

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Monday, December 8, 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. [25-7435](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 12, 2025 AND SPECIAL COUNCIL MEETING OF DECEMBER 1, 2025

Council approval of the minutes of the Regular Wellington Council Meeting of November 12, 2025 and Special Council Meeting of December 1, 2025.

- B. [25-7232](#) AUTHORIZATION TO AWARD CONTRACTS FOR HARDWOOD TREE PRUNING VILLAGE-WIDE

Authorization to award a hardwood tree pruning Village-wide contract in the amount of approximately \$120,000.00 for the three-year term.

- C. [25-7328](#) AUTHORIZATION TO AWARD CONTRACTS FOR THE SUPPLY, DELIVERY AND INSTALLATION OF LANDSCAPE MATERIALS

Authorization to award contracts for the Supply, Delivery and Installation of Landscape Materials in the amount of approximately \$150,000.00 annually.

- D. [25-7459](#) AUTHORIZATION TO PURCHASE GOODS AND SERVICES UTILIZING VARIOUS VENDORS FOR THE SCOTT'S PLACE EXPANSION PROJECT

Authorization to purchase goods and services utilizing various vendors for the Scott's Place Expansion Project at a cost of approximately \$324,421.00.

- E. [25-7345](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF VEHICLES AND EQUIPMENT

Authorization to utilize Florida Sheriffs Association (FSA) contracts FSA25-VEL33.0 and FSA23-EQU21.0, HGAC #FL03-2 (Health Governments Across the Country), Sourcewell contracts # 092222-CMM and #020223-CEC, as basis for pricing, for the purchase and delivery of vehicles and equipment in the amount of \$1,501,941.77.

- F. [25-7333](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM MAINTENANCE AND SUPPORT SERVICES

Authorization to renew an existing contract for Enterprise Resource Planning (ERP) System Maintenance and Support Services with Tyler Technologies, in the amount of approximately \$664,875.32.

- G. [25-7334](#) AUTHORIZATION TO CONTINUE UTILIZING AN EXISTING AGREEMENT WITH KRONOS SAASHR, INC. FOR SUPPORT, MAINTENANCE, LICENSES AND RENTAL OF THE VILLAGE'S TIMEKEEPING AND PERFORMANCE REVIEW SYSTEM

Authorization to continue utilizing an existing contract with Kronos Saashr, Inc. for support, maintenance, licenses and rental of the Village's timekeeping and performance review systems, at a cost of approximately \$54,756.56 for 2026.

- H. [25-7434](#) AUTHORIZATION TO AWARD A CONTRACT TO CREATIVE CONTRACTING GROUP THROUGH THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FOR HOME IMPROVEMENTS AT 14679 HORSESHOE TRACE

Authorization to award a contract to Creative Contracting Group for home improvements at 14679 Horseshoe Trace in the amount of \$53,500.00, as part of the SHIP Program.

- I. [25-7312](#) RESOLUTION NO. R2025-75 (2025 ANNUAL HOUSING INCENTIVES REPORT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE 2025 AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) HOUSING INCENTIVES REPORT AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP ACT, SUBSECTION 420.9076, OF THE FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-75 to approve the 2025 Affordable Housing Advisory Committee (AHAC) Housing Incentives Report as required by the State Housing Initiatives Partnership Program Act, subsection 420.9076, of the Florida Statutes.

- J. [25-7464](#) A. RESOLUTION NO. R2025-78 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

B. RESOLUTION NO. R2025-77 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION APPROPRIATING THE LOAN AMOUNT IN EXCESS OF THE BUDGETED AMOUNT TO THE UTILITY METER REPLACEMENT PROJECT.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 UTILITY BUDGET FOR THE STATE REVOLVING LOAN PROGRAM TOTAL FUNDING FOR THE WELLINGTON UTILITY METER REPLACEMENT PROJECT IN THE AMOUNT OF \$1,714,910 (PROJECT FUNDING OF \$11,485,206 PLUS LOAN SERVICE FEES OF \$229,704, LESS PREVIOUSLY BUDGETED AMOUNTS); AND PROVIDING AN EFFECTIVE DATE.

Approval of:

- 1) *Resolution No. R2025-78 relating to the State Revolving Fund Loan Program authorizing Amendment 1; providing assurances; providing for conflicts and severability, an effective date, and for other purposes.*
- 2) *Resolution No. R2025-77 amending the Fiscal Year 2025-2026 Utility Budget for the State Revolving Loan Program Funding for the Wellington Utility Meter Replacement Project in the amount of \$1,714,910 (project funding of \$11,485,206 plus loan service fees of \$229,704, less previously budgeted amounts); and providing an effective date.*

K. [25-7449](#) RESOLUTION NO. R2025-69 (LOTIS 2 MASTER PLAN AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2025-0001-MPA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, A MIXED-USE PROJECT, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; MODIFYING THE MASTER PLAN AND CONDITIONAL USE APPROVALS BY ABANDONING THE CONDITIONAL MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, INCREASING THE CONDITIONAL DAYCARE USE FROM 210 TO 230 STUDENTS, ADDING A COMBINED RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, AND TO MODIFY CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2025-69, a Master Plan Amendment (MPA) to modify the Master Plan and Conditional Uses for the 52-acre mixed-use project known as Lotis Wellington 2.

L. [25-7445](#) ORDINANCE NO. 2025-20 (RUSTIC RANCHES OVERLAY ZONING DISTRICT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-20 to amend Article 6 of Wellington's Land Development Regulations (LDR) by eliminating Sections 6.10.6 relating to the use of Recreational Vehicles as temporary housing within the Rustic Ranches community.

M. [25-7447](#) ORDINANCE NO. 2025-30 (BUILDING HEIGHT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 5, TABLE 5.1.2-1, DEVELOPMENT APPLICATION APPROVALS, RELATED TO BUILDING HEIGHT APPLICATION TYPES; TO ADD SECTION 5.3.11 RELATING TO BUILDING HEIGHT; TO AMEND ARTICLE 6, SECTION 6.3.1.F.5, RELATED TO BUILDING HEIGHT APPLICATIONS IN EXCESS OF 35 FEET; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-30 to amend Table 5.1.2-1, Development Application Approvals, related to Building Height application types; to add Section 5.3.11 relating to Building Height, and to amend Section 6.3.1.F.5 relating to Building Height applications in excess of 35 feet.

N. [25-7446](#) ORDINANCE NO. 2025-31 (ARB APPROVAL ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-31 to amend Section 6.4.3. of Wellington's Land Development Regulations (LDR) as it relates to architectural review and design for non-residential and multi-family structures and buildings erected by Wellington.

O. [25-7441](#) ORDINANCE NO. 2025-05 (APPEALS TO CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 5, ARTICLE I, SECTION 5-2, SUBSECTION 113 (CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS) OF THE CODE OF ORDINANCES TO CLARIFY THE PROCEDURES FOR APPEALING A DECISION OF THE BUILDING OFFICIAL TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-05 to amend Chapter 5, Article I, Section 502, Subsection 113 of the Wellington Code of Ordinances to clarify the procedures for appealing a decision of the Building Official to the Construction Board of Adjustment and Appeals.

P. [25-7448](#) ORDINANCE NO. 2025-29 (ISLA CARROLL POLO AND RESIDENCES REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND RESIDENCES; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2025-29 to amend the Zoning Designation of Isla Carroll Polo and Residences from Equestrian Residential/Equestrian Overlay Zoning District (ER/EOZD) to Planned Unit Development/EOZD (PUD/EOZD).

(This Item is postponed.)

3. WORKSHOP

- A. [25-7425](#) DISCUSSION REGARDING THE TOWN CENTER AQUATICS
DEMOLITION AND NEW PBSO BUILDING

4. ATTORNEY'S COMMENTS

5. MANAGER COMMENTS

6. COUNCIL COMMENTS

7. ADJOURN