

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda

Thursday, August 7, 2025

4:30 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

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

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. [25-7160](#) RESOLUTIONS ADOPTING THE FY 2025-2026 BUDGETS AND ASSESSMENT RATES FOR THE ACME IMPROVEMENT DISTRICT, WELLINGTON SOLID WASTE COLLECTION AND SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT; AND A RESOLUTION ADOPTING THE FY 2025-2026 BUDGET FOR THE WATER AND WASTEWATER UTILITY.

I. RESOLUTION NO. AC2025-06: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE DISTRICT AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF THE DISTRICT FOR CERTIFICATION OF THE DISTRICT'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. AC2025-07: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE WATER AND WASTEWATER UTILITY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

III. RESOLUTION NO. R2025-51: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SOLID WASTE COLLECTION PROGRAM BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AND LEVYING THE NON-AD VALOREM ASSESSMENTS FOR SOLID WASTE COLLECTION AND DISPOSAL WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; PROVIDING FOR RATES AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON TO CERTIFY THE SOLID WASTE COLLECTION NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2025-52: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE AREA AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON FOR CERTIFICATION OF THE AREA'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution numbers AC2025-06, AC2025-07, R2025-51, and R2025-52 as presented adopting

the FY 2025-2026 budgets and assessment rates, and appointing Mayor Michael J. Napoleone as the official authorized representative to certify the non-ad valorem assessment rolls.

- B.** [25-7198](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF JUNE 10, 2025 AND JUNE 24, 2025; AND THE MINUTES OF THE SPECIAL MEETING OF JULY 16, 2025

Council approval of the minutes of the Regular Wellington Council Meetings of June 10, 2025 and June 24, 2025; and the minutes of the Special Meeting of July 16, 2025.

- C.** [25-7087](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF WATER METER FITTINGS AND WATER LINE ACCESSORIES

Authorization to utilize a Southeast Florida Cooperative contract (ITB 25-017), with multiple vendors, as a basis for pricing, for the purchase and delivery of water meter fittings and water line accessories, in the amount of approximately \$185,000 annually.

- D.** [25-7089](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF ROAD BASE AND ASPHALT MILLINGS

Authorization to award a contract to multiple vendors for the supply and delivery of road base materials and asphalt millings for approximately \$200,000 annually.

- E.** [25-7193](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE PURCHASE OF PHONES AND RELATED EQUIPMENT; 2) UTILIZE THE INTERLOCAL PURCHASING SYSTEM CONTRACT, AS THE BASIS OF PRICING, FOR THE PURCHASE OF A PHONE SUPPORT SERVICE

Authorization to 1) Award a Contract to AtlasPhones.com for the purchase and delivery of phone equipment, including, desktop and conference phones with related equipment; 2) Award a Contract to GoTo Communications Inc. utilizing the Interlocal Purchasing System (TIPS) Contract, as the basis of pricing, for the purchase of a Voice over Internet Protocol (VoIP)- based phone service.

- F.** [25-7252](#) AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR PURCHASE OF CYBERSECURITY (CROWDSTRIKE)

Authorization to utilize Sourcewell Contract #121923-CDW with CDW Government, Inc. (CDW-G) in the amount of \$52,168.00, for the purchase of cybersecurity services (CrowdStrike).

- G.** [25-7212](#) RESOLUTION NO. R2025-48 (DESIGNATING THE VILLAGE ENGINEERING DEPARTMENT TO ADMINISTRATIVELY APPROVE PLATS AND REPLATS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL , PURSUANT TO CHAPTER 2025-164, LAWS OF FLORIDA, DESIGNATING THE VILLAGE ENGINEERING DEPARTMENT AS THE ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, PROCESS, AND ADMINISTRATIVELY APPROVE PLAT AND REPLAT APPLICATIONS THAT COMPLY WITH SECTION 177.091, FLORIDA STATUTES, WITHOUT FURTHER ACTION BY THE VILLAGE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-48 designating the Village Engineering Department as the administrative authority to receive, review, process, and administratively approve plat and replat applications that comply with Section 177.091, Florida Statutes, without further action by the Village Council.

- H. [25-7207](#) AUTHORIZATION TO EXECUTE AN ADDITIONAL TASK ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR BIG BLUE TRACE LANDSCAPE AND IRRIGATION DESIGN AND BID PHASE SERVICES

Authorization to execute an additional task order with Kimley-Horn and Associates, Inc., for Big Blue Trace landscape, and irrigation design and bid phase services in the amount of \$49,965.

- I. [24-6924](#) RESOLUTION NO. R2025-03 (LOTIS WELLINGTON REPLAT NO. 1)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING LOTIS WELLINGTON REPLAT NO. 1, BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Approval of Resolution No. R2025-03 accepting and approving Lotis Wellington Replat No. 1.

- J. [25-7200](#) RESOLUTION NO. R2025-44 (COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE FY 2025/2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2025/2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-44 adopting the Fiscal Year 2025/2026 Annual Action Plan for the Community Development Block Grant Program.

- K. [25-7250](#) AMENDED RESOLUTION NO. R2022-62 (LOT 6 OF WINDING TRAILS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ABANDONING A 19.93- FOOT-LONG PORTION OF A 5-FOOT-WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 99.50 SQUARE FEET, LOCATED WITHIN LOT 6 OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE) AND REINSTATING A 28.45-FOOT-LONG PORTION OF A 5-FOOT-WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 142.0 SQUARE FEET, LOCATED WITHIN LOT 6 OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE), AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Approval of the amended Resolution No. R2022-62 to abandon a 19.93-foot-long portion of a 5-foot

Limited Access Easement (LAE), totaling approximately 99.50 square feet and reinstating a 28.45-foot-long portion of a 5-foot-wide Limited Access Easement, totaling 142.0 square feet, located within Lot 6 of Winding Trails.

- L. [25-7255](#) RESOLUTION NO. AC2025-05 (COURTYARD SHOPS AT WELLINGTON UTILITY EASEMENT ABANDONMENTS)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT ABANDONING FIVE (5) PORTIONS OF A UTILITY EASEMENT VARYING IN WIDTHS, TOTALING APPROXIMATELY 2,355 SQUARE FEET, LOCATED WITHIN LOT E, COURTYARD SHOPS AT WELLINGTON (13860 WELLINGTON TRACE), AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. AC2025-05 to abandon five (5) portions of a Utility Easement varying in widths, located within Lot E, Courtyard Shops at Wellington (13860 Wellington Trace), totaling approximately 2,355 square feet.

- M. [25-7243](#) RESOLUTION NO. R2025-49 (FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

ITEM: RESOLUTION NO. R2025-50 (BUDGET AMENDMENT FOR THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-49 of the Florida Department of Emergency Management Hurricane Loss Mitigation Program (HLMP) Grant Project Agreement and Resolution No. R2025-50 Budget Amendment for \$224,920 in grant monies amending the Fiscal Year 2024-2025 General Fund) for the Wellington Public Works Retrofit Project revenue and expenditures.

- N. [25-7266](#) RESOLUTION NO. R2025-53 (STATE REVOLVING FUND LOAN PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, AND OTHER PURPOSES.

Approval of Resolution No. R2025-53 relating to the State Revolving Fund Loan Program; making findings; authorizing the loan application; authorizing the loan agreement; establishing pledged revenues; designating authorized representatives; providing assurances; providing for conflicts; providing for severability, and providing an effective date, and other purposes.

- O. [25-7267](#) RESOLUTION NO. R2025-57 (CAMPAIGN FINANCE REPORTS ELECTRONIC FILING SYSTEM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL IMPLEMENTING THE PROVISIONS OF SECTION 106.07(2)(A)2, FLORIDA STATUTES, REQUIRING SUBMISSION OF CAMPAIGN FINANCE REPORTS THROUGH AN ELECTRONIC FILING SYSTEM; ESTABLISHING REQUIREMENTS FOR THE SYSTEM; ESTABLISHING REQUIREMENTS FOR SYSTEM ACCESS AND USAGE; DESCRIBING APPLICABLE EXEMPTIONS FROM PUBLIC RECORDS LAW; AUTHORIZING THE WELLINGTON CLERK TO PROMULGATE RULES AND OTHER GUIDANCE RELATED TO THE SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-57 implementing the electronic filing of Campaign Treasurer's Reports for the Village's municipal elections.

- P. [25-7265](#) ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT [CPA] READoption)

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 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).

- Q. [25-7261](#) ORDINANCE NO. 2025-08 (THE MARKETPLACE AT THE WELLINGTON CPA)

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

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

- R. [25-7262](#) RESOLUTION NO. R2025-15 (THE MARKETPLACE AT THE WELLINGTON – HOTEL CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2023-0001-CU) FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 80-ROOM HOTEL; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-15 to allow an 80-room hotel within The MarketPlace at The Wellington.

- S. [25-7263](#) RESOLUTION NO. R2025-16 (WELLINGTON PUD MASTER PLAN AMENDMENT – THE MARKETPLACE AT THE WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-0005-MPA) FOR THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER AT WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND POD 12 AS A MIXED-USE POD

WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS; TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-16 to amend Pod 12 of the Wellington PUD Master Plan to develop a mixed-use project consisting of 117,000 square feet of commercial/office space, 89 multi-family dwelling units, and an 80-room hotel known as The MarketPlace at The Wellington.

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

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

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

- U. [25-7238](#) ORDINANCE NO. 2025-22 (AMENDING CHAPTER 24 WATERWAYS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 24 ("WATERWAYS") OF WELLINGTON'S CODE OF ORDINANCES TO REMOVE RESTRICTIONS ON FUEL TYPE AND ADDRESS BOAT SPEEDS AND WATERWAY ACTIVITIES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-22 amending Chapter 24, Waterways, relating to boat fuel type and speed, and water activities.

- V. [25-7258](#) ORDINANCE NO. 2025-25 (AMENDING THE QUALIFYING PERIOD FOR THE MARCH 2026 ELECTION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE CANDIDATE QUALIFYING PERIOD; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN

EFFECTIVE DATE.

Approval of Ordinance No. 2025-25 amending the qualifying period for Wellington's March, 2026 municipal election.

3. WORKSHOP

Update by Jenoptik

4. ATTORNEY'S COMMENTS

5. MANAGER COMMENTS

6. COUNCIL COMMENTS

7. ADJOURN