

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda

Monday, June 23, 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. [25-7177](#) LEGISLATIVE UPDATE BY REPRESENTATIVE ANN GERWIG, DISTRICT 93

Legislative Update by Representative Anne Gerwig, District 93.

- B. [25-7159](#) RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2025-45 (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 2025-2026 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2025-04 (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. R2025-46 (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. R2025-45: The preliminary TRIM ad valorem millage rate proposed at 2.47 mills (no change from the current year rate) is estimated to be 5.47% above an approximate rollback rate of 2.34 mills, based on the preliminary taxable value of \$13.18 billion issued by the property appraiser on May 28, 2025. The rollback rate will change with the issuance of the certified taxable value on or before July 1, 2025.

B. RESOLUTION NO. AC2025-04: 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, and increase of \$20 and \$22, respectively.

C. RESOLUTION NO. R2025-46: 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.

C. [25-7067](#) AUTHORIZATION TO AWARD A CONTRACT FOR (RE-BID) OF THE VILLAGE PARK GYM ROOF REPLACEMENT PROJECT

Authorization to award a contract for the (Re-Bid) of the Village Park Gym Roof Replacement Project to Weather Guard Industries/SMJ Metals, LLC. in the amount of \$113,693.19.

D. [25-7034](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE GREENBRIAR PARK RESTROOM FACILITY PROJECT

Authorization to execute a Guaranteed Maximum Price (GMP) Amendment with Burkhardt Construction, Inc. for the Greenbriar Park Restroom Facility Project in the amount of \$723,865.03.

E. [25-7192](#) RESOLUTION NO. R2025-42 (GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT LAP AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO AMEND THE EXHIBIT B ATTACHED TO THE LOCAL AGENCY PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-42 to amend the Exhibit B attached to the Local Agency Program Agreement with the Florida Department of Transportation for Greenbriar Boulevard Rebuild & Bicycle Lanes Project.

F. [25-7203](#) AUTHORIZATION TO RENEW MIMICAST CYBERSECURITY SERVICES WITH CDW GOVERNMENT, INC. (CDW-G), UTILIZING SOURCEWELL CONTRACT #121923

Authorization to renew Mimecast cybersecurity, email protection, and training services through CDW Government, Inc. (CDW-G), utilizing Sourcewell Contract #121923, in the amount of \$52,216.00.

G. [25-7201](#) 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 development order amendment to amend the land use development order to delete all conditions of approval that were originally adopted as part of the land use approved by Palm Beach County for the overall 456-acre Wellington Green project.

H. [25-7202](#) 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 development order amendment to amend the zoning development order to delete all conditions of approval that were originally adopted as part of the zoning (REZ) approved by Palm Beach County for the overall 456-acre Wellington Green project.

I. [25-7188](#) ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT)

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).

- J. [25-7176](#) ORDINANCE NO. 2025-19 (AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 RELATING TO BTR PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 TITLED "ENGAGING IN BUSINESS, OCCUPATION, OR PROFESSION WITHOUT BUSINESS TAX RECEIPT; PENALTIES" OF THE WELLINGTON CODE OF ORDINANCES TO CLARIFY THE PENALTIES FOR VIOLATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-19 Amending Chapter 21, Article II, Section 21-17 Relating to BTR Penalties.

- K. [25-7205](#) ORDINANCE NO. 2025-17 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE APPOINTMENT OF A COMMUNITY MEMBER AND AN ALTERNATE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9G OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO THE VILLAGE CANVASSING BOARD BY AMENDING SECTION 9, SUBSECTION G, "VILLAGE CANVASSING BOARD" TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE THE REQUIREMENT TO APPOINT A COMMUNITY MEMBER TO THE CANVASSING BOARD; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-17 proposing an amendment to Wellington's Charter to designate the Palm Beach County Canvassing Board as the Village's Canvassing Board and to eliminate appointment of

a community member and an alternate.

- L. [25-7204](#) ORDINANCE NO. 2025-18 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO MOVE THE QUALIFICATION PERIOD TO A TWO WEEK PERIOD IN NOVEMBER)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9C OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO CANDIDATE QUALIFYING DATES BY AMENDING SECTION 9, SUBSECTION C, "QUALIFYING FOR OFFICE" TO MOVE THE QUALIFYING PERIOD TO A TWO WEEK PERIOD IN NOVEMBER PRIOR TO THE MARCH GENERAL ELECTION; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-18 proposing an amendment to Wellington's Charter to move the qualification period to a two week period in November.

- M. [25-7086](#) 1) RESOLUTION NO. R2025-27 (SPECIAL MAGISTRATE(S) APPOINTMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA 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. R2025-32 (HOURLY COMPENSATION INCREASE FOR CURRENT SPECIAL MAGISTRATES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE HOURLY COMPENSATION FOR SPECIAL MAGISTRATES, IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

1) Approval of Resolution No. R2025-27 appointing one (1) or more Special Magistrate(s) to a two (2) year term ending in Fiscal Year 2027, and 2) Approval of Resolution No. R2025-32 amending the hourly compensation rate to \$200 for the current Special Magistrates Michael Posner and Hollie Hawn for the duration of their terms.

3. **WORKSHOP**
4. **ATTORNEY'S COMMENTS**
5. **MANAGER COMMENTS**

6. **COUNCIL COMMENTS**

7. **ADJOURN**