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**RESOLUTION NO. R2025-13**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL  
APPROVING AN AGREEMENT FOR LANDSCAPE,  
HEDGING, AND PARKING AREA IMPROVEMENT  
BETWEEN THE VILLAGE OF WELLINGTON AND SOUTH  
SHORE HOTEL ASSOCIATES, L.L.C.; AND PROVIDING  
AN EFFECTIVE DATE.**

**WHEREAS**, South Shore Hotel Associates L.L.C. ("South Shore") is the owner of real property known as the Chancellor Corporate Center, located at 12008 and 12012 South Shore Boulevard, Wellington, Florida 33414 (the "Property"), including the parking area ("Parking Area") and the surrounding landscaping and hedging; and

**WHEREAS**, Wellington is the owner of the neighboring property located at 12300 Forest Hill Boulevard, Wellington, Florida 33414, generally referred to as the Wellington Municipal Complex; and

**WHEREAS**, Wellington holds, sponsors, and permits multiple public events throughout the year at the Wellington Municipal Complex as part of its recreational programming, including events at the Amphitheater, the Food Truck Events, the weekly Lakeside Market, and numerous other special events; and

**WHEREAS**, there is inadequate space at the Wellington Municipal Complex to accommodate all of the parking for the public for these events; and

**WHEREAS**, Wellington and South Shore entered into a License Agreement for the Use of Chancellor Corporate Center Parking Lot ("License Agreement") for the purpose of providing overflow parking for Wellington events at the Wellington Municipal Complex; and

**WHEREAS**, as consideration for the License Agreement, Wellington agreed that if its use of the Parking Area resulted in any damage to such Parking Area, or if damage to the landscaping and hedging surrounding the Parking Area was caused by pedestrian or vehicular traffic as a result of Wellington's use of the Parking Area, Wellington would pay for the repair/restoration of the Parking Area to return it to its pre-event condition; and

**WHEREAS**, Wellington and South Shore have agreed that certain damage to the Parking Area and the surrounding landscaping and hedging has occurred as a result of Wellington's use of the Property for public events; and

**WHEREAS**, Wellington and South Shore have agreed that certain improvements are needed for the Parking Area and the surrounding landscaping and hedging (the "Parking Area Improvement Project" or "Project") as more particularly described in paragraph 2 of the Landscape Hedging, and Parking Area Improvement Agreement

1 attached hereto as Exhibit A; and  
2

3 **WHEREAS**, the Wellington Council has determined that Wellington's contribution  
4 to the Parking Area Improvement Project serves a public purpose; and  
5

6 **WHEREAS**, subject to the terms and conditions set forth in the Landscape  
7 Hedging, and Parking Area Improvement Agreement, Wellington agrees to contribute  
8 certain material, labor, and funding toward the Parking Area Improvement Project.  
9

10 **NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S**  
11 **COUNCIL** that:  
12

13 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified as being  
14 true and correct.  
15

16 **SECTION 2.** The Wellington Council hereby accepts and approves the  
17 Landscape Hedging, and Parking Area Improvement Agreement between Wellington  
18 and South Shore and hereby authorizes the Mayor and Clerk to execute the Agreement,  
19 which is attached hereto as Exhibit A.  
20

21 **SECTION 4.** This Resolution shall become effective immediately upon adoption.  
22

23 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
24

25 **ATTEST:**

**WELLINGTON**

26  
27  
28 By: \_\_\_\_\_  
29 Chevelle D. Hall, MMC, Village Clerk

By: \_\_\_\_\_  
Michael J. Napoleone, Mayor

30  
31 **APPROVED AS TO FORM**  
32 **AND LEGAL SUFFICIENCY**  
33

34  
35 By: \_\_\_\_\_  
36 Laurie S. Cohen, Village Attorney  
37  
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