to $299,999	14% N=51
	$300,000 or more	14% N=53
Are you of Hispanic, Latino/a/x, or Spanish origin?	No, not of Hispanic, Latino/a/x, or Spanish origin	75% N=281
	Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanis..	25% N=96
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaska Native	2% N=8
	Asian	6% N=23
	Black or African American	9% N=37

	What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	Native Hawaiian or Other Pacific Islander	1% N=5
		White	75% N=290
		A race not listed	10% N=38
	In which category is your age?	25-34 years	18% N=71
		35-44 years	15% N=60
		45-54 years	24% N=96
		55-64 years	18% N=72
		65-74 years	14% N=54
		75 years or older	10% N=40
	What is your gender?	Woman	56% N=220
		Man	44% N=171
		Identify in another way	0% N=

Full trends

This table contains the trends over time for the Village of Wellington. The combined "percent positive" responses for each survey year are presented (e.g., excellent/good or yes). If an item was not included during an administration of the survey, no percentage will be shown in the table. If the difference between the 2021 and 2023 surveys is greater than seven percentage points, the change is statistically significant.

It is important to note that in 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

		2021	2023
Please rate each of the following aspects of quality of life in Wellington.	Wellington as a place to live	97%	97%
	Your neighborhood as a place to live	92%	88%
	Wellington as a place to raise children	94%	97%
	Wellington as a place to work	81%	75%
	Wellington as a place to visit	79%	76%
	Wellington as a place to retire	79%	82%
	The overall quality of life	94%	95%
	Sense of community	74%	77%
Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall economic health	89%	93%
	Overall quality of the transportation system	68%	62%
	Overall design or layout of residential and commercial areas	84%	80%
	Overall quality of the utility infrastructure	85%	85%
	Overall feeling of safety	89%	89%
	Overall quality of natural environment	87%	90%
	Overall quality of parks and recreation opportunities	90%	93%
	Overall health and wellness opportunities	87%	88%
	Overall opportunities for education, culture, and the arts	74%	62%
	Residents' connection and engagement with their community	67%	65%

Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Wellington to someone who asks	94% 97%
	Remain in Wellington for the next five years	87% 91%
Please rate how safe or unsafe you feel:	In your neighborhood during the day	96% 97%
	In Wellington's downtown/commercial area during the day	94% 92%
	From property crime	85% 75%
	From violent crime	90% 85%
	From fire, flood, or other natural disaster	83% 86%
Please rate the job you feel the Wellington community does at each of the following.	Making all residents feel welcome	81% 78%
	Attracting people from diverse backgrounds	73% 68%
	Valuing/respecting residents from diverse backgrounds	76% 75%
	Taking care of vulnerable residents	80% 69%
Please rate each of the following in the Wellington community.	Overall quality of business and service establishments	86% 82%
	Variety of business and service establishments	76% 70%
	Vibrancy of downtown/commercial area	72% 60%
	Employment opportunities	62% 50%
	Shopping opportunities	73% 66%
	Cost of living	48% 27%
	Overall image or reputation	92% 91%
Please also rate each of the following in the Wellington community.	Traffic flow on major streets	67% 51%
	Ease of public parking	79% 82%
	Ease of travel by car	85% 75%
	Ease of travel by public transportation	42% 33%
	Ease of travel by bicycle	72% 63%
	Ease of walking	79% 68%
	Well-planned residential growth	71% 63%

Please also rate each of the following in the Wellington community.	Well-planned commercial growth	66% 61%
	Well-designed neighborhoods	83% 83%
	Preservation of the historical or cultural character of the community	68% 61%
	Public places where people want to spend time	72% 74%
	Variety of housing options	68% 50%
	Availability of affordable quality housing	38% 22%
	Overall quality of new development	73% 61%
	Overall appearance	92% 91%
	Cleanliness	94% 97%
	Water resources	75% 94%
	Air quality	89% 90%
	Availability of paths and walking trails	84% 80%
	Fitness opportunities	78% 75%
	Recreational opportunities	82% 84%
	Availability of affordable quality food	75% 63%
	Availability of affordable quality health care	74% 62%
	Availability of preventive health services	78% 66%
	Availability of affordable quality mental health care	61% 52%
	Opportunities to attend cultural/arts/music activities	73% 69%
	Community support for the arts	71% 62%
	Availability of affordable quality childcare/preschool	69% 58%
	K-12 education	86% 82%
	Adult educational opportunities	68% 51%
	Sense of civic/community pride	79% 75%
	Neighborliness of residents	70% 71%

Please also rate each of the following in the Wellington community.	Opportunities to participate in social events and activities	78%	73%
	Opportunities to attend special events and festivals	77%	77%
	Opportunities to volunteer	72%	70%
	Opportunities to participate in community matters	71%	63%
	Openness and acceptance of the community toward people of diver..	70%	63%
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the Village of Wellington for help or information	56%	56%
	Contacted Wellington elected officials to express your opinion	13%	14%
	Attended a local public meeting	20%	23%
	Watched a local public meeting	20%	16%
	Volunteered your time to some group/activity	25%	25%
	Campaigned or advocated for a local issue, cause, or candidate	10%	15%
	Voted in your most recent local election	71%	71%
	Used public transportation instead of driving	5%	12%
	Carpooled with other adults or children instead of driving alone	36%	44%
	Walked or biked instead of driving	60%	57%
Please rate the quality of each of the following services in Wellington.	Public information services	82%	83%
	Economic development	78%	70%
	Traffic enforcement	74%	60%
	Traffic signal timing	65%	56%
	Street repair	85%	80%
	Street cleaning	92%	88%
	Street lighting	78%	79%
	Sidewalk maintenance	87%	85%
	Bus or transit services		51%
	Land use, planning and zoning	74%	57%

Please rate the quality of each of the following services in Wellington.	Code enforcement	74% 70%
	Affordable high-speed internet access	66% 68%
	Garbage collection	87% 90%
	Drinking water	83% 80%
	Sewer services	91% 89%
	Storm water management	85% 85%
	Power (electric and/or gas) utility	79% 84%
	Utility billing	76% 73%
	Police/Sheriff services	85% 89%
	Crime prevention	84% 81%
	Animal control	82% 84%
	Ambulance or emergency medical services	94% 95%
	Fire services	94% 97%
	Fire prevention and education	83% 85%
	Emergency preparedness	86% 87%
	Preservation of natural areas	72% 68%
	Wellington open space	78% 73%
	Recycling	84% 83%
	Yard waste pick-up	87% 91%
	Village parks	91% 92%
	Recreation programs or classes	86% 84%
	Recreation centers or facilities	87% 90%
	Health services	81% 78%
	Public library services	84% 94%
	Overall customer service by Wellington employees	84% 90%

Please rate the following categories of Wellington government performance.	The value of services for the taxes paid to Wellington	68%	67%
	The overall direction that Wellington is taking	72%	65%
	The job Wellington government does at welcoming resident involve..	64%	62%
	Overall confidence in Wellington government	70%	61%
	Generally acting in the best interest of the community	73%	67%
	Being honest	71%	69%
	Being open and transparent to the public	68%	65%
	Informing residents about issues facing the community	65%	65%
	Treating all residents fairly	70%	76%
	Treating residents with respect	77%	83%
Overall, how would you rate the quality of the services provided by each of the following?	The Village of Wellington	85%	84%
	The Federal Government	45%	47%
Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall economic health	92%	93%
	Overall quality of the transportation system	74%	76%
	Overall design or layout of residential and commercial areas	84%	88%
	Overall quality of the utility infrastructure	94%	95%
	Overall feeling of safety	93%	95%
	Overall quality of natural environment	89%	93%
	Overall quality of parks and recreation opportunities	90%	91%
	Overall health and wellness opportunities	84%	81%
	Overall opportunities for education, culture, and the arts	85%	84%
	Residents' connection and engagement with their community	76%	80%
In general, how many times do you:	Access the internet from your home	98%	98%
	Access the internet from your cell phone	97%	98%
	Visit social media sites	83%	81%

In general, how many times do you:	Use or check email	99% 97%
	Share your opinions online	32% 31%
	Shop online	63% 69%
	Please rate your overall health.	75% 82%
	What impact, if any, do you think the economy will have on your fa..	32% 24%

Methods (open participation)

As part of its participation in The National Community Survey™ (The NCS™), the Village of Wellington conducted a survey of 407 residents. Survey invitations were mailed to randomly selected households and data were collected from April 14, 2023 to May 26, 2023. The results from this main survey effort represent the most robust estimate of your residents' opinions.

After the above data collection period was underway, a link to an online open participation survey was publicized by the Village of Wellington. The open participation survey was identical to the probability sample survey with two small updates; it included a map at the beginning asking where the respondent lives and also a question about where they heard about the survey. The open participation survey was open to all village residents and became available on May 12, 2023. The survey remained open for two weeks and there were 34 responses.

The open participation survey data were not collected through a random sample and it is unknown who in the community was aware of the survey; therefore, a level of confidence in the representativeness of the sample cannot be estimated. Due to limited response, the results were not statistically weighted.

Open participation survey results

This dashboard contains a complete set of responses to each question on the open participation survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

	In which area of Wellington do you live?	1	16% N=5
		2	78% N=25
		None of these	6% N=2
Please rate each of the following aspects of quality of life in Wellington.	Wellington as a place to live	Excellent	56% N=18
		Good	38% N=12
		Fair	6% N=2
	Your neighborhood as a place to live	Excellent	53% N=16
		Good	33% N=10
		Fair	13% N=4
	Wellington as a place to raise children	Excellent	53% N=16
		Good	37% N=11
		Fair	10% N=3
	Wellington as a place to work	Excellent	17% N=3
		Good	39% N=7
		Fair	39% N=7
		Poor	6% N=1
	Wellington as a place to visit	Excellent	21% N=6
		Good	55% N=16
		Fair	14% N=4
		Poor	10% N=3
	Wellington as a place to retire	Excellent	31% N=8
		Good	38% N=10
		Fair	19% N=5
		Poor	12% N=3
	The overall quality of life in Wellington	Excellent	42% N=13
		Good	48% N=15
		Fair	10% N=3
	Sense of community	Excellent	27% N=8

Please rate each of the following aspects of quality of life in Wellington.	Sense of community	Good	47% N=14
		Fair	20% N=6
		Poor	7% N=2
Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall economic health of Wellington	Excellent	35% N=11
		Good	45% N=14
		Fair	16% N=5
		Poor	3% N=1
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Wellington	Excellent	20% N=6
		Good	40% N=12
		Fair	27% N=8
		Poor	13% N=4
	Overall design or layout of Wellington's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Excellent	23% N=7
		Good	58% N=18
		Fair	13% N=4
		Poor	6% N=2
	Overall quality of the utility infrastructure in Wellington (water, sewer, storm water, electric/gas, broadband)	Excellent	27% N=8
		Good	50% N=15
		Fair	17% N=5
		Poor	7% N=2
	Overall feeling of safety in Wellington	Excellent	35% N=11
		Good	45% N=14
		Fair	16% N=5
		Poor	3% N=1
	Overall quality of natural environment in Wellington	Excellent	26% N=8
		Good	45% N=14
		Fair	19% N=6
		Poor	10% N=3
	Overall quality of parks and recreation opportunities	Excellent	53% N=17
		Good	38% N=12
		Fair	6% N=2
		Poor	3% N=1
	Overall health and wellness opportunities in Wellington	Excellent	37% N=11

Please rate each of the following characteristics as they relate to Wellington as a whole.	Overall health and wellness opportunities in Wellington	Good	37% N=11
		Fair	23% N=7
		Poor	3% N=1
	Overall opportunities for education, culture, and the arts	Excellent	23% N=7
		Good	43% N=13
		Fair	23% N=7
		Poor	10% N=3
	Residents' connection and engagement with their community	Excellent	19% N=6
		Good	45% N=14
		Fair	29% N=9
		Poor	6% N=2
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Wellington to someone who asks	Very likely	53% N=17
		Somewhat likely	34% N=11
		Somewhat unlikely	9% N=3
		Very unlikely	3% N=1
	Remain in Wellington for the next five years	Very likely	62% N=18
		Somewhat likely	21% N=6
		Somewhat unlikely	14% N=4
		Very unlikely	3% N=1
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe	84% N=27
		Somewhat safe	13% N=4
		Somewhat unsafe	3% N=1
	In Wellington's commercial area(s) during the day	Very safe	63% N=20
		Somewhat safe	22% N=7
		Neither safe nor unsafe	6% N=2
		Somewhat unsafe	9% N=3
	From property crime	Very safe	32% N=10
		Somewhat safe	45% N=14
		Neither safe nor unsafe	13% N=4
		Somewhat unsafe	6% N=2
		Very unsafe	3% N=1
	From violent crime	Very safe	53% N=17

Please rate how safe or unsafe you feel:	From violent crime	Somewhat safe	31% N=10
		Neither safe nor unsafe	6% N=2
		Somewhat unsafe	9% N=3
	From fire, flood, or other natural disaster	Very safe	53% N=17
		Somewhat safe	34% N=11
		Neither safe nor unsafe	6% N=2
		Somewhat unsafe	6% N=2
Please rate the job you feel the Wellington community does at each of the following.	Making all residents feel welcome	Excellent	37% N=11
		Good	47% N=14
		Fair	10% N=3
		Poor	7% N=2
	Attracting people from diverse backgrounds	Excellent	44% N=12
		Good	37% N=10
		Fair	11% N=3
		Poor	7% N=2
	Valuing/respecting residents from diverse backgrounds	Excellent	39% N=11
		Good	50% N=14
		Fair	4% N=1
		Poor	7% N=2
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Excellent	11% N=2
		Good	63% N=12
		Fair	21% N=4
		Poor	5% N=1
Please rate each of the following in the Wellington community.	Overall quality of business and service establishments in Wellington	Excellent	22% N=7
		Good	47% N=15
		Fair	25% N=8
		Poor	6% N=2
	Variety of business and service establishments in Wellington	Excellent	16% N=5
		Good	41% N=13
		Fair	34% N=11
		Poor	9% N=3
	Vibrancy of commercial area(s)	Excellent	20% N=6

Please rate each of the following in the Wellington community.	Vibrancy of commercial area(s)	Good	43% N=13
		Fair	33% N=10
		Poor	3% N=1
	Employment opportunities	Excellent	11% N=2
		Good	42% N=8
		Fair	37% N=7
		Poor	11% N=2
	Shopping opportunities	Excellent	16% N=5
		Good	47% N=15
		Fair	28% N=9
		Poor	9% N=3
	Cost of living in Wellington	Good	38% N=12
		Fair	41% N=13
		Poor	22% N=7
	Overall image or reputation of Wellington	Excellent	41% N=13
		Good	56% N=18
		Fair	3% N=1
Please also rate each of the following in the Wellington community.	Traffic flow on major streets	Excellent	7% N=2
		Good	27% N=8
		Fair	37% N=11
		Poor	30% N=9
	Ease of public parking	Excellent	22% N=7
		Good	47% N=15
		Fair	19% N=6
		Poor	13% N=4
	Ease of travel by car in Wellington	Excellent	34% N=11
		Good	31% N=10
		Fair	16% N=5
		Poor	19% N=6
	Ease of travel by public transportation in Wellington	Good	21% N=3
		Fair	21% N=3
		Poor	57% N=8

Please also rate each of the following in the Wellington community.	Ease of travel by bicycle in Wellington	Excellent	24% N=6
		Good	32% N=8
		Fair	32% N=8
		Poor	12% N=3
	Ease of walking in Wellington	Excellent	33% N=10
		Good	40% N=12
		Fair	20% N=6
		Poor	7% N=2
	Well-planned residential growth	Excellent	20% N=5
		Good	20% N=5
		Fair	36% N=9
		Poor	24% N=6
	Well-planned commercial growth	Excellent	9% N=2
		Good	23% N=5
		Fair	36% N=8
		Poor	32% N=7
	Well-designed neighborhoods	Excellent	23% N=7
		Good	61% N=19
		Fair	16% N=5
	Preservation of the historical or cultural character of the community	Excellent	11% N=3
		Good	46% N=13
		Fair	25% N=7
		Poor	18% N=5
	Public places where people want to spend time	Excellent	20% N=6
		Good	50% N=15
		Fair	23% N=7
		Poor	7% N=2
	Variety of housing options	Excellent	4% N=1
		Good	57% N=16
		Fair	29% N=8
		Poor	11% N=3
	Availability of affordable quality housing	Excellent	4% N=1

Please also rate each of the following in the Wellington community.	Availability of affordable quality housing	Good	28% N=7
		Fair	28% N=7
		Poor	40% N=10
	Overall quality of new development in Wellington	Excellent	13% N=3
		Good	30% N=7
		Fair	43% N=10
		Poor	13% N=3
	Overall appearance of Wellington	Excellent	45% N=14
		Good	39% N=12
		Fair	16% N=5
	Cleanliness of Wellington	Excellent	63% N=20
		Good	28% N=9
		Fair	9% N=3
	Water resources (lakes, ponds, canals, etc.)	Excellent	45% N=14
		Good	42% N=13
		Fair	10% N=3
		Poor	3% N=1
	Air quality	Excellent	59% N=17
		Good	24% N=7
		Fair	14% N=4
		Poor	3% N=1
	Availability of paths and walking trails	Excellent	40% N=12
		Good	33% N=10
		Fair	10% N=3
		Poor	17% N=5
	Fitness opportunities (including exercise classes and paths or trails, etc.)	Excellent	26% N=8
		Good	35% N=11
		Fair	32% N=10
		Poor	6% N=2
	Recreational opportunities	Excellent	42% N=13
		Good	35% N=11
		Fair	16% N=5

Please also rate each of the following in the Wellington community.	Recreational opportunities	Poor	6% N=2
	Availability of affordable quality food	Excellent	32% N=10
		Good	39% N=12
		Fair	19% N=6
		Poor	10% N=3
	Availability of affordable quality health care	Excellent	25% N=7
		Good	36% N=10
		Fair	32% N=9
		Poor	7% N=2
	Availability of preventive health services	Excellent	30% N=7
		Good	39% N=9
		Fair	26% N=6
		Poor	4% N=1
	Availability of affordable quality mental health care	Excellent	8% N=1
		Good	23% N=3
		Fair	31% N=4
		Poor	38% N=5
	Opportunities to attend cultural/arts/music activities	Excellent	22% N=7
		Good	50% N=16
		Fair	22% N=7
		Poor	6% N=2
	Community support for the arts	Excellent	26% N=7
		Good	33% N=9
		Fair	30% N=8
		Poor	11% N=3
	Availability of affordable quality childcare/preschool	Excellent	12% N=2
		Good	35% N=6
		Fair	35% N=6
		Poor	18% N=3
	K-12 education	Excellent	58% N=15
		Good	27% N=7
		Fair	12% N=3

Please also rate each of the following in the Wellington community.	K-12 education	Poor	4% N=1
	Adult educational opportunities	Excellent	14% N=2
		Good	21% N=3
		Fair	43% N=6
		Poor	21% N=3
	Sense of civic/community pride	Excellent	31% N=9
		Good	48% N=14
		Fair	14% N=4
		Poor	7% N=2
	Neighborliness of residents in Wellington	Excellent	27% N=8
		Good	37% N=11
		Fair	27% N=8
		Poor	10% N=3
	Opportunities to participate in social events and activities	Excellent	25% N=7
		Good	57% N=16
		Fair	14% N=4
		Poor	4% N=1
	Opportunities to attend special events and festivals	Excellent	31% N=10
		Good	53% N=17
		Fair	9% N=3
		Poor	6% N=2
	Opportunities to volunteer	Excellent	13% N=2
		Good	47% N=7
		Fair	33% N=5
		Poor	7% N=1
	Opportunities to participate in community matters	Excellent	21% N=5
		Good	50% N=12
		Fair	25% N=6
		Poor	4% N=1
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent	19% N=5
		Good	59% N=16
		Fair	19% N=5

Please also rate each of the following in the Wellington community.	Openness and acceptance of the community toward people of diverse backgrounds	Poor	4% N=1
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the Village of Wellington (in-person, phone, email, or web) for help or information	No	31% N=10
		Yes	69% N=22
	Contacted Wellington elected officials (in-person, phone, email, or web) to express your opinion	No	75% N=24
		Yes	25% N=8
	Attended a local public meeting (of local elected officials like Village Council or County Commissioners, advisory boards, town halls, HOA,..	No	69% N=22
		Yes	31% N=10
	Watched (online or on television) a local public meeting	No	74% N=23
		Yes	26% N=8
	Volunteered your time to some group/activity in Wellington	No	69% N=22
		Yes	31% N=10
	Campaigned or advocated for a local issue, cause, or candidate	No	69% N=22
		Yes	31% N=10
	Voted in your most recent local election	No	9% N=3
		Yes	91% N=29
	Used bus, rail, subway, or other public transportation instead of driving	No	97% N=31
		Yes	3% N=1
	Carpooled with other adults or children instead of driving alone	No	63% N=20
		Yes	38% N=12
	Walked or biked instead of driving	No	41% N=13
		Yes	59% N=19
Please rate the quality of each of the following services in Wellington.	Public information services	Excellent	27% N=8
		Good	53% N=16
		Fair	17% N=5
		Poor	3% N=1
	Economic development	Excellent	22% N=6
		Good	44% N=12
		Fair	30% N=8
		Poor	4% N=1
	Traffic enforcement	Excellent	13% N=4
		Good	32% N=10
		Fair	26% N=8

Please rate the quality of each of the following services in Wellington.	Traffic enforcement	Poor	29% N=9
	Traffic signal timing	Excellent	13% N=4
		Good	44% N=14
		Fair	31% N=10
		Poor	13% N=4
	Street repair	Excellent	34% N=11
		Good	53% N=17
		Fair	6% N=2
		Poor	6% N=2
	Street cleaning	Excellent	41% N=13
		Good	47% N=15
		Fair	9% N=3
		Poor	3% N=1
	Street lighting	Excellent	29% N=9
		Good	45% N=14
		Fair	26% N=8
	Sidewalk maintenance	Excellent	43% N=13
		Good	30% N=9
		Fair	20% N=6
		Poor	7% N=2
	Bus or transit services	Excellent	9% N=1
		Good	27% N=3
		Fair	27% N=3
		Poor	36% N=4
	Land use, planning, and zoning	Excellent	24% N=6
		Good	28% N=7
		Fair	32% N=8
		Poor	16% N=4
	Code enforcement (weeds, abandoned buildings, etc.)	Excellent	18% N=5
		Good	25% N=7
		Fair	36% N=10
		Poor	21% N=6

Please rate the quality of each of the following services in Wellington.	Affordable high-speed internet access	Excellent	31% N=8
		Good	27% N=7
		Fair	19% N=5
		Poor	23% N=6
	Garbage collection	Excellent	52% N=16
		Good	45% N=14
		Fair	3% N=1
	Drinking water	Excellent	32% N=9
		Good	57% N=16
		Fair	11% N=3
	Sewer services	Excellent	54% N=15
		Good	43% N=12
		Fair	4% N=1
	Storm water management (storm drainage, dams, levees, etc.)	Excellent	48% N=14
		Good	41% N=12
		Fair	3% N=1
		Poor	7% N=2
	Power (electric and/or gas) utility	Excellent	45% N=14
		Good	35% N=11
		Fair	6% N=2
		Poor	13% N=4
	Utility billing	Excellent	23% N=7
		Good	35% N=11
		Fair	26% N=8
		Poor	16% N=5
	Police/Sheriff services	Excellent	50% N=15
		Good	27% N=8
		Fair	13% N=4
		Poor	10% N=3
	Crime prevention	Excellent	27% N=8
		Good	40% N=12
		Fair	30% N=9

Please rate the quality of each of the following services in Wellington.	Crime prevention	Poor	3% N=1
	Animal control	Excellent	30% N=7
		Good	48% N=11
		Fair	17% N=4
		Poor	4% N=1
	Ambulance or emergency medical services	Excellent	45% N=9
		Good	50% N=10
		Fair	5% N=1
	Fire services	Excellent	55% N=12
		Good	41% N=9
		Fair	5% N=1
	Fire prevention and education	Excellent	44% N=8
		Good	33% N=6
		Fair	22% N=4
	Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	Excellent	41% N=12
		Good	48% N=14
		Fair	10% N=3
	Preservation of natural areas (open space, farmlands, and greenbelts)	Excellent	14% N=4
		Good	50% N=14
		Fair	21% N=6
		Poor	14% N=4
	Wellington open space	Excellent	14% N=4
		Good	61% N=17
		Fair	14% N=4
		Poor	11% N=3
	Recycling	Excellent	32% N=10
		Good	55% N=17
		Fair	13% N=4
	Yard waste pick-up	Excellent	48% N=15
		Good	48% N=15
		Fair	3% N=1
	Village parks	Excellent	70% N=21

Please rate the quality of each of the following services in Wellington.	Village parks	Good	20% N=6
		Fair	10% N=3
	Recreation programs or classes	Excellent	50% N=11
		Good	36% N=8
		Fair	5% N=1
		Poor	9% N=2
	Recreation centers or facilities	Excellent	54% N=15
		Good	36% N=10
		Fair	7% N=2
		Poor	4% N=1
	Health services	Excellent	21% N=4
		Good	53% N=10
		Fair	26% N=5
	Public library services	Excellent	71% N=17
		Good	25% N=6
		Poor	4% N=1
	Overall customer service by Wellington employees (police, receptionists, planners, etc.)	Excellent	45% N=14
		Good	35% N=11
		Fair	19% N=6
Please rate the following categories of Wellington government performance.	The value of services for the taxes paid to Wellington	Excellent	17% N=5
		Good	63% N=19
		Fair	13% N=4
		Poor	7% N=2
	The overall direction that Wellington is taking	Excellent	14% N=4
		Good	28% N=8
		Fair	34% N=10
		Poor	24% N=7
	The job Wellington government does at welcoming resident involvement	Excellent	17% N=4
		Good	43% N=10
		Fair	13% N=3
		Poor	26% N=6
	Overall confidence in Wellington government	Excellent	10% N=3

Please rate the following categories of Wellington government performance.	Overall confidence in Wellington government	Good	40% N=12
		Fair	40% N=12
		Poor	10% N=3
	Generally acting in the best interest of the community	Excellent	10% N=3
		Good	34% N=10
		Fair	41% N=12
		Poor	14% N=4
	Being honest	Excellent	17% N=4
		Good	42% N=10
		Fair	29% N=7
		Poor	13% N=3
	Being open and transparent to the public	Excellent	15% N=4
		Good	27% N=7
		Fair	42% N=11
		Poor	15% N=4
	Informing residents about issues facing the community	Excellent	14% N=4
		Good	31% N=9
		Fair	38% N=11
		Poor	17% N=5
	Treating all residents fairly	Excellent	19% N=4
		Good	52% N=11
		Fair	14% N=3
		Poor	14% N=3
	Treating residents with respect	Excellent	29% N=7
		Good	54% N=13
		Fair	17% N=4
Overall, how would you rate the quality of the services provided by each of the following?	The Village of Wellington	Excellent	28% N=9
		Good	47% N=15
		Fair	22% N=7
		Poor	3% N=1
	The Federal Government	Excellent	11% N=3
		Good	39% N=11

Overall, how would you rate the quality of the services provided by each of the following?	The Federal Government	Fair	32% N=9
		Poor	18% N=5
Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Overall economic health of Wellington	Essential	52% N=16
		Very important	35% N=11
		Somewhat important	13% N=4
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Wellington	Essential	47% N=15
		Very important	28% N=9
		Somewhat important	19% N=6
		Not at all important	6% N=2
	Overall design or layout of Wellington's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Essential	38% N=12
		Very important	53% N=17
		Somewhat important	9% N=3
	Overall quality of the utility infrastructure in Wellington (water, sewer, storm water, electric/gas, broadband)	Essential	77% N=24
		Very important	19% N=6
		Somewhat important	3% N=1
	Overall feeling of safety in Wellington	Essential	72% N=23
		Very important	25% N=8
		Somewhat important	3% N=1
	Overall quality of natural environment in Wellington	Essential	47% N=15
		Very important	44% N=14
		Somewhat important	9% N=3
	Overall quality of parks and recreation opportunities	Essential	44% N=14
		Very important	44% N=14
		Somewhat important	13% N=4
	Overall health and wellness opportunities in Wellington	Essential	23% N=7
		Very important	48% N=15
		Somewhat important	26% N=8
		Not at all important	3% N=1
	Overall opportunities for education, culture, and the arts	Essential	32% N=10
		Very important	42% N=13
		Somewhat important	23% N=7
		Not at all important	3% N=1

Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.	Residents' connection and engagement with their community	Essential	35% N=11
		Very important	42% N=13
		Somewhat important	23% N=7
In general, how many times do you:	Access the internet from your home using a computer, laptop, or tablet computer	Several times a day	94% N=30
		Once a day	3% N=1
		A few times a week	3% N=1
	Access the internet from your cell phone	Several times a day	94% N=29
		Once a day	3% N=1
		Less often or never	3% N=1
	Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	Several times a day	77% N=24
		Once a day	13% N=4
		A few times a week	6% N=2
		Less often or never	3% N=1
	Use or check email	Several times a day	84% N=27
		Once a day	13% N=4
		A few times a week	3% N=1
	Share your opinions online	Several times a day	16% N=5
		Once a day	6% N=2
		A few times a week	23% N=7
		Every few weeks	16% N=5
		Less often or never	39% N=12
	Shop online	Several times a day	16% N=5
		Once a day	13% N=4
		A few times a week	34% N=11
		Every few weeks	31% N=10
		Less often or never	6% N=2
	Please rate your overall health.	Excellent	53% N=17
		Very good	25% N=8
		Good	19% N=6
		Fair	3% N=1
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive	3% N=1
		Somewhat positive	9% N=3

What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Neutral	50%	N=16
	Somewhat negative	34%	N=11
	Very negative	3%	N=1
How many years have you lived in Wellington?	2-5 years	13%	N=4
	6-10 years	25%	N=8
	11-20 years	28%	N=9
	More than 20 years	34%	N=11
Which best describes the building you live in?	Single-family detached home	91%	N=29
	Townhouse or duplex (may share walls but no units above ..	3%	N=1
	Condominium or apartment (have units above or below you)	6%	N=2
Do you rent or own your home?	Rent	3%	N=1
	Own	97%	N=30
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	$300 to $599	4%	N=1
	$1,000 to $1,499	7%	N=2
	$1,500 to $2,499	36%	N=10
	$2,500 to $3,999	39%	N=11
	$4,000 to $6,999	7%	N=2
	$10,000 or more	7%	N=2
Do any children 17 or under live in your household?	No	56%	N=18
	Yes	44%	N=14
Are you or any other members of your household aged 65 or older?	No	63%	N=20
	Yes	38%	N=12
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	$25,000 to $49,999	4%	N=1
	$50,000 to $74,999	7%	N=2
	$75,000 to $99,999	25%	N=7
	$100,000 to $149,999	32%	N=9
	$150,000 to $199,999	14%	N=4
	$200,000 to $299,999	7%	N=2
	$300,000 or more	11%	N=3
Are you of Hispanic, Latino/a/x, or Spanish origin?	No, not of Hispanic, Latino/a/x, or Spanish origin	91%	N=29
	Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanis..	9%	N=3
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	Asian	6%	N=2

What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	Black or African American	6% N=2
	White	91% N=29
In which category is your age?	25-34 years	3% N=1
	35-44 years	25% N=8
	45-54 years	16% N=5
	55-64 years	31% N=10
	65-74 years	19% N=6
	75 years or older	6% N=2
What is your gender?	Woman	72% N=23
	Man	28% N=9
How did you hear about this survey? (Select all that apply.)	The Village's website	3% N=1
	The Village's social media (Facebook, Twitter, Instagram,..	22% N=7
	Received an email from the Village	13% N=4
	Received a postcard or letter from the Village	6% N=2
	Nextdoor	31% N=10
	In my Facebook feed	16% N=5
	Saw it in a newspaper article or ad (hard copy or online)	3% N=1
	Heard about it from a family member, friend or neighbor	3% N=1
	Other	3% N=1

The Village of Wellington 2023 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Wellington.

	Excellent	Good	Fair	Poor	Don't know
Wellington as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Wellington as a place to raise children	1	2	3	4	5
Wellington as a place to work	1	2	3	4	5
Wellington as a place to visit	1	2	3	4	5
Wellington as a place to retire	1	2	3	4	5
The overall quality of life in Wellington	1	2	3	4	5
Sense of community	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Wellington as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of Wellington	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Wellington	1	2	3	4	5
Overall design or layout of Wellington's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Wellington (water, sewer, storm water, electric/gas, broadband)	1	2	3	4	5
Overall feeling of safety in Wellington	1	2	3	4	5
Overall quality of natural environment in Wellington	1	2	3	4	5
Overall quality of parks and recreation opportunities	1	2	3	4	5
Overall health and wellness opportunities in Wellington	1	2	3	4	5
Overall opportunities for education, culture, and the arts	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know
Recommend living in Wellington to someone who asks	1	2	3	4	5
Remain in Wellington for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In Wellington's downtown/commercial area(s) during the day	1	2	3	4	5	6
From property crime	1	2	3	4	5	6
From violent crime	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Wellington community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	1	2	3	4	5

6. Please rate each of the following in the Wellington community.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in Wellington	1	2	3	4	5
Variety of business and service establishments in Wellington	1	2	3	4	5
Vibrancy of downtown/commercial area(s)	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Wellington	1	2	3	4	5
Overall image or reputation of Wellington	1	2	3	4	5

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7. Please also rate each of the following in the Wellington community.

	Excellent	Good	Fair	Poor	Don't know
Traffic flow on major streets	1	2	3	4	5
Ease of public parking	1	2	3	4	5
Ease of travel by car in Wellington	1	2	3	4	5
Ease of travel by public transportation in Wellington	1	2	3	4	5
Ease of travel by bicycle in Wellington	1	2	3	4	5
Ease of walking in Wellington	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth	1	2	3	4	5
Well-designed neighborhoods	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in Wellington	1	2	3	4	5
Overall appearance of Wellington	1	2	3	4	5
Cleanliness of Wellington	1	2	3	4	5
Water resources (lakes, ponds, canals, etc.)	1	2	3	4	5
Air quality	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride	1	2	3	4	5
Neighborliness of residents in Wellington	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	No	Yes
Contacted the Village of Wellington (in-person, phone, email, or web) for help or information	1	2
Contacted Wellington elected officials (in-person, phone, email, or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like Village Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting	1	2
Volunteered your time to some group/activity in Wellington	1	2
Campaigned or advocated for a local issue, cause, or candidate	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving	1	2

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9. Please rate the quality of each of the following services in Wellington.

	Excellent	Good	Fair	Poor	Don't know
Public information services	1	2	3	4	5
Economic development	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning	1	2	3	4	5
Street lighting	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
Wellington open space	1	2	3	4	5
Recycling	1	2	3	4	5
Yard waste pick-up	1	2	3	4	5
Village parks	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Wellington employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Wellington government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to Wellington	1	2	3	4	5
The overall direction that Wellington is taking	1	2	3	4	5
The job Wellington government does at welcoming resident involvement	1	2	3	4	5
Overall confidence in Wellington government	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest	1	2	3	4	5
Being open and transparent to the public	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The Village of Wellington	1	2	3	4	5
The Federal Government	1	2	3	4	5

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12. Please rate how important, if at all, you think it is for the Wellington community to focus on each of the following in the coming two years.

	Essential	Very important	Somewhat important	Not at all important
Overall economic health of Wellington	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Wellington	1	2	3	4
Overall design or layout of Wellington's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Wellington (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Wellington	1	2	3	4
Overall quality of natural environment in Wellington	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Wellington	1	2	3	4
Overall opportunities for education, culture, and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

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The Village of Wellington 2023 Community Survey

Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	1	2	3	4	5	6
Use or check email	1	2	3	4	5	6
Share your opinions online	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

D4. How many years have you lived in Wellington?

❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

D5. Which best describes the building you live in?

❍ Single-family detached home
❍ Townhouse or duplex (may share walls but no units above or below you)
❍ Condominium or apartment (have units above or below you)
❍ Mobile home
❍ Other

D6. Do you rent or own your home?

❍ Rent
❍ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

❍ Less than $300
❍ $300 to $599
❍ $600 to $999
❍ $1,000 to $1,499
❍ $1,500 to $2,499
❍ $2,500 to $3,999
❍ $4,000 to $6,999
❍ $7,000 to $9,999
❍ $10,000 or more

D8. Do any children 17 or under live in your household?

❍ No ❍ Yes

D9. Are you or any other members of your household aged 65 or older?

❍ No ❍ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 to $199,999
❍ $200,000 to $299,999
❍ $300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

❍ No ❍ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

❑ American Indian or Alaskan Native
❑ Asian
❑ Black or African American
❑ Native Hawaiian or Other Pacific Islander
❑ White
❑ A race not listed

D13. In which category is your age?

❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

D14. What is your gender?

❍ Woman
❍ Man
❍ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

❍ Agender/I don't identify with any gender
❍ Genderqueer/gender fluid
❍ Non-binary
❍ Transgender man
❍ Transgender woman
❍ Two-spirit
❍ Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

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File #: 26-7776, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: Jordan Sperling, Schmidt Nichols, agent, on behalf of Matthew Bellissimo, applicant is seeking amendments to remove the list of limited uses adopted as part of the original Future Land Use Map amendment, designating the property as Commercial Recreation and to rezone the property to be consistent with the Future Land Use designation. The specific amendments/requests are provided below:

Ordinance No. 2025-26 - Comprehensive Plan Amendment (Petition 2025-0003-DOA): 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.

Ordinance No. 2025-27 - Rezoning (Petition 2025-0004-REZ): Rezone a 49.273-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.

At the November 5, 2025, Equestrian Preserve Committee (EPC) meeting, the EPC unanimously recommended approval (4-0) of Ordinance No. 2025-26.

At the December 17, 2025, Planning, Zoning and Adjustment Board (PZAB), the PZAB unanimously recommended approval (6-0) of Ordinance No. 2025-26.

At the April 14, 2026, Village Council meeting, the Council unanimously (5-0) approved the first reading of Ordinance No. 2025-26 modifying the legal descriptions only and did not include the requested changes to eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: **SECOND READING:** YES

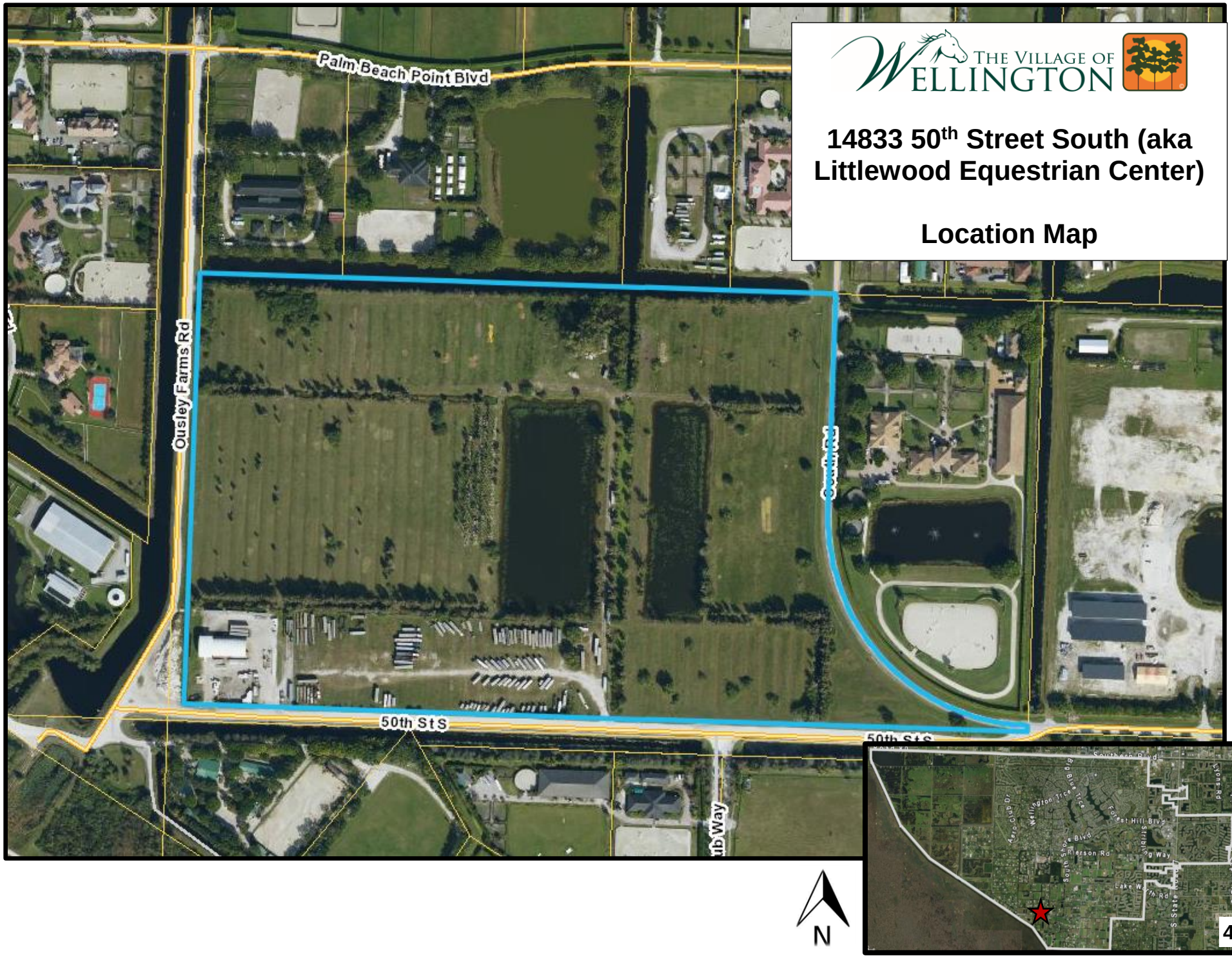
LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan.

Findings of Fact are provided in the Staff Report that support the approval of the Comprehensive Plan Amendment request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.



THE VILLAGE OF WELLINGTON

14833 50th Street South (aka Littlewood Equestrian Center)

Location Map

ORDINANCE NO. 2025-26

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.

WHEREAS, Wellington's Council, pursuant to the authority granted in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

WHEREAS, Wellington's Council adopted Ordinance No. 2005-019 on October 9, 2007, which designated 47.9 acres as Commercial Recreation and 10.0 acres as Residential with a condition listing limited allowed uses on the subject property for a commercial equestrian showgrounds; and

WHEREAS, in 2021, the Commercial Recreation Future Land Use Map designation of Commercial Recreation was renamed Equestrian Commercial Recreation for properties within the Equestrian Preserve Area; and

WHEREAS, the legal description referenced in Ordinance No. 2005-19 for the 10.0-acre Residential B property contains ambiguities that prevent a closure of the boundary; and

WHEREAS, updated legal descriptions for the property are shown in Exhibit B and describe the overall size of the entire property as 59.302 acres. The updated legal description for the Residential B portion of the property no longer contains ambiguities and is 10.03 acres. The Equestrian Commercial Recreation portion of the property was also surveyed, and the updated legal description describes the accurate size of this portion of the property as 49.273 acres; and

WHEREAS, the property requested an amendment to the property's Future Land Use Map designation to delete the condition limiting the uses allowed on the property related to the commercial equestrian showgrounds and the update of the legal descriptions; and

WHEREAS, the Equestrian Preserve Committee recommended approval of the Comprehensive Plan Amendment at the November 5, 2025 meeting with a 4-0 vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on December 17, 2025, recommended approval of the

Comprehensive Plan Amendment with a 6-0 vote; and

WHEREAS, the Council has taken the recommendations from the Equestrian Preserve Committee, the Local Planning Agency, the Findings of Fact, and the comments from the public into consideration when considering the amendments to the Comprehensive Plan that are the subject of this Ordinance; and

WHEREAS, the Council voted unanimously at first reading on April 14, 2026, to approve the Comprehensive Plan amendment updating the legal descriptions and did not change the condition limiting the uses allowed on the property related to the commercial equestrian showgrounds; and

WHEREAS, Wellington's Council, after notice and public hearing, voted to transmit this adopted amendment to the Florida Department of Commerce in compliance with applicable provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.

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

SECTION 1: The Future Land Use Map designation for the 10.03-acre real property described in Exhibit A will remain as Residential B on Wellington's Future Land Use Map. The updated boundary on the Future Land Use Map is shown in Exhibit B. The Future Land Use Map is specifically amended to include the adopted date, ordinance number, and project name for the real property described in Exhibit A.

SECTION 2: The condition limiting the uses on the subject property adopted by Ordinance No. 2005-19 are still in effect.

SECTION 3: The Manager is hereby authorized and directed to transmit this adopted Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes.

SECTION 4: The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit "B") for the property described in Exhibit "A," including an adopted date and ordinance number pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 5: 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 6: 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 to be declared invalid.

SECTION 7: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by Wellington's Council if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after

adoption, the ordinance shall not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining the amendment to be compliant.

PASSED this 14th day of April, 2026 on first reading.

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

WELLINGTON

	FOR	**AGAINST**
BY:_____ Michael J. Napoleone, Mayor	_____	_____
_____ Maria Antuña, Councilwoman	_____	_____
_____ Amanda Silvestri, Councilwoman	_____	_____
_____ Johnny Meier, Councilman	_____	_____
_____ Stephen A. Levin, Councilman	_____	_____

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions and Surveys

Residential B Parcel:

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND;

THENCE NORTH 00°47'32" EAST, A DISTANCE OF 995.54 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 350.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HALVING A RADIUS OF 662.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'01", A DISTANCE OF 826.93 FEET; THENCE SOUTH 14°40'45" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°26'28" WEST, A DISTANCE OF 809.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 436,991 SQUARE FEET OR 10.032 ACRES, MORE OR LESS.

Equestrian Commercial Recreation Parcel:

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND;

THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

Overall Site:

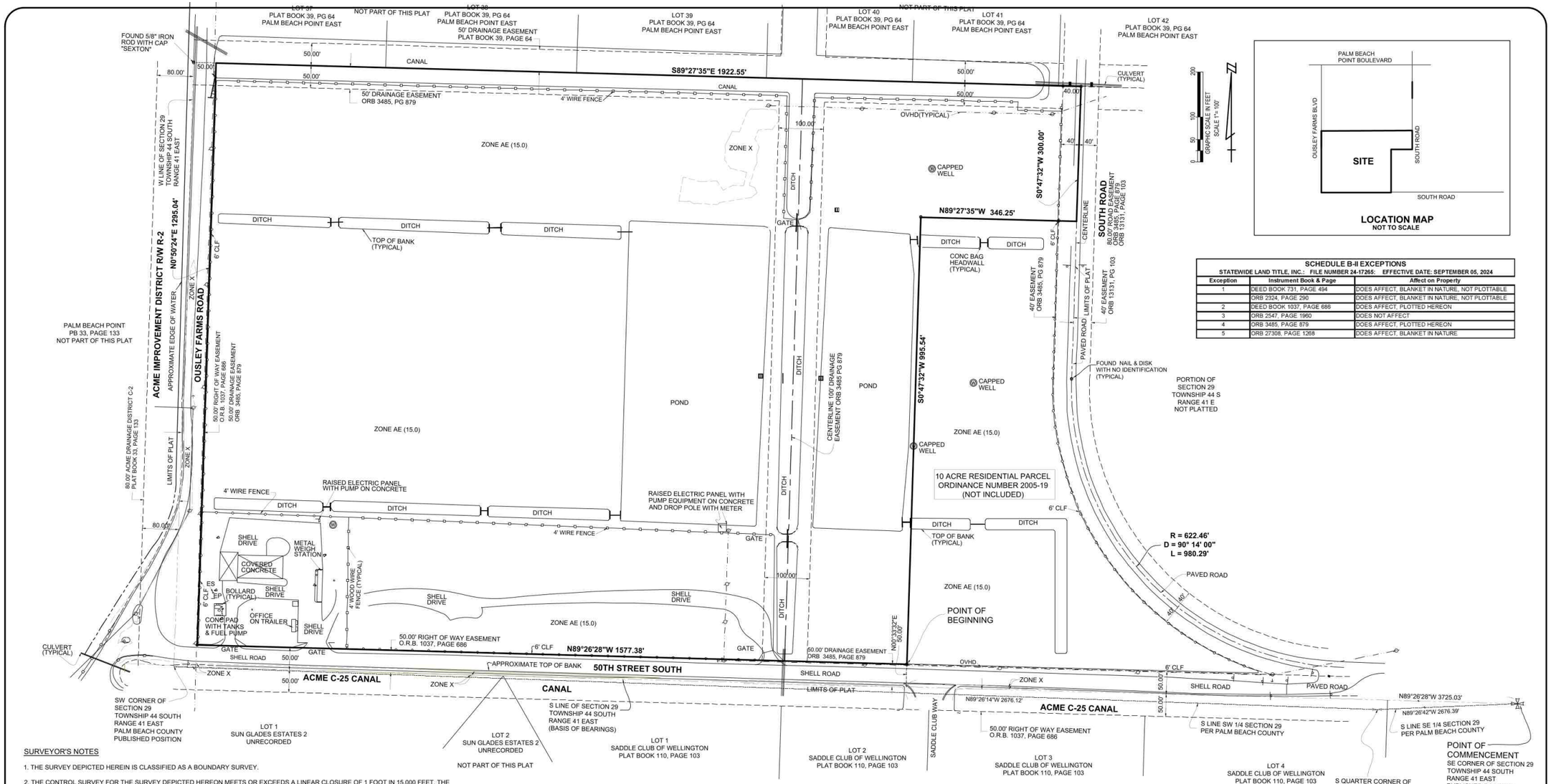
BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 2,583,365 SQUARE FEET OR 59.305 ACRES, MORE OR LESS.

10.032-Acre Residential B Parcel Survey:



SCHEDULE B-II EXCEPTIONS
STATEWIDE LAND TITLE, INC.: FILE NUMBER 24-17265: EFFECTIVE DATE: SEPTEMBER 05, 2024

Exception	Instrument Book & Page	Affect on Property
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	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
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SURVEYOR'S NOTES

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2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 15,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.
3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.
5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
6. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
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12. LAND SHOWN HEREON WERE ABSTRACTED BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT FILE NUMBER 24-17265, EFFECTIVE DATE OF SEPTEMBER 03, 2024, AND ALL LOCATABLE EASEMENTS ARE SHOWN HEREON.

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CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

LEGEND

⊣	ANCHOR
⊕	CLEANOUT
⊟	WATER METER
⌑	WOOD POWER POLE
A/C	AIR CONDITIONING
⊕	INDICATES NAIL & DISK NO ID
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
⊸	SIGN
CONC	CONCRETE
NO ID	NO IDENTIFICATION
⊱	LARGE SPRINKLER
CLF	CHAIN LINK FENCE
EQUIP	EQUIPMENT
ES	EMERGENCY SHUTOFF
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L	ARC LENGTH
D	DELTA ANGLE
●	SET ⅝" IRON ROD WITH LB 6865 CAP

Timothy M Smith — Digitally signed by Timothy M Smith Date: 2025.09.03 09:51:16 -04'00'

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: AUGUST 27, 2025

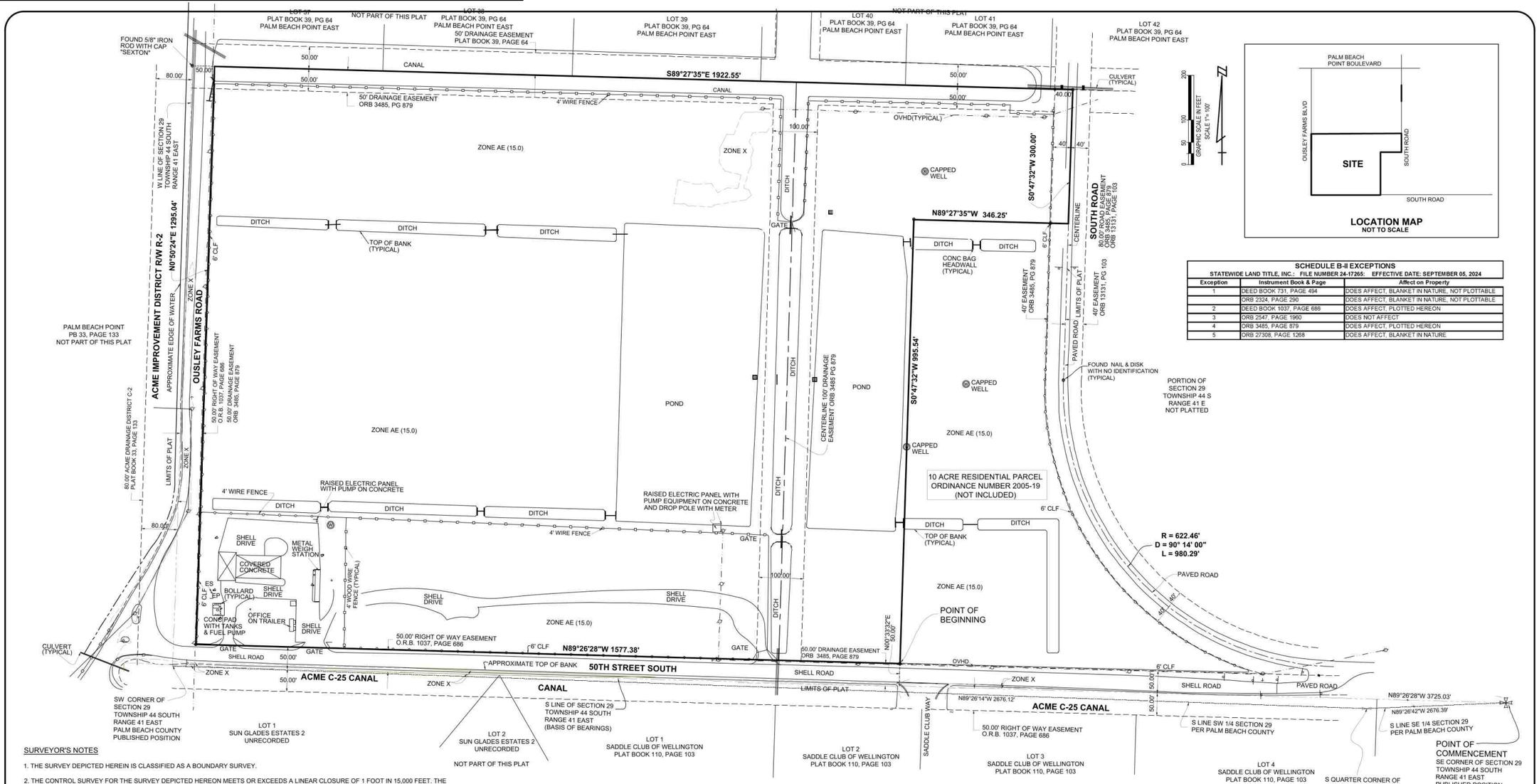
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160
LB #6865

BOUNDARY SURVEY
14833 50TH STREET
WELLINGTON, FLORIDA

SHEET 1 OF 1

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
FIELD BOOK:	ELEC.
DWG NO.:	SY04

49.273-Acre Equestrian Commercial Recreation Parcel Survey:



SCHEDULE B-II EXCEPTIONS

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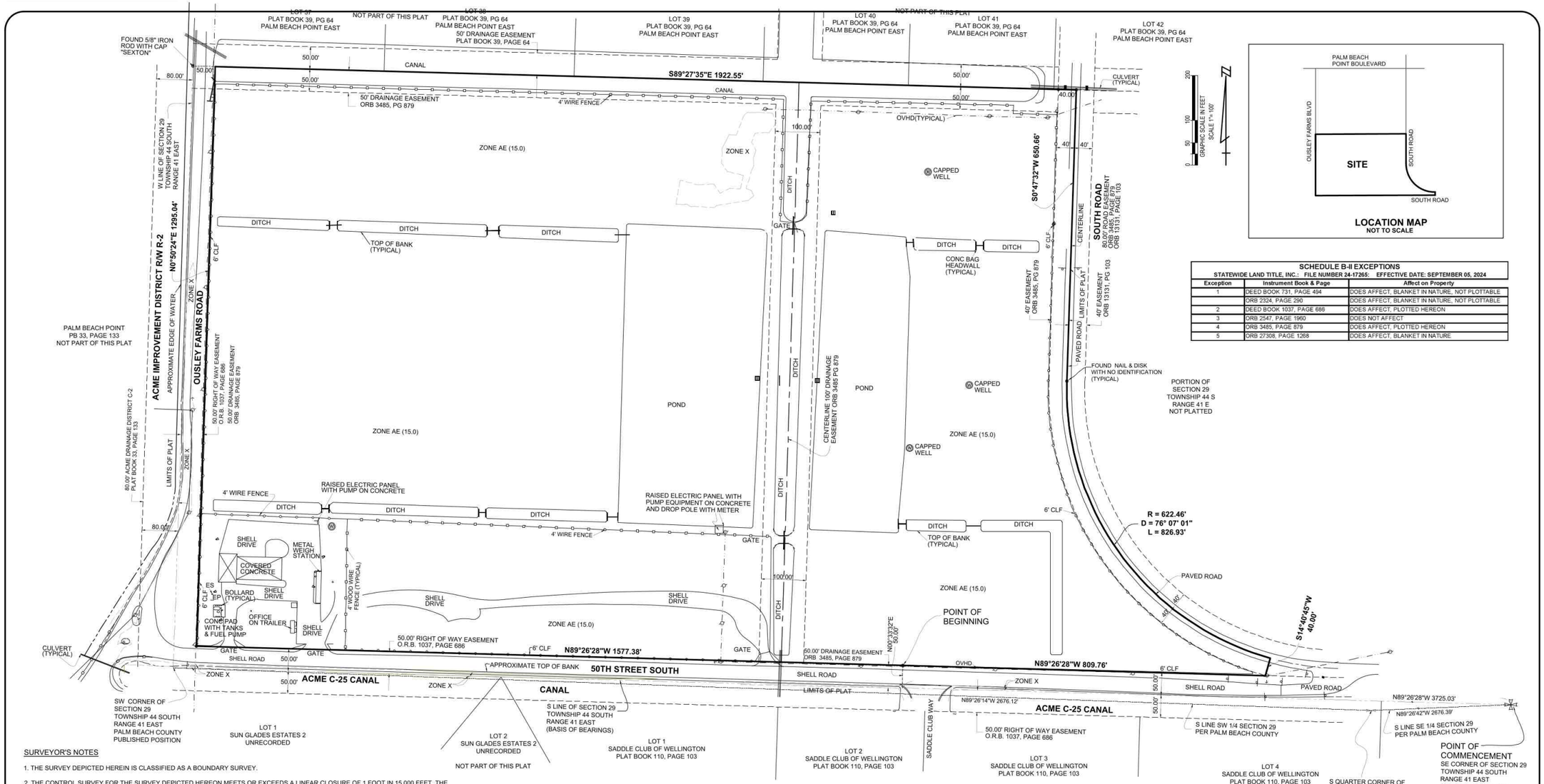
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BOUNDARY SURVEY
14833 50TH STREET WELLINGTON, FLORIDA

SHEET 1 OF 1

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
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DWG NO.:	SY04

Overall Site Survey:



LOCATION MAP
NOT TO SCALE

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Timothy M Smith
Digitally signed by Timothy M Smith
Date: 2025.09.04 13:53:32 -04'00'

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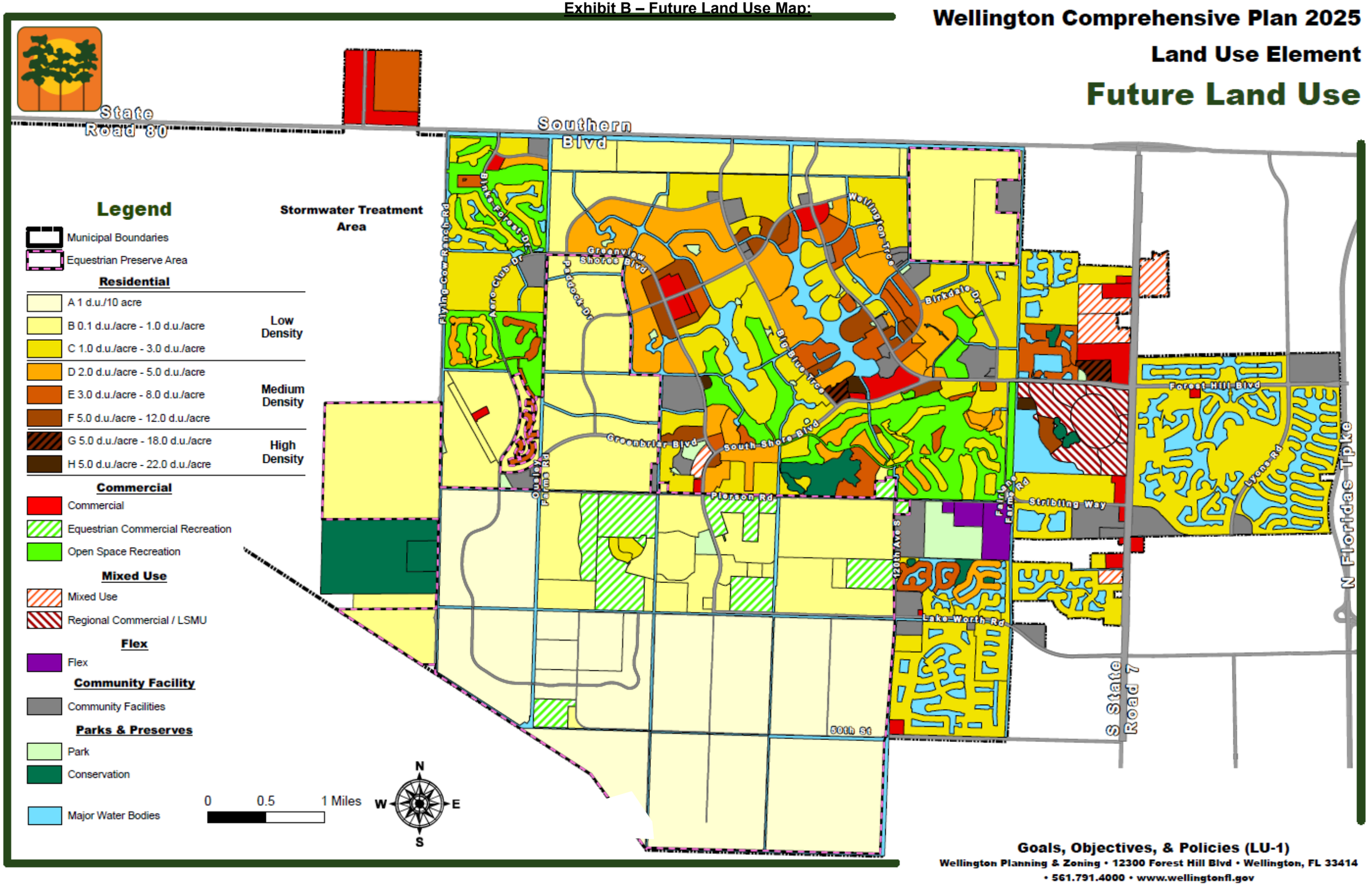
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BOUNDARY SURVEY
14833 50TH STREET WELLINGTON, FLORIDA

SHEET 1 OF 1

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
FIELD BOOK:	ELEC.
DWG NO.:	SY04

Exhibit B – Future Land Use Map:



14833 50th Street South — STAFF REPORT

Petition Numbers: Comprehensive Plan Amendment
2025-0003-DOA
Ordinance No. 2025-26

Rezoning
2025-0004-REZ
Ordinance No. 2025-27

Owner: Far Niente Stables IX, LLC
13421 South Shore Boulevard
Wellington, FL 33414

Applicant: Matthew Bellissimo
2860 Long Meadow Drive
Wellington, FL 33414

Agent: Jordan Sperling
Schmidt Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Site Address: 14833 50th Street South

PCNs: 73-41-44-29-00-000-7010

Future Land Use Designation (FLUM):
Equestrian Commercial Recreation (ECR) – 49.273 acres
Residential B (0.1 du/ac – 1.0 du/ac) – 10.0 acres

Zoning Designation (Current):
Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) – 59.3 acres

Zoning Designation (Proposed):
ECR/EOZD – 49.273 acres
ER/EOZD – 10.0 acres

Acreage: 59.3 acres

Project Manager:
Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
(561) 753-5268

Location/Map:
The property is located at 14833 50th Street South (fka Littlewood Equestrian Center) on the northeast corner of 50th Street South and Ousley Farms Road.



Adjacent Property	FLUM	Zoning
North	Residential A (1.0 du/10 ac)	ER/EOZD
South		
East		
West		

Boards, Council:

	Notice Date	Meeting Date	Vote
EPC	10/29/2025	11/5/2025	Approval 4-0
PZAB	12/2/2025	12/17/2025	Approval 6-0
Village Council (1st)	3/24/2026	4/14/2026	CPA – Approved 5-0 (legals only) REZ – Approved 3-2
Village Council (2nd)	6/12/2026	6/30/2026	TBD

Requests:

The applicant is seeking amendments to remove the list of limited uses adopted as part of the Future Land Use Map amendment adopted in 2007, and to rezone the property to be consistent with its Future Land Use designation. The specific amendments/requests are provided below:

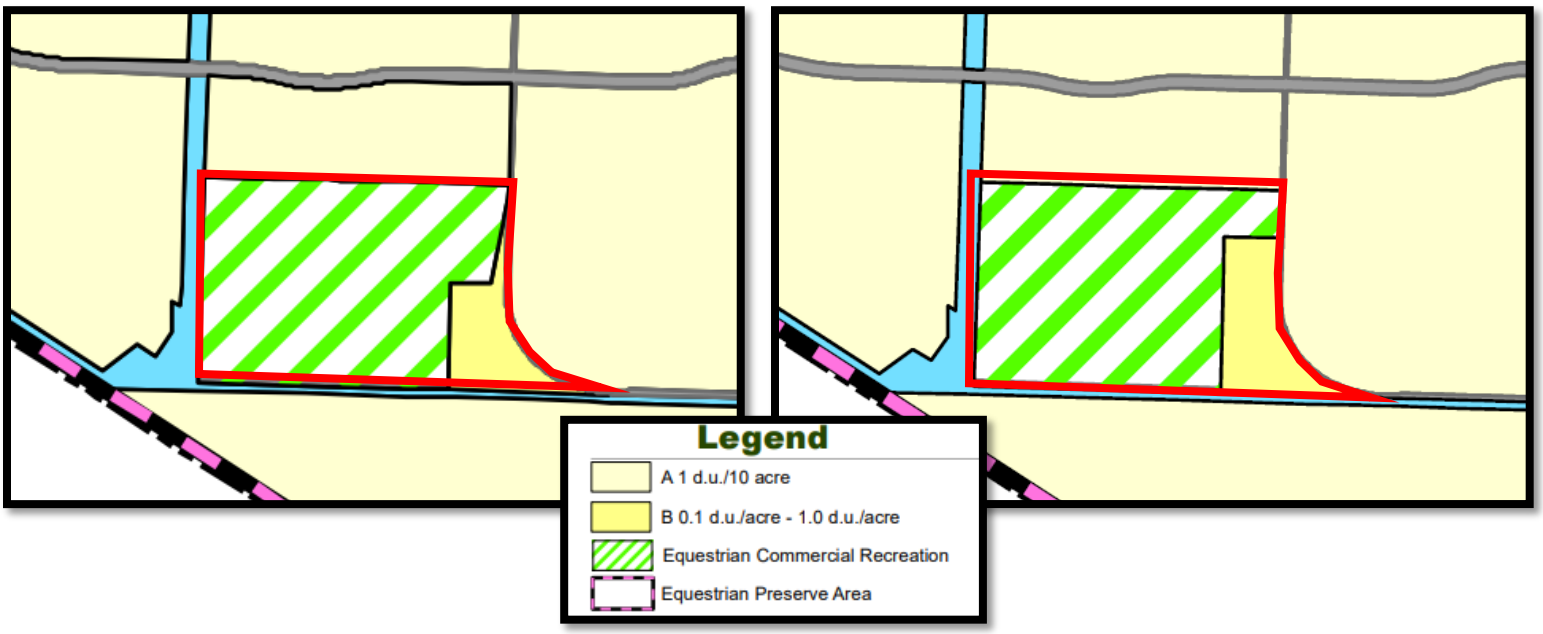
Ordinance No. 2025-26 – Comprehensive Plan Amendment (Petition 2025-0003-DOA): To eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2 and to correct the legal description referenced in said ordinance.

Ordinance No. 2025-27 – Rezoning (Petition 2025-0004-REZ): Rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

Background and Site History:

The subject 59.3-acre site is previously known as Littlewood Equestrian Center. Prior to 1997, Wellington and Palm Beach County issued Special Use Permits for equestrian events at this property. In 2005, a request was made to construct a commercial equestrian facility and two (2) single-family dwellings. Ordinance No. 2005-19 was approved in 2007, which amended the FLUM designation of a 47.9-acre portion (now 49.273 acres) of the property from Residential A to Commercial Recreation and a 10.0-acre portion of the property from Residential A to Residential B. The Ordinance included site-specific use limitations that allowed equestrian show-related facilities, permanent and temporary stalls (maximum 2,000 stalls), a recreational vehicle area to accommodate up to 60 RVs, and two (2), five (5)-acre equestrian residential properties. A voluntary restrictive covenant to limit the equestrian uses on the site with an automatic release after 10 years was prepared. However, the restrictive covenant was not approved, and the limited uses were included in the Ordinance. Recently, the legal description included in Ordinance No. 2005-19 was determined to contain ambiguities that prevented a closure of the boundary, resulting in the inability to accurately locate the boundaries as shown in the image below. Part of this request corrects the legal descriptions and acreages for the properties.

Existing Future Land Use Map **Proposed Future Land Use Map**



The zoning designation for the 49.273-acre portion of the site should have been amended to Equestrian Commercial Recreation concurrent with the Future Land Use change to be consistent with the land use. Instead, the zoning remained Agricultural Residential/EOZD for the entire 59.3-acre property. Agricultural Residential was renamed to Equestrian Residential in 2021.

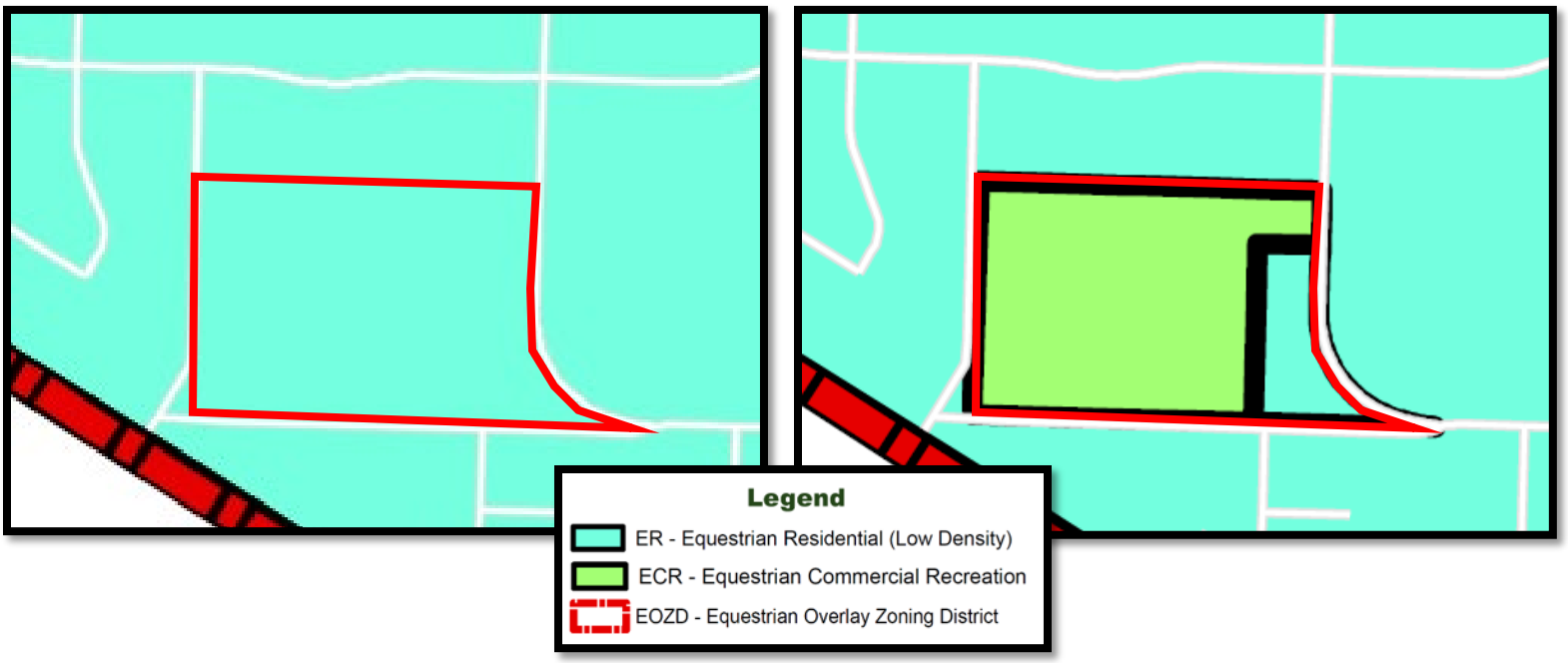
The proposed Comprehensive Plan Amendment only eliminates a list of limited uses and corrects the legal descriptions. The reason the limited uses were listed in the Land Use Ordinance in 2005 was that the LDR in place at that time determined what uses were permitted or prohibited based on the Land Use designation and not the Zoning designation. Since then, the LDR has been updated and complies with the common practice of use determinations based on Zoning designations. However, due to the inconsistency between the land use and zoning, the uses approved for this property continue to be based upon the Future Land Use designation.

The current owner, Far Niente Stables IX, LLC, purchased the property in 2008. In 2010, a Rezoning and Conditional Use application was submitted to rezone the property to Multiple Use Planned Development and to allow an equestrian arena, recreational vehicle park, and supporting facilities, but was later withdrawn.

In 2017, an application for a Future Land Use Map Amendment was submitted to amend the FLUM of the ECR portion of the property to Residential B; however, that application was withdrawn.

In 2021, Wellington completed an update to the Comprehensive Plan. All properties in the EPA that had a FLUM designation of Commercial Recreation were updated to Equestrian Commercial Recreation. Agricultural Residential designated properties were renamed Equestrian Residential. The subject site was one of these properties. The Zoning designation remained Equestrian Residential/EOZD for the entire property, including the ECR portion. The current requested amendments will correct and clean up the inconsistency and will not result in any new entitlements.

Existing Zoning Map **Proposed Zoning Map**



STAFF ANALYSIS –

The applicant is requesting a Comprehensive Plan Amendment to eliminate the proposed site-specific use limitations listed in Section 2 of Ordinance No. 2005-19 and to correct the legal descriptions and a Rezoning of the 49.273-acre portion of the property from ER/EOZD to ECR/EOZD.

COMPREHENSIVE PLAN AMENDMENT:

Approval of a Comprehensive Plan Amendment to Ordinance No. 2005-19 must be based on factors including changed projections, changed assumptions, data errors in the formulation of the original plan, new issues arising since the adoption of the plan, and/or a need for additional details and/or data updates. The proposed request to correct the legal descriptions for the property is based on a data error, as previously mentioned. A letter from the surveyor is provided in Exhibit C depicting the surveyor's best interpretation of the location of the described parcel. The request to eliminate the use limitations for the property is based on changed assumptions, as the original intent of this property by the previous owner was to construct an equestrian venue. All the equestrian venues are located within Subarea D of the EOZD in the northern part of the EPA. The property owner has no intention of developing an additional equestrian venue on this property in Subarea C of the EOZD. It was common practice to include certain conditions in land use ordinances that referenced the related development plan for a given project. Wellington's current practice, as with other municipalities, has been to not place conditions on approvals that designate land use and zoning and to "clean up" any previous projects with conditions that are related to the project's development plan. Instead, development entitlements/conditions are placed on the development orders approving the project, such as a master plan, site plan, and/or conditional use, which is more appropriate for development-related conditions. It is important to note that while the use limitations listed in Ordinance No. 2005-19 will be deleted, the ECR FLUM designation remains in place as originally adopted.

REZONING:

The proposed requests comply with the following:

A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The 49.273-acre portion of the property has a current FLUM designation of Equestrian Commercial Recreation, which was applied to the property in 2007. At that time, the zoning did not change and remained ER (fka AR). Staff is unsure why the zoning designation didn't change at that time, as the zoning designation conflicts with the FLUM designation.

B. The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

To implement the Comprehensive Plan, zoning districts are established in Section 6.1.2 of Wellington's LDR. All zoning districts shall be consistent with the respective FLUM designations of the Comprehensive Plan. The current zoning designation of ER is not consistent with the property's FLUM designation of ECR as shown below:

> ***Residential - Equestrian (ER):*** *The ER district is established to protect and enhance the equestrian lifestyle and quality of life of residents in areas designated as equestrian residential, to protect watersheds and water supplies, and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to equestrian and residential purposes. The ER district is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA.*

The proposed zoning designation of ECR is consistent with the ECR FLUM designation as shown below:

> ***Equestrian Commercial Recreation (ECR):*** *The purpose and intent of the Equestrian Commercial Recreation district is to provide regulations for those properties that contain equestrian commercial arenas/venues and/or limited non-residential equestrian services that support the equestrian community. This district is located within the Equestrian Overlay Zoning District and is compatible with the Equestrian Commercial Recreation Future Land Use Map designation of the Land Use Element of the Comprehensive Plan.*

The property meets the General Property Development Regulations as provided in Table 6.3-1 below. Any future subdividing of land will also be required to meet these standards:

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

C. That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.

The proposed rezoning to the ECR zoning district is changing the zoning to be consistent with the Future Land Use designation changed in 2007.

D. That there are changed conditions that require the rezoning.

The existing zoning designation of ER is not consistent with the ECR FLUM designation for the property. Modification of the zoning will make the property consistent with Section 6.1.2.K, Equestrian Commercial Recreation Zoning District, of Wellington's LDR. No additional entitlements are part of this request.

E. That the proposed request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

No adverse impacts to the natural environment will occur as a result of the proposed rezoning from ER to ECR, as this request is only to bring the zoning into compliance with the land use.

F. That the proposed request would result in a logical and orderly development pattern.

This review criterion does not apply to the subject requests.

G. The request is consistent with applicable neighborhood plans.

This review criterion does not apply as there is no neighborhood plan for this area.

H. That the proposed request complies with Article 2, Concurrency.

Improvements were not requested with the proposed CPA and Rezoning applications. Concurrency will be reviewed during the site plan process for all future development on the property.

FINDINGS OF FACT:

At the November 5, 2025 Equestrian Preserve Committee (EPC) meeting, the Committee unanimously (4-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the December 17, 2025 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board unanimously (6-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the April 14, 2026 Village Council meeting, the Council unanimously (5-0) approved the first reading of Ordinance No. 2025-26 modifying the legal descriptions only and did not include the requested changes to eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2. The Council also approved (3-2) the first reading of Ordinance No. 2025-27 to rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

The staff analysis concludes that the proposed requests comply with the requirements for a Comprehensive Plan Amendment and Rezoning.

Lists of Exhibits:

Exhibit A	Existing Future Land Use Map
Exhibit B	Proposed Future Land Use Map
Exhibit C	Ordinance No. 2005-19
Exhibit D	Surveyor Letter
Exhibit E	Existing Zoning Map
Exhibit F	Proposed Zoning Map
Exhibit G	Public Comments

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Wellington has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Wellington may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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 57.9 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.

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - ☒ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Wellington hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

N/A

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

N/A

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

N/A

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

N/A

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

N/A

4. Additional information the governing body determines may be useful (if any):

N/A

Note: *Wellington's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. Wellington's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

Wellington Legal Notice

06/12/2026 8:48 AM (EDT)

Submitted by Sharesse Milachay-Garcia (smilachay@wellingtonfl.gov)

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	Ordinance No. 2025-26 (14833 50th Street CPA) & Ordinance No. 2025-27 (14833 50th Street REZ)
Publish Date	06/12/2026
Publish Time	8:12 AM (EDT)
Description	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. 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.
Attach Files (Optional)	14833 50th legal ad - CPA, REZ (2).pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes

Send Out a Notification to Your Subscribers	Yes
Signature	

File #: 26-7788, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: Jordan Sperling, Schmidt Nichols, agent, on behalf of Matthew Bellissimo, applicant is seeking amendments to remove the list of limited uses adopted as part of the original Future Land Use Map amendment, designating the property as Commercial Recreation and to rezone the property to be consistent with the Future Land Use designation. The specific amendments/requests are provided below:

Ordinance No. 2025-26 - Comprehensive Plan Amendment (Petition 2025-0003-DOA): 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.

Ordinance No. 2025-27 - Rezoning (Petition 2025-0004-REZ): 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.

At the November 5, 2025, Equestrian Preserve Committee (EPC) meeting, the EPC unanimously recommended approval (4-0) of Ordinance No 2025-27.

At the December 17, 2025, Planning, Zoning and Adjustment Board (PZAB), the PZAB unanimously recommended approval (6-0) of Ordinance No. 2025-27.

At the April 14, 2026, Village Council meeting, the Council approved (3-2) the first reading of Ordinance No. 2025-27 to rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** YES

FIRST READING: **SECOND READING:** YES

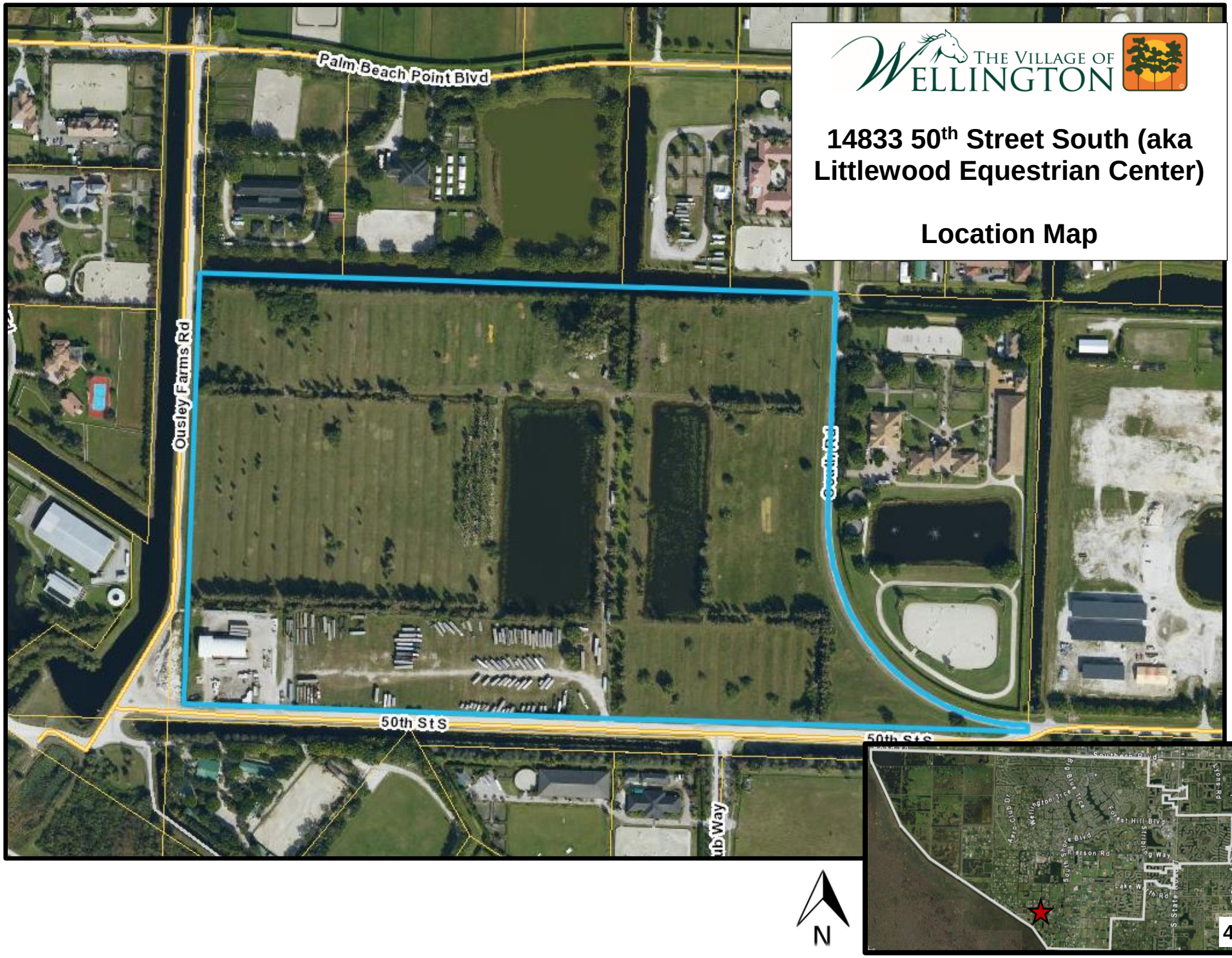
LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and LDR.

Findings of Fact are provided in the Staff Report that support the approval of the Rezoning request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.



THE VILLAGE OF WELLINGTON

14833 50th Street South (aka Littlewood Equestrian Center)

Location Map

ORDINANCE NO. 2025-27

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.

WHEREAS, Wellington's Council, pursuant to the authority granted in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations (LDR) as adopted by Wellington, is authorized and empowered to consider and make changes and/or additions to property zoning designations and other development orders; and

WHEREAS, the subject property has a Future Land Use Map (FLUM) designation of Equestrian Commercial Recreation; and

WHEREAS, the Equestrian Commercial Recreation zoning designation is consistent with the Equestrian Commercial Recreation FLUM designation; and

WHEREAS, the Equestrian Preserve Committee recommended approval of the rezoning petition at the November 5, 2025 meeting with a 4-0 vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on December 17, 2025, recommended approval with a 6-0 vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, the Findings of Fact, and the comments from the public into consideration when considering the amendment to the Official Zoning Map that is the subject of this Ordinance; and

WHEREAS, Wellington's Council, has determined that the proposed rezoning request is consistent with the Equestrian Commercial Recreation FLUM designation of Wellington's Comprehensive Plan.

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

SECTION 1: Wellington's Official Zoning Map designation for the subject property, as legally described in Exhibit A, is hereby designated Equestrian Commercial Recreation.

SECTION 2: The Manager is hereby directed to amend the Wellington Official Map as illustrated in Exhibit B to amend the zoning designation for the subject property as legally described in Exhibit A, and to include the adopted date and ordinance number in accordance with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 3: 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 4: 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 to be declared invalid.

SECTION 5: This ordinance shall become effective upon adoption.

The remainder of this page is intentionally left blank.

PASSED this 14th day of April, 2026 on first reading.

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

WELLINGTON

	FOR	**AGAINST**
BY:_____ Michael J. Napoleone, Mayor	_____	_____
_____ Maria Antuña, Councilwoman	_____	_____
_____ Amanda Silvestri, Councilwoman	_____	_____
_____ Johnny Meier, Councilman	_____	_____
_____ Stephen A. Levin, Councilman	_____	_____

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Description

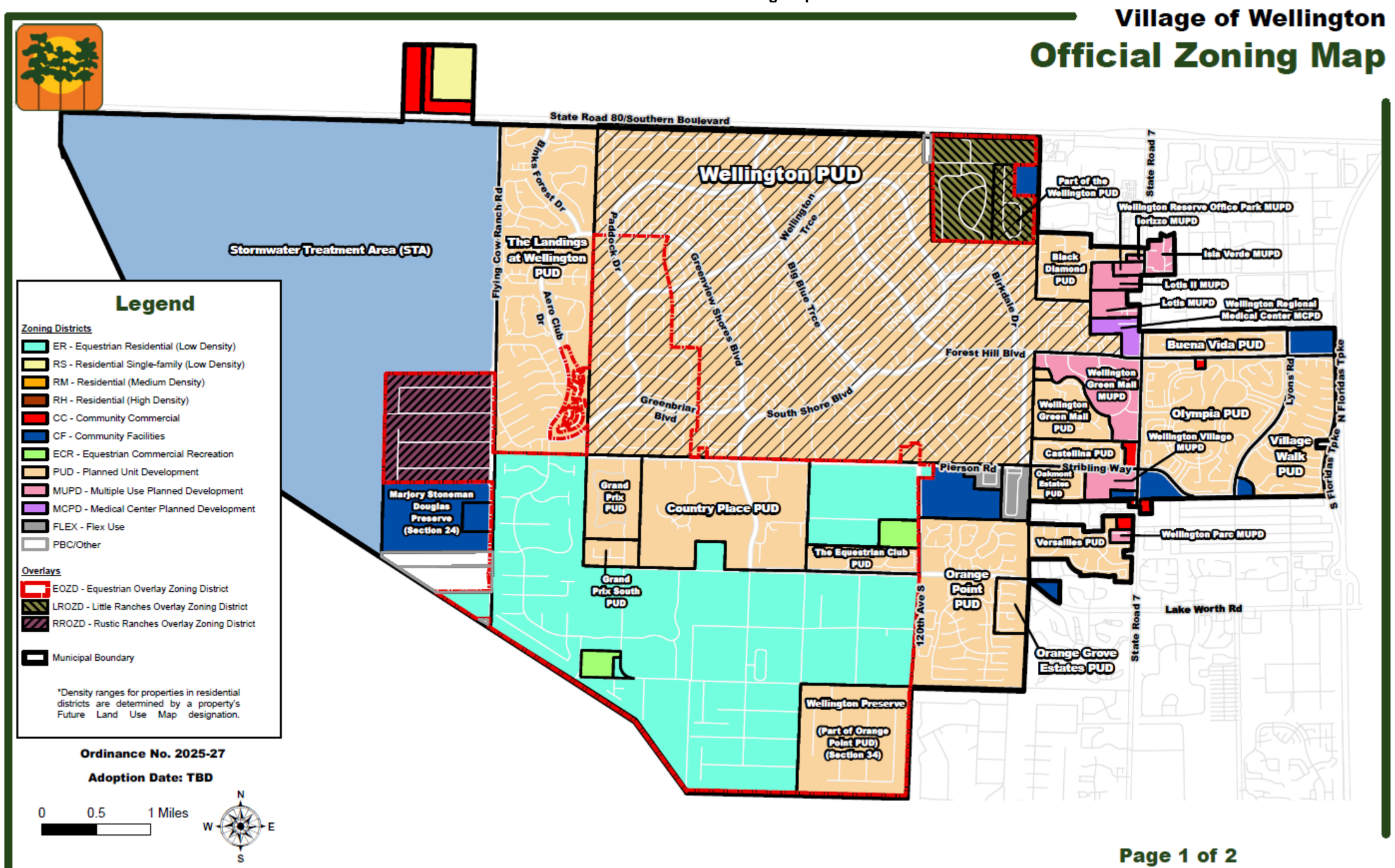
BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 3725.03 FEET; THENCE NORTH 00°33'32" EAST (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND;

THENCE NORTH 89°26'28" WEST, A DISTANCE OF 1577.38 FEET; THENCE NORTH 0°50'24" EAST, A DISTANCE OF 1295.04 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1922.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°27'35" WEST, A DISTANCE OF 346.25 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 995.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,146,314 SQUARE FEET OR 49.273 ACRES, MORE OR LESS.

Village of Wellington
Official Zoning Map



Legend

Zoning Districts

- ER - Equestrian Residential (Low Density)
- RS - Residential Single-family (Low Density)
- RM - Residential (Medium Density)
- RH - Residential (High Density)
- CC - Community Commercial
- CF - Community Facilities
- ECR - Equestrian Commercial Recreation
- PUD - Planned Unit Development
- MUPD - Multiple Use Planned Development
- MCPD - Medical Center Planned Development
- FLEX - Flex Use
- PBC/Other

Overlays

- EOZD - Equestrian Overlay Zoning District
- LROZD - Little Ranches Overlay Zoning District
- RROZD - Rustic Ranches Overlay Zoning District

Municipal Boundary

*Density ranges for properties in residential districts are determined by a property's Future Land Use Map designation.

Ordinance No. 2025-27

Adoption Date: TBD

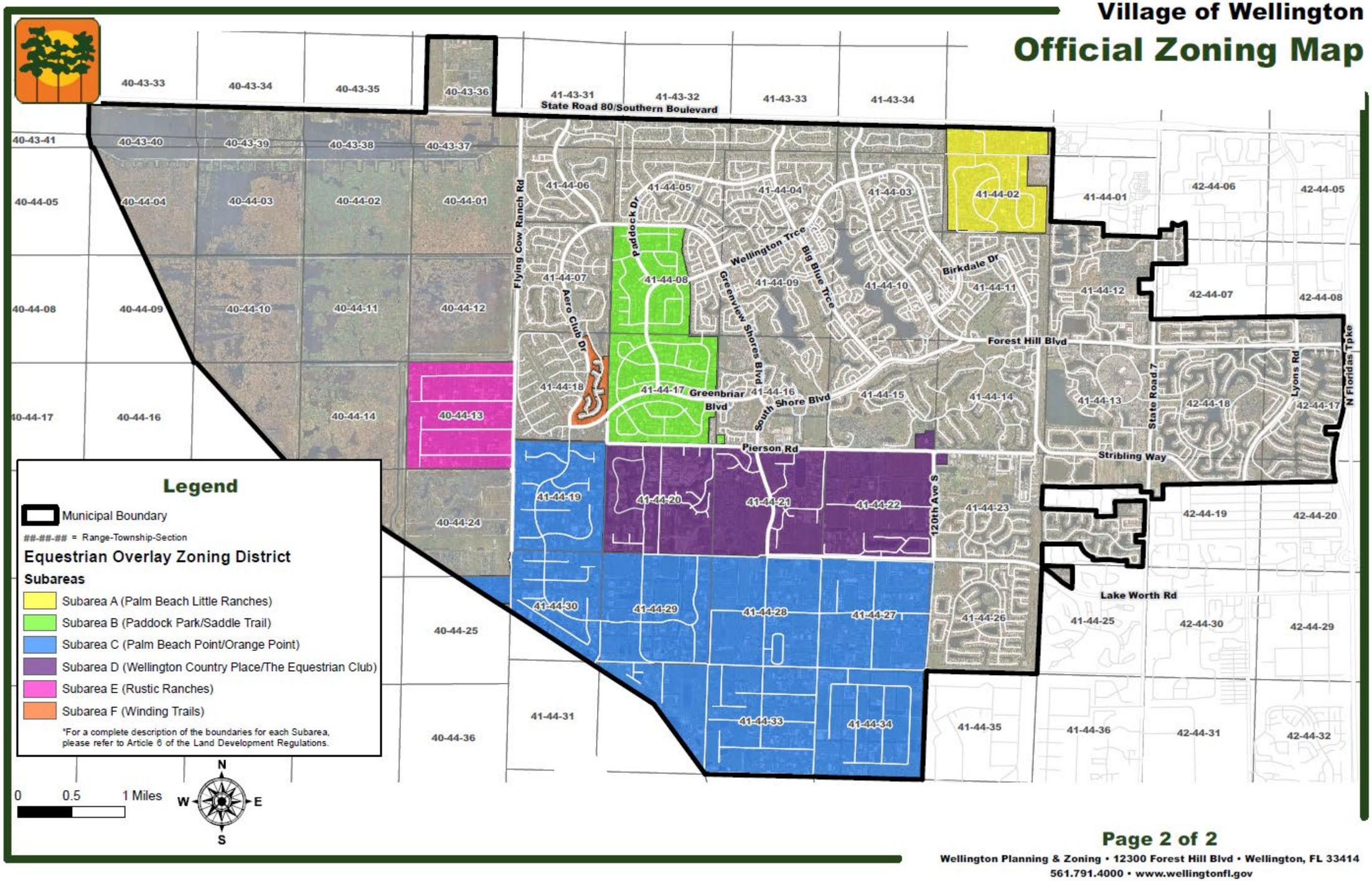
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N W E S

Page 1 of 2

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
561.791.4000 • www.wellingtonfl.gov

Village of Wellington
Official Zoning Map



Page 2 of 2

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
561.791.4000 • www.wellingtonfl.gov

14833 50th Street South — STAFF REPORT

Petition Numbers: Comprehensive Plan Amendment
2025-0003-DOA
Ordinance No. 2025-26

Rezoning
2025-0004-REZ
Ordinance No. 2025-27

Owner: Far Niente Stables IX, LLC
13421 South Shore Boulevard
Wellington, FL 33414

Applicant: Matthew Bellissimo
2860 Long Meadow Drive
Wellington, FL 33414

Agent: Jordan Sperling
Schmidt Nichols
1551 N Flagler Drive
Suite 102
West Palm Beach, FL 33401

Site Address: 14833 50th Street South

PCNs: 73-41-44-29-00-000-7010

Future Land Use Designation (FLUM):
Equestrian Commercial Recreation (ECR) – 49.273 acres
Residential B (0.1 du/ac – 1.0 du/ac) – 10.0 acres

Zoning Designation (Current):
Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) – 59.3 acres

Zoning Designation (Proposed):
ECR/EOZD – 49.273 acres
ER/EOZD – 10.0 acres

Acreage: 59.3 acres

Project Manager:
Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
(561) 753-5268

Location/Map:
The property is located at 14833 50th Street South (fka Littlewood Equestrian Center) on the northeast corner of 50th Street South and Ousley Farms Road.



Adjacent Property	FLUM	Zoning
North	Residential A (1.0 du/10 ac)	ER/EOZD
South		
East		
West		

Boards, Council:

	Notice Date	Meeting Date	Vote
EPC	10/29/2025	11/5/2025	Approval 4-0
PZAB	12/2/2025	12/17/2025	Approval 6-0
Village Council (1st)	3/24/2026	4/14/2026	CPA – Approved 5-0 (legals only) REZ – Approved 3-2
Village Council (2nd)	6/12/2026	6/30/2026	TBD

Requests:

The applicant is seeking amendments to remove the list of limited uses adopted as part of the Future Land Use Map amendment adopted in 2007, and to rezone the property to be consistent with its Future Land Use designation. The specific amendments/requests are provided below:

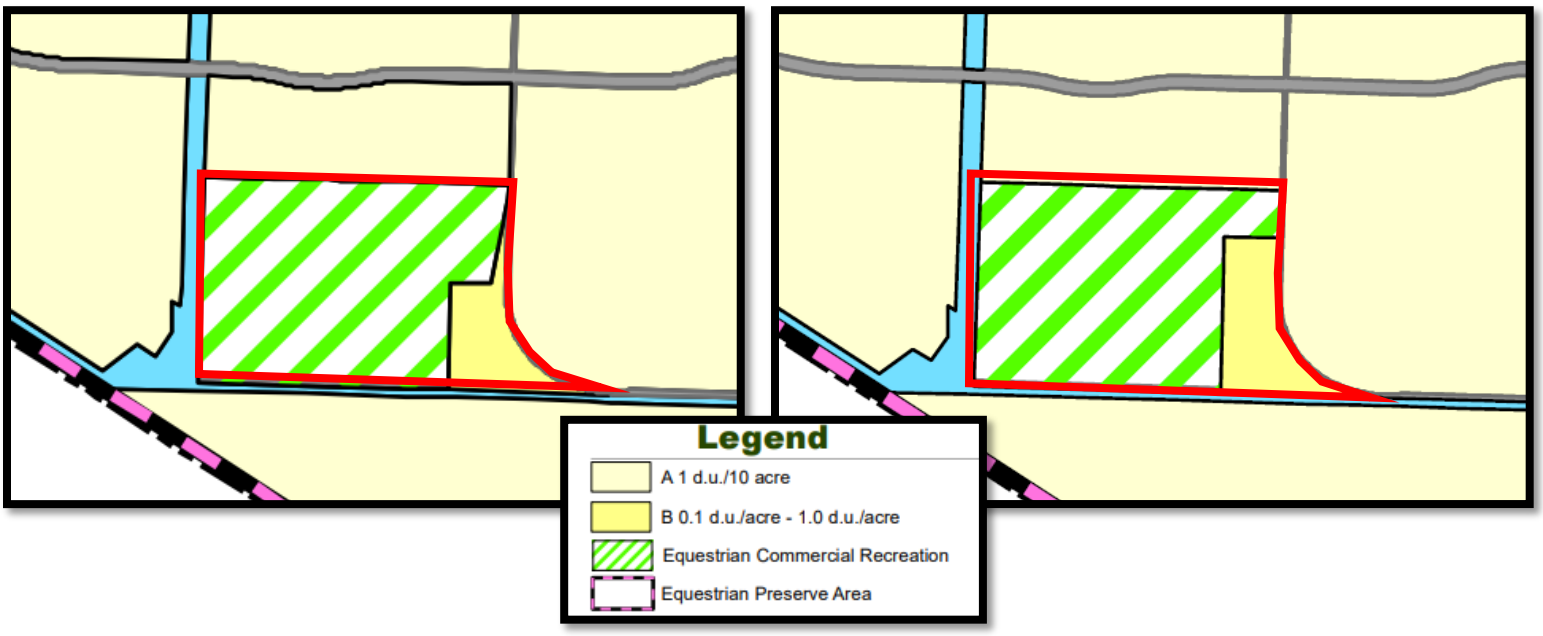
Ordinance No. 2025-26 – Comprehensive Plan Amendment (Petition 2025-0003-DOA): To eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2 and to correct the legal description referenced in said ordinance.

Ordinance No. 2025-27 – Rezoning (Petition 2025-0004-REZ): Rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

Background and Site History:

The subject 59.3-acre site is previously known as Littlewood Equestrian Center. Prior to 1997, Wellington and Palm Beach County issued Special Use Permits for equestrian events at this property. In 2005, a request was made to construct a commercial equestrian facility and two (2) single-family dwellings. Ordinance No. 2005-19 was approved in 2007, which amended the FLUM designation of a 47.9-acre portion (now 49.273 acres) of the property from Residential A to Commercial Recreation and a 10.0-acre portion of the property from Residential A to Residential B. The Ordinance included site-specific use limitations that allowed equestrian show-related facilities, permanent and temporary stalls (maximum 2,000 stalls), a recreational vehicle area to accommodate up to 60 RVs, and two (2), five (5)-acre equestrian residential properties. A voluntary restrictive covenant to limit the equestrian uses on the site with an automatic release after 10 years was prepared. However, the restrictive covenant was not approved, and the limited uses were included in the Ordinance. Recently, the legal description included in Ordinance No. 2005-19 was determined to contain ambiguities that prevented a closure of the boundary, resulting in the inability to accurately locate the boundaries as shown in the image below. Part of this request corrects the legal descriptions and acreages for the properties.

Existing Future Land Use Map **Proposed Future Land Use Map**



The zoning designation for the 49.273-acre portion of the site should have been amended to Equestrian Commercial Recreation concurrent with the Future Land Use change to be consistent with the land use. Instead, the zoning remained Agricultural Residential/EOZD for the entire 59.3-acre property. Agricultural Residential was renamed to Equestrian Residential in 2021.

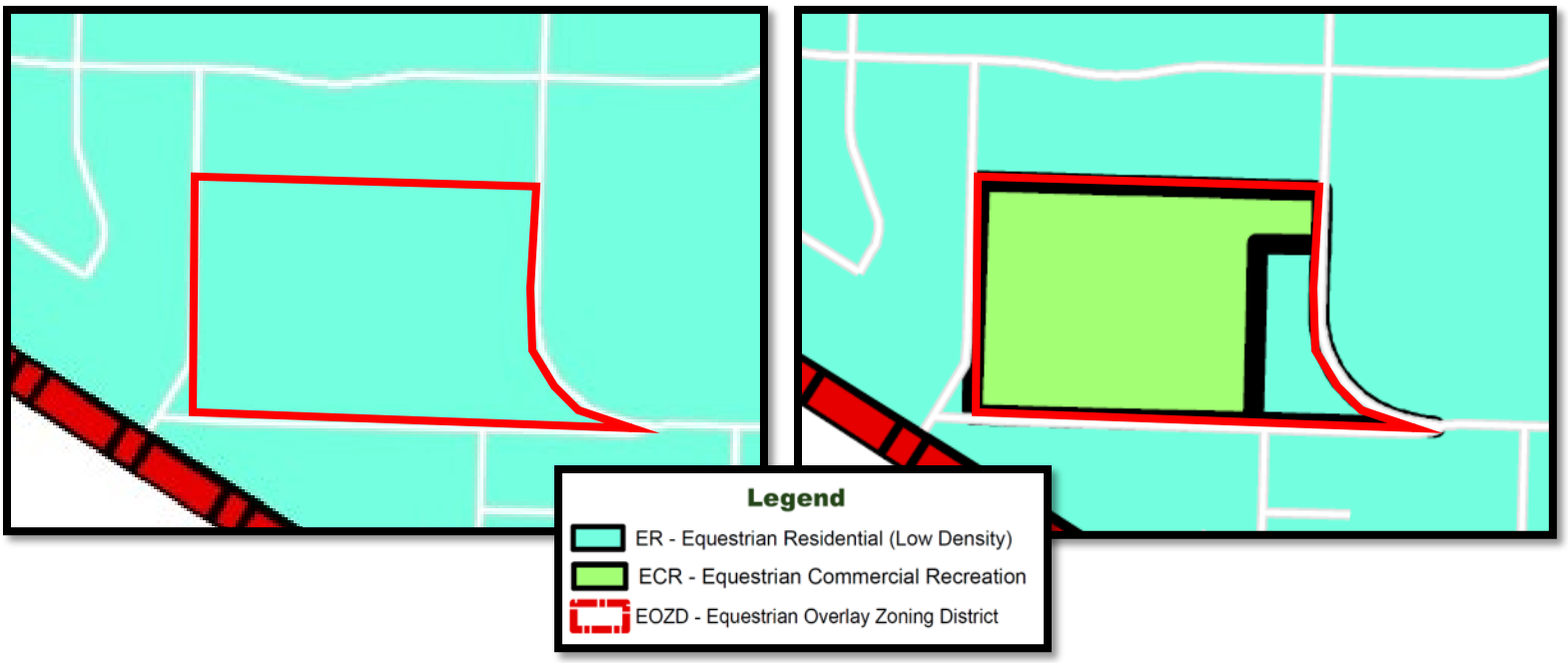
The proposed Comprehensive Plan Amendment only eliminates a list of limited uses and corrects the legal descriptions. The reason the limited uses were listed in the Land Use Ordinance in 2005 was that the LDR in place at that time determined what uses were permitted or prohibited based on the Land Use designation and not the Zoning designation. Since then, the LDR has been updated and complies with the common practice of use determinations based on Zoning designations. However, due to the inconsistency between the land use and zoning, the uses approved for this property continue to be based upon the Future Land Use designation.

The current owner, Far Niente Stables IX, LLC, purchased the property in 2008. In 2010, a Rezoning and Conditional Use application was submitted to rezone the property to Multiple Use Planned Development and to allow an equestrian arena, recreational vehicle park, and supporting facilities, but was later withdrawn.

In 2017, an application for a Future Land Use Map Amendment was submitted to amend the FLUM of the ECR portion of the property to Residential B; however, that application was withdrawn.

In 2021, Wellington completed an update to the Comprehensive Plan. All properties in the EPA that had a FLUM designation of Commercial Recreation were updated to Equestrian Commercial Recreation. Agricultural Residential designated properties were renamed Equestrian Residential. The subject site was one of these properties. The Zoning designation remained Equestrian Residential/EOZD for the entire property, including the ECR portion. The current requested amendments will correct and clean up the inconsistency and will not result in any new entitlements.

Existing Zoning Map **Proposed Zoning Map**



STAFF ANALYSIS –

The applicant is requesting a Comprehensive Plan Amendment to eliminate the proposed site-specific use limitations listed in Section 2 of Ordinance No. 2005-19 and to correct the legal descriptions and a Rezoning of the 49.273-acre portion of the property from ER/EOZD to ECR/EOZD.

COMPREHENSIVE PLAN AMENDMENT:

Approval of a Comprehensive Plan Amendment to Ordinance No. 2005-19 must be based on factors including changed projections, changed assumptions, data errors in the formulation of the original plan, new issues arising since the adoption of the plan, and/or a need for additional details and/or data updates. The proposed request to correct the legal descriptions for the property is based on a data error, as previously mentioned. A letter from the surveyor is provided in Exhibit C depicting the surveyor's best interpretation of the location of the described parcel. The request to eliminate the use limitations for the property is based on changed assumptions, as the original intent of this property by the previous owner was to construct an equestrian venue. All the equestrian venues are located within Subarea D of the EOZD in the northern part of the EPA. The property owner has no intention of developing an additional equestrian venue on this property in Subarea C of the EOZD. It was common practice to include certain conditions in land use ordinances that referenced the related development plan for a given project. Wellington's current practice, as with other municipalities, has been to not place conditions on approvals that designate land use and zoning and to "clean up" any previous projects with conditions that are related to the project's development plan. Instead, development entitlements/conditions are placed on the development orders approving the project, such as a master plan, site plan, and/or conditional use, which is more appropriate for development-related conditions. It is important to note that while the use limitations listed in Ordinance No. 2005-19 will be deleted, the ECR FLUM designation remains in place as originally adopted.

REZONING:

The proposed requests comply with the following:

A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

The 49.273-acre portion of the property has a current FLUM designation of Equestrian Commercial Recreation, which was applied to the property in 2007. At that time, the zoning did not change and remained ER (fka AR). Staff is unsure why the zoning designation didn't change at that time, as the zoning designation conflicts with the FLUM designation.

B. The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

To implement the Comprehensive Plan, zoning districts are established in Section 6.1.2 of Wellington's LDR. All zoning districts shall be consistent with the respective FLUM designations of the Comprehensive Plan. The current zoning designation of ER is not consistent with the property's FLUM designation of ECR as shown below:

> ***Residential - Equestrian (ER):*** *The ER district is established to protect and enhance the equestrian lifestyle and quality of life of residents in areas designated as equestrian residential, to protect watersheds and water supplies, and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to equestrian and residential purposes. The ER district is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA.*

The proposed zoning designation of ECR is consistent with the ECR FLUM designation as shown below:

> ***Equestrian Commercial Recreation (ECR):*** *The purpose and intent of the Equestrian Commercial Recreation district is to provide regulations for those properties that contain equestrian commercial arenas/venues and/or limited non-residential equestrian services that support the equestrian community. This district is located within the Equestrian Overlay Zoning District and is compatible with the Equestrian Commercial Recreation Future Land Use Map designation of the Land Use Element of the Comprehensive Plan.*

The property meets the General Property Development Regulations as provided in Table 6.3-1 below. Any future subdividing of land will also be required to meet these standards:

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

C. That the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.

The proposed rezoning to the ECR zoning district is changing the zoning to be consistent with the Future Land Use designation changed in 2007.

D. That there are changed conditions that require the rezoning.

The existing zoning designation of ER is not consistent with the ECR FLUM designation for the property. Modification of the zoning will make the property consistent with Section 6.1.2.K, Equestrian Commercial Recreation Zoning District, of Wellington's LDR. No additional entitlements are part of this request.

E. That the proposed request would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

No adverse impacts to the natural environment will occur as a result of the proposed rezoning from ER to ECR, as this request is only to bring the zoning into compliance with the land use.

F. That the proposed request would result in a logical and orderly development pattern.

This review criterion does not apply to the subject requests.

G. The request is consistent with applicable neighborhood plans.

This review criterion does not apply as there is no neighborhood plan for this area.

H. That the proposed request complies with Article 2, Concurrency.

Improvements were not requested with the proposed CPA and Rezoning applications. Concurrency will be reviewed during the site plan process for all future development on the property.

FINDINGS OF FACT:

At the November 5, 2025 Equestrian Preserve Committee (EPC) meeting, the Committee unanimously (4-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the December 17, 2025 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board unanimously (6-0) recommended approval of Ordinance No. 2025-26 (CPA) and Ordinance No. 2025-27 (REZ).

At the April 14, 2026 Village Council meeting, the Council unanimously (5-0) approved the first reading of Ordinance No. 2025-26 modifying the legal descriptions only and did not include the requested changes to eliminate the site-specific conditions of the Future Land Use Map approval associated with Ordinance No. 2005-19 under Section 2. The Council also approved (3-2) the first reading of Ordinance No. 2025-27 to rezone a 49.273-acre portion of the site from ER/EOZD to ECR/EOZD to be consistent with the FLUM designation of ECR.

The staff analysis concludes that the proposed requests comply with the requirements for a Comprehensive Plan Amendment and Rezoning.

Lists of Exhibits:

Exhibit A	Existing Future Land Use Map
Exhibit B	Proposed Future Land Use Map
Exhibit C	Ordinance No. 2005-19
Exhibit D	Surveyor Letter
Exhibit E	Existing Zoning Map
Exhibit F	Proposed Zoning Map
Exhibit G	Public Comments

Wellington Legal Notice

01/22/2026 2:26 PM (EST)

Submitted by Sharesse Milachay-Garcia (smilachay@wellingtonfl.gov)

Wellington Legal Notice

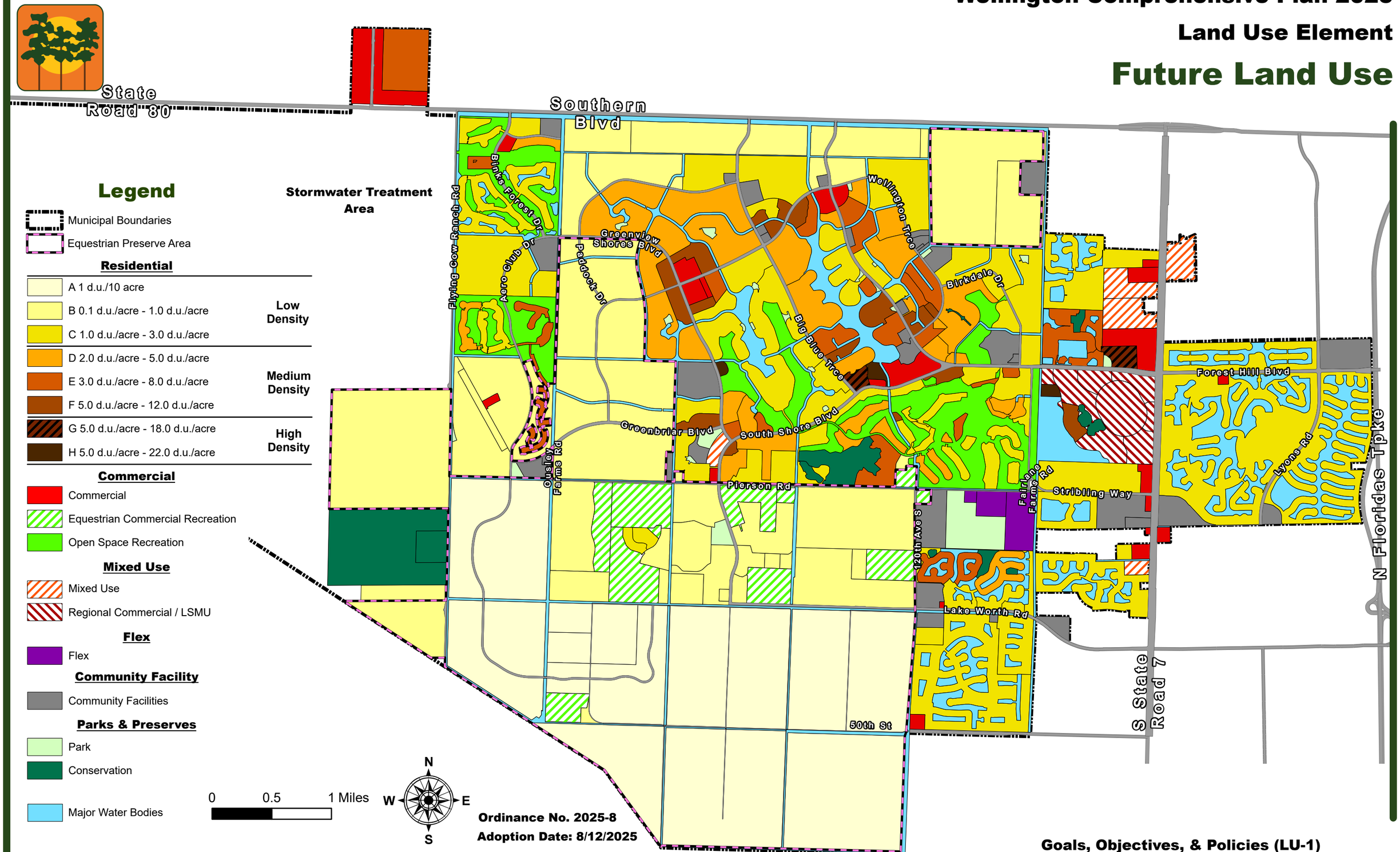
Please choose a category	Public Notices - Wellington
Title	(14833 50TH STREET) ORDINANCE NO. 2025-26 AND ORDINANCE NO. 2025.27
Publish Date	01/22/2026
Publish Time	2:23 PM (EST)
Description	AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE LAND USE MAP 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. 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.
Attach Files (Optional)	14833 50th legal ad (2).pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes

Send Out a Notification to Your Subscribers	Yes
Signature	

Wellington Comprehensive Plan 2025

Land Use Element

Future Land Use



Legend

- Municipal Boundaries
- Equestrian Preserve Area
- Stormwater Treatment Area

Residential

A 1 d.u./10 acre	Low Density
B 0.1 d.u./acre - 1.0 d.u./acre	Low Density
C 1.0 d.u./acre - 3.0 d.u./acre	Low Density
D 2.0 d.u./acre - 5.0 d.u./acre	Medium Density
E 3.0 d.u./acre - 8.0 d.u./acre	Medium Density
F 5.0 d.u./acre - 12.0 d.u./acre	Medium Density
G 5.0 d.u./acre - 18.0 d.u./acre	High Density
H 5.0 d.u./acre - 22.0 d.u./acre	High Density

Commercial

- Commercial
- Equestrian Commercial Recreation
- Open Space Recreation

Mixed Use

- Mixed Use
- Regional Commercial / LSMU

Flex

- Flex

Community Facility

- Community Facilities

Parks & Preserves

- Park
- Conservation
- Major Water Bodies

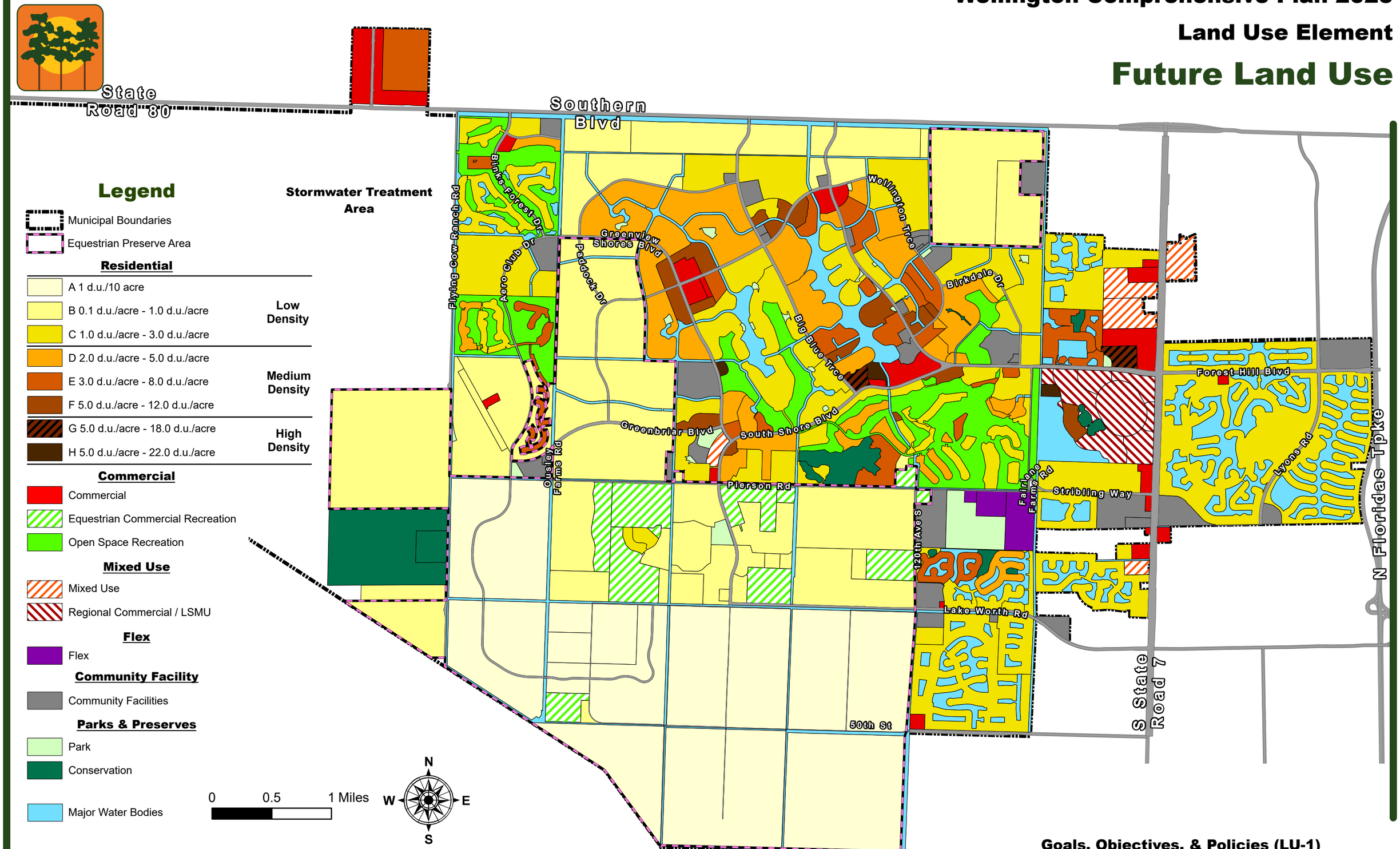
0 0.5 1 Miles

N W E S

Ordinance No. 2025-8
Adoption Date: 8/12/2025

Goals, Objectives, & Policies (LU-1)

Future Land Use



ORDINANCE NO. 2005-19

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE FUTURE LAND USE MAP IN THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN BY DESIGNATING CERTAIN PROPERTY, KNOWN AS THE LITTLEWOOD EQUESTRIAN CENTER, AS COMMERCIAL RECREATION FOR 47.9 ACRES AND RESIDENTIAL "B" FOR 10.0 ACRES, TOTALING 57.9 ACRES, MORE OR LESS, LOCATED SOUTH OF PALM BEACH POINT BOULEVARD, APPROXIMATELY 0.6 OF A MILE WEST OF STABLE WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE FUTURE LAND USE MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 1, 2005, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing, considered the appropriateness of the proposed future land-use designations for the property which is the subject of this Ordinance, and submitted its recommendation to the Village Council; and

WHEREAS, the Village Council, after notice and public hearing, voted to transmit this proposed amendment to the Florida Department of Community Affairs for written comment, and otherwise complied with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans; and

WHEREAS, the notice and hearing requirements for Comprehensive Plan amendments, as set forth in the Florida Statutes and in the Village of Wellington Land Development Regulations, have been satisfied; and

WHEREAS, the Village Council has taken the recommendations from the Equestrian Preserve Committee, the Planning, Zoning and Adjustment Board, and the Village staff and the comments from the public into consideration, and has also considered the appropriateness of the proposed map amendment which is the subject of this Ordinance; and

WHEREAS, the applicant has voluntarily proposed conditions limiting the use of the property, as set forth in Section 2 below.

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

SECTION 1: The future land-use designation for the property described in Exhibit "A" is hereby established as Commercial Recreation (47.9 acres) and Residential "B" (10.0 acres) on the Future Land Use Map in the Village of Wellington

Comprehensive Plan.

SECTION 2: The uses allowed on the subject property shall be limited to those specified as follows:

1. Show rings, schooling areas and paddocks.
2. Covered viewing, starter, judges, announcer and farrier stands.
3. Show office (not to exceed 7,500 square feet).
4. Vendor facilities associated with the commercial equestrian arena.
5. Permanent and temporary stalls (1,500 permanent, 500 temporary); temporary stalls to be limited to six months. Prior to the time the owner completes the construction of the permanent stalls permitted, owner may make up the difference by using temporary stalls, however, in no event shall the total number exceed 2,000 stalls.
6. Recreational vehicle area to accommodate 60 participants only, if such use is subsequently approved in an amendment to the current Equestrian Overlay Zoning District (EOZD) regulations. Subject to recreational vehicle use being approved within the EOZD, recreational vehicles on the property shall be limited to continuous occupancy of six months during the period of time associated with the winter equestrian season; provided a caretaker's or security quarters may be established for year-round use, as provided in the Land Development Regulations.
7. Cooling stations for horses, veterinarian office (no more than 5,000 square feet), timer course/course design office, jump storage and repair, truck maintenance and pumps.
8. VIP lounge (restaurant use with no more than 10,000 square feet).
9. Two private residences with permitted barn, groom, and security quarter (five acres each), which shall comply with the Land Development Regulations in effect at the time of this Future Land Use Map amendment to Residential "B" for the subject property.
10. Permitted accessory uses associated with the principal use and those needed for its operation such as manure removal/storage area, trash container areas, parking, etc. and those accessory uses that may be required by the U.S.E.F. (the national governing body of equestrian sports) and are compliant with the applicable standards of the Land Development Regulations in effect at the time of this Future Land Use Map amendment to Residential "B" for the subject property.

SECTION 3: The Village Manager is hereby directed to cause the Future Land Use Map of the Comprehensive Plan to be amended, subject to the conditions in Section 2 above, in accordance with this Ordinance.

SECTION 4: The effective date of this Ordinance shall be the date a final order is issued by the Florida Department of Community Affairs finding the amendment to be in compliance in accordance with Section 163.3184, F.S., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance with Section 163.3184, F.S.

PASSED this 27th day of September 2005, upon first reading.

PASSED AND ADOPTED this 9th day of October 2007, on second and final reading.

VILLAGE OF WELLINGTON

	FOR	AGAINST
BY: _____ Thomas M. Wenham, Mayor	✓	
_____ Robert S. Margolis, Vice Mayor	✓	
_____ Lizbeth Benacquisto, Councilmember	✓	
_____ Laurie S. Cohen, Councilmember	✓	
_____ Dr. Carmine A. Priore, Councilmember	✓	

ATTEST:

BY: _____
Awilda Rodriguez, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Jeffrey S. Kurtz, Esq., Village Attorney

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

COMMERCIAL RECREATION AMENDMENT

PROPERTY DESCRIPTION

SCHEDULE "A"

BEING A TRACT OF LAND LYING AND BEING IN PART OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OR SECTION 29, A DISTANCE OF 2740.98 FEET TO THE **POINT OF BEGINNING** OF THIS PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 2611.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 50 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1345.02 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 1972.55 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 650.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET, CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS; THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 980.29 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING:
2,783,062 SQUARE FEET OR 63.890 ACRES MORE OR LESS. (GROSS)

LESS THE 10 ACRE RESIDENTIAL PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER (S1/4) OF SAID SECTION 29; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OR SECTION 29, A DISTANCE OF 64.66 FEET TO THE **POINT OF BEGINNING** OF THIS PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 984.25 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 1045.54 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.25 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 350.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS, A DISTANCE OF 1043.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING.**

ALSO LESS THE FOLLOWING:
66,002 SQUARE FEET OR 1.515 ACRES MORE OR LESS.: C-2 CANAL R/W
129,332 SQUARE FEET OR 2.969 ACRES MORE OR LESS.: C-25 CANAL R/W
2,587,728 SQUARE FEET OR 59.406 ACRES MORE OR LESS.
64,593 SQUARE FEET OR 1.483 ACRES MORE OR LESS.: SOUTH ROAD R/W

2,523,135 SQUARE FEET OR 57.923 ACRES MORE OR LESS. (NET AREA)

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

RESIDENTIAL B AMENDMENT

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING AND BEING IN PART OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER (S1/4) OF SAID SECTION 29; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST (FOR CONVENIENCE, ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OR SECTION 29, A DISTANCE OF 64.66 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 28 SECONDS WEST, A DISTANCE OF 984.25 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 1045.54 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 306.25 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 350.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS, A DISTANCE OF 1043.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING:
435,622 SQUARE FEET OR 10.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

Timothy M. Smith Land Surveying, Inc.

July 16, 2025

To Whom it May Concern
Village of Wellington

Re: **10 Acre Residential Parcel Ordinance Number 2005-19**

Dear Sirs:

Please let this letter serve as certification to the following:

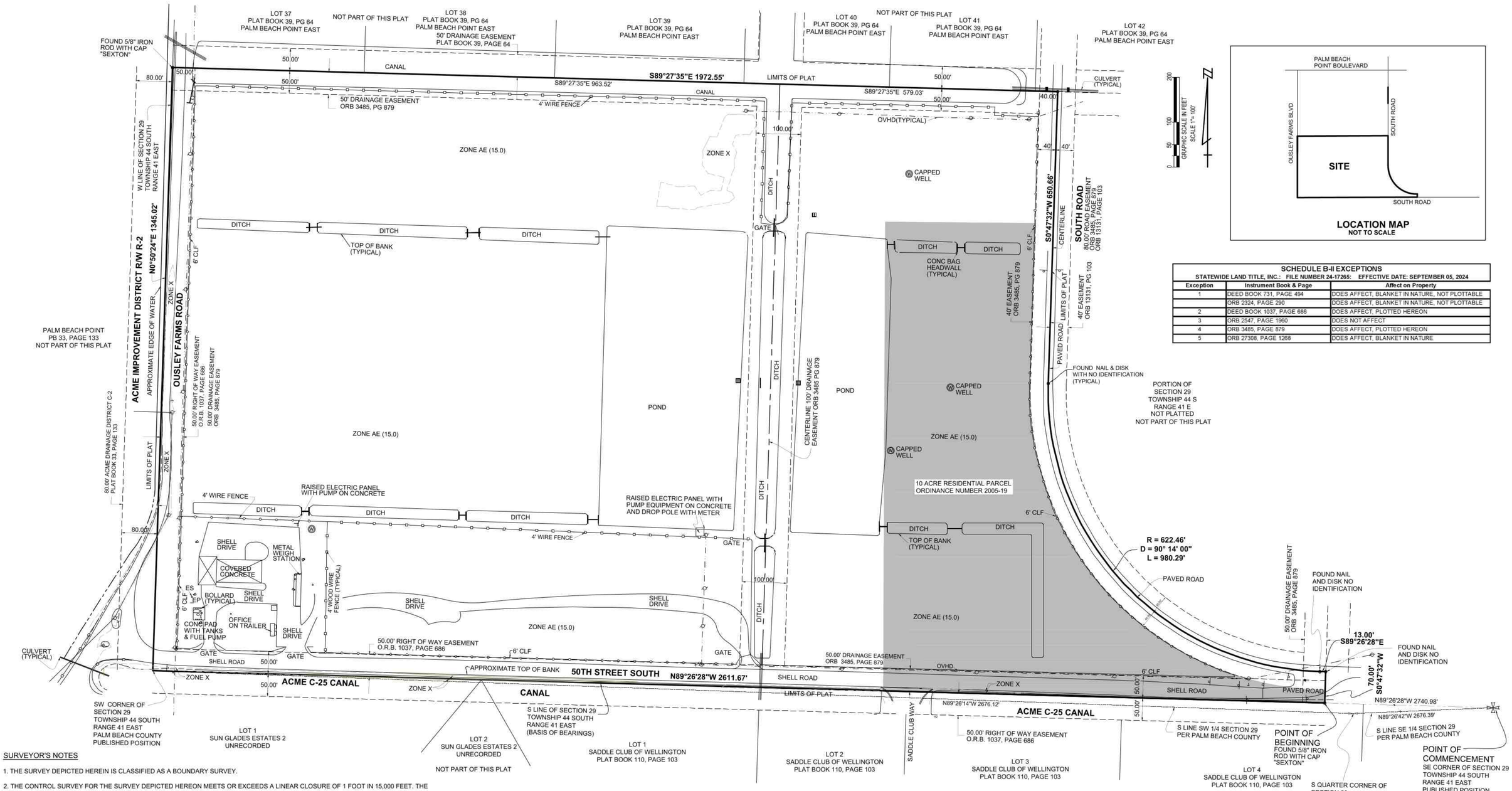
- The Surveyor has reviewed that certain Village of Wellington Ordinance Number 2005-19.
- The document contains a legal description for "Residential B Amendment Property Description". The legal description contains ambiguities that the prevent a mathematical closure and, consequently, an inability for the surveyor accurately locate the boundary.
- The attached Exhibit depicts a shaded area labeled "10 Acre Residential Parcel Ordinance Number 2005-19". This are represents the Surveyor's best interpretation of the location of the described parcel.

Sincerely,

Timothy M. Smith Land Surveying, Inc.,

Timothy M. Smith, P.S.M.
President

4546 Cambridge Street West Palm Beach, FL 33415
Phone: (561) 602-8160 email: tmsland@comcast.net



SCHEDULE B-II EXCEPTIONS

STATEWIDE LAND TITLE, INC.: FILE NUMBER 24-17265: EFFECTIVE DATE: SEPTEMBER 05, 2024

Exception	Instrument Book & Page	Affect on Property
1	DEED BOOK 731, PAGE 494	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
	ORB 2324, PAGE 290	DOES AFFECT, BLANKET IN NATURE, NOT PLOTTABLE
2	DEED BOOK 1037, PAGE 686	DOES AFFECT, PLOTTED HEREON
3	ORB 2547, PAGE 1960	DOES NOT AFFECT
4	ORB 3485, PAGE 879	DOES AFFECT, PLOTTED HEREON
5	ORB 27308, PAGE 1268	DOES AFFECT, BLANKET IN NATURE

SURVEYOR'S NOTES

1. THE SURVEY DEPICTED HEREIN IS CLASSIFIED AS A BOUNDARY SURVEY.

2. THE CONTROL SURVEY FOR THE SURVEY DEPICTED HEREON MEETS OR EXCEEDS A LINEAR CLOSURE OF 1 FOOT IN 15,000 FEET. THE EXPECTED USE OF SAID SURVEY IS FOR HIGH RISK COMMERCIAL.

3. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.

4. TIMOTHY M. SMITH LAND SURVEYING, INC., LICENSED BUSINESS NUMBER LB-6865.

5. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

6. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OR THE AUTHENTICATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

7. ADDITIONS OR DELETIONS TO SURVEY MAP BY ANY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

8. ALL COMPUTED DATA OR PLOTTED FEATURES DEPICTED ON THIS SURVEY MAP ARE SUPPORTED BY ACCURATE SURVEY MEASUREMENTS MADE BY THE SURVEYOR.

9. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.

10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEAC COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°26'28" WEST.

11. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X & AE (15.0) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12099C0732 F, EFFECTIVE OCTOBER 5, 2017.

12. LAND SHOWN HEREON WERE ABSTRACTED BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT FILE NUMBER 24-17265, EFFECTIVE DATE OF SEPTEMBER 03, 2024, AND ALL LOCATABLE EASEMENTS ARE SHOWN HEREON.

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89°26'28" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2740.98 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND: THENCE CONTINUE NORTH 89°26'28" WEST, A DISTANCE OF 2611.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 0°50'24" EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1345.02 FEET; THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 1972.55 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 650.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 622.46 FEET (AND A) CENTRAL ANGLE OF 90°14'0"; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 980.29 FEET; THENCE SOUTH 89°26'28" EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 13.00 FEET; THENCE SOUTH 0°47'32" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,783,068 SQUARE FEET OR 63.890 ACRES, MORE OR LESS.

LEGEND

	ANCHOR
	CLEANOUT
	WATER METER
	WOOD POWER POLE
A/C	AIR CONDITIONING
	INDICATES NAIL & DISK NO ID
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	SIGN
CONC	CONCRETE
NO ID	NO IDENTIFICATION
	LARGE SPRINKLER
CLF	CHAIN LINK FENCE
EQUIP	EQUIPMENT
ES	EMERGENCY SHUTOFF
EP	ELECTRIC PANEL
W	WELL
R	RADIUS LENGTH
L	ARC LENGTH
D	DELTA ANGLE

TIMOTHY M. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 4676
DATE OF SURVEY: OCTOBER 15, 2024

REVISED MARCH 20, 2025: VILLAGE OF WELLINGTON COMMENTS

SHEET 1 OF 1

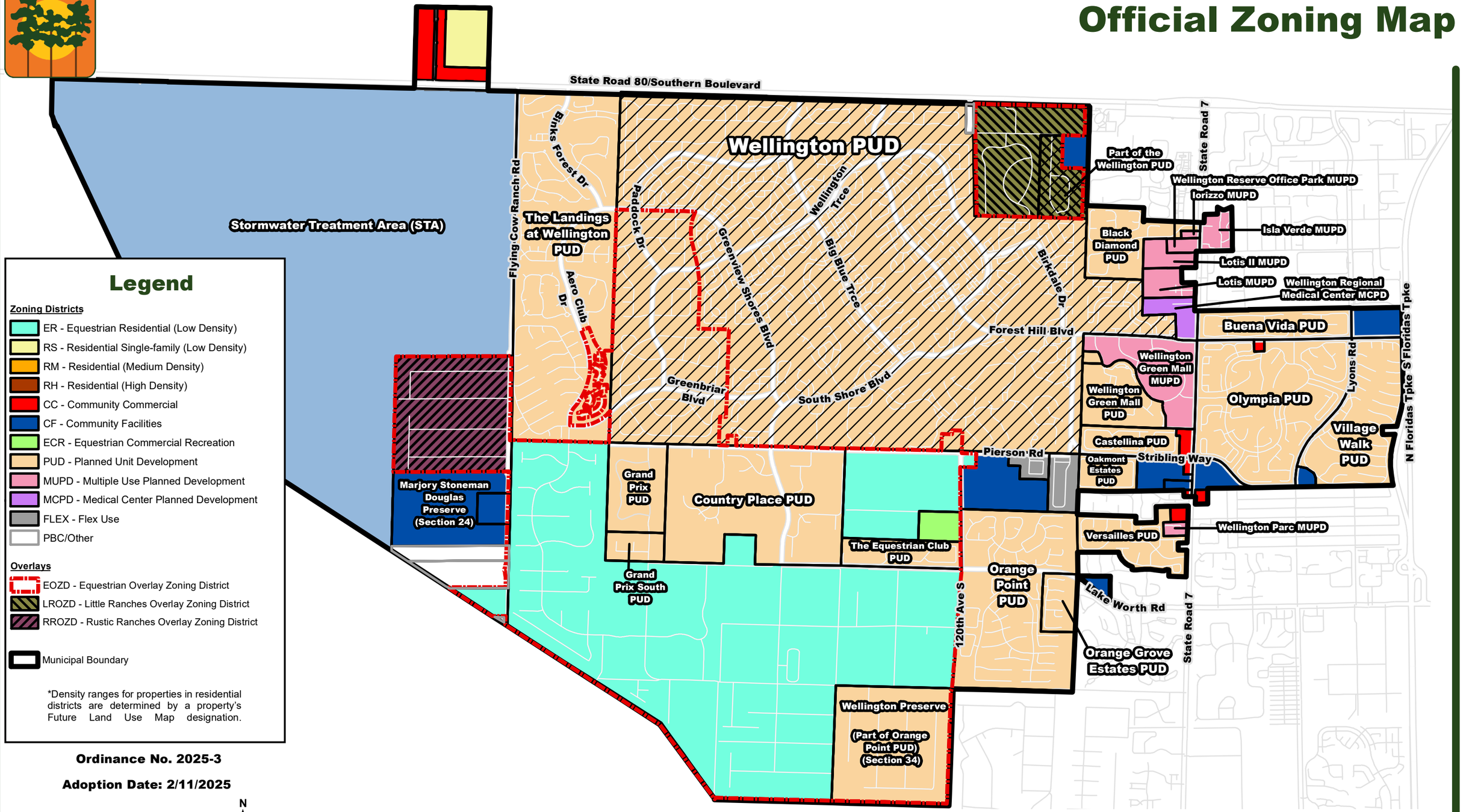
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160
LB #6865

BOUNDARY SURVEY
14833 50TH STREET
WELLINGTON, FLORIDA

SCALE:	1"=100'
DATE:	OCT 2024
DIRECTORY:	FAR50TH
FIELD BOOK:	ELEC.
DWG NO.:	FAR50TH

Village of Wellington

Official Zoning Map



Legend

Zoning Districts

- ER - Equestrian Residential (Low Density)
- RS - Residential Single-family (Low Density)
- RM - Residential (Medium Density)
- RH - Residential (High Density)
- CC - Community Commercial
- CF - Community Facilities
- ECR - Equestrian Commercial Recreation
- PUD - Planned Unit Development
- MUPD - Multiple Use Planned Development
- MCPD - Medical Center Planned Development
- FLEX - Flex Use
- PBC/Other

Overlays

- EOZD - Equestrian Overlay Zoning District
- LROZD - Little Ranches Overlay Zoning District
- RROZD - Rustic Ranches Overlay Zoning District

Municipal Boundary

*Density ranges for properties in residential districts are determined by a property's Future Land Use Map designation.

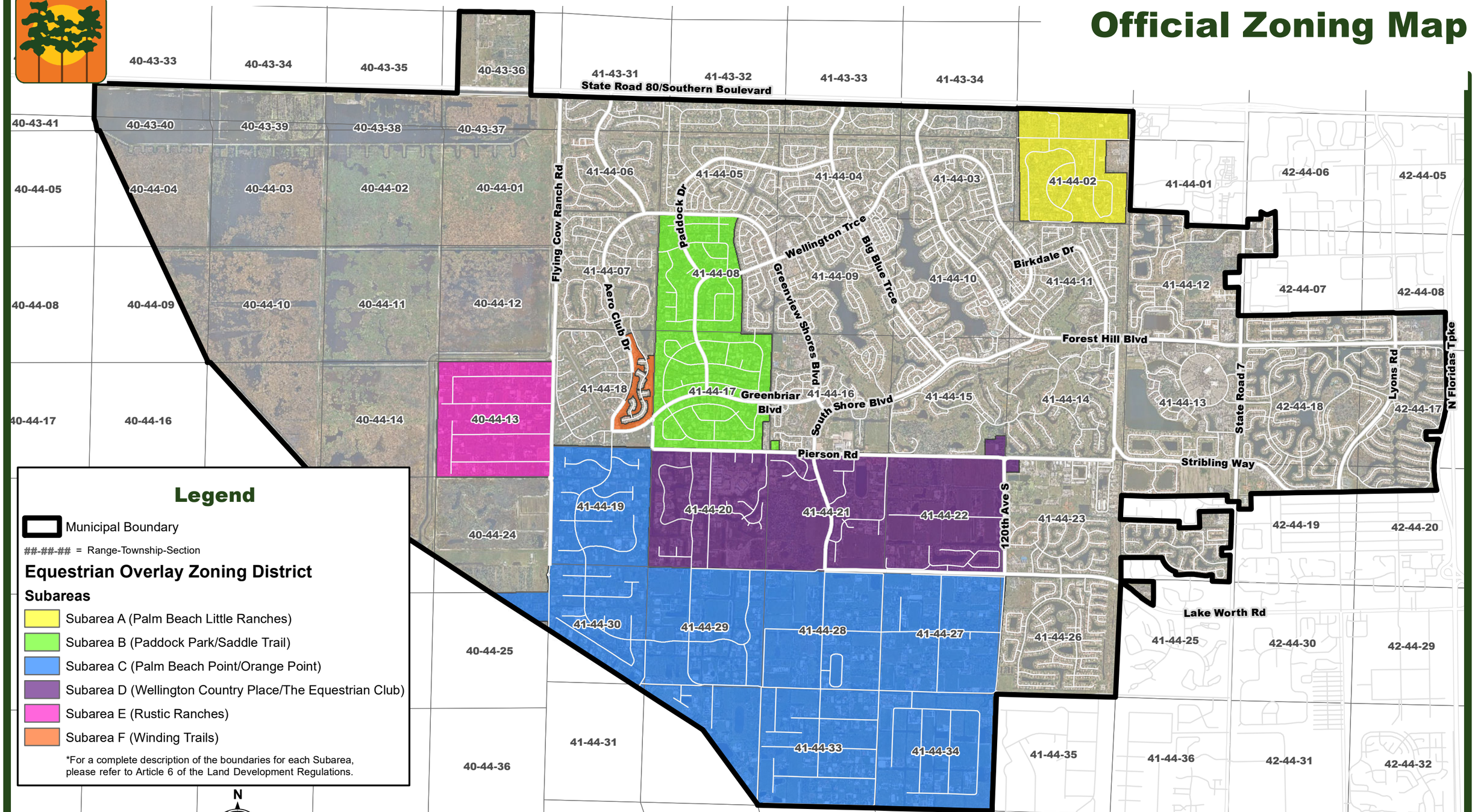
Ordinance No. 2025-3

Adoption Date: 2/11/2025

0 0.5 1 Miles

N W E S

Village of Wellington
Official Zoning Map



Legend

Municipal Boundary

##-##-## = Range-Township-Section

Equestrian Overlay Zoning District

Subareas

- Subarea A (Palm Beach Little Ranches)
- Subarea B (Paddock Park/Saddle Trail)
- Subarea C (Palm Beach Point/Orange Point)
- Subarea D (Wellington Country Place/The Equestrian Club)
- Subarea E (Rustic Ranches)
- Subarea F (Winding Trails)

*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

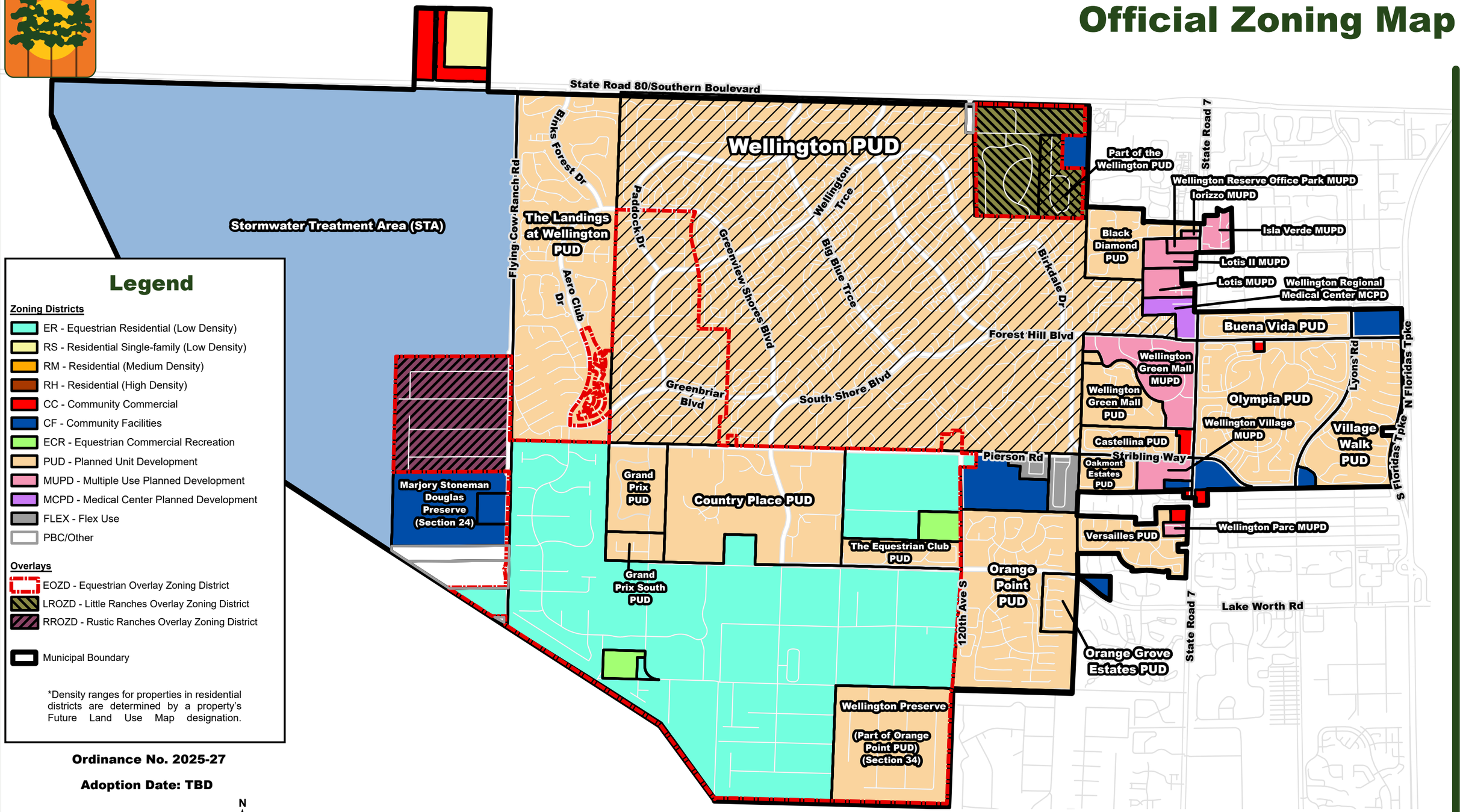
0 0.5 1 Miles

N W E S

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
561.791.4000 • www.wellingtonfl.gov

Village of Wellington

Official Zoning Map



Legend

Zoning Districts

- ER - Equestrian Residential (Low Density)
- RS - Residential Single-family (Low Density)
- RM - Residential (Medium Density)
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- CC - Community Commercial
- CF - Community Facilities
- ECR - Equestrian Commercial Recreation
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Overlays

- EOZD - Equestrian Overlay Zoning District
- LROZD - Little Ranches Overlay Zoning District
- RROZD - Rustic Ranches Overlay Zoning District

- Municipal Boundary

*Density ranges for properties in residential districts are determined by a property's Future Land Use Map designation.

Ordinance No. 2025-27

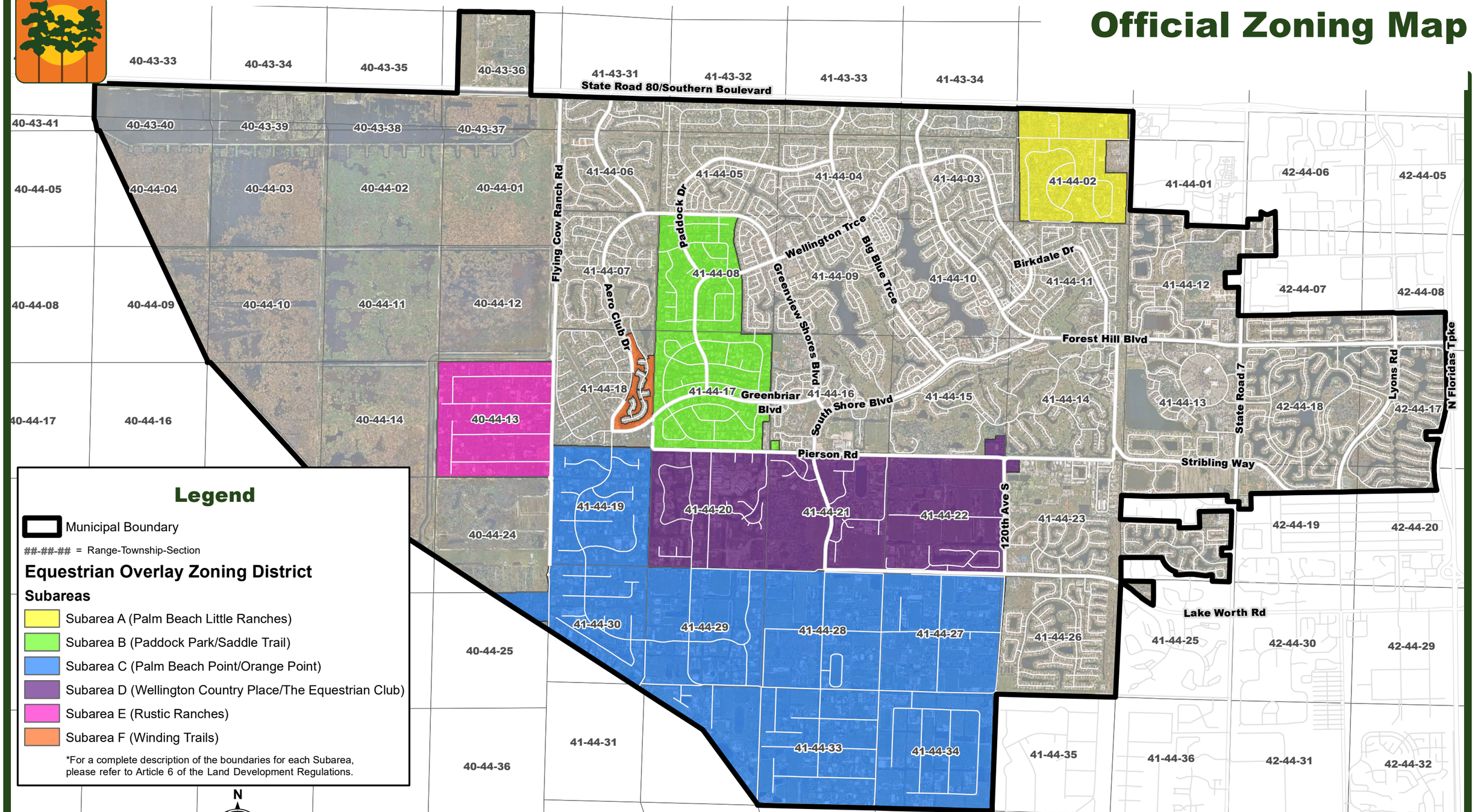
Adoption Date: TBD

0 0.5 1 Miles

N W E S

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Village of Wellington
Official Zoning Map



Legend

Municipal Boundary

##-##-## = Range-Township-Section

Equestrian Overlay Zoning District

Subareas

- Subarea A (Palm Beach Little Ranches)
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*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

0 0.5 1 Miles

N W E S

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
561.791.4000 • www.wellingtonfl.gov

From: Tim Stillings
To: Cory Cramer; Kelly Ferraiolo
Subject: FW: Wellington
Date: Friday, May 15, 2026 8:13:15 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png

FYI

Tim Stillings
Planning, Zoning, and Building Director
Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Phoebe Weseley <pwrrf@msn.com>
Sent: Thursday, May 14, 2026 9:27 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>
Subject: Wellington

This Message originated outside your organization.

Dear Mayor and Members of the Wellington Village Council,

I am writing regarding the recent actions concerning the property at 14833 50th Street South and, specifically, to thank the Council for its decision to deny the requested changes to the Littlewood ordinance restrictions.

The Council's denial of the proposed modifications to the Littlewood ordinance is legally and factually significant because it constitutes an affirmative decision by the Council to preserve the existing limitations and conditions governing the property and to maintain the protections of the Equestrian Preserve Area ("EPA").

As a result, the property owner remains limited to the uses expressly authorized under the existing ordinance and approvals associated with the originally represented horse show concept. The Council's vote confirms that the property cannot be expanded into broader commercial, industrial, waste-processing, or unrelated operational activities outside the scope of those approved equestrian uses and conditions.

This distinction is critically important.

The original approvals and representations associated with the property were tied to a bona fide equestrian horse show concept commonly referred to as "Littlewood." The Council's recent refusal to remove or alter the ordinance restrictions demonstrates that Wellington intentionally chose to preserve those limitations rather than authorize expanded or materially different operational uses within the EPA.

Importantly, Wellington's own planning framework distinguishes low-impact equestrian activities from more intensive commercial or industrial operations.

The Wellington Unified Land Development Code defines "Equestrian amenities" as:

"low-impact amenities that serve the purposes of equestrian use and training activities…"

and specifically provides that:

"Equestrian amenities do not include livestock waste storage areas or similar facilities."

The Code further defines a "Commercial equestrian arena" as:

"a commercial establishment."

These distinctions are significant because they demonstrate that Wellington's land use framework carefully differentiates between low-impact equestrian uses and more intensive commercial or industrial-style operations.

A commercial equestrian venue itself constitutes an increase in intensity because it introduces increased traffic, parking demand, staffing, deliveries, spectators, lighting, operational frequency, and infrastructure impacts beyond passive or low-impact equestrian uses contemplated within the EPA framework.

Public records, agency communications, and requests submitted to the Florida Department of Environmental Protection, Florida Department of Health, and the Solid Waste Authority raise substantial concerns regarding whether the property could

ultimately be utilized for operational activities involving large-scale manure handling, biochar-related processing, or organic waste transfer activities inconsistent with the original equestrian representations made to the Village.

A manure transfer station or industrial biochar processing operation is fundamentally different from equestrian amenities or equestrian recreational uses contemplated within the EPA. Such activities involve the commercial receipt, handling, grinding, storage, transfer, transportation, and processing of large volumes of off-site organic waste materials, including manure and vegetative waste. These activities generate substantial truck traffic, dust, odors, emissions, noise, fire risk, and industrial operational impacts inconsistent with the purpose and protections of the Equestrian Preserve Area.

The EPA was created to preserve low-intensity equestrian and rural character uses — not to accommodate industrial-scale waste handling or solid waste transfer activities disguised as equestrian operations.

Importantly, neither a manure transfer station nor an industrial biochar processing facility appears to be a permitted use within the EPA framework. Palm Beach County has historically limited such uses to heavy industrial zoning classifications. These activities are more properly characterized as industrial or solid waste processing operations incompatible with the stated intent and purpose of the Equestrian Preserve Area and Wellington's Comprehensive Plan policies protecting low-intensity equestrian land uses.

The Council's denial of the requested ordinance changes therefore carries important legal significance. By refusing to remove or loosen the Littlewood restrictions, the Council reaffirmed that the property remains constrained to the limited equestrian-related uses previously approved and represented to the Village.

Accordingly, any future attempt to utilize the property for manure transfer operations, biochar processing, large-scale organic waste handling, or other industrial-type activities would appear inconsistent with both the existing ordinance restrictions and the Council's recent affirmative decision to preserve them.

Approving or allowing industrial waste-processing activities under the guise of "commercial equestrian use" would undermine the integrity and purpose of Wellington's Comprehensive Plan and Equestrian Preserve protections. The Comprehensive Plan and existing ordinance conditions were designed to ensure that land use approvals are evaluated transparently and based on the true nature and impacts of the proposed use.

Additionally, Wellington's Comprehensive Plan requires a four-vote supermajority for amendments that increase the potential density or intensity of development. Commercial equestrian venues and associated operational expansions inherently increase intensity through increased traffic, commercial activity, infrastructure demands, and operational impacts. The Council's recent actions preserving the Littlewood limitations further confirm Wellington's intent to avoid expanded intensity within the EPA.

For these reasons, I respectfully request that the Council deny the rezoning or land use change from Equestrian Residential to Commercial Equestrian for this property.

The record before the Village raises substantial concerns that the intended long-term operational use of the property is not the development of a bona fide horse show venue or legitimate equestrian recreational facility as originally represented. Rather, the public record, agency-related activities, and operational characteristics associated with the property raise serious concerns regarding potential industrial-scale manure handling, biochar processing, and waste-transfer-related activities inconsistent with the purpose of Commercial Equestrian zoning and the Equestrian Preserve Area.

Rezoning the property to Commercial Equestrian based upon representations of a horse show venue, while the operational realities and surrounding evidence suggest potential industrial or waste-processing uses, would undermine the integrity of Wellington's Comprehensive Plan, zoning protections, and public approval process.

The Council's recent action confirms that Wellington chose to maintain the original limitations associated with the Littlewood approvals rather than authorize expanded or materially different operational uses. That decision should be respected and enforced consistent with the stated purpose of the Equestrian Preserve Area.

For reference, the applicable sources include:

- Wellington Unified Land Development Code
- Wellington Comprehensive Plan Materials
- Town-Crier Article Regarding the 50th Street Approval

Thank you for your attention to this important matter.

Phoebe Weseley

River Run Farm LLC

From: Chevelle Hall
To: Kelly Ferraiolo
Cc: Jomekeyia McNeil
Subject: Fw: Official Comments Regarding Village of Wellington Notice 04012026- Petition # 2025-0004-REZ
Date: Monday, April 20, 2026 10:51:04 AM
Attachments: Manure Facility Village Council 4-14- Written Submission LYONS.docx
Outlook-nvwm53x0.png
Outlook-dwwpveke.png
Outlook-03qre2op.png
Outlook-xmsxqqbj.png
Outlook-h1hmiixk.png
Outlook-a4yxwdiy.png
Outlook-yx0eb0iz.png
Outlook-nhfrq2x5.png
Outlook-ilxthc01.png

Hi Kelly,

Please see the email below for your records.

Chevelle

Chevelle D. Hall, MMC
Village Clerk | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4118 | chall@wellingtonfl.gov

wellingtonfl.gov

From: Lyons, Sean <SLyons@lockton.com>
Sent: Tuesday, April 14, 2026 4:52 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Justin Meier <jmeier@wellingtonfl.gov>; Stephen Levin <slevin@wellingtonfl.gov>; Chevelle Hall <chall@wellingtonfl.gov>; Jomekeyia McNeil <JMcNeil@wellingtonfl.gov>
Cc: Sean Lyons <slyons1169@gmail.com>; drlorilyons@me.com <drlorilyons@me.com>
Subject: Official Comments Regarding Village of Wellington Notice 04012026- Petition # 2025-0004-REZ

This Message originated outside your organization.

Dear Mayor and Wellington Council members,

Please see that attached comments and questions regarding the proposed land use change per the above notice # 04012026 and regarding the property at 14833 50th Street, formerly known as Littlewood Equestrian Center.

As a resident, taxpayer, and homeowner that resides full time in a property that is roughly 800 feet or so from the north end of the property referenced above, our family asks that you deny this request for change in zoning for MANY reasons that just do not seem to add up for any constituents other than the developer and owner of such property listed above. We moved to Wellington in July of 2023 to get away from many of the bad zoning practices happening in Southwest Ranches in Broward county where we had previously lived for over 22 years. As an avid equestrian family and native South Floridians, we invested a significant amount of our hard earned money into our property here adjacent to the land concerning this zoning change. We paid almost $8.5 million for our property relying on the fact that it was zoned appropriately in the Village of Wellington, and that our investment was sound because we are in an Equestrian preserve designated for residential and NON-COMMERCIAL use. We could have NEVER imagined or expected that the Village would even remotely consider penalizing so many residents for the gain of one other resident that happens to be a developer.

When I met with the Mayor, the city legal counsel and others about 6 months ago in the Village Office, I was told that the owner of this property could run these manure transfer operations without changing the zoning because they had the right to do it because it is "agricultural", and I argued that it was a "Solid Waste Transfer Facility" and the four people at that table told me that it was not Solid Waste Transfer, and that they could operate there under the current zoning without the need to change it. But now, months later, they have filed to change it to have the ability for a Solid Waste Transfer Station (which they could eventually sell to Waste Management or some other company if zoning is changed and put a true trash transfer here as well under the proposed zoning and make themselves Tens of Millions more in profit) and other commercial uses including a facility that will have literally TONS of pollution (see attached document for pollutants per their application with the State Health Department) going into the air daily, retail operations, etc. So either the people in that room were not being honest about that assessment, or someone realized it actually was wrong, and they cannot operate these type of operations in this zoning, and so now we are looking to reward them by changing it??? How can you look at your community in the face and allow this?

Not only would allowing this zoning change to take place completely destroy the value of our home and farm (likely to reduce our value by more than $3,000,000), it also brings with it many safety and health hazards which cannot be forgotten nor ignored both directly to my home, but also a significant portion of the surrounding area and residents. We would expect that each of you would understand that you would not want, nor would you allow or support this change to happen **next door to your home.** You would not want to breath in the terrible smells (that are already occurring when the wind is from the Southeast) and pollutants that will be in the air coming from this facility according to the documents they have filed with the Florida Department of Health and other State agencies, and that you would also not want to significantly erode the value of homes which pay a very high millage tax rate here in the village (we pay nearly $100k per year in property tax) just to make one, already rich developer, even more rich.

It is completely unacceptable to change the rules of the area to the detriment of thousands of people and to devalue properties in the surrounding area by tens of millions of dollars (which will lower tax revenues via lower values against millage rates for which we will all refile with our property taxes immediately if this is somehow passed) just so that one person can run their business when they clearly purchased this site completely knowing how it was zoned and what it could be used for within its zoning rights. To make this exception would be an absolute slap in the face to your entire community and extremely disrespectful to those of us that love Wellington, and have invested significant portions of our wealth here in the community with the expectation that the Village and its representatives would have our back to keep our properties, families, and animal assets safe, valuable, and not polluted by the wants of one greedy and self-centered person!

Please see the attached document and ensure that it is also entered into the written notices and recorded regarding this ridiculous and punitive proposed change to the community at large. We would certainly appreciate you putting yourself in our shoes living next to this site and do the RIGHT thing for the Village and not pander to the greed and corruption that is trying to control you and make you their muse to get them more rich. We look forward to seeing each of you at the council meeting this evening and we are confident that you all will make the right decision here for the greater good of the community and to preserve the proper vision of the Village as it was set forth in its charter many years ago.

Thank you,

Sean T. Lyons & Lori Sawyer-Lyons

4600 Garden Point Trail
Wellington, FL 33414

Mobile 954.612.2224
slyons1169@gmail.com

April 14, 2026

Village of Wellington Village Council
12300 Forest Hill Boulevard
Wellington, FL 33414

Re: Preservation of Wellington's Equestrian Character and Protection of Existing Agricultural Operations

Dear Village Council Members,

My name is Laurie Stevens, and my husband, Dr. Haynes Stevens, and I have been residents and property owners in Wellington for over 21 years.

Wellington is not simply a residential community-it is a globally recognized equestrian destination to the Winter Equestrian Festival which brings thousands of horses, riders, and visitors from around the world each season. The unique character and economic vitality of this community are rooted in it's equestrian and agricultural foundation.

Over two decades ago, we relocated from Chicago with our children and purchased and developed our 10-acre property into both a professional equine veterinary clinic and horse hospital as well as a seasonal training facility. My husband, Haynes is a prominent equine sports medicine veterinary surgeon, and our facility play an active role in supporting the health and performance of horses within this community.

During the winter season, we host approximately 40 horses through seasonal trainers and their clients. During the off-season, our horses remain on the property along with a smaller number of boarders, and the veterinary clinic continues to operate year round. This is not a new or transient use-it is a long standing essential component of Wellington's equestrian infrastructure.

Horses are highly reactive to sudden movement, noise, and unfamiliar activity. The introduction of commercial traffic and operations immediately adjacent to an active riding arena materially increases the likelihood of spooking during training and riding. This is not a theoretical concern, it presents a direct risk to riders and handlers, including the potential risk for falls and serious injury. This is a very real concern of mine.

In addition to the clear safety implications, this type of disruption would have a measurable impact on our operations. Clients and trainers expect a safe and controlled environment for riding and training. Persistent exposure to disruptive commercial activity would make it difficult to maintain that standard, resulting in loss of boarders, reduced seasonal participation, and corresponding loss of income. This piece of property is an essential asset of our personal estate, and commercial development next door, and to our arena, will seriously diminish the value of not only our property, but every property surrounding it.

More broadly, commercial encroachment and operational challenges that are fundamentally incompatible with the Equestrian Residential zoning that protects that use. This includes increased run off, disruption of quiet conditions necessary for training, and the gradual erosion of the rural character that supports these operations. These impacts are direct, cumulative, and once introduced, difficult to mitigate.

Equally important, approval of commercial uses in traditionally equestrian and agricultural areas establishes a precedent that will inevitably invite further similar applications. This parcel is an island, surrounded by residences and over time, this incremental shift risks permanently altering the landscape of Wellington and undermining the very qualities that have made it internationally recognized.

We have invested decades of work, resources, and commitment into maintaining and contributing and to our property. So have our neighbors. We made those investments in reliance on land use protections that have defined this area for years.That is the very essence of what motivated Haynes and I to purchase this property and settle our livelihoods, and our lifestyle on it. Approving this application would undermine those protections and invite further encroachment that cannot be undone.

We respectfully urge the Board to consider denying these applications for the betterment of the equestrian community. Decisions made at this level carry lasting consequences- for land use patterns, for property owners who have invested their hearts, souls and money to be able to rely on existing zoning, and for the preservation of Wellington's identity. These proposals threaten Wellington's identity. Denial is the only way to maintain

Wellington's identity and to protect established equestrian and agricultural uses from incompatible commercial encroachment.

We appreciate your thoughtful consideration.

Respectfully,

Laurie Stevens
Dr, Haynes Stevens

From: Tim Stillings
To: Kelly Ferraiolo
Subject: FW: Opposition to Zoning Change
Date: Wednesday, April 15, 2026 8:24:46 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png

Tim Stillings
Planning, Zoning, and Building Director
Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Johan Rosenberg <bjrosenberg@tril1.com>
Sent: Tuesday, April 14, 2026 5:22 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Jomekeyia McNeil <JMcNeil@wellingtonfl.gov>; Chevelle Hall <chall@wellingtonfl.gov>; Stephen Levin <slevin@wellingtonfl.gov>
Subject: Opposition to Zoning Change

This Message originated outside your organization.

Dear: Council members, my name is Johan Rosenberg, EPA resident and equestrian property owner at 4591 South Road. I stood in this chamber and supported the Pod F zoning change — the community benefit was real. Tonight you are asked to grant that same equestrian commercial designation to a feed store, a manure transfer station, a biochar facility, and a vehicle repair base. The designation is identical. The community benefit is not.

Your own Comprehensive Plan, Policy LU&CD 1.3.3, restricts ECR to properties fronting an arterial or collector road. This property fronts Ousley Farms Road, 50th Street South, and S Road — all local streets on the Village's own Roadway Classification Map. Every

other ECR property in Wellington sits on a collector road. This application fails your Comprehensive Plan on its face.

Once granted, this designation cannot be ungranted. The feed store is the foot in the door. The manure facility, biochar plant, and vehicle repair base tell you what follows. Vehicle maintenance introduces oil discharge and chemical runoff requiring separate environmental permitting not addressed here.

Ousley Farms and 50th Street South are designated bridle paths. Policy EQ 2.3.2 states motorized traffic on these trails shall be strongly discouraged. In November 2022 this village's PZAB denied six to zero a master plan amendment for a single home at 977 Cindy Drive in Little Ranches because the parcel served a bridle trail connection. If a house on a quarter acre was too damaging, how does this Council justify an industrial waste operation on 49 acres with daily commercial trucks on a bridle path?

WPTV obtained public records showing village staff helped the applicant convince FDEP to classify this as agricultural — specifically to avoid this Council. The applicant's own words: 'It would be helpful if you could include verbiage that our business is agricultural and not industrial.' FDEP's own inspection called it a Yard Trash Transfer Station. Three agencies. Three classifications. Do not retroactively legitimize an operation built on a fabricated regulatory classification.

Two procedural defects require remand. First: reviewed as a Development Order Amendment, not a Comprehensive Plan amendment — EPC and PZAB applied the wrong standard. Second: the 500-foot notice radius is suburban. My property line is 660 feet from this parcel, separated by one property. I received no notice. That is a due process defect.

Deny this tonight. The road classification alone is disqualifying. If you do not deny it, remand it and require three conditions: a written FDEP classification, an approved manure management plan under Code Chapter 9, and a traffic study on bridle trail conflicts. This application fails on the law, on process, and on notice.

Thank you.

Johan Rosenberg LinkedIn,
GP TRIL 1, GM Astor Rose Farm
4591 South Road, Wellington FL 33414
561-631-6638 | bjrosenberg@TRIL1.com

William Stitt
14627 Hunter Lane
Wellington, Fl. 33414
451-445-0035

STATEMENT OPPOSING REZONING
PETITION 2025-0004-REZ

TO: **DATE:**

Village of Wellington April 14, 2026

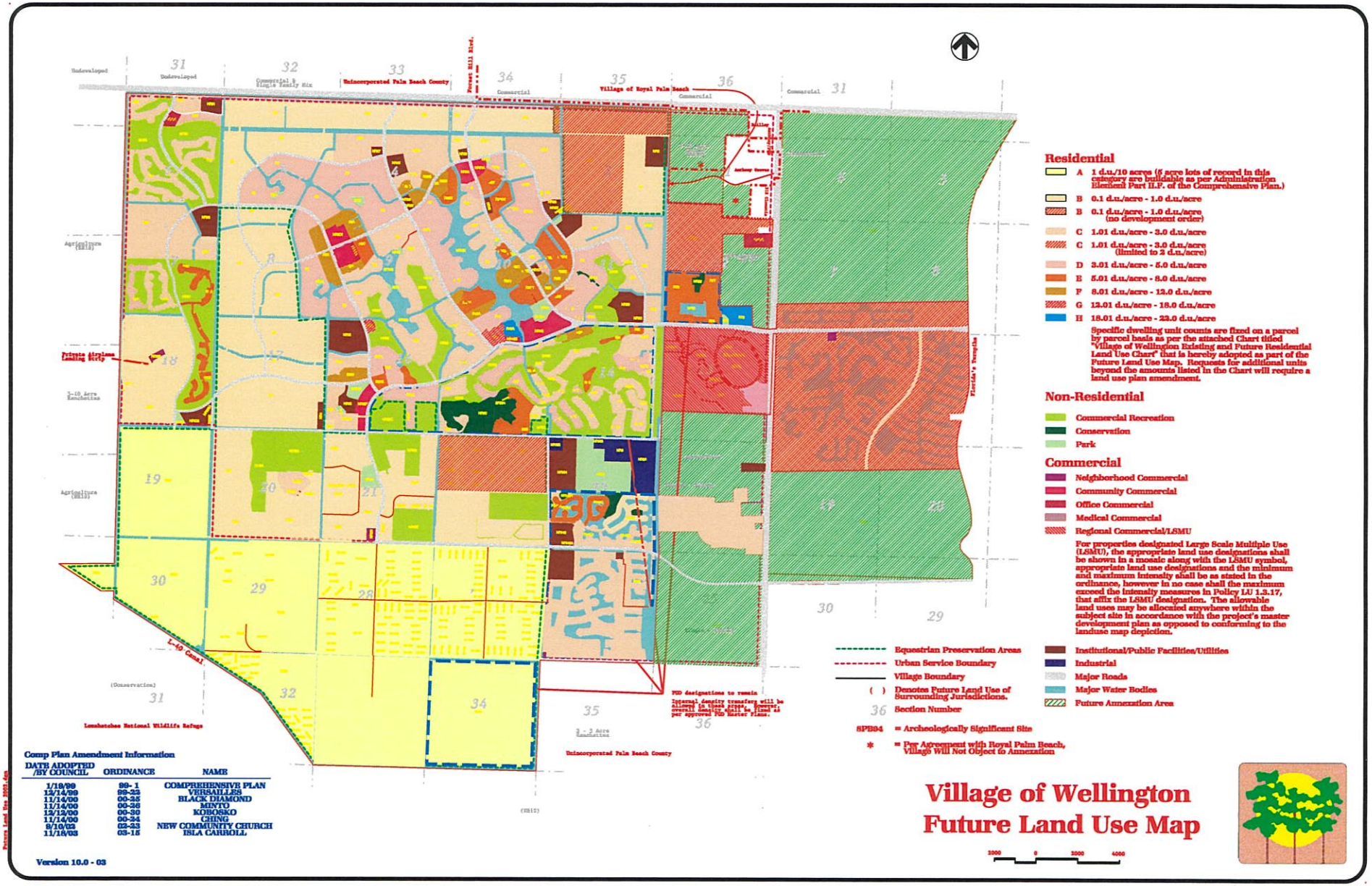
I have been an owner of properties adjacent to the subject parcel for over 25 years. Before moving to Wellington, I developed hundreds of properties. I got my start in New York City while attending the Columbia University Graduate Program in Real Estate Development; from there, I began purchasing properties in Florida. Accordingly, I endorse thoughtful, planned development; in fact, I am thankful for the work the applicant has done to improve Wellington. However, I absolutely oppose this proposed rezoning, not because it's in my backyard, but because it is just wrong.

I chose this location after developing property in the Town of Palm Beach; there the lowest density districts command the highest property values. In Palm Beach the lowest density residential district is known as the Large Estate Section. The area of Wellington under consideration is the lowest density in our town in fact, it is the lowest density zoning in the State of Florida (one residential unit per 10 acres). Palm Beach protects their community and would never consider allowing a bio char plant or a trucking hub warehouse in their prime residential area. The proposed commercial uses on the subject site, and those undisclosed uses the developer has planned for the remaining tens of acres, are completely incompatible with the multi-million dollar farms the surround this property.

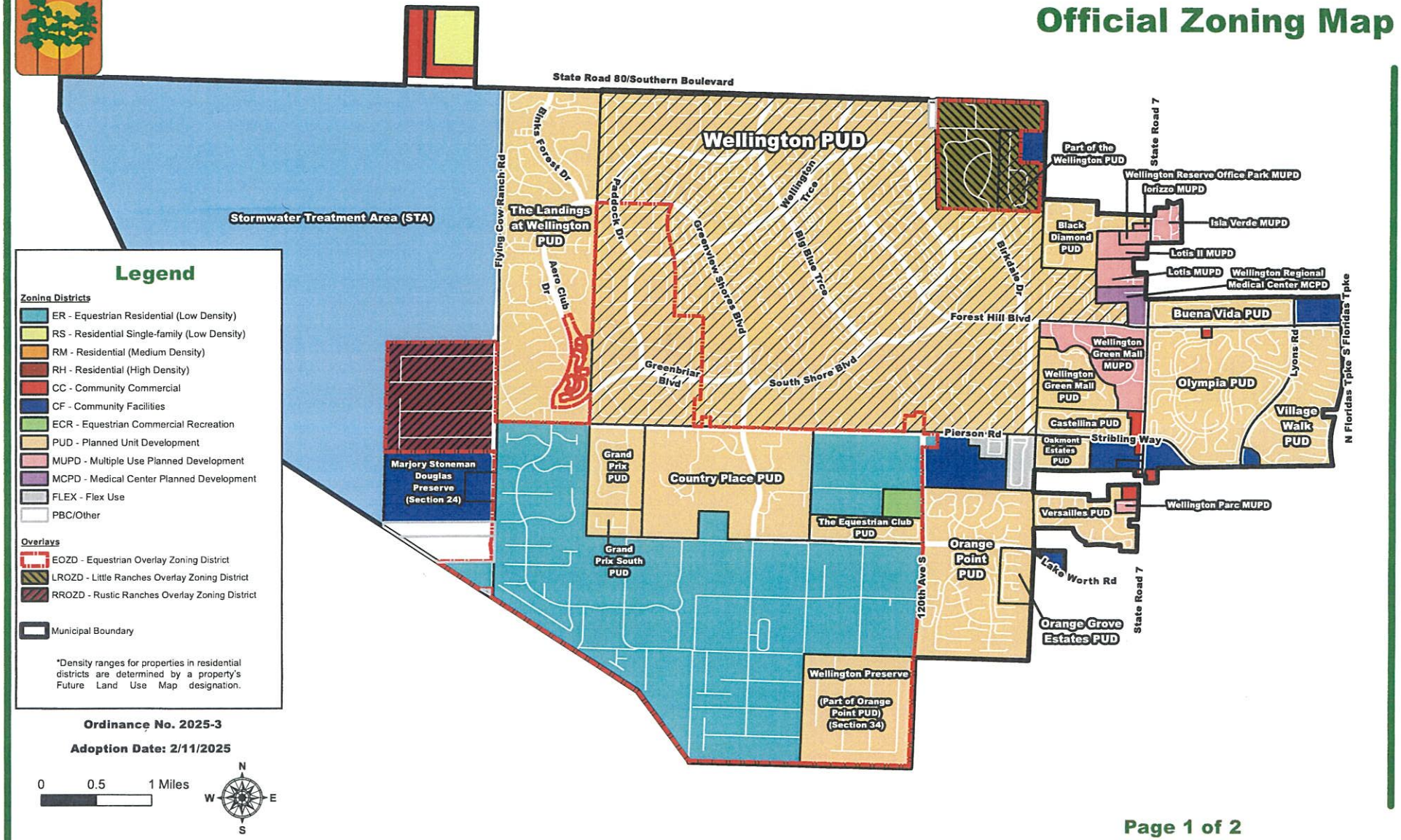
I was thrilled when I originally heard that David Burton had purchased the property from the Lychee farmers and that he intended to move the Littlewood show to this parcel. I was comforted during his approval process as I was told that David intended reside on 10 acres of this property. My family all liked to go to his show and proximity to a horse show equals increased property value.

To rezone this property from the lowest density residential to commercial is an insult to the entire equestrian community. Horses are prey animals; they are easily frightened. All three roads that front this parcel are part of the Wellington Trail System; due to the increased commercial truck traffic to and from the site no one rides any longer on those sections of the system. We used to ride there regularly to access other trails, but those are now also cut off to us.

I question why the Village staff would present such a dramatic rezoning to its residents as "cleaning up some paperwork" by falsely telling the story that "this property was always zoned commercial." Please see the attached proofs that their "spin" is clearly not true. Why would the Village litigate with one man, Jim Ritter, for years in an effort to preserve the integrity of Wellington zoning but go out of their way to completely throw out the zoning for another man? Please do the right thing for the community and stand against this rezoning.


Residential
A 1 d.u./10 acres (5 acre lots of record in this category are buildable as per Administration Element Part II.F. of the Comprehensive Plan.)
B 0.1 d.u./acre - 1.0 d.u./acre
B 0.1 d.u./acre - 1.0 d.u./acre (no development order)
C 1.01 d.u./acre - 3.0 d.u./acre
C 1.01 d.u./acre - 3.0 d.u./acre (limited to 2 d.u./acre)
D 3.01 d.u./acre - 5.0 d.u./acre
E 5.01 d.u./acre - 8.0 d.u./acre
F 8.01 d.u./acre - 12.0 d.u./acre
G 12.01 d.u./acre - 18.0 d.u./acre
H 18.01 d.u./acre - 22.0 d.u./acre
Specific dwelling unit counts are fixed on a parcel by parcel basis as per the attached Chart titled "Village of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the Chart will require a land use plan amendment.
Non-Residential
Commercial Recreation
Conservation
Park
Commercial
Neighborhood Commercial
Community Commercial
Office Commercial
Medical Commercial
Regional Commercial/LSMU
For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol, appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the landuse map depiction.
Equestrian Preservation Areas
Urban Service Boundary
Village Boundary
( ) Denotes Future Land Use of Surrounding Jurisdictions.
36 Section Number
8PB84 = Archeologically Significant Site
* = Per Agreement with Royal Palm Beach, Village Will Not Object to Annexation
Institutional/Public Facilities/Utilities
Industrial
Major Roads
Major Water Bodies
Future Annexation Area
Comp Plan Amendment Information
DATE ADOPTED /BY COUNCIL | ORDINANCE | NAME
1/19/99 | 99- 1 | COMPREHENSIVE PLAN
12/14/99 | 99-33 | VERSAILLES
11/14/00 | 00-25 | BLACK DIAMOND
11/14/00 | 00-26 | MINTO
12/12/00 | 00-30 | KOROSKO
11/14/00 | 00-24 | CHING
9/10/02 | 02-23 | NEW COMMUNITY CHURCH
11/18/03 | 03-15 | ISLA CARROLL
Version 10.0 - 03
Village of Wellington
Future Land Use Map
L-40 Canal
Lonahatchee National Wildlife Refuge
Unincorporated Palm Beach County
Village of Royal Palm Beach
Forest Hill Blvd.
Florida's Turnpike

Village of Wellington
Official Zoning Map



Legend

Zoning Districts

- ER - Equestrian Residential (Low Density)
- RS - Residential Single-family (Low Density)
- RM - Residential (Medium Density)
- RH - Residential (High Density)
- CC - Community Commercial
- CF - Community Facilities
- ECR - Equestrian Commercial Recreation
- PUD - Planned Unit Development
- MUPD - Multiple Use Planned Development
- MCPD - Medical Center Planned Development
- FLEX - Flex Use
- PBC/Other

Overlays

- EOZD - Equestrian Overlay Zoning District
- LROZD - Little Ranches Overlay Zoning District
- RROZD - Rustic Ranches Overlay Zoning District

Municipal Boundary

*Density ranges for properties in residential districts are determined by a property's Future Land Use Map designation.

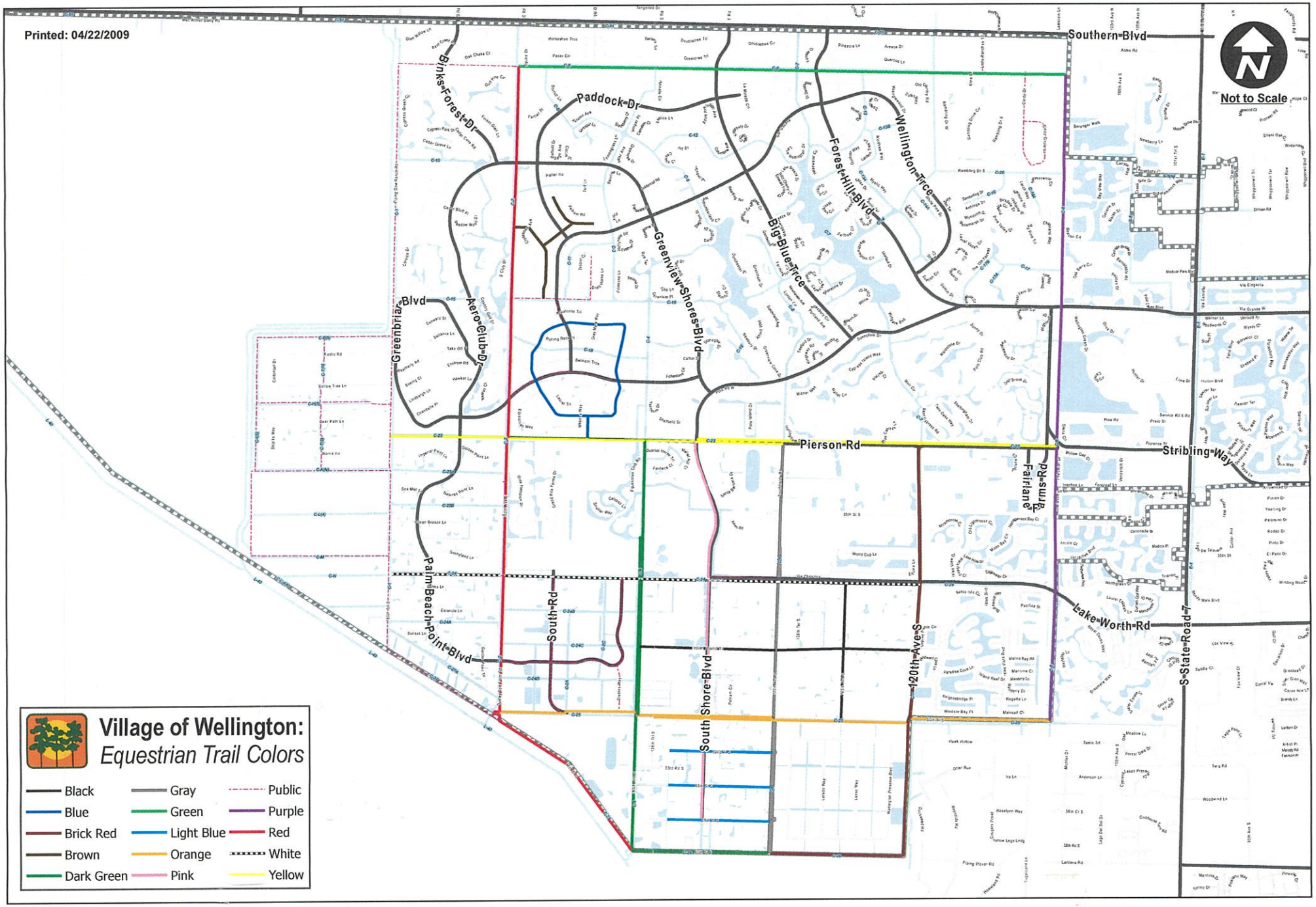
Ordinance No. 2025-3

Adoption Date: 2/11/2025

0 0.5 1 Miles

N W E S

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
561.791.4000 • www.wellingtonfl.gov


Printed: 04/22/2009
Not to Scale
Southern Blvd
Binks Forest Dr
Paddock Dr
Forest Hill Blvd
Wellington Trace
Big Blue Trace
Greenview Shores Blvd
Greenbriar Blvd
Aero Club Dr
Pierson Rd
Stribling Way
Fairlane Farms Rd
Palm Beach Point Blvd
South Rd
South Shore Blvd
120th Ave S
Lake Worth Rd
State Road 7
Village of Wellington:
Equestrian Trail Colors
Black
Blue
Brick Red
Brown
Dark Green
Gray
Green
Light Blue
Orange
Pink
Public
Purple
Red
White
Yellow

Cristina Danguillecourt
4741 Garden Point Trail
Wellington Fl 33414

April 14th, 2026.

Mayor Michael Napoleone: mnapoleone@wellingtonfl.gov
Vice Mayor Tanya Siskind: tsiskind@wellingtonfl.gov
Councilwoman Maria Antuna: mantuna@wellingtonfl.gov
Councilwoman Amanda Silvestri: ASilvestri@wellingtonfl.gov
Councilman John McGovern: jmcgovern@wellingtonfl.gov
Councilman Johnny Meier: jmeier@wellingtonfl.gov
Councilman Stephen Levin: slevin@wellingtonfl.gov
Village Clerk: chall@wellingtonfl.gov
Deputy Village Clerk: jmcneil@wellingtonfl.gov

Dear all,

I think before getting into it, my question would be the same I asked Mr. Stillings over a year ago: "Would you like to live next to that facility and its possible development?" The answer was no. And Mayor Michael Napoleone, who graciously met with a few owners of Palm Beach Point affected by all that was going on in that property, also said no.

I don't think anyone who cherishes their home would want to live next to what is there now or what we all know is planned for the future if the rezoning is permitted.

Please, listen and consider what the **residents who live there** are requesting, and not the petition of just one man **(who doesn't live there).**

PLEASE INCLUDE MY COMMENTS IN THE RECORD

The Property

Address: 14833 50th Street South, Wellington, FL — a 59-acre parcel formerly proposed for the Littlewood Equestrian Center.

Applicant: Far Niente Stables IX, LLC (property owner) and Agricultural Blending Company (ABC), operated by Matthew Bellissimo.

What is proposed: The applicant wants to remove the use restrictions that have been on this property since 2005 and rezone 49 acres from Equestrian Residential to Equestrian Commercial Recreation. The proposal shows a biochar manufacturing facility and a 14,000-square-foot commercial building.

The Issues

This is a major expansion of development rights.
This amendment is described as routine housekeeping. It is not. In 2005, the Village approved Ordinance 2005-19, which gave this property a limited Commercial Recreation land use designation, restricted to a specific list of equestrian uses (the Littlewood horse show). The 2005 staff report stated that the Village sought assurances the property would be used for horse shows because other Commercial Recreation uses "may be incompatible with the surrounding residential uses." These restrictions were deliberate. Removing them opens the door to the full range of commercial development allowed in the Equestrian Commercial Recreation district, potentially hundreds of thousands of square feet of commercial development on 49 acres.

The roads cannot handle commercial development.
Wellington's own Comprehensive Plan, Policy LU&CD 1.3.3, limits Equestrian Commercial Recreation to properties with frontage on an arterial or collector roadway. The property fronts Ousley Farms Road, 50th Street South, and S Road. All three are classified as local streets on the Village's Roadway Classification Map, not arterial or collector. Ousley Farms Road and 50th Street South are shell-based roads not built for commercial traffic volumes. Every other property in Wellington with full ECR rights is located on a collector road.

Commercial traffic will endanger horses and riders on the bridle trails.
Ousley Farms Road and 50th Street South are designated bridle paths. Wellington's Comprehensive Plan Policy EQ 2.3.2 states that motorized vehicle traffic on these trails "shall be strongly discouraged." The proposal would bring commercial truck traffic directly onto these bridle paths. This creates a direct conflict with the Equestrian Preservation Element and threatens the safety of riders and horses who use these trails daily.

The surrounding area is entirely low-density residential.
Every property surrounding this site, and every property within at ¾ mile in all directions, has a land use designation of Residential A and a zoning of Equestrian Residential. Residential A is the most restrictive land use designation in Wellington's Comprehensive Plan. The commercial uses you propose are not compatible with this residential and equestrian character.

The application did not follow the correct process.
The application was filed, reviewed, and recommended as a Development Order Amendment, not as a comprehensive plan amendment. The Equestrian Preserve Committee and the Planning, Zoning and Adjustment Board were not asked to evaluate this as a comprehensive plan amendment. They applied the wrong standard of review. The advisory board recommendations

are based on the wrong analysis. At the very least, this should be sent back to the EPC and PZ&A for review.

The existing operations on this property already affect the neighborhood.
The property currently operates a manure transfer station. Neighbors experience truck traffic, odor, and noise from this operation. It is a known fact that they have also filed for an air emissions permit for a proposed biochar production facility on this site. Biochar production involves burning tens of thousands of tons of manure using industrial equipment: kilns, combustion equipment, and emissions controls, not to mention the cooling that it requires with water.

Thank you for reading the comments made. I respectfully implore you listen to those of us who live there and will be affected by any rezoning, far more than what we already are.

Mr. Bellissimo doesn't live there. He doesn't suffer the traffic, the noise, the disruption of big trucks ruining the peace and quiet of a RESIDENTIAL AREA. Nor does he share the concern that one of our children, or anyone for that matter, can get hurt when hacking or simply riding their bicycle because of the traffic and big trucks.

Again, I ask a simple question: would any one of you like to live there now? Or as it may become if this rezoning is approved? Does **one man** truly carry more weight than an **entire community or residents or neighbors** who live there?

Thank you,

Cristina Danguillecourt

HOLTZMAN VOGEL

Washington, D.C.
Virginia
Florida
Arizona
New York
holtzmanvogel.com

February 9, 2026

Via Email
Chevelle Hall, Village Clerk
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414
villageclerk@wellingtonfl.gov
chall@wellingtonfl.gov

cc: Village Council
Jim Barnes, Village Manager
Laurie Cohen, Esq., Village Attorney

Re: Objections to Proposed Comprehensive Plan Amendment and Rezoning
Application No. 2025-0003-DOA / Draft Ordinance No. 2025-26
Application No. 2025-0004-REZ / Draft Ordinance No. 2025-27
Property: 14833 50th Street South (PCN 73-41-44-29-00-000-7010)

Dear Ms. Hall:

Please accept and file these written objections for the public record for Ordinance No. 2025-26 (comprehensive plan amendment) and Ordinance No. 2025-27 (rezoning), both of which are scheduled for an initial public hearing before the Village Council on February 10, 2026. The Village has presented these applications together, and the objections stated in this letter apply to both. Please forward this letter to the Village Council.

I submit these objections on behalf of Arion Holdings, L.L.C., which owns property adjacent to the subject site. All objections in our prior correspondence remain. Arion Holdings, L.L.C. does not waive its objection to the Village's denial of affected party status and expressly preserves that issue for appeal. We reserve the right to bring additional objections.

The Village Attorney confirmed in her January 15, 2026 correspondence that Application No. 2025-0003-DOA is an application for a comprehensive plan amendment, not a Development Order Amendment as it has been titled since its inception. The application was improperly presented to the Equestrian Preserve Committee and the Planning, Zoning and Adjustment Board as a development order amendment. Neither body reviewed or made a recommendation on this application as a comprehensive plan amendment. The Council is therefore being asked to transmit a comprehensive plan amendment to the state without the benefit of a recommendation from the advisory bodies that are required to review one.

The attachments for File No. 26-7539 (Application No. 2025-0003-DOA/Ordinance No. 2025-26) do not include the public comments submitted in connection with this application. The public comments only appear in the materials for File No. 26-7540 (App. No. 2025-0004-REZ/Ord. No. 2025-27). Public comments are part of the record and should be included in the file

for both the comprehensive plan amendment application and the rezoning application. We request that all public comments and written objections received in connection with these applications be included in the record and in any package transmitted to state review agencies in the event the Council votes to transmit the proposed Ordinance.

The Restrictions in Ordinance 2005-19 Were Deliberate

The Staff Report treats this amendment as a routine effort to "clean up" old site-specific conditions. This characterization is not supported by the record.

The current land use designation of Equestrian Commercial Recreation, or Commercial Recreation as it was known in 2005, was never fully approved for this property. The Village of Wellington, through Ordinance 2005-19, expressly limited the property to the maximum development specified in the Ordinance. A review of the 2005 record confirms this was not a mistake or a matter of archaic procedure as suggested in the Staff Report. The Village Commission at that time restricted the property because it feared the impacts that the full Commercial Recreation designation could create. As stated in the adoption staff report for Ordinance 2005-19:

> **"Staff has sought assurance from the applicant that the subject site will be used for equestrian horse shows, as proposed in the application. This is based on a concern that other uses allowed by the Commercial Recreation future land-use designation may be incompatible with the surrounding residential uses. Both the staff and the Village Attorney are satisfied that the proposed restrictive covenant will accomplish this purpose."**

The staff recommended approval only "subject to the execution of a restrictive covenant limiting the use of the property to specific uses." The restrictive covenant was never executed; the limitations were instead codified directly into Section 2 of the Ordinance.

The 2005 amendment application and staff report explain that the Littlewood Equestrian Center was a unique project and well known in the community. The Littlewood Horse Show had been in operation at different locations in Wellington and Palm Beach County and had lost its lease. This location was identified as the future site for that event. The Village and its staff were sympathetic to the Littlewood operators but concerned with approving full Commercial Recreation entitlements at this location. For that reason, the property was granted limited Commercial Recreation rights as specified in the list of uses within Ordinance 2005-19. The property was never approved for the full rights provided by Commercial Recreation (or Equestrian Commercial Recreation). The limitations in Ordinance 2005-19 still control today.

The plan amendment was supported by a conceptual master plan with the understanding that the master plan would be adopted in the future as a Planned Unit Development. The current property owner recognized this approach in 2010 when it submitted a PUD application to implement the existing entitlements but decided to withdraw the application. A PUD remains the correct mechanism to implement the limited entitlements on this property, not a rezoning to ECR as proposed in Application No. 2025-0004-REZ/Ord. No. 2025-27.

The conditions imposed in Ordinance 2005-19 were voluntarily proffered by the prior applicant and accepted by the Village Commission as part of a regulatory bargain. The Ordinance itself recites that "the applicant has voluntarily proposed conditions limiting the use of the property." The applicant initially prepared a voluntary restrictive covenant that would have limited

the equestrian uses and automatically released after ten years. That restrictive covenant was never executed. Instead, the limitations were codified directly into Section 2 of the Ordinance, which contains no sunset provision. The surrounding community has relied on these conditions since their adoption. They are not administrative artifacts to be cleaned up. They are substantive restrictions that define the scope of the entitlements on this property.

Deleting the Use Limitations Is an Expansion of Entitlements

The Staff Report states that the current requested amendments will "not result in any new entitlements." This is not true. Deleting the use limitations listed in Ordinance No. 2005-19 is an expansion of entitlements.

The Section 2 limitations defined the maximum permitted development on this property. They restricted the property to specific equestrian venue uses: show rings, schooling areas, and paddocks; covered viewing, starter, judges, announcer, and farrier stands; a show office not to exceed 7,500 square feet; vendor facilities associated with the commercial equestrian arena; permanent and temporary stalls (1,500 permanent and 500 temporary, with a combined cap of 2,000); a recreational vehicle area limited to 60 participants for seasonal stays; cooling stations, a veterinary office not to exceed 5,000 square feet, and related operational facilities; a VIP lounge not to exceed 10,000 square feet; two private residences on five-acre lots; and permitted accessory uses. Removing those limitations does not maintain the status quo. It opens the property to the full range of uses permitted under the ECR future land use designation.

The companion rezoning from Equestrian Residential to Equestrian Commercial Recreation (Ordinance No. 2025-27) compounds this expansion. Ordinance 2005-19 included a master plan and contemplated implementation of the limited uses through a planned unit development. The fact that the property was not rezoned at the time was not mere oversight, it was the intent. The applicant is aware. In 2010, they applied for a Planned Unit Development for the property to implement the showgrounds use. The record demonstrates that the limited Littlewood ECR designation was intentional and that maintaining the existing ER zoning (in anticipation of a future PUD) was as well. Together, the comprehensive plan amendment and the rezoning transform a property with narrowly defined horse show entitlements into one with significantly expanded entitlements.

The Amendment Is Inconsistent with Policy LU&CD 1.3.3

Any amendment to the Littlewood ECR designation on this property must be reviewed under the current development standards in place today. Since 2005, the Village has determined that Equestrian Commercial Recreation is a very intensive land use and is only allowed where served by an arterial or collector roadway. Policy LU&CD 1.3.3 states:

> **"Equestrian Commercial Recreation land use is <u>limited</u> to the Equestrian Preserve Area, located with <u>frontage on an arterial or collector roadway</u>, and limited to a maximum of 0.45 FAR."**

This property has frontage on Ousley Farms Road, 50th Street South, and South Road. Based on the Village of Wellington Roadway Classification Map, all three roadways are classified as local streets. None is an arterial or collector roadway. Allowing the full rights of Equestrian Commercial Recreation on this property is clearly inconsistent with Policy LU&CD 1.3.3.

The Village of Wellington has consistently followed this policy. All locations where the full rights of ECR are in effect are on properties that front a collector roadway, specifically Lake Worth Road, Pierson Road, and 120th Avenue. The ECR-designated properties are also all located where the most intense commercial development has been approved in the Equestrian Preserve Area, near the major competition venues. This property is a clear outlier to the ECR development pattern. The property is not in the center of the EPA and is not served by a collector or arterial roadway. The property is surrounded by properties designated Residential A, which is the most restrictive land use designation in Wellington pursuant to Policy LU&CD 1.2.1.

The Village made an exception in 2005 to the surrounding residential land use pattern to allow a known horse show to continue operations, but it restricted the property to only that use. As stated in the 2005 record, the Village was very concerned with the expansion of commercial uses at this location. The Village then followed that decision with the adoption of Policy LU&CD 1.3.3, restricting Equestrian Commercial Recreation to properties served by arterial or collector roadways. That policy restricts the ability to have full ECR rights on this property unless development patterns change in the future and the roadways become more than local residential streets.

Ousley Farms Road and 50th Street South are shell-based unpaved roads that are not constructed to serve high traffic volumes. These roads generate heavy dust and airborne particles with passing vehicles. They were planned, designed, and maintained as local residential streets and shared bridle paths. High traffic volumes restrict their purpose as local residential streets and shared bridle paths and harm the equestrian lifestyle that the Village's comprehensive plan is intended to preserve.

The Amendment Is Inconsistent with Policy EQ 2.3.2

In addition to serving as local streets, Ousley Farms Road and 50th Street South are designated bridle paths on the Equestrian Preserve Element Bridle Paths map. Ousley Farms Road is specifically designated as a "red" bridle trail. Policy EQ 2.3.2 states:

> **"Allow for the shared use of roadways and canal banks by horses, golf carts, and low speed vehicles. Use of motorized vehicles on the Blue, Green, Red, White and Brown Trails shall be strongly discouraged to increase the safety on the bridle trails handling higher equestrian traffic volumes due to proximity to the competition venues."**

Removing the use limitations in Ordinance 2005-19 and allowing the full intensity of ECR development on a property served only by designated bridle paths where motorized traffic is "strongly discouraged" is inconsistent with the Equestrian Preserve Element. The amendment would direct increased commercial traffic onto roadways that the Village's own comprehensive plan identifies as bridle trails warranting protection from motorized vehicles.

Policy LU&CD 3.1.4 Requires a Supermajority Vote

Policy LU&CD 3.1.4 states:

> **"Land use map amendments that increase the density or intensity of the adopted land use designation shall require the affirmative vote of four of the members of Wellington's Council."**

Removing the use limitations in Ordinance 2005-19 increases the intensity of the adopted designation by expanding the scope of permitted uses from a defined list of equestrian venue facilities to the full ECR use table. The Village Attorney's correspondence suggests that a simple majority of three votes is sufficient to approve this amendment. If the amendment increases intensity (it does) that position is incorrect, and four affirmative votes are required. Arion Holdings, LLC respectfully requests that this issue be resolved before any vote is taken on the proposed Ordinance.

These are just a few concrete examples of why this amendment is inconsistent with the Village's comprehensive plan and should not be transmitted. The specific policy conflicts identified above are reinforced by the broader planning context at this location.

Compatibility. This property is surrounded on all sides by properties designated Residential A, which is the "most restrictive" land use designation in Wellington pursuant to Policy LU&CD 1.2.1, established to protect the equestrian lifestyle. The Village Council recognized the incompatibility risk in 2005 and restricted the property accordingly. Granting unrestricted ECR entitlements in the middle of this residential neighborhood is incompatible with the surrounding land use pattern. That pattern has not changed since 2005.

Suitability. This property is adjacent to the Arthur R. Marshall Loxahatchee National Wildlife Refuge. During the original 2005 comprehensive plan amendment, the Florida Department of Community Affairs issued a formal objection regarding "Protection of Natural Areas/Groundwater Resources," specifically noting that the amendment did not "demonstrate or offer assurances regarding the protection of the nearby natural areas, including the Arthur Marshall Loxahatchee National Wildlife Refuge, or the protection of groundwater resources and surface runoff." The wildlife refuge has not moved. The concerns that DCA raised in 2005 about commercial development at this location remain applicable today, and they are amplified by any proposal to expand commercial entitlements beyond the limited uses approved in 2005. The amendment also does not consider the cumulative impacts of further development considering the existing manure transfer station and proposed solid waste operations located on this site adjacent to the aquatic preserve.

Public Facilities. This property relies on local unpaved residential streets for access. As described above, those streets are classified as local roads, designated as bridle paths, and are not constructed for commercial traffic volumes. The roadway infrastructure serving this property is not adequate to support the intensity of development that unrestricted ECR entitlements would permit. The arterial and collector roadways that serve every other full-ECR property in Wellington do not serve this one.

Internal Consistency. This letter identifies Policies LU&CD 1.2.1, LU&CD 1.3.3, and EQ 2.3.2 as three adopted comprehensive plan policies with which this amendment is inconsistent. The amendment is also inconsistent with the Village's land use plan for the Equestrian Preserve Area, which directs commercial development to the center of the EPA where other intense uses are located and served by adequate collector roadways, and discourages urban sprawl or spot planning.

Urban Sprawl. The amendment as proposed would allow significant commercial development in the middle of a residential neighborhood. This concern was raised by the Village Commission in 2005 and remains valid today. There is no Village policy or planning strategy to

support why an isolated commercial center is justified at this location. Approving intense urban land uses in a rural low-density area without adequate public facilities to support the use is inconsistent with the indicators of urban sprawl as defined in Chapter 163, Florida Statutes.

These proposed amendments should be denied. The landowner has a right to the limited land uses that were approved in 2005 to allow a horse show. Any expansion of commercial entitlements at this location, whether through the comprehensive plan amendment (Ordinance No. 2025-26) or the companion rezoning (Ordinance No. 2025-27), is inconsistent with the Village's comprehensive plan.

Arion Holdings, L.L.C. expressly reserves the right to raise additional objections at the second public hearing and in any subsequent proceedings with respect to both Ordinance No. 2025-26 and Ordinance No. 2025-27. We request that this letter be made part of the official record for both applications.

Sincerely,

Robert C. Volpe
Holtzman Vogel Baran
Torchinsky & Josefiak, PLLC
Counsel to Arion Holdings, L.L.C.

cc: Tim Stillings, Planning, Zoning, and Building Director (tstillings@wellingtonfl.gov)
Cory Cramer, Planning & Zoning Manager (ccramer@wellingtonfl.gov)
Kelly Ferraiolo, Senior Planner (KFerraiolo@wellingtonfl.gov)
Katie Edwards-Walpole (Katie@flfarmlaw.com)

HOLTZMAN VOGEL

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Virginia
Florida
Arizona
New York
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February 9, 2026

Via Email
Chevelle Hall, Village Clerk
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414
villageclerk@wellingtonfl.gov
chall@wellingtonfl.gov

cc: Village Council
Jim Barnes, Village Manager
Laurie Cohen, Esq., Village Attorney

Re: Objections to Proposed Comprehensive Plan Amendment and Rezoning
Application No. 2025-0003-DOA / Draft Ordinance No. 2025-26
Application No. 2025-0004-REZ / Draft Ordinance No. 2025-27
Property: 14833 50th Street South (PCN 73-41-44-29-00-000-7010)

Dear Ms. Hall:

Please accept and file these written objections for the public record for Ordinance No. 2025-26 (comprehensive plan amendment) and Ordinance No. 2025-27 (rezoning), both of which are scheduled for an initial public hearing before the Village Council on February 10, 2026. The Village has presented these applications together, and the objections stated in this letter apply to both. Please forward this letter to the Village Council.

I submit these objections on behalf of Happy Horse, LLC, which owns the properties located at 14996 and 14940 50th Street South (Parcel Nos. 73-41-44-32-00-000-3130 and 73-41-44-32-00-000-3010), adjacent to and within 500 feet of the property that is the subject of these applications. We reserve the right to bring additional objections.

Happy Horse, LLC joins in the written objections submitted by Arion Holdings, L.L.C., dated February 9, 2026, and incorporates those objections by reference as though fully stated herein. The proposed amendments are inconsistent with the Village's comprehensive plan, including Policies LU&CD 1.2.1, LU&CD 1.3.3, LU&CD 3.1.4, and EQ 2.3.2, and should not be transmitted for the reasons stated in that letter.

Happy Horse, LLC offers additional objections concerning traffic, environmental impacts, and the failure to account for existing conditions on the subject property.

First, the same traffic concerns described in the Arion Holdings objections apply with equal force here. The local unpaved streets serving this property, Ousley Farms Road and 50th Street South, are not constructed for commercial traffic volumes. Increased truck traffic from expanded commercial operations would degrade the roadway conditions and compromise their function as

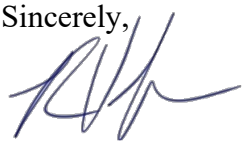
residential streets and bridle paths. Happy Horse, LLC's property on 50th Street South would bear a direct and disproportionate share of this impact.

Second, the amendment does not adequately address potential environmental impacts. The subject property is adjacent to the Arthur R. Marshall Loxahatchee National Wildlife Refuge. During the original 2005 comprehensive plan amendment, the Florida Department of Community Affairs issued a formal objection regarding the protection of natural areas and groundwater resources at this location. The wildlife refuge has not moved. The concerns that DCA raised in 2005 remain applicable today and are amplified by any proposal to expand commercial entitlements beyond the limited uses approved in 2005.

Third, and critically, the amendment does not account for the cumulative impacts of further development considering the existing operations on the subject property. There is an active manure transfer station on this site, and solid waste operations have been proposed adjacent to the aquatic preserve. The amendment's analysis of impacts cannot be considered adequate if it does not account for these existing and proposed uses in combination with the expanded commercial entitlements that would result from removing the Ordinance 2005-19 restrictions.

Happy Horse, LLC expressly reserves the right to raise additional objections at the second public hearing and in any subsequent proceedings with respect to both Ordinance No. 2025-26 and Ordinance No. 2025-27. We request that this letter be made part of the official record for both applications.

Sincerely,



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Counsel to Arion Holdings, L.L.C.

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February 9, 2026

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Re: Objections to Proposed Comprehensive Plan Amendment and Rezoning
Application No. 2025-0003-DOA / Draft Ordinance No. 2025-26
Application No. 2025-0004-REZ / Draft Ordinance No. 2025-27
Property: 14833 50th Street South (PCN 73-41-44-29-00-000-7010)

Dear Ms. Hall:

Please accept and file these written objections for the public record for Ordinance No. 2025-26 (comprehensive plan amendment) and Ordinance No. 2025-27 (rezoning), both of which are scheduled for an initial public hearing before the Village Council on February 10, 2026. The Village has presented these applications together, and the objections stated in this letter apply to both. Please forward this letter to the Village Council.

I submit these objections on behalf of Haras La Mexicana FL, LLC, which owns the property located at 14575 50th Street South (Parcel No. 73-41-44-29-00-000-5020), immediately east of and within 500 feet of the property that is the subject of these applications. We reserve the right to bring additional objections.

Haras La Mexicana FL, LLC joins in the written objections submitted by Arion Holdings, L.L.C., dated February 9, 2026, and incorporates those objections by reference as though fully stated herein. The proposed amendments are inconsistent with the Village's comprehensive plan, including Policies LU&CD 1.2.1, LU&CD 1.3.3, LU&CD 3.1.4, and EQ 2.3.2, and should not be transmitted for the reasons stated in that letter.

Haras La Mexicana FL, LLC emphasizes the objections concerning traffic and public facility impacts. This property is served exclusively by local unpaved residential streets: Ousley Farms Road, 50th Street South, and South Road, none of which is classified as an arterial or collector roadway. These roads are shell-based, generate heavy dust and airborne particles, and were planned, designed, and maintained as local residential streets and shared bridle paths.

Removing the use limitations in Ordinance 2005-19 and granting unrestricted ECR entitlements would permit a significantly greater intensity of commercial development than the

limited horse show use approved in 2005. The amendment does not adequately analyze the traffic impacts that this expansion would impose on the surrounding road network. Increased truck traffic and commercial vehicle traffic on these roads would degrade the roadways, compromise their function as bridle paths, and harm the residents and property owners who depend on them for daily access.

The roadway infrastructure serving this property is not adequate to support the intensity of development that unrestricted ECR entitlements would permit. Policy LU&CD 1.3.3 restricts full ECR rights to properties with frontage on an arterial or collector roadway for this very reason. Every other full-ECR property in Wellington is served by collector roadways. This one is not. The amendment is inconsistent with the public facilities requirements of the comprehensive plan.

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I submit these objections on behalf of William Edward Stitt, Trustee of the William Edward Stitt Revocable Trust. Mr. Stitt owns the property located at 14627 Hunter Lane (Parcel No. 73-41-44-32-02-000-0030), which is adjacent to and within 500 feet of the property that is the subject of these applications. We reserve the right to bring additional objections.

Mr. Stitt joins in the written objections submitted by Arion Holdings, L.L.C., dated February 9, 2026, and incorporates those objections by reference as though fully stated herein. The proposed amendments are inconsistent with the Village's comprehensive plan, including Policies LU&CD 1.2.1, LU&CD 1.3.3, LU&CD 3.1.4, and EQ 2.3.2, and should not be transmitted for the reasons stated in that letter.

The Restrictions in Ordinance 2005-19 Provide Value to Adjacent Properties

Mr. Stitt offers an additional objection. The existing restrictions on the Littlewood ECR future land use designation are not mere administrative artifacts. They provide direct value to the adjacent properties.

Mr. Stitt purchased his property with knowledge of the proposed Littlewood Equestrian Center and the restrictions placed on the Littlewood property to prohibit other ECR uses. The most

valuable land in Wellington is located near the equestrian show facilities. The promise, supported by restrictions codified in the comprehensive plan, that the property would be used as an equestrian facility offered significant value to this area of Wellington.

Now the applicant proposes to remove those restrictions and no longer plans to use the property for a horse show. This is not a cleanup. It is a fundamental change in the use of the property. The Village Commission in 2005 narrowly granted the ECR designation, specifically restricted it, and did so with careful consideration and caution. Removing those restrictions is a reneging on that regulatory bargain, one that Mr. Stitt and the surrounding community relied upon in making investment decisions.

The William Edward Stitt Revocable Trust expressly reserves the right to raise additional objections at the second public hearing and in any subsequent proceedings with respect to both Ordinance No. 2025-26 and Ordinance No. 2025-27. We request that this letter be made part of the official record for both applications.

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I submit these objections on behalf of Happy Horse, LLC, which owns the properties located at 14996 and 14940 50th Street South (Parcel Nos. 73-41-44-32-00-000-3130 and 73-41-44-32-00-000-3010), adjacent to and within 500 feet of the property that is the subject of these applications. We reserve the right to bring additional objections.

Happy Horse, LLC joins in the written objections submitted by Arion Holdings, L.L.C., dated February 9, 2026, and incorporates those objections by reference as though fully stated herein. The proposed amendments are inconsistent with the Village's comprehensive plan, including Policies LU&CD 1.2.1, LU&CD 1.3.3, LU&CD 3.1.4, and EQ 2.3.2, and should not be transmitted for the reasons stated in that letter.

Happy Horse, LLC offers additional objections concerning traffic, environmental impacts, and the failure to account for existing conditions on the subject property.

First, the same traffic concerns described in the Arion Holdings objections apply with equal force here. The local unpaved streets serving this property, Ousley Farms Road and 50th Street South, are not constructed for commercial traffic volumes. Increased truck traffic from expanded commercial operations would degrade the roadway conditions and compromise their function as

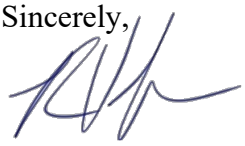
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Property: 14833 50th Street South (PCN 73-41-44-29-00-000-7010)

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valuable land in Wellington is located near the equestrian show facilities. The promise, supported by restrictions codified in the comprehensive plan, that the property would be used as an equestrian facility offered significant value to this area of Wellington.

Now the applicant proposes to remove those restrictions and no longer plans to use the property for a horse show. This is not a cleanup. It is a fundamental change in the use of the property. The Village Commission in 2005 narrowly granted the ECR designation, specifically restricted it, and did so with careful consideration and caution. Removing those restrictions is a reneging on that regulatory bargain, one that Mr. Stitt and the surrounding community relied upon in making investment decisions.

The William Edward Stitt Revocable Trust expressly reserves the right to raise additional objections at the second public hearing and in any subsequent proceedings with respect to both Ordinance No. 2025-26 and Ordinance No. 2025-27. We request that this letter be made part of the official record for both applications.

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I submit these objections on behalf of Arion Holdings, L.L.C., which owns property adjacent to the subject site. All objections in our prior correspondence remain. Arion Holdings, L.L.C. does not waive its objection to the Village's denial of affected party status and expressly preserves that issue for appeal. We reserve the right to bring additional objections.

The Village Attorney confirmed in her January 15, 2026 correspondence that Application No. 2025-0003-DOA is an application for a comprehensive plan amendment, not a Development Order Amendment as it has been titled since its inception. The application was improperly presented to the Equestrian Preserve Committee and the Planning, Zoning and Adjustment Board as a development order amendment. Neither body reviewed or made a recommendation on this application as a comprehensive plan amendment. The Council is therefore being asked to transmit a comprehensive plan amendment to the state without the benefit of a recommendation from the advisory bodies that are required to review one.

The attachments for File No. 26-7539 (Application No. 2025-0003-DOA/Ordinance No. 2025-26) do not include the public comments submitted in connection with this application. The public comments only appear in the materials for File No. 26-7540 (App. No. 2025-0004-REZ/Ord. No. 2025-27). Public comments are part of the record and should be included in the file

for both the comprehensive plan amendment application and the rezoning application. We request that all public comments and written objections received in connection with these applications be included in the record and in any package transmitted to state review agencies in the event the Council votes to transmit the proposed Ordinance.

The Restrictions in Ordinance 2005-19 Were Deliberate

The Staff Report treats this amendment as a routine effort to "clean up" old site-specific conditions. This characterization is not supported by the record.

The current land use designation of Equestrian Commercial Recreation, or Commercial Recreation as it was known in 2005, was never fully approved for this property. The Village of Wellington, through Ordinance 2005-19, expressly limited the property to the maximum development specified in the Ordinance. A review of the 2005 record confirms this was not a mistake or a matter of archaic procedure as suggested in the Staff Report. The Village Commission at that time restricted the property because it feared the impacts that the full Commercial Recreation designation could create. As stated in the adoption staff report for Ordinance 2005-19:

> **"Staff has sought assurance from the applicant that the subject site will be used for equestrian horse shows, as proposed in the application. This is based on a concern that other uses allowed by the Commercial Recreation future land-use designation may be incompatible with the surrounding residential uses. Both the staff and the Village Attorney are satisfied that the proposed restrictive covenant will accomplish this purpose."**

The staff recommended approval only "subject to the execution of a restrictive covenant limiting the use of the property to specific uses." The restrictive covenant was never executed; the limitations were instead codified directly into Section 2 of the Ordinance.

The 2005 amendment application and staff report explain that the Littlewood Equestrian Center was a unique project and well known in the community. The Littlewood Horse Show had been in operation at different locations in Wellington and Palm Beach County and had lost its lease. This location was identified as the future site for that event. The Village and its staff were sympathetic to the Littlewood operators but concerned with approving full Commercial Recreation entitlements at this location. For that reason, the property was granted limited Commercial Recreation rights as specified in the list of uses within Ordinance 2005-19. The property was never approved for the full rights provided by Commercial Recreation (or Equestrian Commercial Recreation). The limitations in Ordinance 2005-19 still control today.

The plan amendment was supported by a conceptual master plan with the understanding that the master plan would be adopted in the future as a Planned Unit Development. The current property owner recognized this approach in 2010 when it submitted a PUD application to implement the existing entitlements but decided to withdraw the application. A PUD remains the correct mechanism to implement the limited entitlements on this property, not a rezoning to ECR as proposed in Application No. 2025-0004-REZ/Ord. No. 2025-27.

The conditions imposed in Ordinance 2005-19 were voluntarily proffered by the prior applicant and accepted by the Village Commission as part of a regulatory bargain. The Ordinance itself recites that "the applicant has voluntarily proposed conditions limiting the use of the property." The applicant initially prepared a voluntary restrictive covenant that would have limited

the equestrian uses and automatically released after ten years. That restrictive covenant was never executed. Instead, the limitations were codified directly into Section 2 of the Ordinance, which contains no sunset provision. The surrounding community has relied on these conditions since their adoption. They are not administrative artifacts to be cleaned up. They are substantive restrictions that define the scope of the entitlements on this property.

Deleting the Use Limitations Is an Expansion of Entitlements

The Staff Report states that the current requested amendments will "not result in any new entitlements." This is not true. Deleting the use limitations listed in Ordinance No. 2005-19 is an expansion of entitlements.

The Section 2 limitations defined the maximum permitted development on this property. They restricted the property to specific equestrian venue uses: show rings, schooling areas, and paddocks; covered viewing, starter, judges, announcer, and farrier stands; a show office not to exceed 7,500 square feet; vendor facilities associated with the commercial equestrian arena; permanent and temporary stalls (1,500 permanent and 500 temporary, with a combined cap of 2,000); a recreational vehicle area limited to 60 participants for seasonal stays; cooling stations, a veterinary office not to exceed 5,000 square feet, and related operational facilities; a VIP lounge not to exceed 10,000 square feet; two private residences on five-acre lots; and permitted accessory uses. Removing those limitations does not maintain the status quo. It opens the property to the full range of uses permitted under the ECR future land use designation.

The companion rezoning from Equestrian Residential to Equestrian Commercial Recreation (Ordinance No. 2025-27) compounds this expansion. Ordinance 2005-19 included a master plan and contemplated implementation of the limited uses through a planned unit development. The fact that the property was not rezoned at the time was not mere oversight, it was the intent. The applicant is aware. In 2010, they applied for a Planned Unit Development for the property to implement the showgrounds use. The record demonstrates that the limited Littlewood ECR designation was intentional and that maintaining the existing ER zoning (in anticipation of a future PUD) was as well. Together, the comprehensive plan amendment and the rezoning transform a property with narrowly defined horse show entitlements into one with significantly expanded entitlements.

The Amendment Is Inconsistent with Policy LU&CD 1.3.3

Any amendment to the Littlewood ECR designation on this property must be reviewed under the current development standards in place today. Since 2005, the Village has determined that Equestrian Commercial Recreation is a very intensive land use and is only allowed where served by an arterial or collector roadway. Policy LU&CD 1.3.3 states:

> **"Equestrian Commercial Recreation land use is <u>limited</u> to the Equestrian Preserve Area, located with <u>frontage on an arterial or collector roadway</u>, and limited to a maximum of 0.45 FAR."**

This property has frontage on Ousley Farms Road, 50th Street South, and South Road. Based on the Village of Wellington Roadway Classification Map, all three roadways are classified as local streets. None is an arterial or collector roadway. Allowing the full rights of Equestrian Commercial Recreation on this property is clearly inconsistent with Policy LU&CD 1.3.3.

The Village of Wellington has consistently followed this policy. All locations where the full rights of ECR are in effect are on properties that front a collector roadway, specifically Lake Worth Road, Pierson Road, and 120th Avenue. The ECR-designated properties are also all located where the most intense commercial development has been approved in the Equestrian Preserve Area, near the major competition venues. This property is a clear outlier to the ECR development pattern. The property is not in the center of the EPA and is not served by a collector or arterial roadway. The property is surrounded by properties designated Residential A, which is the most restrictive land use designation in Wellington pursuant to Policy LU&CD 1.2.1.

The Village made an exception in 2005 to the surrounding residential land use pattern to allow a known horse show to continue operations, but it restricted the property to only that use. As stated in the 2005 record, the Village was very concerned with the expansion of commercial uses at this location. The Village then followed that decision with the adoption of Policy LU&CD 1.3.3, restricting Equestrian Commercial Recreation to properties served by arterial or collector roadways. That policy restricts the ability to have full ECR rights on this property unless development patterns change in the future and the roadways become more than local residential streets.

Ousley Farms Road and 50th Street South are shell-based unpaved roads that are not constructed to serve high traffic volumes. These roads generate heavy dust and airborne particles with passing vehicles. They were planned, designed, and maintained as local residential streets and shared bridle paths. High traffic volumes restrict their purpose as local residential streets and shared bridle paths and harm the equestrian lifestyle that the Village's comprehensive plan is intended to preserve.

The Amendment Is Inconsistent with Policy EQ 2.3.2

In addition to serving as local streets, Ousley Farms Road and 50th Street South are designated bridle paths on the Equestrian Preserve Element Bridle Paths map. Ousley Farms Road is specifically designated as a "red" bridle trail. Policy EQ 2.3.2 states:

> **"Allow for the shared use of roadways and canal banks by horses, golf carts, and low speed vehicles. Use of motorized vehicles on the Blue, Green, Red, White and Brown Trails shall be strongly discouraged to increase the safety on the bridle trails handling higher equestrian traffic volumes due to proximity to the competition venues."**

Removing the use limitations in Ordinance 2005-19 and allowing the full intensity of ECR development on a property served only by designated bridle paths where motorized traffic is "strongly discouraged" is inconsistent with the Equestrian Preserve Element. The amendment would direct increased commercial traffic onto roadways that the Village's own comprehensive plan identifies as bridle trails warranting protection from motorized vehicles.

Policy LU&CD 3.1.4 Requires a Supermajority Vote

Policy LU&CD 3.1.4 states:

> **"Land use map amendments that increase the density or intensity of the adopted land use designation shall require the affirmative vote of four of the members of Wellington's Council."**

Removing the use limitations in Ordinance 2005-19 increases the intensity of the adopted designation by expanding the scope of permitted uses from a defined list of equestrian venue facilities to the full ECR use table. The Village Attorney's correspondence suggests that a simple majority of three votes is sufficient to approve this amendment. If the amendment increases intensity (it does) that position is incorrect, and four affirmative votes are required. Arion Holdings, LLC respectfully requests that this issue be resolved before any vote is taken on the proposed Ordinance.

These are just a few concrete examples of why this amendment is inconsistent with the Village's comprehensive plan and should not be transmitted. The specific policy conflicts identified above are reinforced by the broader planning context at this location.

Compatibility. This property is surrounded on all sides by properties designated Residential A, which is the "most restrictive" land use designation in Wellington pursuant to Policy LU&CD 1.2.1, established to protect the equestrian lifestyle. The Village Council recognized the incompatibility risk in 2005 and restricted the property accordingly. Granting unrestricted ECR entitlements in the middle of this residential neighborhood is incompatible with the surrounding land use pattern. That pattern has not changed since 2005.

Suitability. This property is adjacent to the Arthur R. Marshall Loxahatchee National Wildlife Refuge. During the original 2005 comprehensive plan amendment, the Florida Department of Community Affairs issued a formal objection regarding "Protection of Natural Areas/Groundwater Resources," specifically noting that the amendment did not "demonstrate or offer assurances regarding the protection of the nearby natural areas, including the Arthur Marshall Loxahatchee National Wildlife Refuge, or the protection of groundwater resources and surface runoff." The wildlife refuge has not moved. The concerns that DCA raised in 2005 about commercial development at this location remain applicable today, and they are amplified by any proposal to expand commercial entitlements beyond the limited uses approved in 2005. The amendment also does not consider the cumulative impacts of further development considering the existing manure transfer station and proposed solid waste operations located on this site adjacent to the aquatic preserve.

Public Facilities. This property relies on local unpaved residential streets for access. As described above, those streets are classified as local roads, designated as bridle paths, and are not constructed for commercial traffic volumes. The roadway infrastructure serving this property is not adequate to support the intensity of development that unrestricted ECR entitlements would permit. The arterial and collector roadways that serve every other full-ECR property in Wellington do not serve this one.

Internal Consistency. This letter identifies Policies LU&CD 1.2.1, LU&CD 1.3.3, and EQ 2.3.2 as three adopted comprehensive plan policies with which this amendment is inconsistent. The amendment is also inconsistent with the Village's land use plan for the Equestrian Preserve Area, which directs commercial development to the center of the EPA where other intense uses are located and served by adequate collector roadways, and discourages urban sprawl or spot planning.

Urban Sprawl. The amendment as proposed would allow significant commercial development in the middle of a residential neighborhood. This concern was raised by the Village Commission in 2005 and remains valid today. There is no Village policy or planning strategy to

support why an isolated commercial center is justified at this location. Approving intense urban land uses in a rural low-density area without adequate public facilities to support the use is inconsistent with the indicators of urban sprawl as defined in Chapter 163, Florida Statutes.

These proposed amendments should be denied. The landowner has a right to the limited land uses that were approved in 2005 to allow a horse show. Any expansion of commercial entitlements at this location, whether through the comprehensive plan amendment (Ordinance No. 2025-26) or the companion rezoning (Ordinance No. 2025-27), is inconsistent with the Village's comprehensive plan.

Arion Holdings, L.L.C. expressly reserves the right to raise additional objections at the second public hearing and in any subsequent proceedings with respect to both Ordinance No. 2025-26 and Ordinance No. 2025-27. We request that this letter be made part of the official record for both applications.

Sincerely,

Robert C. Volpe
Holtzman Vogel Baran
Torchinsky & Josefiak, PLLC
Counsel to Arion Holdings, L.L.C.

cc: Tim Stillings, Planning, Zoning, and Building Director (tstillings@wellingtonfl.gov)
Cory Cramer, Planning & Zoning Manager (ccramer@wellingtonfl.gov)
Kelly Ferraiolo, Senior Planner (KFerraiolo@wellingtonfl.gov)
Katie Edwards-Walpole (Katie@flfarmlaw.com)

From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Proposed Projects Public Comment
Date: Friday, October 31, 2025 10:38:01 AM

This Message originated outside your organization.

Proposed Projects Public Comment

To provide a comment on a development proposal, please fill out the form below. If you would like additional information, please visit our active projects page or email planninginfo@wellingtonfl.gov. All comments become part of the Public Record and will be part of the project file for the respective project/development proposal. If you wish for the comments to be heard or read at a public hearing, attendance at a hearing is required and a public comment card must be filled out. If the comment is received by 5PM the day prior to a hearing, it will be provided to the respective hearing body.

Public Comment	
Project/Development Proposal	Ousley Hay and Feed
First Name	Randy
Last Name	Halvorsrod
Email	Halvorsrodfarm@yahoo.com
Address	852 Cindy Dr.
City	Wellington
State	Florida
Zip Code	33414
Support or Oppose	Oppose
Comment (Limited to 1,000 characters)	This should not be allowed in the area that it's been illegally operating for all these years. That is a residential farm area. The amount of trucks that go through there is ridiculous and there's no reason for it to be where it is located. He can say it's a mixing station, but it's not. It's a transfer station. Talk to any of the haulers. They do not need a tack or or a feed store there either. It seems no matter what Bellissimo wants he gets and it's very sad and disheartening. This project does not belong in that area.

Email not displaying correctly? View it in your browser.

From:	Tim Stillings
To:	Laurie Cohen; Rachel Bausch; Cory Cramer; Kelly Ferraiolo
Subject:	Fwd: Plan Numbers 2025-0003-DOA, 2025-0003-SP, 2025-0002-REZ; Public Comment for the Record
Date:	Wednesday, October 29, 2025 10:25:06 AM
Attachments:	image001.png We sent you safe versions of your files.msg

Tim

Begin forwarded message:

From: Katie Edwards-Walpole <Katie@flfarmlaw.com>
Date: October 29, 2025 at 10:19:10 AM EDT
To: Village Clerk <villageclerk@wellingtonfl.gov>
Cc: Tim Stillings <tstillings@wellingtonfl.gov>, Katie Edwards-Walpole <Katie@flfarmlaw.com>, Sara Baxter <SBaxter@pbc.gov>, "Lisa Amara A." <lamara@pbc.gov>, "Garner, Sean" <sean.garner@fdacs.gov>
Subject: Plan Numbers 2025-0003-DOA, 2025-0003-SP, 2025-0002-REZ; Public Comment for the Record

Mimecast Attachment Protection was unable to create safe copies of your attachments.

This Message originated outside your organization.

Dear Madame Clerk:

I understand that the following applications may be placed before the Equestrian Preserve Committee at its November 5, 2025, meeting: Plan Numbers 2025-0003-DOA, 2025-0003-SP, 2025-0002-REZ. Please accept and file this written comment and attachment for the record, on behalf of Arion Holdings, L.L.C., the owner of property located at 15000 46 Lane South in Wellington.

The applicant asks the Village to call a duck swimming in a pond a water turkey. Why? If it looks like a duck, swims like a duck, and quacks like a duck, it's a duck.

Florida Statute 403.7043 expressly prohibits, a county or a municipality from adopting by ordinance any definition that is inconsistent with the definitions in s. 403.703, Fla. Stat. Any application that urges the Village to create or expand the definitions for solid waste terms **defined by the Legislature** must be rejected, including, 'agricultural transshipment facility', 'mixing station', 'source separated organics processing facility', and 'blending facility'.

Sec. 3.2.1 of the Village's Land Development Regulations is equally clear: Terms used in these regulations **shall** have the meanings prescribed by the Florida State Statutes for the same terms. Some technical terms which are unique to an article may be defined within the respective article.

The **Florida Legislature** defines 'transfer station' as a site, the primary purpose of which is to store or hold solid waste for transport to a processing or disposal facility. § 403.703(43), Fla. Stat. We are not dealing with an activity or land use that is so unique that the Village needs adopt any ordinance containing definitions inconsistent with § 403.703, Fla. Stat. The Fourth District Court of Appeal knows how to apply the statutory-defined terms for consistency:

Generally, solid municipal waste disposal involves a three-stage process. The first stage is "hauling." During the hauling stage, local capacity collection trucks pick up waste from commercial and residential customers. The second stage is the "transfer stage," during which collection trucks bring the waste to a transfer station, where it is combined, compacted, loaded onto larger capacity tractor trailers, and transported to a disposal facility. The third and final stage is "disposal." During the disposal stage, the waste is deposited at a landfill or incineration facility. The transfer stage is necessary because disposal sites are often far away from collection sites. Since the transfer stage tractor-trailer trucks have greater carrying capacity than the collection trucks, this middle step makes long-distance waste transportation more efficient. ***Okeechobee Landfill, Inc. v. Republic Servs. of Fla., Ltd. P'ship***, 931 So. 2d 942, 943 (Fla. 4th DCA 2006),

So why is the applicant urging the Village to ignore Florida law, and moreover, why is the Village continuing to allow the applicant to move ahead, knowing, it's a manure transfer station. The agency records from the Solid Waste Authority are attached. In March 2023, the site inspector notes in her comments the facility is solely a manure transfer station. If a picture is worth a thousand words, these speak volumes.

The Village of Wellington has no statutory authority to extend, contradict, create, or depart from the terms and definitions governing solid waste, including the statutory definition of 'solid waste' which ***includes*** garbage, rubbish, refuse, special waste, or other discarded material, including solid, liquid, semisolid, or contained gaseous material ***resulting from agricultural operations***. § 403.703(38), Fla. Stat.

Finally, the Arion property is enrolled in the Equine Best Management Practices and has executed its Notice of Intent to implement, under the 2024 revisions: Florida Equine Operations Water Quality and Water Quantity Best Management Practices. The proximity of the Arion property to the facility raises questions

about Equine BMP implementation assurance, given the amount of horse manure collected by the applicant from horse farms. Under the attached Memorandum of Agreement, the Florida Department of Agriculture and Consumer Services retained the final authority regarding disputes.

Maybe we are dealing with ducks after all, and the Legislature and courts know the difference between a duck and a decoy. Does the Village of Wellington?

Regards,
Katie Edwards-Walpole

Cc: Tim Stillings, AICP, Planning, Zoning & Building Director, Village of Wellington
Sean Garner, Esq., Florida Department of Agriculture and Consumer Services
Lisa Amara, Director of Zoning, Palm Beach County
Vice Mayor Sara Baxter, Palm Beach County/Chairman of the Board, Solid Waste Authority of Palm Beach County

MATTHEW F. LUPARDO, P.A.

ATTORNEY AT LAW

MEMBER NEW YORK AND FLORIDA BARS

REGIONAL PROFESSIONAL BUILDING
685 ROYAL PALM BEACH BOULEVARD
SUITE 104
ROYAL PALM BEACH, FLORIDA 33411

TELEPHONE (561) 204-2988
FACSIMILE (561) 204-2989

May 22, 2025

BY EMAIL & CERTIFIED MAIL
Michael J. Napoleone
Mayor
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414
Email: MNapoleone@WellingtonFl.gov

BY EMAIL & CERTIFIED MAIL
Tanya Siskind
Vice Mayor
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414
Email: TSiskind@WellingtonFl.gov

BY EMAIL & CERTIFIED MAIL
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BY EMAIL & CERTIFIED MAIL
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Email: MAntuna@WellingtonFl.gov

BY EMAIL & CERTIFIED MAIL
Amanda Silvestri
Councilwoman
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414
Email: ASilvestri@WellingtonFl.gov

OBJECTION TO PERMIT APPLICATION
2025-001-ZCON

RE	Property:	4700 Garden Point Trail, Wellington, Fl 33414
	PCN#:	73-41-44-19-01-010-0010
	Legal Desc:	Lot 1, Block 10, PALM BEACH POINT, according to the Plat thereof as recorded in Plat Book 33, Pages 133 to 136 inclusive, of the Public Records of Palm Beach County, Florida.
	Our File No.:	RE 25-380
	Permit No.:	2025-0001-ZCON/14833 50th Street South

Dear Village of Wellington Council Members,

I legally represent Neil and Deborah Rego, the owners of the above-referenced Property. The intent of this correspondence is to put the Village of Wellington ("Village") on notice that my clients oppose the above-referenced permit application for the proposed expansion of the manure blending and transfer station located at 14833 50th Street South. Furthermore, my clients also want to state their objection to the concomitant paving and expansion of 50th Street to support the material increase in manure processing contemplated by this permit application.

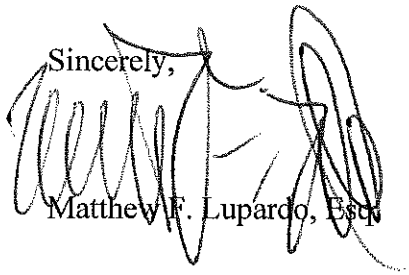
Importantly, I have included the legal description and parcel control number of my clients' property to allow the Village to confirm the very close proximity of their residence to the manure station and to 50th Street. The southwest corner of their property is only 496 yards from 50th Street. Currently, and without contemplated improvements, 50th Street poses a significant noise nuisance to my clients due to the increasing commercial vehicle traffic conducted thereon. This is even without the contemplated improvements necessary to handle the additional volume of commercial vehicle traffic that will inevitably result from the expansion of the manure station. The improvement of 50th Street will only create a great deal of additional noise and traffic which will inevitably degrade and diminish the high-quality equestrian quality of life and ambient that all the residents of Palm Beach Point, and the adjoining farms and homeowners associations, have come to expect and enjoy since Wellington's ascendance to the equestrian capital of the United States. As such, any increase in traffic and/or concomitant improvements to 50th Street will only severely affect the proximate residents and the Village at large.

The distance from the southeast corner of my client's property to the northwest corner of the manure processing facility is only 142 yards. With the increased capacity that the permit would allow, the mass processing of manure can only again result in further deleterious effects to the community and the Village at large, which include flies, odors, the spread of disease, and the reduction of the quality of life for all the surrounding residents.

Did anyone ever expect any part of the Village of Wellington to be a commercial mass waste processing center? Definitely not! Not the least of which the equestrian communities that support, fund, and provide horses to the Village's world-renowned horse show. Both the contemplated permit for the manual processing facility and the necessary road work to support it are overwhelmingly opposed by the residents surrounding these subject areas and the residents of the Village of Wellington at large. This can be seen by simply speaking to people, by the relevant litigation and by all the negative social media commentary these two items have garnered. Furthermore, there are multiple legal hurdles that have to be overcome in order for the Village to proceed (See Related Correspondence To Village Attached Hereto As Exhibit "A"). As such, my clients request that the permit applications for the manure processing plant be denied. Furthermore, my clients request that no improvements to increase the commercial volume of traffic conducted on 50th Street be approved and/or initiated.

Thank you.

Sincerely,



Matthew F. Lupardo, Esq.

CC: Nicolas Paillot – NicolasPaillot@Gmail.com
Nicol Ramsay – NicolDRamsay@Gmail.com
Cristina Danguillecourt – Ymas@Sandaraca.es
Dane M. Policastro – DanePolicastro@Gmail.com
Kathleen Gannon – KathleenGannon@Me.com
Rod Bryson – RodBryson@Bellsouth.net

KATIE EDWARDS-WALPOLE, P.A.
— KATIE@FLFARMLAW.COM —

January 2, 2025

Village of Wellington
Department of Planning and Zoning
Submitted Electronically via Customer Service System

SUBJ: Zoning Confirmation Letter Request
14833 50th Street South/PCN 73414429000007010 (the "Property")

To Whom It May Concern:

This is a request for zoning confirmation letter for the above-referenced Property.

Request One: Confirm location and acreage for the two Future Land Use Designations on the Property

The Village has issued two (2) zoning confirmation letters for the Property in the past several months for the Property. Based on the attached letters, it appears that the Property's Future Land Use Designation is Equestrian Commercial Recreation (ECR), while the Zoning District is Residential Equestrian (ER) and Equestrian Overlay Zoning District (EOZD) is EOZD-C.

However, there is a discrepancy between the recent Zoning Confirmation Letters provided by the Village. Specifically, the May 31, 2024 letter appears to indicate that the **eastern** 10-acres of the Property have a Future Land Use (FLU) designation of Residential B. The September 26, 2024 letter indicates that **western** 10.109 acres of the Property have a FLU designation of Equestrian Commercial Recreation.

Please confirm the respective location(s) and acreage for the FLU designations on the Property.

Request Two: Please confirm the maximum Floor Area Ratio for the Property

Per the Comprehensive Plan, Table LU & CD 1-1, Land Use Designations: Density and Intensity, ECR is included in the Commercial land use type; the standard maximum intensity for this land use type is 0.1 Floor Area Ratio (FAR).

The Unified Land Development Code includes Table 6.8-1 (EOZD Property Development Regulations) which provides the minimum property development standards for all subareas of the Equestria Overlay Zoning District. In that table, the maximum FAR is listed at 0.20 for EOZD-C, while the maximum FAR is 0.45 for ECR.

EXHIBIT A

Please confirm the maximum FAR for the Property since the Comprehensive Plan appears to limit the maximum FAR to 0.1 and the underlying zoning on the entire site's zoning was previously confirmed as Residential Equestrian with an overlay of EOZD-C.

Request Three: Please confirm the Functional Classification of 50th Road South

Per the Comprehensive Plan Policy LU & CD 1.3.3, Equestrian Commercial Recreation Land Use:, the Equestrian Commercial Recreation (ECR) land use designation is intended to accommodate commercially-oriented uses, such as arenas/stadiums, show ring facilities, and commercial stables, and equestrian-oriented commercial uses, such as veterinary clinics, feed stores, tack shops. Equestrian Commercial Recreation land use is limited to the Equestrian Preserve Area, located with frontage on an arterial or collector roadway, and limited to a maximum intensity of 0.10 FAR. The Comprehensive Plan includes a map of the major roads (i.e., arterial and collector) as part of the Mobility Element. The ULDC also contains a map depicting the Functional Roads Classification.

Please confirm the classification of the portion of 50th Road South that fronts the Property. Please confirm whether the commercial uses are permitted on the Property despite the limitation contained in the Comprehensive Plan directing "commercially-oriented uses" within the EPA to those with frontage on an arterial or collector roadway.

Request Four: Please confirm that commercially-oriented uses are permitted on the Property

It appears that the Property was not rezoned to Equestrian Commercial Recreation after the Future Land Use Map designation was changed in 2005 at the request of a prior owner. Please confirm that, although the Future Land Use designation is ECR, the specific zoning district and land development regulations governing development and use of the Property are Residential Equestrian (ER) and EOZD-C.

Request Five: Please confirm that land in the Residential Equestrian zoning district may have a Future Land Use of Equestrian Commercial Recreation

The land development regulations indicate that the Residential Equestrian (ER) zoning is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA. Please confirm whether rezoning the portion of the Property with a FLU of ECR is required if the existing or proposed use(s) of the Property is commercial.

Request Five: Please confirm that ECR is a zoning district as well as a Future Land Use designation; confirm what uses qualify as limited, non-residential equestrian services

> Sec. 6.1.1. - Purpose and intent.
> The purpose of this section is to ***establish zoning districts and regulations to ensure that development is compatible with surrounding uses***, served by adequate public facilities, sensitive to natural resources, and ***consistent with the Comprehensive Plan. All***

development and uses within each district shall comply with LDR and specific zoning district regulations. *(Emphasis added.)*

D. Residential Equestrian *(ER):* The ER district is established to protect and enhance the equestrian lifestyle and quality of life of residents in areas designated as equestrian residential, to protect watersheds and water supplies, and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but ***do not operate to the detriment of adjoining lands devoted to equestrian and residential purposes. The ER district is consistent with the Residential A and B Future Land Use Map designation in the Land Use Element of the Comprehensive Plan that are located within the EPA.*** (Emphasis added.)

K. Equestrian *Commercial Recreation (ECR):* The purpose and intent of the Equestrian Commercial Recreation district is to provide regulations for those properties that contain equestrian commercial arenas/venues ***and/or limited*** non-residential equestrian services that support the equestrian community. ***This district is located within the Equestrian Overlay Zoning District and is compatible with the Equestrian Commercial Recreation Future Land Use Map designation of the Land Use Element of the Comprehensive Plan.*** (Emphasis added.)

The above-excerpt from the Unified Land Development Code appears to limit the types of uses zoned ECR to the following uses: (1) equestrian commercial arenas/venues and (2) limited non-residential equestrian services.

Please confirm what qualifies as "limited" under the land development regulations. Please confirm that the Property may conduct commercial activities year-round on the Property without the need to rezone all or portions thereof to ECR.

Request Six: Please confirm the number of tractor trailers that may be stored on the Property

Section 6.8.9 of the ULDC provides that: "The following equestrian use regulations shall apply to all uses and structures within the EPA.

A. Agricultural retail/service:

1. All storage areas shall be enclosed or completely screened from view. Tractor trailers used for the transport of bona fide agricultural products may be stored on the property. A maximum of five tractor trailers may be stored outside if they are completely screened from view from all public and private roads and adjacent properties.

Properties with a future land use map designation of equestrian commercial recreation ***and*** approved as a major equestrian venue are exempt from the provisions of this section except for screening. (Emphasis added.)

Please confirm whether the land development regulations concerning storage and screening applies to all or portions of the Property.

Request Seven: Please confirm whether the Property may be used as a major equestrian venue without rezoning to ECR and without obtaining a conditional use approval, site plan approval, etc.

M. Major equestrian venue:
1. The minimum lot size shall be 25 acres, unless the sole use is as a major polo venue then the minimum lot size shall be 15 acres.
*2. **The primary point of access shall be from 50th Street, Lake Worth Road, Pierson Road, 120th Street, or South Shore Blvd.***
3. ***A plan of operation shall be submitted with the conditional use application.***
4. ***Any incompatibility with surrounding uses shall be satisfactorily mitigated with the plans submitted with the conditional use application. Conditions may be imposed with the approval including, but not limited to, controlling objectionable odors, fencing, noise, inspections, reporting, monitoring, preservation areas, mitigation and/or limits of operation. Landscape hedges and/or screens with a minimum opacity shall be required with the approval if they are necessary to mitigate for compatibility.*** (Emphasis added.)

Request Eight: Please confirm that the Village's Comprehensive Plan authorizes commercially-oriented uses or rezoning to ECR on the Propety if there is no frontage on an arterial or collector roadway.

The land development regulations for a major equestrian venue appear to conflict with the frontage requirements contained in Comprehensive Plan Policy LU & CD 1.3.3, Equestrian Commercial Recreation Land Use: Apply the Equestrian Commercial Recreation (ECR) land use designation to accommodate ***commercially-oriented uses, such as*** arenas/stadiums, show ring facilities, and commercial stables, and equestrian-oriented commercial uses, such as veterinary clinics, feed stores, tack shops. Equestrian Commercial Recreation land use is ***limited*** to the Equestrian Preserve Area, ***located with frontage on an arterial or collector roadway***, and limited to a maximum intensity of 0.10 FAR. (Emphasis added.)

Request Nine: Please confirm whether certain solid waste-related uses are permitted on the Property by right, special use, or conditional use

Sec. 6.2.1. - General.
A. Uses permitted by right, as a special use, or conditional use shall be determined as listed in the use regulation schedule (Table 6.2-1). All uses included in the use regulation schedule shall be limited to the districts in which they appear as permitted, special use, or conditional use on the table. Any use not reflected for any particular district shall be prohibited in the district.
B. Uses listed are those uses that are compatible and functional within a given zoning district. In the event that any particular proposed use is not shown anywhere in the use regulation schedule, the PZB director shall determine what listed use is most similar to the use not specifically listed in the use regulation schedule and that use shall be classified as such in accordance with the interpretation and appeals criteria in the LDR.

Here is a description of the uses, by reference definitions provided in Florida Statute 403.703:

"Processing" means any technique designed to change the physical, chemical, or biological character or composition ***of any solid waste so as to render it safe for transport***; amenable to recovery, storage, or recycling; safe for disposal; ***or reduced in volume or concentration.***

"Solid waste" means sludge unregulated under the federal Clean Water Act or Clean Air Act, sludge from a waste treatment works, water supply treatment plant, or air pollution control facility, ***or*** garbage, rubbish, refuse, special waste, or other discarded material, ***including*** solid, liquid, semisolid, or contained gaseous material ***resulting*** from domestic, industrial, commercial, mining, ***agricultural***, or governmental operations.

"Solid waste management facility" means any solid waste disposal area, ***volume reduction plant, transfer station***, materials recovery facility, or other facility, the purpose of which is resource recovery or the disposal, recycling, processing, or storage of solid waste.

"Source separated" means that the ***recovered materials are separated from solid waste*** at the location ***where*** the recovered materials **and** solid waste are **generated**. For purposes of this subsection, ***the term "various types of recovered materials" means*** metals, paper, glass, plastic, textiles, and rubber.

"Transfer station" means a site the primary purpose of which is to store or hold solid waste for transport to a processing or disposal facility.

"Volume reduction plant" includes incinerators, pulverizers, compactors, shredding and baling plants, composting plants, and other plants that accept and process solid waste for recycling or disposal.

Please confirm that the land development regulations authorize the Property to be used as a (1) transfer station; (2) solid waste management facility; (3) volume reduction plant (i.e., manure blending); (4) processing of solid waste; (5) generating and separating metals, paper, glass, plastic, textiles, and rubber from other types of solid waste, i.e. source separated; (6) retail sales of hay and other products.

Request Ten: Please confirm which zoning districts may be used for horse waste disposal and disposal alternatives

Policy EQ 1.2.1 of the Comprehensive Plan deals with Horse Waste (Disposal Alternatives), specifically: Continue to investigate alternatives for horse waste disposal that have reduced environmental impacts, reduced hauling demands, and sustainable reuse solutions, potentially through a corporative regional approach, which can be supported by Wellington.

Sincerely,

Katie Edwards-Walpole, Esq.
FOR THE FIRM

From: Tim Stillings
To: Tim Stillings
Cc: Cory Cramer; Kelly Ferraiolo
Subject: Fwd: Manure Facility
Date: Sunday, May 4, 2025 5:45:13 PM

Tim

Begin forwarded message:

> **From:** Lacy Morrone-Cramer <lacymorronecramer@me.com>
> **Date:** May 4, 2025 at 3:21:30 PM EDT
> **To:** "Michael J. Napoleone" <mnapoleone@wellingtonfl.gov>, Jim Barnes <jbarnes@wellingtonfl.gov>, stillings@wellingtonfl.gov
> **Cc:** Adam Cramer <equisportllc@mac.com>
> **Subject: Manure Facility**
>
> **This Message originated outside your organization.**
>
> ---
>
> Dear Mayor Napoleone and Council Members,
>
> I am writing to bring to your attention a matter of grave concern regarding the continued operation of a facility in Wellington that is being misrepresented as agriculturally exempt, when in fact, all evidence suggests otherwise.
>
> My family has been gravely affected by this operation, odors are constant and extreme at times. Our health is being affected and our riding activities and operations are being compromised while our daughter and clients come to ride.
>
> That traffic is insufferable, I have made complaints to the sheriffs office and o ly once was traffic monitored. Everyday is a battle under these circumstances.
>
> As you should know being a municipal authority, this site has never been classified as agricultural in its use or history, and we are aware that the Village of Wellington has allowed them to operate despite this fact that is able to be confirmed at the property appraiser's office. So the is no ag exemption at all. Additionally, It has never functioned as a farm, and yet it has been allowed to operate as a manure transfer station, handling it in industrial quantities,m. On top of that in this equestrian residential zoning there is commmercial activities and sales where keeping:
>
> - Thousands of bags of shavings

- Bulk bales of hay
- Diesel storage and sales from tanks placed adjacent to a body of water

This facility does not meet agricultural exemption criteria, there should not be a business on equestrian residential zones property and it is clear that misclassification has been allowed — or overlooked — at the cost of the residents safety and trust in the Village administration. This mirrors none of the enforcement standards seen in similar cases such as the R&B Nursery on 50th Street, where it was not allowed to operate without hesitation.

Additionally, this operation poses serious health and safety risks:

- Fire hazards: No fire hydrants are on site, and fires are a known risk in facilities handling solid livestock waste.
- Environmental risks: Diesel storage near water threatens contamination.
- Storage of old tires that are known contaminants.
- Unpermitted dwellings: There appear to be trailer homes on-site without any records of septic systems or well infrastructure. How are these living conditions being permitted?

Residents have raised these issues in good faith and deserve transparency and protection, not misinformation.

We ask the Village of Wellington to enforce its own codes fairly and immediately shut down and investigate this facility, as its continued operation under false exemption creates ongoing public risk and undermines the rule of law.

Sincerely,
Adam & Lacy
267-218-3710

From: Tim Stillings
To: Kelly Ferraiolo; Cory Cramer
Subject: Fwd: Manure Transfer Site
Date: Friday, May 2, 2025 10:46:33 AM

Thanks,
Tim

Begin forwarded message:

From: bibi shah <bibi904@hotmail.com>
Date: May 1, 2025 at 7:51:46 PM EDT
To: Amanda Silvestri <asilvestri@wellingtonfl.gov>
Subject: Manure Transfer Site

This Message originated outside your organization.

Dear Councilwoman Amanda Sylvestri,

I'm writing to you about the manure transfer site at 14833 50th Street South, currently run by Agricultural Blending.

Florida has setback regulations for manure storage and handling, including transfer sites, to protect residential areas and water resources. These rules generally require a minimum distance between the site and residences, as well as other water bodies and utilities. Even if the site technically meets the minimum setback regulations,
the odor produced by disposing of manure is a product of this site and does not meet the Florida setback regulations. The odor travels well beyond the setback regulations for manure storage and handling, including transfer sites, to protect residential areas and water resources.

No one should have to be dealing with such an

overwhelming stench on a regular
basis. Would you want this in your backyard? It would make more sense both logistically and logically to move the Manure Transfer site closer to the showground's south expansion site. The current Manure Transfer site is not in an appropriate location for this kind of business in view of the odor, the environmental risks, and the safety concerns.

Please ensure the site is relocated to a more appropriate location.

Sincerely,

Rebecca

Sent from Outlook

From:	Cory Cramer
To:	Kelly Ferraiolo
Cc:	Tim Stillings
Subject:	FW: Fwd:
Date:	Saturday, April 19, 2025 10:53:07 AM
Attachments:	image002.png

Kelly:
Here is another letter for the file.

Sincerely,

Ms. Cory Lyn Cramer, AICP
Planning and Zoning Manager | Village of Wellington
12300 Forest Hill Boulevard | Wellington, Florida 33414
561.791.4012 | ccramer@wellingtonfl.gov
wellingtonfl.gov

From: Sarah Goos <shadysidestable@gmail.com>
Sent: Saturday, April 19, 2025 10:29 AM
To: Jonathan Reinsvold <jreinsvold@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; Cory Cramer <CCramer@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>
Cc: Tanya Siskind <tsiskind@wellingtonfl.gov>
Subject: Fwd:

This Message originated outside your organization.

Begin forwarded message:

From: Sarah Goos <shadysidestable@gmail.com>
Date: April 16, 2025 at 8:01:37 PM EDT
To: Sarah Goos <shadysidestable@gmail.com>

Dear Council members,

Sun Glade Point Association opposes the proposed expansion of the manure blending and transfer station located at 14833 50th Street South . This transfer and blending station sits in the middle of our neighborhood. As farm and homeowners that value the unique rural and equestrian character of our community, we feel strongly that this expansion would be deeply detrimental to the quality of life for residents and horse owners alike.

The current facility already poses a range of serious concerns, and expanding its operations would only exacerbate the issues we face daily. Increased levels of odor, flies, and dust have already become a persistent problem for nearby homes and farms. The noise from industrial trucks, which run throughout the day, disrupts the peace and tranquility that Wellington is known for—especially in equestrian areas where animals require a calm, safe environment.

Further, the additional traffic created by this facility is both unnecessary and hazardous. Our local roads were not designed to handle this kind of heavy truck use, and the constant flow of industrial vehicles presents safety risks for riders, pedestrians, and residents. This type of commercial operation is fundamentally incompatible with a neighborhood so closely tied to equestrian life and open space.

I respectfully urge you and the Village Council to reconsider and oppose this expansion. Protecting the character and health of our neighborhoods should take precedence over the growth of a facility that negatively impacts our community.

Thank you for your attention to this matter. We are happy to speak further if needed, and we appreciate your commitment to serving the interests of Wellington residents.

Fondly,

Sun Glades Point Board Members

Sent from my iPhone

David and Joyce McArdle
4601 Garden Point Trail
Wellington, Florida, 33414

April 18 2025

Mayor Michael J. Napoleone
Vice Mayor Tanya Siskind
Councilman John T. McGovern
Councilwoman Maria S. Antuna
Councilwoman Amanda Silvestri
Cory Lyn Cramer, Plan and Zoning Manager
Jim Barnes, Village Manager,
Tim Stillings, Planning, Zoning and Building Director
Laurie Cohen Village Attorney

Dear Honorable Mayor Michael J. Napoleone, Vice Mayor Tanya Siskind, Councilman John T. McGovern, Councilwoman Maria S. Antuna, Councilwoman Amanda Silvestri, Planning and Zoning Manager Cory Lyn Cramer, Deputy Village Manager Tanya Quickel, Assistant Village Manager Ed De La Vega, Village Manager Jim Barnes, Planning, Zoning and Building Director Tim Stillings, and Village Attorney Laurie Cohen,

We are writing to express our concerns regarding the establishment of a manure transfer site currently operated by Agricultural Blending at 14833 50th Street South. This facility, which has been confirmed as a manure transfer site during the Solid Waste Authority meeting held on April 9, 2025, is actively operating and pursuing rezoning to expand its operations.

The presence of such a facility within our residential equestrian community presents several significant concerns. Firstly, there is the potential for a negative impact on property values. The industrial nature of this operation is incompatible with the character of a neighborhood designed for residential and equestrian use.

Secondly, the increased traffic associated with the facility poses serious road safety issues. Large trucks, some reportedly exceeding permissible sizes, are regularly seen on roads such as Flying Cow Road, Indian Mound, Ousley Farm Road, 50th Street, and Palm Beach Point Boulevard. The volume and speed of these vehicles threaten the safety of residents, equestrians, and other road users. Furthermore, the continued presence of heavy trucks may accelerate the deterioration of our roads, resulting in long-term infrastructure concerns.

Environmental and health implications also warrant immediate attention. The large-scale handling of manure introduces air quality issues, including odor dispersion, which affects the quality of life for nearby residents. The proposed expansion into Biochar operations, which involves the burning of manure, could introduce additional environmental hazards. We have also observed an increase in fly populations and general sanitation concerns, and the site's proximity to local water sources raises the possibility of contamination.

From a zoning and land use perspective, the facility stands in stark contrast to the intended use of our community. The area is zoned for residential and equestrian activities, and the current and proposed operations are more appropriately classified as commercial or industrial in nature. Rezoning this property would compromise the intended purpose of the area and set a concerning precedent. As confirmed in the Solid Waste Authority meeting the 9th of April 2025, facilities of this type are considered industrial and should not be permitted within a residential zone.

We respectfully request that the Village of Wellington consider these concerns seriously as discussions of rezoning move forward. The character, safety, and environmental integrity of our community are at stake, and we urge you to act in the best interests of the residents.

At the wish in being helpful in your endeavor, could the village investigate if the 5.25-acre parcel on Benoist Farms Road be alternative to give a solution to this problem? Please see discussion from the SWA meeting held on the 9th of April 2025 (minute 38).
https://youtu.be/sFROr4NKMKE

We are available for further discussion and stand ready to provide any additional information or assistance required.

Sincerely,

David and Joyce McArdles

From: Tim Stillings
To: Kelly Ferraiolo
Cc: Cory Cramer
Subject: FW:
Date: Tuesday, April 15, 2025 2:35:38 PM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Gicela Mirzadeh <cicimir@gmail.com>
Sent: Tuesday, April 15, 2025 1:49 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; cramer@wellingtonfl.gov; Tanya Quickel <tquickel@wellingtonfl.gov>; Ed De La Vega <edelavega@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; Laurie Cohen <lcohen@wellingtonfl.gov>; Tim Stillings <tstillings@wellingtonfl.gov>
Subject:

This Message originated outside your organization.

manure project at 50th street

April 15th 2025
I am writing over the deep concern and change of life that the transfer site in 14833 50th street south is producing in my life, family and home
it s not only the constant sound of trucks coming and going, or the noise they make when they unload the manure they bring, or the undeniable increase of flies, it s the odor that it dispels and is invading my quality of life. I say quality of life because I am concerned about my family's health aside from my own.
As if it were not enough, I have just learned as well that the company Agricultural Blending is seeking to expand into a BIOCHAR operation, which will involve the burning of manure. So I expect the odors will increase even more and the air my family and I breathe will be subjected to an even more toxic ambience than it already is.
Surely an operation which implies the dumping of manure and perhaps in the future its processing, is not something a city permits in a residential area. And the fact that it is an equestrian residential area surely can not justify the dumping of horse manure,

least of all in front of my home. IT IS IN FRONT OF MY HOME. IS this something that anyone would like to have in front of their home?
I ask you PLEASE to remove this site and relocate it where it will be beneficial to us all and not a HAZARD to our health and ultimately quality of life
Thank you
Sincerely

Gicela Mirzadeh
4788 Garden Point Trail
Wellington, Fl 33414

From: Tim Stillings
To: Kelly Ferraiolo
Cc: Cory Cramer
Subject: FW: HANDLING OF MANURE AT 14833 50TH STREET SOUTH
Date: Tuesday, April 15, 2025 2:35:18 PM

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: moemirz@aol.com <moemirz@aol.com>
Sent: Tuesday, April 15, 2025 2:34 PM
To: Michael J. Napoleone <mnapoleone@wellingtonfl.gov>; Tanya Siskind <tsiskind@wellingtonfl.gov>; John McGovern <jmcgovern@wellingtonfl.gov>; Maria Antuña <mantuna@wellingtonfl.gov>; Amanda Silvestri <asilvestri@wellingtonfl.gov>; cramer@wellingtonfl.gov; tquivkel@wellingtonfl.gov; Ed De La Vega <edelavega@wellingtonfl.gov>; Jim Barnes <jbarnes@wellingtonfl.gov>; ldohen@wellingtonfl.gov; Tim Stillings <tstillings@wellingtonfl.gov>
Subject: HANDLING OF MANURE AT 14833 50TH STREET SOUTH

This Message originated outside your organization.

April 15th, 2025

Dear council members,
I hope this message finds you well. I am writing to formally express my strong opposition to the proposed manure processing plant near my property located at 4788 Garden Point Trail, Wellington
While I understand the need for responsible waste management, placing such a facility adjacent to residential properties raises several serious concerns:

1 ODOR AND AIR QUALITY
Manure processing plants are known to produce strong odors, even with mitigation systems in place. This would significantly impact the quality of life for myself and my neighbors, making it unpleasant to spend time outdoors or even open windows.

2 PROPERTY VALUE IMPACT
The presence of a manure facility will almost certainly reduce property values in the surrounding area, This is not only a financial concern but also affects the long=term

stability and appeal of our community.

3 ENVIRONMENTAL AND HEALTH RISKS
Runoff, airborne particulates and other byproducts from such operations can pose risks to nearby water sources and the general health of those living close by, especially children and the elderly. May I remind you that residents in this area are on well water.

4 NOISE AND TRAFFIC
Increased truck traffic and noise from operations would disrupt the peace of what is currently a quiet, residential area.

I respectfully urge decision-makers to reconsider the proposed location and explore alternative sites better suited to industrial operations-sites that would not compromise the well-being, health, and property of nearby residents
Thank you for your attention to this matter I would appreciate the opportunity to discuss this further and participate in any public meetings or hearings related to the project

Sincerely

Mohammad Mirzadeh
4788 Garden Point Trail
Wellington, Florida 33414
moemirz@aol.com
561-723-5718

From: Tim Stillings
To: Kelly Ferraiolo
Subject: FW: Ousley Hay & Feed Project
Date: Tuesday, April 15, 2025 1:49:38 PM

Opposition…

Tim Stillings
Planning, Zoning and Building Director | Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4013 | tstillings@wellingtonfl.gov

wellingtonfl.gov

From: Mat Forrest <mat@ballardpartners.com>
Sent: Tuesday, April 15, 2025 11:57 AM
To: Tim Stillings <tstillings@wellingtonfl.gov>
Subject: Ousley Hay & Feed Project

This Message originated outside your organization.

Hey Tim,

I see that the application for the Ousley Hay & Feed project has been resubmitted.

I still represent Arion holdings and Aurora Rangel, 15000 46th Ln S, Wellington, Florida 33414.

We remain opposed to the Rezoning, Site Plan, and Development Order Amendment application for the Ousley Hay & Feed project, application Plan Number: **2025-0003-DOA**

Do you have time this week for a quick call on the issue later this week? I know you're busy so let me know what's best for you.

Thanks for the help!
Mat

Mat Forrest

BALLARD | PARTNERS

201 E. Park Ave., 5th Floor
Tallahassee, FL 32301
O: 850-577-0444
M: 561-779-7003

Mat@BallardPartners.com

Palm Beach Point POA

c/o FirstService Residential

999 Yamato Road, STE 105

Boca Raton, Florida 33431

April 14, 2025

Mayor Michael J. Napoleone

Vice Mayor Tanya Siskind

Councilman John T. McGovern

Councilwoman Maria S. Antuna

Councilwoman Amanda Silvestri

Cory Lyn Cramer, Plan and Zoning Manager

Jim Barnes, Village Manager,

Tim Stillings, Planning, Zoning and Building Director

Laurie Cohen Village Attorney

Dear Honorable Mayor Michael J. Napoleone, Vice Mayor Tanya Siskind, Councilman John T. McGovern, Councilwoman Maria S. Antuna, Councilwoman Amanda Silvestri, Planning and Zoning Manager Cory Lyn Cramer, Deputy Village Manager Tanya Quickel, Assistant Village Manager Ed De La Vega, Village Manager Jim Barnes, Planning, Zoning and Building Director Tim Stillings, and Village Attorney Laurie Cohen,

We are writing to express our concerns regarding the establishment of a manure transfer site currently operated by Agricultural Blending at 14833 50th Street South. This facility, which has been confirmed as a manure transfer site during the Solid Waste Authority meeting held on April 9, 2025, is actively operating and pursuing rezoning to expand its operations.

The presence of such a facility within our residential equestrian community presents several significant concerns. Firstly, there is the potential for a negative impact on property values. The industrial nature of this operation is incompatible with the character of a neighborhood designed for residential and equestrian use.

Secondly, the increased traffic associated with the facility poses serious road safety issues. Large trucks, some reportedly exceeding permissible sizes, are regularly seen on roads such as Flying Cow Road, Indian Mound, Ousley Farm Road, 50th Street, and Palm Beach Point Boulevard. The volume and speed of these vehicles threaten the safety of residents, equestrians, and other road users. Furthermore, the continued presence of heavy trucks may accelerate the deterioration of our roads, resulting in long-term infrastructure concerns.

Environmental and health implications also warrant immediate attention. The large-scale handling of manure introduces air quality issues, including odor dispersion, which affects the quality of life for nearby residents. The proposed expansion into Biochar operations, which involves the burning of manure, could introduce additional environmental hazards. We have also observed an increase in fly populations and general sanitation concerns, and the site's proximity to local water sources raises the possibility of contamination.

From a zoning and land use perspective, the facility stands in stark contrast to the intended use of our community. The area is zoned for residential and equestrian activities, and the current and proposed operations are more appropriately classified as commercial or industrial in nature. Rezoning this property would compromise the intended purpose of the area and set a concerning precedent. As confirmed in the Solid Waste Authority meeting the 9th of April 2025, facilities of this type are considered industrial and should not be permitted within a residential zone.

We respectfully request that the Village of Wellington consider these concerns seriously as discussions of rezoning move forward. The character, safety, and environmental integrity of our community are at stake, and we urge you to act in the best interests of the residents.

At the wish in being helpful in your endeavor, could the village investigate if the 5.25-acre parcel on Benoist Farms Road be alternative to give a solution to this problem? Please see discussion from the SWA meeting held on the 9th of April 2025 (minute 38).
https://youtu.be/sFROr4NKMKE

We are available for further discussion and stand ready to provide any additional information or assistance required.

Sincerely,

Palm Beach Point Board of Directors

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Wellington has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Wellington may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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 57.9 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.

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - ☒ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Wellington hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

N/A

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

N/A

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

N/A

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

N/A

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

N/A

4. Additional information the governing body determines may be useful (if any):

N/A

Note: *Wellington's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. Wellington's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	Ordinance No. 2025-26 (14833 50th Street CPA) & Ordinance No. 2025-27 (14833 50th Street REZ)
Publish Date	06/12/2026
Publish Time	8:12 AM (EDT)
Description	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. 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.
Attach Files (Optional)	14833 50th legal ad - CPA, REZ (2).pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes

Send Out a Notification to Your Subscribers	Yes
Signature	

File #: 26-7787, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: An increased number of requests for detached pergolas and shade structures have been submitted within the last few years. Section 6.4.4.A.2 of Wellington's LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires Architectural Review Board (ARB) approval. Oftentimes, these structures are pre-engineered, have flat roofs, and cannot be altered to match the principal structure. Since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the principal structure.

At the March 25, 2026, ARB meeting, the Board expressed interest in modifying Wellington's LDR to allow these structures without ARB approval, as the Board has approved all requests that have come before them. The proposed LDR amendment will allow these structures with the required building permit and will no longer require ARB approval, saving the homeowner extra expense and time. The ARB unanimously approved (6-0) the draft language at their April 22, 2026, meeting.

At the June 17, 2026, Planning, Zoning and Adjustment Board meeting, the Board recommended approval of the text amendment with a 7 - 0 vote.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO (Legislative)

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

ORDINANCE NO. 2026-11

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.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in it by Chapters 163 and 166 of the Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

WHEREAS, Section 6.4.4.A.2 of Wellington's LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires Architectural Review Board (ARB) approval for aesthetic compatibility; and

WHEREAS, Wellington has received an increased number of requests for detached pergolas and shade structures within the last few years; and

WHEREAS, since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the materials and colors of the principal structures; and

WHEREAS, modifying the language will allow these structures without requiring ARB approval, prior to obtaining a building permit, saving the homeowner the extra expense and time of getting ARB approval; and

WHEREAS, on April 22, 2026, the ARB, recommended approval of the Zoning Text Amendment with a 6 - 0 vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning Agency, after notice and public hearing held on June 17, 2026, recommended approval of the Zoning Text Amendment with a 7 - 0 vote; and

WHEREAS, the Council has taken the recommendations of the ARB and the Planning, Zoning and Adjustment Board, the Findings of Fact by Wellington staff, and the comments from the public into consideration in adopting the amendments to the LDR that are the subject of this ordinance.

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

SECTION 1: Section 6.4.2.A is hereby amended as provided below in strikethrough (delete) and Underline (add) format:

The following development standards shall apply to all residential districts and residential pods of planned development districts:

1. The minimum dwelling unit size shall be as determined by Federal, State, or local building code/regulations.

2. For single-family and two (2)-family residential lots, impervious surfaces shall include buildings, driveways, walkways, patios, pool aprons, artificial turf systems, and other approved structures/surfaces. The front yard, defined as all area from the front property line to the front setback line of the structure, shall not exceed 50% of impervious surface area, and a minimum 50% pervious surface area with landscaping and green space areas. A total of 75%, but no more than 6,000 square feet, of the rear and side yards is allowed to be an impervious surface for a residential lot ~~size~~ less than 0.50-acre~~, which shall not exceed 6,000 square feet in impervious area~~. A total of 50%, but no more than 12,000 square feet, of the rear and side yards is allowed to be an impervious surface for lots ~~size~~ 0.50-acre or more~~, which shall not exceed 12,000 square feet in impervious area~~. Impervious surfaces ~~area~~ shall be setback a minimum of two (2) feet from all property lines, except as provided in other sections.

3. Above-ground pools are not permitted.

4. Basketball hoops may be portable ~~in nature~~ or permanently installed on a residential lot. The following regulations shall apply:

   a. Permanent ~~B~~backboards and hoops shall be mounted on a freestanding pole only and shall not be mounted on a wall or roof of a building;

   b. Permanent ~~B~~backboards and hoops shall be located at least 15 feet from the front property line and three (3) feet from the side property line;

   c. Backboards, and the poles on which it is mounted, shall not exceed 14 feet in height, measured from the grade level at the closest point to the front property line or roadway, whichever is closest to the front plane of the home;

   d. Backboards and poles shall not be painted or altered from the original manufacturer's finish or appearance; and

   e. Portable basketball hoops shall not be placed in/on the street or sidewalk. They shall not exceed the regulations of permanent basketball hoops and may be subject to other regulations as provided in the LDR or Code of Ordinances.

5. All play equipment or playhouses that exceed 10 feet in height and 120 square feet shall match the colors and materials of the principal structure.

6. Prefabricated sheds shall meet the following ~~criteria~~ standards:

   a. Shall be visually screened from adjacent properties;

   b. Shall be finished to match the principal structure or be a neutral color; ~~and~~

   c. Shall not exceed 120 square feet in area or eight (8) feet in height. Any prefabricated shed that exceeds this shall be considered an accessory structure and shall meet all accessory structure regulations.

   d. One (1) shed shall be permitted on properties up to one (1) acre in size. Two (2) sheds shall be permitted on properties greater than one (1) acre in size.

7. Screen enclosures shall comply with the following standards:

   a. Screen enclosures may be roofed with a screened roof or solid roof. Property development regulations vary based on the type of roof covering.

   b. Setbacks shall be measured from the property line of the lot to the closest edge of the screen enclosure. Setbacks shall be as follows:

Setbacks	Front	Side Interior	Side Corner	Rear
Single Family	25 feet	7.5 feet	15 feet	5 feet
Zero lot line				
Zero lot line side	25 feet	0 feet	10 feet	5 feet
Non-zero lot line	25 feet	2 feet	10 feet	5 feet
Townhouse				
Measured from lot boundary	25 feet	0 feet	From lot line - 5 feet From ROW line - 15 feet	0 feet
Measured from inside edge of buffer of PD or Tract boundary	15 feet	15 feet	15 feet	15 feet
Separation between groups	25 feet	15 feet	N/A	15 feet
Quad or four-plex				
Measured from lot boundary	0 feet	0 feet	From lot line - 0 feet From ROW line - 15 feet	0 feet

8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar structures):

    a. Structures 120 square feet or less with a height less than 10 feet do not need to be constructed of the same materials and colors as the principal structure(s) and shall have a rear and side setback of 5 feet.

    b. Structures greater than 120 square feet shall meet the following requirements:

        i. Structures shall meet the setbacks of the principal structure.

        ii. All structures, including slat and flat roofs, that do not match the materials and colors of the principal structure shall be completely screened from view from the right-of-way/roadway and be located in the side or rear yard. Structures that match the materials and colors of the principal structures do not require screening.

        iii. Structures shall not exceed 12 feet in overall height.

        iv. Structures with a flat roof shall be open on a minimum of three (3) sides. If the structure has fixed, opaque, or slatted siding more than three (3) feet in height on one (1) side, not including screen enclosures, then that side shall be completely screened from view (including adjacent lot, public view, etc.) by an opaque hedge/fence/wall or hedging.

SECTION 2: Section 6.4.4.A is hereby amended as provided below in strikethrough (delete) and Underline (add) format:

Sec. 6.4.4 – Design Standards by District
A. The following are design standards for residential zoning districts:

1. No two (2) identical facades of single-family residential structures shall be ~~placed~~ permitted next to, or across the street from, each other in residential zoning districts. Identical facades shall mean two (2) or more of the same color, material, and design. ~~If any of the elements differ, but have one (1) identical element, this requirement shall not apply.~~

2. Accessory structures or buildings, such as freestanding garages, cabanas, accessory dwellings, shall match the colors and materials of the principal structure, unless otherwise provided for in this Article. An~~y~~ alternative design shall require ARB approval for aesthetic compatibility prior to alterations or construction.

3. The cumulative square footage of all accessory structures, including freestanding shade structures, on a parcel/lot shall not exceed 30% of the principal structure(s) gross floor area.

~~5.~~4. All roofs shall meet the following standards:

a. For all residential structures, 70% of under air footprint plus attached garage shall have a minimum 3:12 roof pitch;

b. Flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. The overall flat roof area on the entire property (both attached and detached to the principal structure) shall not exceed 30% of the principal structure(s) roofed area; and

c. Roof planes ~~over entry features~~ shall have a minimum of a three (3) foot offset to be considered a separate roof plane.

~~4.~~5. All single-family residential structures, including zero lot line units, shall be reviewed by Zoning as part of the building permit. The following ~~items~~ shall be ~~taken into consideration~~ reviewed:

a. Exterior materials and colors;

b. Front, side, and rear elevations;

c. Roof pitch and number of roof planes.

~~e.~~d. Pervious and impervious area of the lot; and

~~f.~~e. Compliance with all other applicable bulk regulations of the LDR.

~~d.~~6. No building permits shall be issued for ~~initial~~ construction of a single-family residence, including zero lot line homes, unless it is demonstrated that the building has achieved ~~the~~ a minimum of 80 design criteria points provided in Table 6.4-1 Design Criteria for Single-family and Multi-family Structures (4 units or less), or unless an alternative design has been approved by ARB:

SECTION 3: 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 4: 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 5: This Ordinance shall become effective upon adoption by the Wellington Council following second reading.

PASSED this _____ day of _____, 2026, upon first reading.

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

WELLINGTON

		FOR	**AGAINST**
BY:	_____	_____	_____
	Michael J. Napoleone, Mayor		
	_____	_____	_____
	Maria Antuña, Vice Mayor		
	_____	_____	_____
	Amanda Silvestri, Councilwoman		
	_____	_____	_____
	Johnny Meier, Councilman		
	_____	_____	_____
	Steven A. Levin, Councilman		

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

Village Council
Planning and Zoning Division
June 30, 2026

Pergola/Shade Structures ZTA — STAFF REPORT

Petition No: 2026-0001-ZTA

Ordinance No: 2026-11

Applicant: Village of Wellington

Request:
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.

Boards, Committees, and Council:

	Date	Vote
ARB	4/22/2026	Approved 6-0
PZAB	6/17/2026	Approved 7-0
Council (1st)	6/30/2026	Pending
Council (2nd)	7/14/2026	Pending

Project Manager:
Kelly Ferraiolo, Senior Planner
kferraiolo@wellingtonfl.gov
(561) 753-5268

Background:
Staff have received an increased number of requests for detached pergolas and shade structures within the last few years. Section 6.4.4.A.2 of Wellington's LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires ARB approval for aesthetic compatibility. Oftentimes, these structures are pre-engineered, have flat roofs, and cannot be altered to match the principal structure. Since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the principal structure, similar to the pictures below.

At the March 25, 2026, ARB meeting, the Board expressed interest in modifying Wellington's LDR to include language that would allow these structures without the need for ARB approval, as the Board has approved all requests that have come before them. Modifying the language will allow these structures to obtain the required building permit and not require the homeowner to go through the extra expense and time of getting ARB approval. The ARB unanimously approved (6-0) the draft language at the April 22, 2026, ARB meeting.





Analysis:
Ordinance No. 2025-20 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format, which is also shown below. The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Section 6.4.2.A provides development standards for all residential districts and residential pods of planned development districts. Section 6.4.2.A.8, Freestanding Pergolas and Shade Structures, has been added to provide regulations on height, size, construction, and setbacks in order for these structures to be approved without requiring ARB:

8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar structures):

    a. Structures 120 square feet or less with a height less than 10 feet do not need to be constructed of the same materials and colors as the principal structure(s) and shall have a rear and side setback of 5 feet.

    b. Structures greater than 120 square feet shall meet the following requirements:

        i. Structures shall meet the setbacks of the principal structure.

        ii. All structures, including slat and flat roofs, that do not match the materials and colors of the principal structure shall be completely screened from view from the right-of-way/roadway and be located in the side or rear yard. Structures that match the materials and colors of the principal structures do not require screening.

        iii. Structures shall not exceed 12 feet in overall height.

        iv. Structures with a flat roof shall be open on a minimum of three (3) sides. If the structure has fixed, opaque, or slatted siding more than three (3) feet in height on one (1) side, not including screen enclosures, then that side shall be completely screened from view (including adjacent lot, public view, etc.) by an opaque hedge/fence/wall or hedging.

Section 6.4.4.A.4 of Wellington's LDR provides standards roofs on structures within residential districts. The following modifications have been made:

Section 6.4.4.A.~~5.~~4 All roofs shall meet the following standards:

a. For all residential structures, 70% of under air footprint plus attached garage shall have a minimum 3:12 roof pitch;

b. Flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. The overall flat roof area on the entire property (both attached and detached to the principal structure) shall not exceed 30% of the principal structure(s) roofed area; and

c. Roof planes ~~over entry features~~ shall have a minimum of a three (3) foot offset to be considered a separate roof plane.

Minor modifications of various regulations within Section 6.4.2.4.A and 6.4.4.A. have also been made and are included in Ordinance 2026-11.

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Wellington has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Wellington may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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;F LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE..

Applicable Exemptions:

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☐ The proposed ordinance is enacted to implement the following:
  ☒ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Wellington hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

N/A

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

N/A

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

N/A

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

N/A

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

N/A

4. Additional information the governing body determines may be useful (if any):

N/A

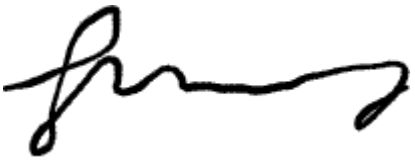
Note: *Wellington's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. Wellington's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

Wellington Legal Notice

06/12/2026 8:51 AM (EDT)

Submitted by Sharesse Milachay-Garcia (smilachay@wellingtonfl.gov)

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	ORDINANCE NO. 2026-11 (Freestanding Shade Structure ZTA)
Publish Date	06/12/2026
Publish Time	8:48 AM (EDT)
Description	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.
Attach Files (Optional)	Legal Ad- Pergola 2026-11.pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes
Signature	

Legislation Text

File #: 26-7774, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: On March 10, 2026, the Village Council adopted Ordinance No. 2026-03 annexing the Artistry Lakes property located east of the Arden development. On March 26, 2026, Palm Beach County adopted a resolution objecting to the annexation and initiating a Chapter 164, Florida Statutes, Conflict Resolution process. In response to the initiation of the Conflict Resolution, an Interlocal Service Boundary Agreement (ISBA) between Wellington and Palm Beach County was proposed. The ISBA is designed to address the County's objections to the annexation and to coordinate future land use, public facilities, and services in advance of future annexations within the area defined by the ISBA.

The ISBA does not annex any property. All future annexations will still be required to comply with Chapter 171, Florida Statutes.

After the first reading, the ISBA will be forwarded to the Palm Beach County Board of County Commissioners (BCC) for a first reading and then adopted by Wellington before being adopted by the BCC.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

ORDINANCE NO. 2025-15

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.

WHEREAS, Section 163.01, F.S., known as the "Florida Interlocal Cooperation Act of 1969," authorizes public agencies, as defined therein, to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately to make the most efficient use of their powers; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, F.S., and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, F.S., recognize the use of Interlocal Service Boundary Agreements to coordinate future land use, public facilities and services, and protection of natural resources in advance of annexation; and

WHEREAS, Chapter 171, Part II, F.S., establishes the interlocal service boundary agreement (ISBA) process as a flexible, joint planning option for municipalities and counties to cooperatively adjust municipal boundaries while planning for service delivery and land use changes; and

WHEREAS, the Village of Wellington and Palm Beach County have complied with the procedural requirements contained in Chapter 171, Part II, F.S., and have negotiated an ISBA; and

WHEREAS, the ISBA serves to jointly determine how to provide services to residents and property most efficiently and effectively while balancing the needs and desires of the community in certain unincorporated areas of the County, as set forth more fully in the ISBA, and establishes the means and process by which the parties will accomplish future annexations and planning activities; and

WHEREAS, the Village Council deems it in the best interest of Wellington to enter into the ISBA with Pam Beach County, attached hereto as Exhibit A and incorporated herein; and

WHEREAS, Section 171.203(14), F.S. requires that both the municipality and the county adopt the ISBA by ordinance.

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

SECTION 1: The Village of Wellington hereby adopts the Interlocal Service Boundary Agreement with Palm Beach County, which is attached hereto as Exhibit A, and authorizes the Mayor to execute the Agreement.

SECTION 2: The Manager is hereby authorized and directed to transmit the executed ISBA to the Palm Beach County Board of County Commissioners.

SECTION 3: 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 4: 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 to be declared invalid.

SECTION 5: This Ordinance shall become effective immediately upon adoption by the Wellington Council upon second reading.

PASSED this ____ day of _____, 2026 on first reading.

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

WELLINGTON

	FOR	**AGAINST**
BY:_____	_____	_____
Michael J. Napoleone, Mayor		
_____	_____	_____
Maria Antuña, Vice Mayor		
_____	_____	_____
Amanda Silvestri, Councilwoman		
_____	_____	_____
Johnny Meier, Councilman		
_____	_____	_____
Stephen A. Levin, Councilman		

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

Exhibit A –
Interlocal Service Boundary Agreement

INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT
ENTERED INTO BY THE VILLAGE OF WELLINGTON
AND THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT ("Agreement") is made on this _____ day of _____, 2026, between the VILLAGE OF WELLINGTON, a Florida municipal corporation located in Palm Beach County, Florida, hereinafter referred to as "Village", and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "County", each entity constituting a "public agency" as defined in Part 1, Chapter 163, F.S.

WHEREAS, the Village possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, F.S.; and

WHEREAS, the County possesses Home Rule powers as a Charter County pursuant to Article VIII, Section 1(g), Florida Constitution and Section 125.01, F.S.; and Article 1 of the Charter of Palm Beach County; and

WHEREAS, Section 163.01, F.S., known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governments and public agencies to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, F.S., and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, F.S., recognize the use of Interlocal Service Boundary Agreements to coordinate future land use, public facilities and services, and protection of natural resources in advance of annexation; and

WHEREAS, the area described in Exhibit "A" will be added to the future annexation areas of the Village as identified on the Future Annexation Areas map in the Land Use and Community Design Element in the Village's Comprehensive Plan; and

WHEREAS, Chapter 171, Part II, F.S., establishes the Interlocal Service Boundary Agreement process as a flexible, joint planning option for counties and municipalities to cooperatively adjust municipal boundaries while planning for service delivery and land use changes; and

WHEREAS, the Village and the County wish to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs, and providers for such lands, and to agree on certain procedures for the timely review and processing of annexations within those areas; to provide alternate annexation methodologies; and

WHEREAS, the agreement of the Village to undertake annexation efforts in a manner that is coordinated with the County is a material inducement to the County to enter into this Agreement; and

WHEREAS, pursuant to Section 171.094(1) F.S., an Interlocal Service Boundary Agreement is binding on the Parties to the agreement, and a Party may not take any action that violates the Agreement; and

WHEREAS, Section 163.3171(3) F.S. authorizes municipalities and counties to jointly enter into agreements to exercise the powers granted to the county and the municipalities pursuant to Chapter

163, Part II, the Local Government Comprehensive Planning and Land Development Regulation Act; after each government conducts a public hearing with due public notice; and

WHEREAS, the Village has complied with the notification requirements in Section 171.203 F.S. and adopted Resolution No. R2026-11, an Initiating Resolution pursuant to said statute, and

WHEREAS, the County adopted Resolution R-2026-0212, a Responding Resolution pursuant to Section 171.203 F.S.; and

WHEREAS, the County and Village have each held duly noticed public hearings to consider the adoption of this Agreement; and

WHEREAS, the Village and the County have enacted this agreement by ordinance as required by Section 171.203(14) F.S.; and

WHEREAS, the Future Land Use Element of the Palm Beach County Comprehensive Plan states that Palm Beach County shall pursue interlocal agreements with municipalities that have established future land use designations for adjacent unincorporated areas and will establish Joint Planning Areas between the County and the respective municipalities; and

WHEREAS, the Intergovernmental Coordination Element of the County's Comprehensive Plan states that Palm Beach County shall adopt policies and implement strategies which support municipal efforts to secure boundary changes that maintain cost-effective service delivery, assisting the elimination of enclaves, pockets, and finger-like areas, and ensure consistency between municipal and County land use; and

WHEREAS, the Intergovernmental Coordination Element Policy of the County's Comprehensive Plan requires Palm Beach County to support municipal efforts to secure boundary changes; and

WHEREAS, the Intergovernmental Coordination Element Policy of the County's Comprehensive Plan requires the County to work with municipalities to determine areas to be considered for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND THE VILLAGE COUNCIL OF WELLINGTON that:

Section 1. Purpose

The purpose of the Agreement is to jointly determine how to provide services to residents and property most efficiently and effectively while balancing the needs and desires of the community in the area identified in the unincorporated area, depicted in Exhibit A, attached hereto and made a part hereof. This agreement establishes the means and process by which future annexations and planning activities will be accomplished. The Village and the County (the "Parties") hereby establish a Joint Planning Agreement (the "JPA"). All areas specifically delineated, mapped, and referenced in the legend on Exhibit A are within the JPA.

Section 2. Definitions and Terminology

The following definitions apply to this Agreement:

(1) "Interlocal Service Boundary Agreement" (the "ISBA") means an agreement adopted under Chapter 171, Part II, F.S., between a county and one or more municipalities, which may include one or more independent special districts as Parties to the agreement defined as set forth in Section 171.202, F.S.

(2) "Municipal Service Area" means the area identified by the boundaries in Exhibit A.

(3) “Enclave” shall be defined as set forth in Section 171.031(5)(a) & (b), F.S.

(4) “Agreement” means this ISBA and JPA, including any amendments or supplements, which also serves as a joint planning agreement under Section 163.3171(3) F.S.

(5) All references to the Florida Statutes in this Agreement are to the 2025 Florida Statutes, referred to as F.S.

Section 3. Annexation Process

A. The Village may annex lands designated within the area depicted on Exhibit A hereto during the term of this Agreement by using any of the procedures established in Chapter 171, F.S., Parts I and II unless otherwise noted in this agreement. The County and Village agree that the area is urban in character, as required by s. 171.204, F.S., and is eligible for annexation subject to this Agreement.

B. Within 10 days of reaching the necessary consent threshold for a particular area proposed for annexation, the Village and County agree that the Village shall provide a copy of the annexation petition bearing the signatures of more than 50% of the persons who own property in the area proposed to be annexed and/or a petition of more than 50% of the registered voters in the area proposed to be annexed to the County Administrator and the County Planning Director and include a cover letter confirming consistency of the Village's planned service delivery with the terms of this Agreement. Unless otherwise provided in Chapter 171, Part I or II, annexations shall be adopted by the Village Council after a public hearing. The public hearing shall be noticed and advertised in accordance with Village Code and s. 166.041, F.S. Not fewer than ten (10) days prior to publishing or posting the ordinance annexing any of the areas set forth in Exhibit A, the Village must provide a copy of the notice, via certified mail, to the county administrator and the county planning director. Failure to comply with the notice provisions of this section may be the basis for a cause of action invalidating an annexation undertaken pursuant to this Agreement.

C. The Village and County agree that the term “petition” as used in this Agreement and in the referenced sections of Chapter 171, F.S. shall mean a written signature affixed to: an application for annexation, a list of parties consenting to annexation, or upon an individual statement of consent.

D. The Village and County agree that within the area depicted in Exhibit A, the Village may annex lands in accordance with the requirements established in Chapter 171, Part I, F.S., and Chapter 171, Part II, F.S., subject to the terms of this Agreement.

F. The Declaration of Restrictive Covenant on Annexation and Land Use recorded in book 17900, page 257, in the Official Records of Palm Beach County, Florida, is released pursuant to the amended declaration approved by the Board of County Commissioners on DATE, 2026.

G. For the County to be able to verify that the Village has complied with the terms of this Agreement, the Village will adopt all applicable comprehensive plan amendments and zoning approvals at the same time that it adopts its annexation ordinance.

Section 4. Notification to Property Owners and Registered Voters

A. When seeking the consent of property owners within a proposed annexation area, the Village shall provide notice by first-class United States Mail using property ownership and address information obtained from the Palm Beach County Property Appraiser’s Office.

B. When seeking the consent of registered voters residing within a proposed annexation area, the Village shall provide notice by first-class United States Mail using voter information from the Palm Beach County Supervisor of Elections Office.

Section 5. County Consent to Annexation by the Village

If the annexation ordinances of the Village are adopted under the conditions set forth in this Agreement, the County will not challenge, administratively, judicially, or otherwise, any annexations by the Village that annex lands within the Municipal Service Area depicted in Exhibit A.

Section 6. Future Land Use for the Municipal Service Area

A. Future land uses are identified herein and agreed to by the Village and County for each of the areas within the areas as set forth in Exhibit A. If one or more of the future land uses identified in Section 6 of this Agreement are not adopted by the Village, then the future land uses presently depicted upon the County's Future Land Use Atlas shall remain in effect, unless another land use category acceptable to both Parties is agreed upon and unless the Village requests by resolution and the Board of County Commissioners approves by resolution a mutually acceptable alternative land use designation.

B. Future Land Use designation definitions: Except as otherwise provided in this Agreement, the following densities shall apply to the land uses indicated on Exhibit B and in Paragraph B, below:

(1) Residential B: This residential designation provides for a residential density of up to one (1) dwelling unit per acre.

(2) Residential C: This residential designation provides for a residential density of up to three (3) dwelling units per acre.

(3) Flex: This light industrial designation provides for a building intensity of up to 0.4 Floor Area Ratio.

C. Property 1 on Exhibit B Owned by Leonard Land Company LLC: Should all or part of the approximately 496.84 acre (PCN: 00-40-43-22-00-000-7020) property identified as Property 1 in Exhibit B be annexed into the Village, the following shall be applied by the Village as part of the future land use atlas amendment ordinance for Property 1 and will be carried forward in the Village's zoning resolution as a condition of approval as follows:

1. The use shall be limited to residential, and the density allowed on the property shall be limited to no more than two (2) units per acre and compatible with the surrounding developed properties as established by the Wellington Comprehensive Plan and Land Development Regulations.

D. Property 2 on Exhibit B, known as Artistry Lakes: The ordinance annexing the 446.14-acre Property 2, known as Artistry Lakes PUD (Control No. 2022-58), into the Village has already been adopted by the Village, along with the future land use atlas amendment ordinance and corresponding zoning and master plan resolutions. The master plan resolution includes the following:

1. The density of Property 2 shall be limited to 1.4 units per acre.

2. The Developer, as a condition of approval set forth in the Village's development approvals, shall contribute $1 million to the Village's Workforce Housing Fund.

A separate agreement between Palm Beach County and the developer of Artistry Lakes for a workforce housing contribution must be approved and executed.

Section 7. Infrastructure and Service Delivery Provisions

Within the Municipal Service Area as designated on Exhibit A hereto, the Village and County agree to ensure the efficient provision of infrastructure and service delivery as set forth below:

A. **Water and Sewer Utilities:** The parcels depicted in Exhibit A are included in the County's water and sewer utility service area. Service to lands within the Municipal Service Area may require the design and construction of additional utility infrastructure, including water mains, wastewater facilities, easements, and related appurtenances, as determined by Palm Beach County Water Utilities Department (the "PBCWUD"). Annexation into the Village shall not change Palm Beach County's role as the utility provider or require the County to construct utility improvements except in accordance with applicable County requirements and approvals.

B. **Okeechobee Boulevard Extension Utility Easement:** A 30-foot-wide utility easement is required along the south side of the road right-of-way for the Okeechobee Boulevard extension to accommodate the installation of a potable water main and a wastewater force main. This infrastructure is necessary to provide redundant water and wastewater service to existing, new, and future development within the Municipal Service Area. The Village shall require this easement as a condition of approval in all future development orders within the Municipal Service Area, to be conveyed to PBCWUD by a recorded easement at the time of utility project completion and PBCWUD acceptance.

C. **Rights-of-Way and Transportation:**

a. **Road Transfers:** There are no identified County-owned and maintained roads to transfer to the Village. Any future roadway transfers will be addressed on a case-by-case basis.

b. **North-South Connection:** The Parties acknowledge that a north-south connection between the future Okeechobee Boulevard extension and State Road 80 (Southern Boulevard) is necessary for traffic circulation and connectivity in this area. Therefore, a north-south connection between the future Okeechobee Boulevard extension and State Road 80 will be required by the Village in the applicable land use, zoning, or development orders in the Municipal Service Area in Exhibit A.

c. **Thoroughfare Right-of-Way Protection:** The Village agrees to protect all road rights of way shown on the County's Thoroughfare Right of Way Identification Map (the "TIM") within the Municipal Service Area in Exhibit A, including by imposing development order conditions for TIM compliance.

d. **Open Space Trail Corridor:** The Village agrees that all zoning development orders or approvals shall include and indicate on all master plans and subdivision plans a minimum 50 foot wide (inclusive of right-of-way buffers) open space trail corridor located south of the future Okeechobee Boulevard extension right-of-way to include a vehicular/pedestrian connection to the future extension, which will link to the planned trail network to the west and to the east.

e. **Traffic Enforcement and School Zone:** Pursuant to section 316.006(3)b, F.S., the County has a Traffic Enforcement Agreement with the Arden HOA that transferred traffic control authority to the County over the private roads within Arden, the property shown as 3 in Exhibit B. The Traffic Enforcement Agreement allows the Palm Beach County Sheriff's Office (the "PBSO") to enforce traffic laws on Arden's roads. When

Arden is annexed into the Village, section 316.006(2), F.S. will apply, and the Traffic Enforcement Agreement must be terminated and may be replaced by an agreement between the Village and the Arden HOA. The Village must accept traffic control authority and coordinate with PBSO to execute such an agreement. Pursuant to section 316.1895(3)(c), F.S., the Village will be responsible for the Saddle View Elementary School zone. The Village will review the school zone to ensure that it meets standards. The Village will have traffic control authority over the portions of Cane Field Trace and Arden Lake Way that are open to the public.

D. **Fire and Rescue Services:** The Village is part of the Palm Beach County Fire-Rescue Municipal Service Taxing Unit. Palm Beach County Fire-Rescue will continue to provide fire rescue services to the parcels in Exhibit A.

E. **Law Enforcement:** The County and Village acknowledge that PBSO, through a contractual agreement with Wellington, provides public safety services to the Municipal Service Area, and PBSO will continue to serve the Municipal Service Area as modified by annexation.

F. **Artistry Lakes Public Civic Site:** To facilitate the delivery of public infrastructure and services, a 4.0-acre civic pod of the Artistry Lakes PUD, the property identified as Pod B of Wellington Resolution No. R2026-02 shall be conveyed in full to the County in accordance with the Property & Real Estate Management conditions of approval as contained within Resolution No. R-2024-0414 of the Palm Beach County Board of County Commissioners approving the rezoning to the Planned Unit Development (PUD) Zoning District on the 446.14 acres that are the subject thereof.

G. **Parks and Recreation:** The parties acknowledge that two (2) parcels depicted within Exhibit A (the 25-acre Arden Park Property and the adjacent 3.76-acre Arden Trailhead) are owned by Palm Beach County. The Parcels are identified in the Palm Beach County Parks and Recreation Department's adopted Master Plan for future development as an active, County-managed district park within an anticipated timeframe of ten (10) years. These parcels will provide additional district park acreage necessary to maintain the countywide park level of service established within the County's Comprehensive Plan. Annexation of these parcels into the Village shall not alter Palm Beach County's need to develop an active park. Upon annexation, land use and zoning designations applicable to the Parcels are to be consistent with and permit the development and use of the Parcels as public park and recreation facilities. If the 25-acre Arden Park Property is annexed prior to the development of the park, the design of the facility shall be coordinated with the Village.

Section 8. Incorporation into Comprehensive Plans

As required by Section 171.203(9) F.S. no later than six (6) months following approval of this Agreement, the Parties shall prepare amendments to their respective Intergovernmental Coordination Elements, and as necessary other Elements of their Comprehensive Plans, acknowledging this Agreement and scheduling a review of the Agreement at the time of each Evaluation and Appraisal Report periodic review and negotiations per section 13 of this Agreement and shall consider incorporation of said amendments into their respective comprehensive plans.

Section 9. Other Rights and Agreements

A. The Parties agree that the requirements of Chapter 164, F.S. shall be complied with before litigation to enforce this Agreement.

B. The Parties do not intend for this Agreement to amend, modify, supersede, or terminate any other agreement between the Village and County in effect as of the effective date of this Agreement.

Section 10. Notice to Parties

All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the County Administrator and the County Planning Director, or as either Party may otherwise designate in writing. Notices, consents, approvals, waivers, and elections will be deemed given when received by the Party for whom intended. If a notice provided by either party under this Agreement relates to or in any way impacts fire rescue services, then a duplicate copy of such notice shall be provided at the same time to the following:

As to the County:
Fire Rescue Administrator
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Florida 33411-3815

As to the Village:
Village Manager
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Furthermore, the Village Manager shall promptly inform the County Fire Rescue Administrator of all planned annexations within the Municipal Service Area depicted on Exhibit A to this Agreement. For all notices relating to annexations provided to the County pursuant to this Agreement or otherwise pursuant to the annexation process or law, the Village also shall provide a duplicate copy to the County Fire Rescue Administrator at the same time.

Section 11. Discharge

This Agreement is solely for the benefit of the Village and the County, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

Section 12. Enforcement

This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance. If this Agreement or any portion hereof is challenged by any person or entity not a Party hereto in any judicial, administrative, or appellate proceeding, representatives of the Parties hereto agree to promptly meet and discuss said challenge. If only one Party is a defendant in the challenge, the other Party agrees to cooperate with the defending Party in the defense of the challenge and make itself available for consultations, depositions and evidentiary hearings.

Section 13. Term and Review

A. Original Term: This Agreement, unless amended or extended in accordance with its terms, shall expire 20 years from the effective date as provided in Section 15.

B. Review: During the comprehensive plan Evaluation and Appraisal review process required by Chapter 163, F.S., each Party will review the terms of this Agreement and consider amendments, as necessary.

C. Renegotiation: At least 18 months before the expiration of the full term, the Parties agree to commence negotiations for another interlocal agreement to govern the matters addressed in this Agreement or an extension of this agreement if any of the areas identified in Exhibit A remain unincorporated.

D. Amendment: Amendments may be proffered by either Party at any time. Proposed amendments shall be in writing and must be approved by the boards of both Parties or shall be considered not adopted.

Section 14. Miscellaneous

A. Entire Agreement: Except as otherwise set forth herein, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

B. Governing Law and Venue: The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall be in the Circuit Court of the Fifteenth Judicial Circuit of Florida, in and for Palm Beach County, Florida.

Section 15. Effective Date

This agreement shall take effect upon execution by both Parties and upon the adoption of duly adopted ordinances by both Parties adopting this agreement.

Section 16. Filing

Upon execution by both Parties, a certified copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

Section 17. Notification

The Village hereby acknowledges that it has provided written notice to all owners of real property located in the areas identified in Exhibit A whose names and addresses are known by reference to the latest published ad valorem tax records of the Palm Beach County Property Appraiser. The written notice described the purpose of the Interlocal Service Boundary Agreement and stated the date, time, and place of the meeting in the Village where this Interlocal Agreement is to be considered for adoption. The written notice also indicated the name and telephone number of the Palm Beach County staff person to contact regarding the date, time, and place when the Palm Beach County Board of County Commissioners is to consider the adoption of this Interlocal Agreement.

Section 18. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 19. Severability

In the event a court of competent jurisdiction hereof holds any section, paragraph, sentence, clause, or provision to be invalid, such holding shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 20. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the Parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the **VILLAGE OF WELLINGTON, FLORIDA,** has caused this Agreement to be executed by its Mayor and affixed its official seal, attested by its Clerk pursuant to the Authorization of the Wellington Village Council, and **PALM BEACH COUNTY, FLORIDA**, has caused this Agreement to be executed by its Mayor and affixed its official seal, attested by its Clerk, pursuant to the authorization of the Board of County Commissioners, on the day and year indicated below.

ATTEST:

By:_____
Chevelle D. Hall, Village Clerk

VILLAGE OF WELLINGTON, FLORIDA:

By: _____
Michael Napoleone, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Laurie Cohen, Village Attorney

ATTEST:
Mike Caruso, Clerk & Comptroller

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Sara Baxter, Mayor

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Darren Leisser
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Whitney Carroll, Executive Director
Planning, Zoning & Building

EXHIBIT A
ISBA BOUNDARY MAP AND LEGAL DESCRIPTION



DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21, 22, 26, 27, 28, 29, 30, 31, 32, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE SOUTHERLY, WESTERLY AND SOUTHERLY AONG THE WEST LINES OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 157 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80); THENCE WESTLERY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 24.00 FEET OF SAID SECTION 31; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST 24.00 FEET OF SAID SECTIONS 31 AND 30 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 30; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTIONS 30 AND 29 TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTHLERY ALONG THE WEST LINE OF SAID SECTION 21 TO THE SOUTHWEST CORNER OF DEER RUN, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 34 OF SAID PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID DEER RUN TO THE POINT OF BEGINNING.

EXHIBIT B
ISBA PROPOSED FUTURE LAND USES

Property No.	Acres	Parcels	EXLU[1]	Existing County FLU[2]	Proposed Village FLU[3]	Water & Sewer Provider	Right-of-way Maintenance
1	496.84	1	AGR	RR-10	Res C	PBC	FDOT, PBC
2*	446.14	4	AGR	LR-2	Res C	PBC	FDOT, PBC
3	1,209.96	2,000 +	SFR	LR-2	Res C	PBC	FDOT, PBC
4		30 +	IND	EDC, RR-10	Flex, Res C	PBC	FDOT, PBC

* Annexed by Wellington Ordinance No. 2026-03 on March 10, 2026; effective date April 14, 2026.

[1]Existing Land Use (EXLU) Codes:

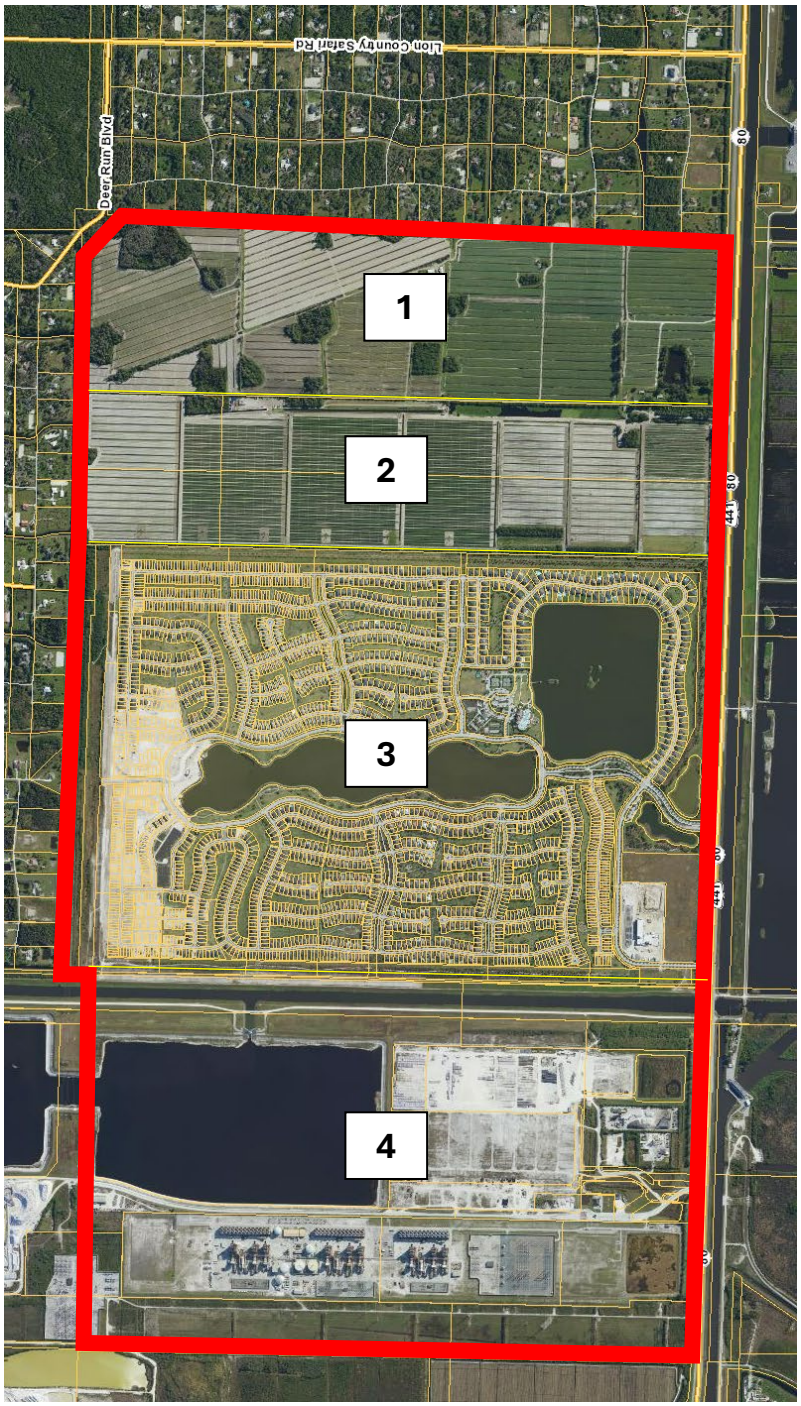
AGR = Agricultural
SFR = Single Family Residential
IND = Industrial

[2]Existing County Future Land Use (FLU) Codes:

LR-2 = Low Residential 2
EDC = Economic Development Center
RR-10 = Rural Residential 10

[3]Proposed Wellington Future Land Use (FLU) Codes:

Res C = Residential C
Flex = Flex



ORDINANCE NO. 2026 - 03

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.

WHEREAS, Wellington is initiating annexation of real property, described in Exhibit A of this Ordinance, pursuant to the provisions of Section 171, Florida Statutes; and

WHEREAS, the real property proposed to be annexed consists of 446.14+/- acres, as legally described in Exhibit A and depicted on Exhibit B, and is located in the unincorporated area of Palm Beach County;

WHEREAS, the real property is contiguous to the Village of Wellington, is reasonably compact, and the annexation of such proposed area does not result in the creation of enclaves; and

WHEREAS, the subject properties have a Palm Beach County Future Land Use Map designation of Low Residential (LR-2), and a Zoning designation of Planned Unit Development (PUD); and

WHEREAS, Wellington has prepared a feasibility study in compliance with section 171, Florida Statutes, and has filed a copy of such study with the Board of Commissioners for Palm Beach County at least 15 days prior to commencing the annexation procedures as set forth in the Florida Statutes; and

WHEREAS, it is the opinion of Wellington's Council that it is in the best public interest that the real properties, described herein, be annexed into the Wellington boundaries.

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

SECTION 1: The real property, described in Exhibit A, and depicted in Exhibit B, is hereby annexed into the Village of Wellington, Florida.

SECTION 2: Section 12 of the Wellington Charter, entitled "Land Description", is hereby amended to reflect the property annexed by this Ordinance.

SECTION 3: The Village Manager is hereby directed to do all things necessary to effectuate this annexation.

SECTION 4: The Village Clerk is hereby directed to file a copy of this Ordinance with the Clerk of the Circuit Court, Palm Beach County, the Chief Administrative Officer of Palm Beach County, and the Department of State within 30 days of the adoption of this Ordinance.

SECTION 6. 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 7. 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 8. This Ordinance shall become effective 35 days after adoption by Council on second reading.

This section is intentionally left blank

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

PASSED AND ADOPTED this 10th day of March, 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, Esq., Village Attorney

Ordinance No.2025-13 Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

Ordinance No.2025-13 Exhibit A

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE

SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST,

ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH

01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF

Ordinance No.2025-13 Exhibit A

SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19433992.67 SQUARE FEET OR 446.143 ACRES MORE OR LESS.


Property Owners of Record
Parcel Number | Property Owner Name | Parcel Number
1 | KH ARTISTRY LAKES LLC | 00-40-43-22-00-000-5000
2 | KH ARTISTRY LAKES LLC | 00-40-43-22-00-000-7010
3 | KH ARTISTRY LAKES LLC | 00-40-43-27-00-000-3010
4 | KH ARTISTRY LAKES LLC | 00-40-43-27-00-000-1010
Wellington Boundary
Artistry Lakes PUD Boundary
Parcels
1
2
3
4
State Road 80
Wellington

CFN 20040712184
OR BK 17900 PG 0257
RECORDED 12/16/2004 15:48:40
Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court
Pgs 0257 - 270; (14pgs)

Prepared by and Return to:

Robert P. Banks, Esq.
Palm Beach County Attorney's Office
301 N. Olive Avenue, Suite 601
West Palm Beach, FL 33401

R2004 2538
DEC 13 2004

DECLARATION OF RESTRICTIVE COVENANT ON ANNEXATION AND LAND USE

This Declaration of Restrictive Covenant on Annexation and Land Use is made this 13th day of December, 2004, by Palm Beach Aggregates, Inc., a Florida corporation, with a mailing address of P.O. Box 700, Loxahatchee, FL 33470 ("Grantor"), in favor of Palm Beach County, Florida, a political subdivision of the State of Florida, with a mailing address of 301 North Olive Avenue, Suite 601, West Palm Beach, Florida 33401, Attention: County Attorney ("Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of certain lands situated in the unincorporated portion of Palm Beach County, Florida, which is more particularly described in Exhibit "A" (the "Property"), attached hereto and incorporated herein and is depicted in the map attached hereto as Exhibit "B"; and

WHEREAS, the Property is, or in the future may be, co-terminus with municipal boundaries of certain cities; and

WHEREAS, Grantee has requested Grantor impose these restrictions on the Property as part of Grantee's review of certain comprehensive land use plan changes requested by Grantor.

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KNOW ALL MEN BY THESE PRESENTS that for an in consideration of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby impose the following restrictions upon the Property in favor of Grantee, which restrictions shall constitute a covenant running with the land and shall be binding upon all successors in interest, heirs, assigns, and grantees until released pursuant to paragraph 3 hereof.

1. Annexation Restrictions. (a). The Property shall not be voluntarily annexed into any municipality. (b). Grantor shall not petition any municipality for the voluntary annexation of the Property or in any form or manner or way consent to the voluntary annexation of any or all of the Property into any municipality. (c). Grantor shall not consent to the involuntary annexation/annexation by referendum of any or all of the Property pursuant to sec. 171.0413, Florida Statutes (2003) as such statute may be amended from time to time. (d). Grantor shall not consent to any annexation of the Property and has an affirmative duty to object to the annexation of the Property.

2. Use Restriction. The property use shall be limited to (a). the uses approved by the County as of December 13, 2004, and all ancillary and accessory uses allowed thereto, pursuant to the Palm Beach County Land Development Code, as amended from time to time; and (b). any additional uses allowed by the Land Use Plan Policy 2.10-b of the Glades Area Protection Overlay adopted December 13, 2004, and as amended from time to time.

3. Release of Restrictions. The restrictions imposed hereby may be released at the sole and absolute discretion of the Grantee upon the recording of a notice

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of the Board of County Commissioners of Palm Beach County, Florida, that an agenda item advertised pursuant to Florida Statutes Section 125.66(2)(a), releasing this restriction was approved by at least five members of the Board of County Commissioners sitting in a regular session of the Board of County Commissioners.

4. Enforceability. These restrictions shall be enforceable only by the Board of County Commissioners of Palm Beach County. The County has no adequate remedy at law and would be irreparably injured if these restrictions are violated. Grantor acknowledges that enforcement of these restrictions is in the public interest. Enforcement shall be by suit for specific performance or injunctive relief in the Circuit Court of Palm Beach County, Florida, and is not intended to benefit or confer any rights upon or be enforceable by any other party whatsoever.

5. Recorded in the Public Records. These restrictions shall be recorded in the public records of Palm Beach County.

TO HAVE AND TO HOLD until Grantee forever. The terms, conditions, restrictions and purpose imposed with this covenant shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this covenant and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to execute this

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covenant and that it hereby fully warrants and defends the title to the covenant hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto authorized the execution of this document and imposition of the restrictions set forth herein.

GRANTOR:

PALM BEACH AGGREGATES, INC.
a Florida corporation

Witness

Signature

Print Name

Signature

Print Name

By: _____

Its: President

Date: 12/13/04

ACCEPTANCE BY GRANTEE:

PALM BEACH COUNTY, FLORIDA

Witness

Signature

Print Name

Signature

Print Name

By: _____
~~Tony Masilotti, Chair~~
Addie L. Greene, Vice-Chair

Date: 12/13/04

R2004 2538
DEC 13 2004

DOROTHY H. WILKEN, CLERK
Board of County Commissioners
By: _____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY FLORIDA

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Assistant County Attorney

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STATE OF FLORIDA)

COUNTY OF _____)

The foregoing Declaration of Restrictive Covenant on Annexation and Land Use was acknowledged before me this 13th day of December, 2004, by Eugene Tomeo, the President of Palm Beach Aggregates, who is personally known to me or has produced Drivers License as identification.

OFFICIAL NOTARIAL SEAL

Joyce Johnston
MY COMMISSION # DD299718 EXPIRES
July 6, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

Joyce Johnston
Notary Public
Print Name Joyce Johnston
Commission No. DD299718
My Commission Expires 7/6/08

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing Declaration of Restrictive Covenant on Annexation and Land Use was acknowledged before me this ____ day of _____, 2004, by _____, the _____ of Palm Beach County, Florida, who is personally known to me or has produced _____ as identification.

OFFICIAL NOTARIAL SEAL

_____
Notary Public
Print Name_____
Commission No._____
My Commission Expires_____

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JOINDER OF EXISTING LENDER

The undersigned holder of a Mortgage and Security Instrument from Palm Beach Aggregates, Inc., recorded in the Public Records of Palm Beach County, Florida in Official Record Book 11634, Page 1491 and amended in Official Record Book 12139, Page 1686 and Official Record Book 16240, Page 932; and Official Record Book 12009, Page 1576, Official Record Book 12150, Page 860, Official Record Book 11634, Page 1922, hereby joins in this Declaration of Restrictive Covenant on Annexation and Land Use this 10 day of December, 2004, to evidence its consent to the provisions hereof and agreement to be bound hereby.

Signed, scaled and delivered
In the presence of:

Name:

Name:

By: _____
Donald C. Hellmann
Vice President
JP Morgan Chase & Co.
F.K.A. Bank One
Kentucky, N.A.

STATE OF Kentucky)
) ss
COUNTY OF Fayette)

The foregoing Joinder of Existing Lender was acknowledged before me this 10th day of December 2004 by Donald Hellmann of JP Morgan Chase & Co. he is personally known to me or has produced himself as identification. FKA Bank One

Notary Public

Kathy Hayden
Printed name of notary

My commission expires: 6-7-2005

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LEGAL DESCRIPTION
Parcel A

IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA:
BEING ALL THAT PART OF SECTIONS 17 AND 20 lying West of the West right-of-way line of Levee L-8; LESS the East 660 feet of the West 745 feet of Sections 17 and 20 for Florida Power and Light right-of-way. LESS a parcel of land lying in Section 20, Township 43 South, Range 40 East. Said parcel described as being the East 900 feet, of the West 1,645 feet, of the South 761 feet, of said Section 20, as measured along the South and West lines thereof.
AND ALL THAT PART OF SECTION 29 lying West of the West right-of-way line of Levee L-8; LESS the East 660 feet of the West 745 feet of Section 29 for Florida Power and Light right of way; LESS a parcel of land lying in Section 29, Township 43 South, Range 40 East. Said parcel described as being the East 900 feet, of the West 1,645 feet, of the North 589 feet, of said Section 29, as measure along the North and West lines thereof.
AND THE EAST 24 FEET OF SECTION 30
AND THE EAST 24 FEET OF SECTION 31 lying North of State Road 80.
AND ALL THAT PART OF SECTION 32 lying North of State Road 80 and lying West of the Levee L-8 right-of-way; Less the East 660 feet of the West 745 feet of the North 2,501.47 feet AND LESS the East 760 feet of the West 845 feet of the remaining portion of Section 32 (South of the North 2,501.47 feet)lying North of the Northerly right-of-way of State Road 80; LESS that part of Section 32, Township 43 South, Range 40 Eat in Palm Beach County, Florida more particularly described as follows:
Commence at the Southwest corner of said Section 32; thence North 00° 52' 33" East along the West line of said Section 32 a distance of 1.717.54 feet to a point on the Baseline of Survey for State Road 80; thence South 88° 28' 42" East along said Baseline of Survey a distance of 843.37 feet; thence North 01° 31' 18" East a distance of 173 feet to the Point of Beginning. Thence South 88° 28' 42" East a distance of 3,944.30 feet; thence South 01° 50' 06" West a distance of 98 feet; thence North 88° 28' 42" West a distance of 3,942.80 feet; thence North 00° 57' 33" East a distance of 98 feet to the Point of Beginning. AND THAT PART OF THE SOUTH 360 FEET OF SECTION 20 lying East of the East right-of-way line of Levee L-8; LESS the North 240 feet of the South 360 feet of said Section 20, lying East of the South Florida Water Management District's Canal L-8 right-of-way. AND THE SOUTH 360 FEET OF SECTION 21; Less the North 240 feet, of

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the South 360 feet of said Section 21. Also the North 50 feet, of the South 120 feet, of the East 220 feet, of said Section 21. AND THE SOUTH 360 FEET OF THE WEST 780 FEET OF SECTION 22; LESS THE North 290 feet of the South 360 feet of the West 780 feet of said Section 22. AND THE WEST 780 FEET OF SECTION 27; LESS a parcel of land lying in Sections 27 and 22, Township 43 South, Range 40 East, being described as a portion of Sections 27 and 22, bounded as follows:
Records of Palm Beach County, Florida; Bounded on the West by a line lying 2.0 feet West of and parallel with an existing hogwire fence;

Said line being more particularly described as follows: Beginning at a point on the South line of Section 27 lying 146.05 feet Easterly (as measured along the South line of Section 27); thence North 01° 27' 30" West a distance of 1,748.16 feet; thence North 13° 11' 09" West a distance of 165.89 feet to a point lying 290.00 feet South of the South line of said Subdivision "Deer Run" and 621.65 feet Westerly of the Northeast corner of the above described parcel of land (said point being the termination of the West line of said Parcel).
Pg 1509

AND ALL OF SECTION 28; AND THAT PART OS SECTION 29 LYING East of the East right-of-way line of Levee L-8; AND THAT PART OF SECTION 32 North of State Road 80 right-of-way lying East of the East right-of-way line o Levee L-8; AND ALL OF SECTION 33 lying North of State Road 80 right-of-way; AND THE WEST 780 FEET OF SECTION 34 lying North of State Road 80 right-of-way;
LESS that part of Sections 33 and 34, Township 43 South, Range 40 East in Palm Beach County, Florida more particularly described as follows:
Commence a the Southwest corner of said Section 33; thence North 01° 50' 06" East along the West line of said Section 33 a distance of 1,812.38 feet to the Point of Beginning; thence continue North 01° 50' 06" East a distance of 98 feet; thence South 88° 28' 42" East a distance of 2,870.68 feet; thence South 88° 25' 55" East a distance of 2,402.53 feet to a point on the East line of said Section 33; thence continue South 88° 25' 55" East a distance of 780.04 feet; thence South 00° 58' 57" West a distance of 98 feet; thence North 88° 25' 55" West a distance of 780.04 feet to a point on the West line of said Section 34; thence continue North 88° 25' 55" West a distance of 2,403.49 feet; thence North 88° 28' 42" West a distance of 2,871.18 feet to the Point of Beginning Less a parcel of land lying in Section 34, Township 43 South, Range 40 East, being described as a portion of Section 34, bounded as follows:
Bounded on the South by the North right-of-way line of State Road 80; bounded on the East by a line being described as lying 780.00 feet East of and parallel to the West line of Section 34; bounded on the North by the North line of Section 34; bounded on the West by a line 2.0 feet West of and parallel with an existing hogwire fence; said Northwest corner being described as lying 146.05 feet East of the Northwest corner of Section 34, as measured along the North line of Section 34, the Southwest corner being described as lying 108.72 feet East of

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the intersection of the West line of Section 34, and the North right-of-way line of State Road 80, as measured along the North right-of-way line of State Road 80.

PARCEL B

A parcel of land lying in Section 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being described as a portion of Section 34, bounded as follows:

Bounded on the South by the North right-of-way line of State Road 80; bounded on the East by a line being described as lying 780.00 feet East of and parallel to the West line of Section 34; bounded on the North by the North line of Section 34; bounded on the West by a line lying 2.0 feet West of and parallel with an existing hogwire fence: said Northwest corner being described as lying 146.05 feet East of the Northwest corner of Section 34, as measured along the North line of Section 34, the Southwest corner being described as lying 108.72 feet East of the Intersection of the West line of Section 34, and the North right-of-way line of State Road 80, as measured along the North right-of-way line of State Road 80.

Together with:

A parcel of land lying in Sections 27 and 22, Township 43 South, Range 40 East, Palm Beach County, Florida, bounded as follows:

Bounded on the South by the South line of Section 27; bounded on the East by a line being described as lying 780.00 feet East of and parallel to the West line of Section 27; bounded on the North by a line lying 290.00 feet South of and parallel to the South line of the Subdivision "Deer Run" as recorded in Plat Book 35, pages 34-39 of the Public Records of Palm Beach County, Florida; bounded on the West by a line lying 2.0 feet West of and parallel with an existing hogwire fence:

Said line being more particularly described as follows:

Beginning at a point on the South line of Section 27, lying 146.05 feet Easterly (as measured along the South line of Section 27); thence North 01° 27' 30" West, a distance of 3,443.12 feet; thence North 01° 43' 06" East, a distance of 165.89 feet to a point lying 290.00 feet South of the South line of said Subdivision "Deer

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Run" and 621.65 feet Westerly of the Northeast corner of the above described parcel of land (said point of being the termination of the West line of said parcel)

AND

PARCELS 1 AND 2.

LEGAL DESCRIPTION
PARCEL 1
"Being a parcel of land lying within the East one-half of Sections 30, 19 and 18, Township 43 South, Range 40 East, Palm Beach County, Florida, said parcel being more particularly described as follows-.
Commence at the Southeast corner of said Section 30, thence North 00 degrees 49 minutes 09 seconds East (bearings are based on State Plane Coordinate ,System, Florida East Zone, NAD 83, adjustment of 1990) along the East line of said Section 30, a distance of 286.75 feet; thence North 88 degrees 37 minutes 31 seconds West along the Easterly extension of a line parallel with and 13.00 feet North of the centerline of an East-West feel ditch for a distance of 24.00 feet to the Point of Beginning of the following described parcel thence continue North 88 degrees 37 minutes 31 seconds West, along said line, being 13.00 feet North of and parallel with the centerline of said field ditch a distance of 2,460.91 feet point being approximately 10.0 feet Easterly of the Easterly traveled edge of the Easterly North-South rock road, as measured along aforesaid East-West line; thence North 01 degrees 16 minutes 02 seconds East along a line, lying approximately 10.0 feet East of the traveled edge of said Easterly North-South rock road, a distance of 1,415.91 feet, thence North 02 degrees 14 minutes 30 seconds East along line lying approximately 10.00 feet East of the traveled edge and its Northerly extension, a distance of 11,648.98 feet to the Northerly toe of slope of the Southerly East-West rock road; thence North 89 degrees 47 minutes 27 seconds East along the Northerly toe of slope of the Southerly East-West rock road and its Easterly extension, a distance of 2,201.61 feet, to the Easterly line of said Section 18; thence South 00 degrees 54 minutes 47 seconds West along the East line of said Section 18 a distance of 2,714.41 feet, to the Southeasterly corner of said Section 18, also being the Northeasterly corner of said Section 19; thence South 00 degrees:56 minutes 51 seconds West along the East line of said Section 19, a distance of 5,467.86 feet to the Southeasterly corner of said Section 19; thence North 88 degrees 43 minutes; 41 seconds West along the South line of Said Section 19, a distance of 24.00 feet; thence, South, 00 degrees 49 minutes 09 seconds West, along a line 24.00 feet West of and parallel with the East line of said Section 30, a distance of 4,942.55 feet, to the Point of Beginning.

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Containing 703.88 acres, more or less."

PARCEL 2

"Being a parcel of land lying in Section 18, Township 43 South, Range 40 East and Section13, Township 43 South, Range 39 East Palm Beach County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast comer of said Section 18, thence North 00 degrees 54 minutes 47 seconds East along the Easterly line of said Section I8, a distance of 2,714.41 feet, to the intersection of the Easterly extension of the Northerly toe of slope of the Southerly East-West rock road; thence South 89 degrees 47 minutes 27 seconds West along the Northerly toe of slope of the Southerly East- West rock road and its Easterly extension, a distance of 2,201.61 feet, to the Point of Beginning of the following described parcel; thence continue South 89 degrees 47 minutes 27 seconds West along the Northerly toe of slope of the Southerly East-West rock road, a distance of 5.113.51 feet to the intersection with a North-South line, said line being the Northerly extension of the East toe of slope of the Easterly North-South road, approximately along the North-South one quarter section line of said Section 13; thence South 00 degrees 04 minutes 24 seconds West along the Easterly toe of slope of the Easterly rock road and its Northerly extension, a distance of 2,575.77 feet to the Southerly edge of an existing East-West rock road; thence South 89 degrees 34 minutes 23 seconds East along the Southerly edge of said East-West rock road and North of the Northerly edge of an existing East- West canal, for a distance of 5,013.90 feet Io the Westerly line of said Parcel 1 (see Note below); thence North 02 degrees 14 minutes 30 seconds East along the West line of Parcel 1, a distance of 2,633.81 feet to the point of Beginning. Containing 302.69 acres, more or less."

THE FOLLOWING PARCELS TO BE EXCLUDED:

DESCRIPTIONS 02222 SOUTH FLORIDA WATER MANAGEMENT DISTRICT PARCEL 1:

A parcel of land lying within part of Section 17 and part of Section 20, Township 43 South, Range 40 East, Palm Beach County, Florida,

Commencing at the Northwest corner of Section 20, Township 43 South, Range 40 East, Palm Beach County, Florida, thence South 88° 22' 20" East 4795.07 feet along the North line of said Section 20 to the West right-of-way line of Levee L-8 and the Point of Beginning of the hereinafter described Parcel 1 thence South 0° 57' 24" West 2380.12 feet along the West right-of-way line of said Levee L-8, thence North 87° 28' 59" West 2400.89 feet along the North edge of the dike road, thence South 0°57'24" West 763.74 feet along a line parallel with the West right-of-way line of said Levee L-8, thence North 88° 23' 11" West 1649.67 feet to the East right-of-way line of the Florida Power & Light Co. corridor, as recorded in ORB 2315, P.823, public records of Palm Beach County,

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Florida, thence North 0° 57' 12" East 3107.02 feet along said East right-of-way line of Florida Power & Light Co. to the North line of Section 20, Township 43 South, Range 40 East, thence North 0° 54' 15" East 5460.72 feet along said Florida Power & Light Co. right-of-way line to the North line of Section 17, Township 43 South, Range 40 East, thence South 87° 51' 09" East 4056.54 feet along the North line of said Section 17 to the West right-of-way line of Levee L-8, thence South 0° 57'59" West 4559.81 feet along said L-8 right-of way line, thence North 88°21'51" West 400.03 feet, thence South 0° 57'59" West 287.21 feet, parallel with the West right-of-way line of Levee L-8, thence North 86° 45' 38" West 327.01 feet, thence at right angles to the preceding course South 3°14'22" West 100.00 feet, thence at right angles to the preceding course South 86°45'38" East 330.98 feet, thence South 0°57'59" West 306.71 feet parallel with the West right-of-way line of Levee L-8, thence South 88° 21' 50" East 400.03 feet to the West right-of-way line of Levee L-8, thence South 0°57'59" West 170.00 feet along the West right-of-way line of Levee L-8 to the Point of Beginning. Containing 746.97 Acres.

PARCEL 2

A parcel of land lying within Sections 29 and 32, Township 43 South, Range 40 East, Palm Beach County, Florida,

Commencing at the Northeast corner of Section 29, Township 43 South, Range 40 East, thence North 88°52'46" West 541.54 feet along the North line of said Section 29, to the West right-of-way line of Levee L-8, thence South 0°57'24" West 80.00 feet along said L-8 right-of-way line, to the Point of Beginning of the hereinafter described Parcel 2, thence South 0° 57'24" West 5194.59 feet along said L-8 right-of-way line, to the South line of said Section 29, thence South 0° 57'24" West 1758.82 feet along said L-8 right of-way line, thence North 88° 23' 35" West 2706.86 feet, to a point on a line parallel with and 1330 feet East of the East right-of-way line of the Florida Power & Light Co. 500 Kv transmission line corridor, and the East line of the 130 feet wide Haul road easement,

thence North 0° 56'55" East 1761.41 feet along said line parallel with the West line of Section 32, Township 43 South, Range 40 East, along the East line of said 130 feet wide Haul road easement to the North line of said Section 32,

thence North 0° 49'13" East 3230.44 feet along a line parallel with the West line of Section 29, Township 43 South, Range 40 East, to the beginning of a curve concave to the East, having a radius of 3856.26 feet,

thence Northeasterly 1343.81 feet along the arc of said curve through a central angle of 19° 57'58" to a point of reverse curvature, and the beginning of a curve concave to the Northwest having a radius of 2050.00 feet,

thence Northeasterly and North 634.36 feet along the arc of said curve through a central angle of 17°43'47" to the end of said curve at a line parallel with and 80 feet South of, measured at right angles to the North line of Section 29, Township 43 South, Range 40 East,

thence South 88° 52'46" East 2365.81 feet along said line parallel with and 80 feet South of the North line of said Section 29, to the Point of Beginning. Containing: 425.40 Acres.

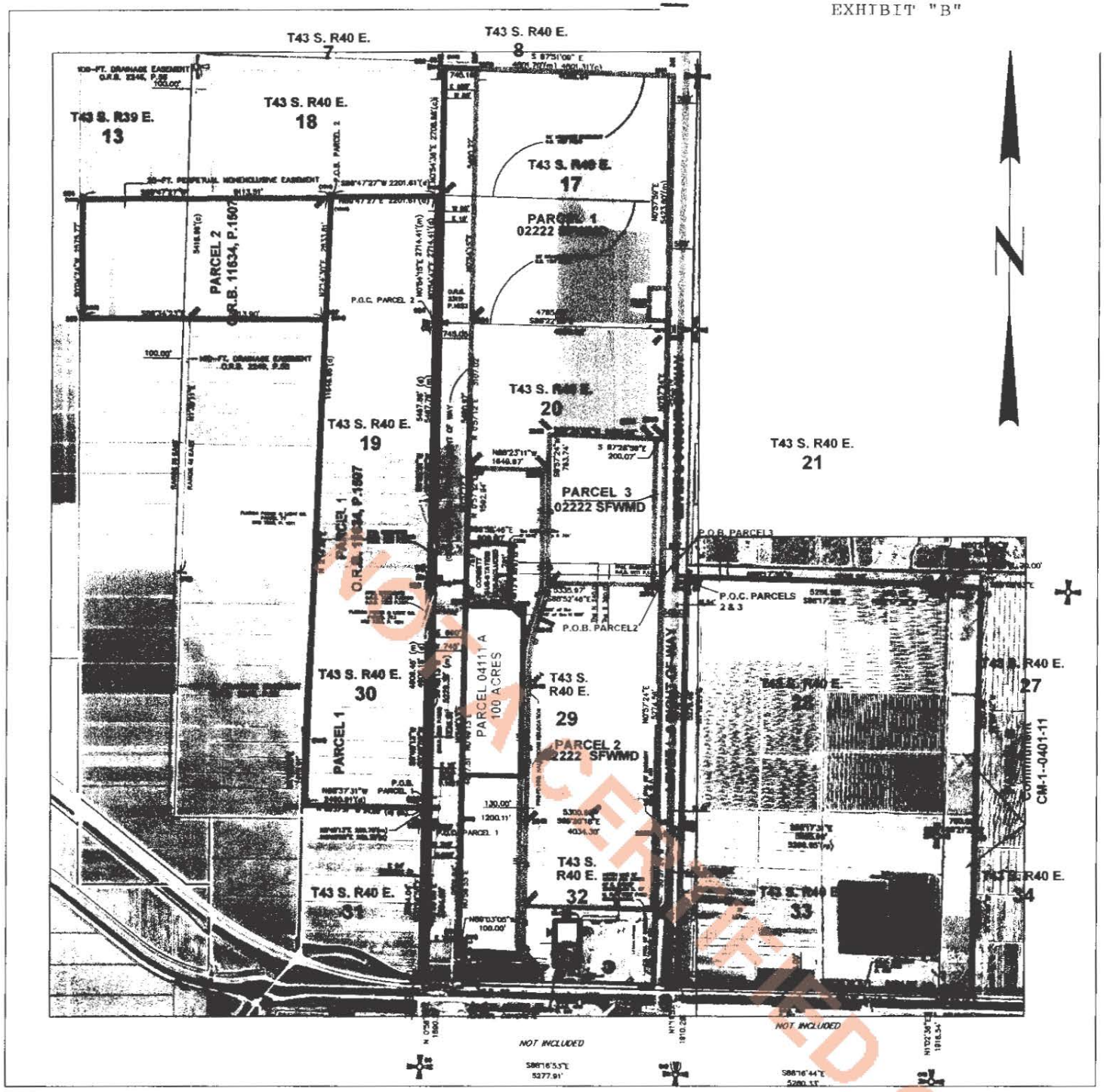
NOT OFFICIAL RECORD COPY

PARCEL 3:
Commencing a the Southeast corner of Section 20, Township 43 South, Range 40 East, Palm Beach County, Florida,
thence North 88° 52' 46" West 541.54 feet along the South line of said Section 20, to the West right-of-way line of Levee L-8, and the Point of Beginning of the hereinafter described Parcel 3,
thence continue North 88° 52' 46" West 200.00 feet along the South line of said Section 20,
thence North 0° 57" 24" East 3049.86 feet along a line parallel with the West right-of-way line of Levee L-8,
thence South 87°28'59" East 200.07 feet to the West right-of-way line of Levee L-8,
thence South 0° 57' 24" West 3044.98 feet along the West right-of-way line of said Levee L-8 to the Point of Beginning. Containing 13.99 Acres.

THE FOLLOWING PARCEL KNOWN AS THE POWER BLOCK:
PARCEL A
DESCRIPTION: A parcel of land lying in Section 29, Township 43 South, Range 40 East, Palm Beach County, Florida, described as follows:
Commencing at the Northwest corner of said Section 29, Township 43 South, Range 40 East,
Thence South 88°52'46" East 745.00 feet along the North line of said Section 29 to the East line of Florida Power & Light Company 500 Kv transmission line corridor as recorded in ORB 2222, P 1696, public records of Palm Beach County, Florida.
thence South 0°49'13" West 589.00' along said East line, which is the same the West line of the Florida Power & Light Company 's Corbett Substation to the Southwest corner of said Corbett Substation, and the Point of Beginning of Parcel A
thence South 88°52'46: East 1200.00 feet along the South line of said Corbett Substation and its Easterly extension to a point,
thence South 0°49'13" West 3630.04 feet along a line parallel with the East line of the Florida Power & Light Co.'s corridor to a point,
thence North 88°52'46" West 1200.00 feet along a line parallel with the North line of Section 29, to the East line of the Florida Power & Light Co. 500Kv transmission line corridor,
thence North 0°49'13" East 3630.04 feet along said F P & L Co. East line to the Point of Beginning.
Containing: 100.00 Acres (4,356,000 Acres)
This Parcel A is subject to certain anchor easements in favor of Florida Power & Light Co. which are described and shown on sheet 2 of 2, attached hereto and made a part hereof.

NOT A CERTIFIED COPY

EXHIBIT "B"



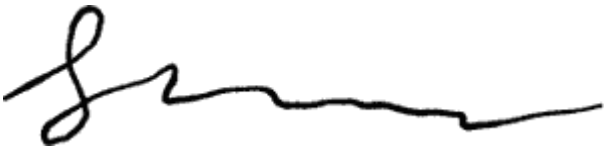
NOT CERTIFIED COPY

DESCRIPTIONS FOR: **PALM BEACH AGGREGATES, INC.**

PALM BEACH COUNTY FLORIDA

Scale 1"=3000'	**PAG SURVEYORS, INC. L.B. 3411**	Date 12-09-04	Sheet 1 OF 1
Note Book 43-40 No. Page	1016 Southeast 4th Street - Phone (561) 996-6615 Belle Glade, Fl 33430-4330	Work Order No. **04-3-236**	

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	ORDINANCE NO. 2026-15 (INTERLOCAL SERVICE BOUNDARY AGREEMENT)
Publish Date	06/12/2026
Publish Time	8:51 AM (EDT)
Description	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.
Attach Files (Optional)	ISBA Legal Ad - Updated.pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes
Signature	

File #: 26-7790, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: Wellington has recently experienced property damage at its neighborhood parks, boat docks, and other locations due to the apparent misuse of micromobility devices, particularly electric bicycles and motorized scooters. The proposed amendments to Chapter 14, which governs Parks and Recreation, seek to clarify that the use of electric bicycles and motorized scooters is prohibited in certain Wellington parks and in certain areas of Wellington parks to protect against further property damage and promote the public safety.

More specifically, Chapter 14, Article III, Division 1, Section 14-21 of the Code of Ordinances, titled "Game and Sport Activity," currently prohibits roller skating, roller blading, bicycling, skateboarding, and any other similar activity on turf, basketball courts, tennis courts, and parking lots. The proposed amendment modifies section 14-21 to specifically identify electric bicycling and motorized scootering among the activities prohibited by this section and to clarify that such activities are also prohibited inside Neighborhood Parks, on boat docks, and on playground equipment. Section 14-1 is also amended to include a definition of Neighborhood Park that applies to the entire chapter.

Given the increased prevalence of electric bicycles and motorized scooters in and around Wellington, as well as the increase in accidents involving these micromobility devices in Wellington and throughout the state of Florida, the proposed ordinance also modifies section 14-26, which addresses the use of vehicles in parks. The changes include new language prohibiting the operation of electric bicycles and motorized scooters in specific park locations as part of an additional effort to protect against property damage and promote public safety in areas that see higher amounts of pedestrian traffic; namely:

(1) Wellington Town Center

(2) Neighborhood Parks
(3) The Heart Trail at Village Park

Finally, the proposed ordinance amends sections 14-3 and 14-4, which address enforcement of Chapter 14. The change to section 14-3 clarifies that Chapter 14 can be enforced by both the Parks and Recreation Department and by law enforcement officers. The change to Chapter 14-4 modifies the penalty for violations of Chapter 14 to be consistent with the language in Chapter 162 of the Florida Statutes.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

ORDINANCE NO. 2026-17

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.

WHEREAS, the Wellington Council is authorized and empowered to adopt and amend legislation to govern the affairs of its citizens and promote the public health, safety, and welfare of the community; and

WHEREAS, Chapter 14 of the Code of Ordinances governs Parks and Recreation within Wellington; and

WHEREAS, Chapter 14, Article III, Division 2, Section 14-21 provides that roller skating, roller blading, bicycling, skateboarding, and any other similar activity is prohibited on turf, basketball courts, tennis courts, and parking lots; and

WHEREAS, Wellington has recently experienced property damage at its neighborhood parks, boat docks, and other locations due to the apparent misuse of micromobility devices, particularly electric bicycles and motorized scooters, and other similar activities in such places; and

WHEREAS, the Wellington Council believes it is in the best interest of Wellington to amend Section 14-1 to add a definition of neighborhood park and to amend Section 14-21 to specifically identify electric bicycling and motorized scootering among the activities prohibited by this section and to clarify that such activities are also prohibited inside neighborhood parks, on boat docks, and on playground equipment to promote public safety and protect the community from further damage to public property; and

WHEREAS, Chapter 14, Article III, Division 2, Section 14-24 sets forth guidelines for the use of vehicles in parks; and

WHEREAS, Wellington has seen an increase in the use of electric bicycles and motorized scooters in and around Wellington, as well as an increase in the number of accidents involving such micromobility devices in Wellington and throughout the State of Florida; and

WHEREAS, the Wellington Council believes it is in the best interest of Wellington to amend Section 14-26 to restrict where electric bicycles and motorized scooters may be operated in Wellington parks to protect the public from property damage and to promote public safety in certain park locations that see higher amounts of pedestrian traffic; and

WHEREAS, Chapter 14, Article I, Division 1, Sections 14-3 and 14-4 address the enforcement and penalties for all of Chapter 14; and

WHEREAS, Section 14-3 provides that it is the duty and responsibility of the Parks and Recreation employees to enforce Chapter 14 and section 14-4 further provides that the penalty for violation of Chapter 14 involves a fine and/or imprisonment; and

WHEREAS, the Wellington Council believes it is in the best interest of Wellington to amend sections 14-3 and 14-4 to clarify that enforcement of Chapter 14 may also be by law enforcement officers.

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

SECTION 1: Chapter 14, Article I, Division 1, Section 14-1 of the Code of Ordinances, Wellington, Florida is hereby amended to add a definition of Neighborhood Park in alphabetical order to read as follows:

Neighborhood Park: A public recreational area located within walking or biking distance to one of Wellington's neighborhoods and identified on Wellington's official website as a Neighborhood Park.

SECTION 2: Chapter 14, Article I, Division 1, Section 14-3 of the Code of Ordinances, Wellington, Florida is hereby amended to read as follows:

Sec. 14-3: Enforcement Authority

A. It shall be the duty and responsibility of the Department employees to enforce this chapter. This chapter may also be enforced by law enforcement officers.

B. It shall be unlawful for any person to do any act forbidden or fail to perform any act required by this chapter or for any person to fail to comply with any lawful or reasonable order given by Wellington employees.

C. The Council may adopt reasonable rules and regulations as are necessary to manage, use, preserve, and govern park property and activities.

SECTION 3: Chapter 14, Article I, Division 1, Section 14-4 of the Code of Ordinances, Wellington, Florida is hereby amended to read as follows:

Sec. 14-4: Penalties

A. Any person convicted of violating the provisions of this ~~section~~ chapter shall be punished by a fine ~~not less than $25.00 but~~ not to exceed ~~than~~ $500.00, or by imprisonment not exceeding ~~90~~60 days, or both.

B. Any person found violating any provision of this chapter is subject to ejection and arrest by a law enforcement officer.

SECTION 4: Chapter 14, Article III, Division 2, Section 14-21 of the Code of Ordinances, Wellington, Florida is hereby amended to read as follows:

Sec. 14-21: Game and Sport Activity

A. No person in a park shall take part in the playing of any games involving thrown or otherwise propelled objects such as stones, arrows, golf balls, javelins, rockets, or radio-controlled airplanes, except in areas set apart for such forms of recreation. The playing or practicing by organized sponsored athletic teams of such games as football, baseball, and the like, is prohibited except on fields, courts, or areas designated for such use, or as directed by the Director or their authorized representative.

B. Roller skating, roller blading, bicycling (including electric bicycles as defined in chapter 22, article VII of this Code), skateboarding, scootering (including motorized scooters as defined in chapter 22, article VII of this Code), and any other similar activity is prohibited in Neighborhood Parks, on turf, basketball courts, tennis courts, boat docks, playground equipment, and in parking lots and shall be confined to those areas specifically designated for such activit~~y~~ies.

SECTION 5: Chapter 14, Article III, Division 4, Section 14-26 of the Code of Ordinances, Wellington, Florida is hereby amended to read as follows:

Sec. 14-26: Use of Vehicles

A. No person shall operate a vehicle in a park except upon designated paved or improved park roads or driveways, or in and upon designated areas or trails set

aside for use by such vehicles, unless directed by a law enforcement officer or park employee to do so, or by official signs or markings.

B. No person, except in emergencies, shall change any parts, repair, wash, wax, or polish, grease, or perform other maintenance on a vehicle on any park roadway, driveway, parking lot, or other park property.

C. No person shall operate or park a motor vehicle, camper, bus, or trailer within a Wellington park or parking lot except in those areas specifically designated by signs to be used for such driving or parking unless authorized by the Director or the Sheriff's Department. Any agents or employees of federal, state, county, or municipal governmental bodies operating motor vehicles on official business shall be exempt from the provisions hereof.

D. No person shall bed down, sleep, or camp overnight in a Wellington park, including any parking area, nor shall camper trucks, buses, trailers, or other vehicles be permitted to remain in a Wellington park unless authorized by the Director.

E. *Electric Bicycles and Motorized Scooters:* No person shall operate an electric bicycle or motorized scooter, as those terms are defined in chapter 22, article VII of this Code, in any of the following Wellington park locations:

i. Wellington Town Center

ii. Neighborhood Parks

iii. The Heart Trail at Village Park.

SECTION 6: 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 7: 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 8: This Ordinance shall become effective immediately upon adoption of the Wellington Council following second reading.

PASSED this _____ day of _____, 20___ upon first reading.

PASSED AND ADOPTED this _____ day of _____, 20 on second and final reading.

WELLINGTON

	FOR	**AGAINST**
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____ Maria Antuña, Vice Mayor	_____	_____
_____ Amanda Silvestri, Councilwoman	_____	_____
_____ Stephan A. Levin, Councilman	_____	_____
_____ Johnny Meier, Councilman	_____	_____

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Laurie Cohen, Village Attorney

VILLAGE OF WELLINGTON
NOTICE OF PUBLIC HEARING

The Village Council of Wellington will hold a public hearing on the proposed Ordinance.

ORDINANCE NO. 2026-17

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.

Said public hearing will be held as follows:

WELLINGTON COUNCIL

Location: Village Hall, 12300 Forest Hill Blvd, Wellington, Florida.

Date: June 30, 2026 at 6:30 PM **(FIRST READING)**

July 14, 2026 at 6:30 PM **(SECOND READING)**

Or as soon thereafter as may be heard in the orderly course of business. The hearing of the request may be continued from time to time as may be found necessary.

All interested parties are invited to attend and be heard with respect to the proposed ordinance.

Copies of Ordinance No. 2026-17 are available in the Village Clerk's Office at the address listed below and can be reviewed by the public, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or by appointment.

Village Clerk's Office
12300 Forest Hill Boulevard
Wellington, Florida, 33414
(561) 791-4000

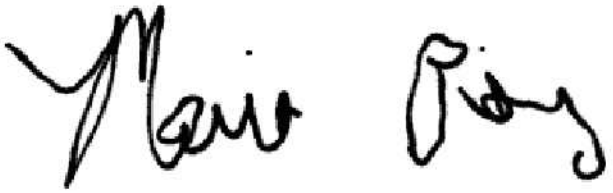
Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Wellington Manager's Office at (561) 791-4000 at least five calendar days prior to the Hearing.

PUBLICATION DATE: June 18, 2026

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	NOTICE OF PUBLIC HEARING
Publish Date	06/18/2026
Publish Time	9:45 AM (EDT)
Description	ORDINANCE NO. 2026-17 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.
Attach Files (Optional)	Legal Advertisement re Ordinance 2026-17 E-Bikes and Scooters.pdf
Submitted by (Email Address)	mpisz@wellingtonfl.gov
Notifications	Yes
Send Out a Notification to Your Subscribers	No

Signature



File #: 26-7791, **Version:** 1

ITEM: 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.

REQUEST: 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.

EXPLANATION: Wellington's golf cart regulations, initially adopted in 2021 and amended and recodified as Article V of Chapter 22 of the Code of Ordinances in 2022 as part of Wellington's amendment to the Code of Ordinances in its entirety, regulates the operation of golf carts in Wellington and is enforced by the Palm Beach County Sheriff's Office ("PBSO").

Section 22-34 of the Code of Ordinances, titled "Enforcement; Penalties," presently provides for a graduated civil penalty for violations of the golf cart regulations. PBSO has requested a flat penalty rather than a graduated scale to facilitate enforcement by its deputies. The proposed ordinance would also modify the penalty for violations of the golf cart regulations to mirror the statutory language in section 316.212(9), Florida Statutes.

Similar to golf carts, Wellington has also seen a sharp increase in the presence of electric bicycles and motorized scooters in and around Wellington, as well as an increase in the number of accidents involving these micromobility devices in Wellington and throughout the state of Florida. While state law imposes certain requirements on operators of micromobility devices, such as the requirement that operators under the age of 16 wear a helmet, sections 316.008, 316.20655, and 316.2128, of the Florida Statutes, permit a local government to adopt an ordinance governing the operation of electric bicycles, motorized scooters, and other micromobility devices on streets, highways, sidewalks, and sidewalk areas under the local government's jurisdiction.

The proposed ordinance introduces a new article to Chapter 22 of the Code of Ordinances addressing the operation of electric bicycles, motorized scooters, and other micromobility devices in Wellington consistent with Florida law. The proposed changes include a minimum age requirement, identification requirements, and speed and location restrictions for operators of electric bicycles and motorized scooters.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NONE - Enforcement will continue to be provided by PBSO pursuant to Wellington's existing contract with the agency.

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: 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.

ORDINANCE NO. 2026-16

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.

WHEREAS, the Wellington Council is authorized and empowered to adopt and amend legislation to govern the affairs of its citizens and promote the public health, safety, and welfare of the community; and

WHEREAS, in 2021, in response to the increased presence of golf carts in and around Wellington, the Wellington Council adopted Ordinance No. 2021-10, authorizing the operation of golf carts on designated Wellington roads and designated multi-modal pathways subject to specific restrictions (the "Golf Cart Ordinance") to promote the safe operation of golf carts in Wellington consistent with sections 316.008 and 316.212, Florida Statutes; and

WHEREAS, in 2022, the Golf Cart Ordinance was amended and re-codified as Article V of Chapter 22 of the Code of Ordinances as part of Wellington's amendment to the Code of Ordinances in its entirety; and

WHEREAS, section 22-34 of the Code of Ordinances, titled Enforcement; Penalties, presently provides for a graduated civil penalty for violations of the Golf Cart Ordinance; and

WHEREAS, the Wellington Council now seeks to amend the civil penalty for violations of the Golf Cart Ordinance, consistent with state law, to provide clarity both to golf cart operators and to law enforcement officers who are tasked with enforcing violations of the Golf Cart Ordinance; and

WHEREAS, in addition to golf carts, Wellington has seen an increase in the use of electric bicycles and motorized scooters in and around Wellington; and

WHEREAS, there has also been an increase in the number of accidents involving electric bicycles and motorized scooters in Wellington and throughout the state of Florida;

and

WHEREAS, sections 316.008, 316.20655, and 316.2128, Florida Statutes, permit local governments to adopt ordinances governing the operation of electric bicycles, motorized scooters, and other micromobility devices, consistent with Florida law; and

WHEREAS, given the prevalence of electric bicycles and motorized scooters as a means of transportation in and around Wellington and increased concerns relating to the safety of the operator, pedestrians, equestrian trail riders, and motorists, the Wellington Council believes it is in the best interest of the community to adopt regulations governing the operation of electric bicycles and motorized scooters in Wellington consistent with state law, including a minimum age requirement, identification requirements, and speed and location restrictions.

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

SECTION 1: Chapter 22, Article V, Section 22-34 of the Code of Ordinances Wellington, Florida is hereby amended to read as follows:

Sec. 22-34: Enforcement; Penalties

A. Violations of this article may be enforced by Law Enforcement Officers. A violation of this article is a ~~civil~~ noncriminal traffic infraction punishable as a moving or nonmoving violation, as applicable, pursuant to F.S. § 316.212 and F.S. ch 318.~~by civil penalty in the amounts set forth below:~~

~~*First violation:* Warning.~~

~~*Second violation:* $50.00.~~

~~*Third violation (and every violation thereafter):* $100.00.~~

B. When applicable, violations of this article may be enforced by Law Enforcement Officers through the issuance of a Uniform Traffic Citation pursuant to Florida law.

C. The enforcement provisions of this section are supplemental in nature and are not intended to prohibit Wellington from seeking any other remedy available at law or in equity.

SECTION 2: Chapter 22 of the Code of Ordinances of Wellington, Florida is hereby amended by adding Article VII, to be numbered Sections 22-46 through 22-50, which Article reads as follows:

Article VII – ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND OTHER MICROMOBILITY DEVICES

Sec. 22-46: Purpose and Intent

The provisions of this article are intended to supplement the applicable provisions of the Florida Uniform Traffic Control Law, Chapter 316, Florida Statutes, to promote the safe operation of micromobility devices, particularly electric bicycles and motorized scooters, in areas where the Village of Wellington has jurisdiction to regulate traffic consistent with the authority granted in sections 316.008, 316.20655, and 316.2128, Florida Statutes. Nothing contained in this article shall be construed to prevent Law Enforcement Officers from enforcing the provisions of Chapter 316, Florida Statutes, within Wellington.

Sec. 22-47: Definitions

In addition to the definitions in section 22-3 and 22-30, the following definitions apply to this article:

Bicycle: Every vehicle propelled solely by human power, having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or two rear wheels. The term does not include a scooter or similar device.

Electric Bicycle: A bicycle or tricycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor of less than 750 watts which meets the requirements of one of the following three classifications:

A. "Class 1 electric bicycle" means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the electric bicycle reaches the speed of 20 miles per hour.

B. "Class 2 electric bicycle" means an electric bicycle equipped with a motor that may be used exclusively to propel the electric bicycle and that ceases to provide assistance when the electric bicycle reaches the speed of 20 miles per hour.

C. "Class 3 electric bicycle" means an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the electric bicycle reaches the speed of 28 miles per hour.

Micromobility Device: A motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour. This term includes both a human-powered and a nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet.

Motorized Scooter: Any vehicle or micromobility device that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more

than three wheels, and which is not capable of propelling the vehicle at a speed greater than 20 miles per hour on level ground. The term does not include an electric bicycle.

Sec. 22-48: Age and Speed Restrictions for Electric Bicycles and Motorized Scooters

A. A person may only operate an electric bicycle or motorized scooter if the person is at least 15 years old and possesses a government-issued photographic identification while operating the electric bicycle or motorized scooter. The government-issued photographic identification required by this section must, at a minimum, provide the name and date of birth of the operator.

B. The operation of an electric bicycle or motorized scooter on a sidewalk or multi-modal pathway is restricted to a maximum speed of 15 miles per hour, except as otherwise provided by applicable law.

Sec. 22-49: Prohibited Locations for Operation of Electric Bicycles and Motorized Scooters

A. A person may not operate an electric bicycle or motorized scooter on public bridle trails.

B. A person may not operate an electric bicycle or motorized scooter on a sidewalk or canal right-of-way unless such sidewalk or canal right-of-way is a designated multi-modal pathway, as defined in section 22-30 of this chapter. A person operating an electric bicycle or motorized scooter on a designated multi-modal pathway in the areas surrounding Wellington schools must adhere to the restricted hours of operation during school arrival and dismissal pursuant to posted signs/pavement markings.

C. Prohibitions on the operation of electric bicycles and motorized scooters at Wellington facilities are addressed in chapter 14 of this Code and shall be enforced as set forth therein.

Sec. 22-50: Enforcement

A. This article may be enforced by Law Enforcement Officers.

B. A person who violates this article commits a noncriminal traffic infraction, punishable as a pedestrian violation as provided in chapter 318, Florida Statutes.

C. The enforcement provisions of this section are supplemental in nature and are not intended to prohibit Wellington from seeking any other remedy available at law or in equity.

SECTION 2. 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 3: 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 4: This Ordinance shall become effective immediately upon adoption of the Wellington Council following second reading.

PASSED this _____ day of _____, 20___ upon first reading.

PASSED AND ADOPTED this _____ day of _____, 20 on second and final reading.

WELLINGTON

	FOR	**AGAINST**
BY: _____	_____	_____
Michael J. Napoleone, Mayor		
_____	_____	_____
Maria Antuña, Vice Mayor		
_____	_____	_____
Amanda Silvestri, Councilwoman		
_____	_____	_____
Stephan A. Levin, Councilman		
_____	_____	_____
Johnny Meier, Councilman		

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____

Laurie Cohen, Village Attorney

VILLAGE OF WELLINGTON
NOTICE OF PUBLIC HEARING

The Village Council of Wellington will hold a public hearing on the proposed Ordinance.

ORDINANCE NO. 2026-16

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

Said public hearing will be held as follows:

WELLINGTON COUNCIL

Location: Village Hall, 12300 Forest Hill Blvd, Wellington, Florida.

Date: June 30, 2026 at 6:30 PM **(FIRST READING)**

July 14, 2026 at 6:30 PM **(SECOND READING)**

Or as soon thereafter as may be heard in the orderly course of business. The hearing of the request may be continued from time to time as may be found necessary.

All interested parties are invited to attend and be heard with respect to the proposed ordinance.

Copies of Ordinance No. 2026-16 are available in the Village Clerk's Office at the address listed below and can be reviewed by the public, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or by appointment.

Village Clerk's Office
12300 Forest Hill Boulevard
Wellington, Florida, 33414
(561) 791-4000

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Wellington Manager's Office at (561) 791-4000 at least five calendar days prior to the Hearing.

PUBLICATION DATE: June 18, 2026

Wellington Legal Notice

Please choose a category	Public Notices - Wellington
Title	NOTICE OF PUBLIC HEARING
Publish Date	06/18/2026
Publish Time	10:00 AM (EDT)
Description	ORDINANCE NO. 2026-16 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.
Attach Files (Optional)	Legal Advertisement re Ordinance 2026-16 Golf Carts, E-Bikes and Scooters.pdf
Submitted by (Email Address)	mpisz@wellingtonfl.gov
Notifications	Yes
Send Out a Notification to Your Subscribers	No
Signature	

File #: 26-7792, **Version:** 1

ITEM: PRESENTATION OF LIVE LOCAL PROJECTS

REQUEST: Presentation of Live Local Projects.

EXPLANATION: The Florida Live Local Act is a statewide workforce housing initiative, first adopted in 2023, designed to make housing more attainable for Florida's workforce. The Act established a zoning preemption requiring local governments to allow multifamily and mixed-use residential projects in areas zoned for commercial, industrial, or mixed use if at least 40% of the units are set aside as affordable for 30 years. Qualifying projects receive administrative approval and do not require comprehensive plan amendments, rezonings, or public hearings.

Two Live Local projects are being reviewed and will receive site plan approval soon. The projects are in the recently annexed area referred to as Entrada Acres. The sites are 16651 Van Gogh Road and 16651 Velazquez Road. Each project is 4.86 acres with 106 multifamily units that are 100% affordable for persons within 30 to 80 annual median income (AMI) of Palm Beach County. The projects are also receiving financial assistance through the Palm Beach County Housing Bond program.

BUDGET AMENDMENT REQUIRED: N/A

PUBLIC HEARING: N/A **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: N/A

Legislation Text

File #: 26-7778, **Version:** 1

ITEM: DISCUSSION OF TOWN CENTER EVENTS AND RELOCATION OF THE LAKESIDE MARKET

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

EXPLANATION: Based on discussions at the Directions Workshop on May 13, 2026, the Community Services Department will present various options, including the potential implementation of admission fees, for Thursday and Saturday Night Concert events. The presentation will also include associated costs, operational considerations, and projected revenue impacts associated with implementation.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO **QUASI-JUDICIAL:**

FIRST READING: **SECOND READING:**

LEGAL SUFFICIENCY: N/A

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Economic Development

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

Docusign Envelope ID: BE0CB205-26F6-4E80-BA03-EB718E79EC0E

Indefinite Delivery-Indefinite Quantity Construction Contract

Contract Number: FL-R6-GC-092524-DAN

Service Type: General Construction

This Indefinite Delivery-Indefinite Quantity Construction Contract (Contract) is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 and **DAN ENTERPRISES TEAM, LLC**, 19081 NW 78th. Ave., Hialeah, FL 33015 (Contractor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state, and municipal governmental entities, K-12 and higher education entities, nonprofit entities, tribal governments, and other public entities located within the United States.

The Contractor desires to contract with Sourcewell to provide construction services to entities that access Sourcewell's indefinite delivery-indefinite quantity (IDIQ) construction contracts within the Service Region.

I. TERM OF CONTRACT

1) **Term.** This Contract, including the General Terms and Conditions incorporated by reference, is effective upon the date of the final signature below. The term of this Agreement is two (2) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on December 10, 2026, unless it is cancelled or extended as defined in this Contract.

   a) **Extensions.** Sourcewell and Contractor may agree to up to three (3) additional one-year extensions beyond the original two-year term. The total possible length of this Contract will be five (5) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

II. REGION AND SERVICES

The Contractor's Region is: Region 6. The Contractor's IDIQ construction service type is: General Construction. The Contractor has not agreed to perform work outside the Region.

III. ADJUSTMENT FACTORS

The Contractor will perform any or all Tasks in the Construction Task Catalog for the Unit Price appearing therein multiplied by the following Adjustment Factors. See the General Terms and Conditions for additional information.

Docusign Envelope ID: BE0CB205-26F6-4E80-BA03-EB718E79EC0E

A. **Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1977.

B. **Other Than Normal Working Hours and Performed in Non-Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.2871.

C. **Normal Working Hours and Performed in Secure Areas**: Work performed from 7:00 a.m. until 4:00 p.m. Monday to Friday, except Holidays. The Contractor will perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1807.

D. **Other Than Normal Working Hours and Performed in Secure Areas**: Work performed from 4:00 p.m. to 7:00 a.m. Monday to Friday, and any time Saturday, Sunday, and Holidays. The Contractor will perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of: 1.1971.

E. **Non-pre-priced Adjustment Factor**: To be applied to Work determined not to be included in the CTC but within the general scope of the work: 1.2907.

VI. AUTHORIZED REPRESENTATIVE

A. Sourcewell's Authorized Representative is its Chief Procurement Officer.

B. The Contractor's Authorized Representative is Heidi Perez. If the Contractor's Authorized Representative changes at any time during this Contract, Contractor must promptly notify Sourcewell in writing.

Sourcewell

Signed by:
By: Jeremy Schwartz
C0FD2A139D06489...

Jeremy Schwartz
Title: Chief Procurement Officer

Date: 12/12/2024 | 6:23 AM CST

DAN ENTERPRISES TEAM, LLC

DocuSigned by:
By: Heidi Perez
C5152A5418C64EF...

Heidi Perez
Title: Managing Partner

Date: 12/11/2024 | 8:14 PM PST