

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda

Tuesday, May 13, 2025

6:30 PM

Village Hall - Council Chambers

Village Council

*Michael J. Napoleone, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman*

Childcare Available - The Village of Wellington offers childcare for attendees of the Council Meetings. To sign up, please email us at VillageClerk@wellingtonfl.gov by Noon of the day prior to the meeting

1. CALL TO ORDER**2. INVOCATION****3. PLEDGE OF ALLEGIANCE**

Deacon Bob Rodriguez, St. Therese de Lisieux Catholic Church

4. APPROVAL OF AGENDA**5. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY****6. PRESENTATIONS AND PROCLAMATIONS****A. [24-6918](#) SAFETY 4 LIFE STUDENT AMBASSADOR DAY PROCLAMATION**

A proclamation recognizing April 23, 2025, as Safety 4 Life Student Ambassador Day in Wellington.

B. [25-7059](#) PRESENTATION OF A PROCLAMATION RECOGNIZING MENTAL HEALTH AWARENESS AND TRAUMA INFORMED CARE MONTH

Presentation of a proclamation recognizing Mental Health Awareness and Trauma Informed Care Month.

C. [25-7130](#) RECOGNITION OF THE ARBOR DAY FOUNDATION SPRING 2025 BANK OF AMERICA AND INTERNATIONAL PAPER WELLINGTON TREE PLANTING AWARDS and RESOLUTION NO. 2025-25 BUDGET AMENDMENT

Recognition of the Arbor Day Foundation's Spring 2025 Bank of America and International Paper Wellington Tree Planting Awards and Resolution No. R2025-25 Budget Amendment for \$51,000 in grant monies amending the Fiscal Year 2024-2025 General Fund for the Bank of America Award (\$24,750) and the International Paper Award (\$26,250) for the Wellington Tree Planting project revenue and expenditures.

D. [25-7137](#) SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE

Legislative Session Update by Senator Lori Berman, District 26.

7. CONSENT AGENDA**A. [25-7124](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF APRIL 22, 2025**

Council approval of the minutes of the Regular Wellington Council Meeting of April 22, 2025.

B. [25-7108](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS

Authorization to utilize a Southeast Florida Cooperative contract with Commercial Energy Specialists, LLC. (CES) for the purchase and delivery of swimming pool chemicals for approximately \$70,000 for FY 2025 and \$124,000 for FY 2026.

C. [25-7042](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR THE PURCHASE AND DELIVERY OF FILL MATERIALS

Authorization to renew an existing contract with Florida Superior Sand, Inc. for the purchase and delivery of fill materials in the amount of approximately \$76,000.00.

D. [25-7107](#) AUTHORIZATION TO AWARD A CONTRACT FOR PALM TREE PRUNING AND ROOT PRUNING SERVICES

Authorization to award a contract for palm tree pruning and root pruning/barrier installation services to Duffy's Total Care Lawn Service, Inc., for approximately \$60,000 annually.

E. [25-7121](#) AUTHORIZATION TO ENTER INTO A STATE HIGHWAY, MAINTENANCE, AND COMPENSATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE MAINTENANCE OF HIGH MAST LIGHTS ALONG THE SR7 CORRIDOR

Authorization to enter into a State Highway Lighting, Maintenance, and Compensation Agreement with the Florida Department of Transportation (FDOT) for the maintenance of high mast lights along the SR7 corridor.

F. [25-7109](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR THE STRIBLING ROAD ROUNDABOUT IMPROVEMENTS, AND TO APPROVE ASSOCIATED TRAFFIC CONTROL MEASURES

Authorization to utilize a Palm Beach County contract with Wynn & Sons Environmental Construction Co., LLC., as the basis for pricing, for the Stribling Road roundabout improvements, and to approve associated traffic control measures, for a total project cost of \$120,433.50.

G. [25-7119](#) RESOLUTION NO. R2025-26 (IMPLEMENTATION OF SPEED DETECTION SYSTEM WITHIN SCHOOL ZONES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL DESIGNATING EXISTING CODE COMPLIANCE STAFF TO SERVE AS THE CLERK TO THE LOCAL HEARING OFFICER FOR PURPOSES OF IMPLEMENTING A SPEED DETECTION SYSTEM WITHIN SCHOOL ZONES AS PROVIDED BY CHAPTER 316, FLORIDA STATUTES, AND SECTION 22-40(C) OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-26 designating existing code compliance staff to serve as the clerk to the local hearing officer for purposes of implementing a speed detection system within school zones as provided by Chapter 316, Florida Statutes.

H. [25-7125](#) RESOLUTION NO. R2025-28 (LOTIS 2 ABANDONMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ABANDONING THE 25-FOOT WIDE ROAD RESERVATION WITHIN THE LOTIS WELLINGTON 2 PROJECT AND AS DEDICATED ON PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-28 to abandon a portion of the 25-foot wide road reservation as dedicated on the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45, Public Records, Palm Beach County.

- I. [25-7129](#) RESOLUTION 2025-29 AUTHORIZING THE VOW ENVIRONMENTAL, RESILIENCE, AND OPEN SPACE COMMITTED RESERVE (THE "RESERVE"), and RESOLUTION NO. 2025-30 BUDGET AMENDMENT TO APPROPRIATE PROCEEDS OF \$9.3 MILLION FROM 130 VIOLATIONS CASE THE RESERVE AND TO THE ACME STORMWATER PUMP STATIONS IMPROVEMENTS PLAN.

Authorization pursuant to Resolution No. R2025-29 by Wellington's Council to establish the Environmental, Resilience, and Open Space Committed Reserve (The "Reserve") and to appropriate the approximate \$9,300,000 proceeds from the Wellington V. Palm Beach Polo foreclosure in 130 violations case. Resolution No. R2025-30 Budget Amendment for \$6,000,000 or the proceeds amending the Fiscal Year 2024-2025 Budget by establishing the new Reserve and \$3,300,000 amending the ACME Improvement District Surface Water Budget for the Stormwater Pump Stations Improvement Project revenue and expenditures.

8. PUBLIC HEARINGS

- A. [25-7117](#) ORDINANCE NO. 2025-11 (AMENDMENT TO WELLINGTON GREEN LAND USE ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-11, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designations of the Comprehensive Plan to delete all conditions of approval that were originally adopted as part of the land use (CPA) approved Palm Beach County for the overall 456-acre Wellington Green project.

B. [25-7118](#) ORDINANCE NO. 2025-14 (AMENDMENT TO WELLINGTON GREEN ZONING ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-14, a Rezoning (REZ) development order amending the zoning designations approval of the Official Zoning Map of Wellington's Land Development Regulations to delete all conditions of approval that were originally adopted as part of the zoning (REZ) approved Palm Beach County for the overall 456-acre Wellington Green project.

C. [25-7111](#) ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT [CPA])

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-06, a Comprehensive Plan Amendment, to amend the Future Land Use Map (FLUM) designation of Wellington's Marjory Stoneman Douglas Preserve (Section 24) from Palm Beach County Rural Residential 10 (RR/10) to Wellington Conservation (CN).

- D. [25-7116](#) ORDINANCE NO. 2025-07 (AMENDMENT TO PROCEDURE FOR ENFORCEMENT OF NUISANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 9, ARTICLE I, SECTION 9-5 (PROCEDURE FOR ENFORCEMENT) OF THE WELLINGTON CODE OF ORDINANCES TO CLARIFY THE METHOD OF DELIVERY FOR A NOTICE OF NUISANCE AND THE TIMEFRAMES FOR CORRECTION FOLLOWING THE ISSUANCE OF A NOTICE OF NUISANCE AND A NOTICE OF VIOLATION TO A PROPERTY OWNER; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-07 to amend Chapter 9, Article 1, Section 9-5 of the Wellington Code of Ordinances, clarifying the method of delivery for a Notice of Nuisance and the timeframes for correction following the issuance of a Notice of Nuisance and a Notice of Violation.

- E. [25-7113](#) ORDINANCE NO. 2025-09 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 1-GENERAL PROVISIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 1 ("GENERAL PROVISIONS"), SECTION 1-2 ("DEFINITIONS") OF WELLINGTON'S CODE OF ORDINANCES TO ADD A DEFINITION FOR NORMAL HOURS OF OPERATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

To amend Chapter 1-General Provisions, Section 1-2 (Definitions), of the Code of Ordinances to define normal hours of operation.

- F. [25-7114](#) ORDINANCE NO. 2025-10 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 13-OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE II – NOISE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 13 ("OFFENSES AND MISCELLANEOUS PROVISIONS"), ARTICLE II ("NOISE STANDARDS"), SECTION 13-7 ("SPECIFIC PROHIBITIONS") OF WELLINGTON'S CODE OF ORDINANCES TO PROHIBIT THE OPERATION OF MACHINERY AND LAWN EQUIPMENT DURING CERTAIN TIMES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

To amend Chapter 13 - Offenses and Miscellaneous Provisions, Article II - Noise Standards, of the Code of Ordinances to clarify several noise standards for the section labeled "Specific Prohibitions".

9. REGULAR AGENDA

10. PUBLIC COMMENT

- 11. ATTORNEY'S REPORT
- 12. VILLAGE MANAGER'S REPORT
- 13. COUNCIL REPORTS
- 14. ADJOURNMENT

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.