

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, September 3, 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**

Rabbi Andrew Rosenkranz, Temple Beth Torah

3. PLEDGE OF ALLEGIANCE**4. APPROVAL OF AGENDA****5. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY****6. PRESENTATIONS AND PROCLAMATIONS**

- A. [25-7161](#)** FIRST PUBLIC HEARING FOR PROPOSED FISCAL YEAR 2025-2026 MILLAGE RATE, BUDGET AND ADOPTION OF THE FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENT PLAN

Council tentative approval of the Fiscal Year 2025-2026 proposed millage rate of 2.47 mills and the proposed operating and capital budget including balances brought forward. This is the first public hearing on the proposed budget and the corresponding ad valorem millage rate in accordance with the Wellington Charter and Florida Statutes Chapter 200.065. The second public hearing and adoption is to be held on September 18, 2025.

7. CONSENT AGENDA

- A. [25-7303](#)** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF AUGUST 26, 2025

Council approval of the minutes of the Regular Wellington Council Meeting of August 26, 2025.

- B. [25-7274](#)** AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR THE WIND RESILIENT TREE PLANTING PROJECT

Authorization to purchase goods and services from various vendors for the wind resilient tree planting project at a cost of approximately \$62,500.00.

- C. [25-7282](#)** AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR A CANOPY STRUCTURE AND CONCRETE SLAB AT THE GREENBRIAR STORAGE YARD

Authorization to purchase goods and services from various vendors for a canopy structure and concrete slab at the Greenbriar Storage Yard in the amount of \$53,488.00.

8. PUBLIC HEARINGS

- A. [25-7300](#) 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.

- B. [25-7257](#) ORDINANCE NO. 2025-23 (AMENDING CHAPTER 13 ("OFFENSES AND MISCELLANEOUS PROVISIONS"), ARTICLE 1 ("PROPERTY MAINTENANCE"), SECTIONS 13-1 TO 13-3.)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 13 ("OFFENSES AND MISCELLANEOUS PROVISIONS"), ARTICLE 1 ("PROPERTY MAINTENANCE"), SECTIONS 13-1 TO 13-3 OF WELLINGTON'S CODE OF ORDINANCES TO UPDATE PROVISIONS FOR PROPERTY MAINTENANCE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-23 amending Chapter 13 ("Offenses and Miscellaneous Provisions"), Article 1 ("Property Maintenance"), Sections 13-1 To 13-3.

- C. [25-7298](#) ORDINANCE NO. 2025-12 (COMPREHENSIVE PLAN AMENDMENT FOR THE EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT - ISLEPOINTE PROJECT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0002-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Approval of Ordinance No. 2025-12 (F.K.A. Ordinance No. 2024-04), a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 10-acre (+/-) parcel (Equestrian Center pod of the Orange Point PUD) from Commercial to Residential C for the proposed Islepointe project.

D. [25-7299](#) RESOLUTION NO. R2025-22 (ORANGE POINT PUD MASTER PLAN AMENDMENT – ISLEPOINTE PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2023-0001-MPA) AMENDING THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POD O (FORMALLY KNOWN AS THE EQUESTRIAN CENTER PARCEL), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO REMOVE THE EQUESTRIAN CENTER DESIGNATION FROM THE ORANGE POINT PUD MASTER PLAN TO ALLOW DEVELOPMENT OF THE ISLEPOINTE PROJCT (POD O), A 10 ACRE RESIDENTIAL DEVELOPMENT WITH 25 SINGLE-FAMILY RESIDENTIAL LOTS, AND TO AMEND CONDITIONS OF APPROVAL AND ADOPT THE ISLEPOINTE PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Approval of Resolution No. R2025-22 (F.K.A. Resolution No. R2024 – 06), a Master Plan Amendment (MPA) to amend Pod O of the Orange Point Planned Unit Development (PUD) Master Plan to allow development of Pod O with 25 single-family residential homes/lots for the proposed Islepointe project.

- 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.

