

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Wednesday, September 3, 2025
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Wednesday, September 3, 2025, commencing at 6:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; Tanya Siskind, Vice Mayor; John T. McGovern, Councilman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Village Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

1. **CALL TO ORDER** – Mayor Napoleone called the meeting to order at 6:30 p.m.
2. **INVOCATION** – Rabbi Andrew Rosenkranz, Temple Beth Torah, delivered the invocation.
3. **PLEDGE OF ALLEGIANCE** – Mayor Napoleone led the Pledge of Allegiance.
4. **APPROVAL OF AGENDA**

Mr. Barnes indicated staff recommended approval of the Agenda as presented.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0), to approve the Agenda as presented.

5. **CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES
FOR QUASI-JUDICIAL HEARINGS, IF ANY**

There were no requests to consider.

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**

Mr. Barnes introduced this item.

Ms. Quickel indicated this is the first Public Hearing on the tentative millage and budget adoption for the Fiscal Year (FY) 2026 budget. She said Wellington's budget process focuses on the Five Fundamentals: Neighborhood Renaissance, Economic Development, Protecting Our Investment, Responsive Government, and Respecting the Environment. She stated staff

then developed the budget using insights and information from the 2025 Directions Workshop with the Village Council.

Ms. Quickel highlighted the budget priorities: Deliver Essential Services Efficiently, Support Community Priorities, Fund Operations and Maintenance of Expanded Facilities while Minimizing Tax Impacts and Responsibly Invest in Wellington's Future.

Ms. Quickel stated the proposed budget is \$155.9 million, which is \$6.9 million more than the current year budget of \$149 million. She said this \$6.9 million increase is primarily due to capital improvements, enhanced public safety and continued resident programs and services. She stated the proposed FY 2026 millage rate is 2.47 mills which has not changed from the current fiscal year. Ms. Quickel highlighted the proposed rates and assessments. She discussed the budget influences – revenues. She stated there is a range of tax impacts on various assessed values for both homesteaded and non-homesteaded properties. She referenced TRIM values and sample properties. Ms. Quickel discussed the change in Wellington values for actual properties from FY 2024 to FY 2025. She explained that 18.6% of the total tax bill goes to Wellington and Acme. Ms. Quickel discussed the General Fund and the FY 2026 Revenue Budget and Expenditures – All Funds. In addition, she provided the FY 2026 tentative budget adoption highlights. Ms. Quickel spoke about the expenditure budget influences and the FY 2025-2026 Budget Objectives.

Ms. Quickel referenced the Budget Calendar and stated the second Public Hearing and final adoption will be held at the September 18, 2025 Council Meeting. She explained the advertising schedule.

The Village Council made inquiries and provided comments regarding the millage, budget, services, reserves and funds. The Village Council commended Ms. Quickel and her team on the budget.

Ms. Quickel responded to Council's questions.

Ms. Quickel read the mandatory language into the record.

Ms. Quickel acknowledged the departments, Ms. Wadleigh and Ms. Cabret for their work on the budget.

Public Hearing

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to open the Public Hearing.

Public Comment:

1. Rick Christmas spoke regarding taxes, cell phone service, multi-modal pathways and shade covers in the parks.

There being no further public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to close the Public Hearing.

Councilman McGovern inquired about the amount for a tenth of a mill.

Ms. Quickel stated it is \$1 million for a tenth of a mill.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve the proposed FY 2026 millage rate, budget and adoption of the Fiscal Year 2025/2026 Capital Improvement Plan on first public hearing.

7. CONSENT AGENDA

- A. 25-7303** 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
- C. 25-7282** AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR A CANOPY STRUCTURE AND CONCRETE SLAB AT THE GREENBRIAR STORAGE YARD

Mr. Barnes indicated staff recommended approval of the Consent Agenda as presented.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the Consent Agenda as presented.

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.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-25 by title and explained the reason for the proposed qualifying dates.

Public Hearing

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to close the public hearing.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri and unanimously passed (5-0) to Approve Ordinance No. 2025-25 (Amending The Qualifying Period For The March 2026 Election) as presented on second reading.

- 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.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-23 by title.

Mr. Stillings stated this ordinance amends and clarifies requirements for the property maintenance code to help maintain the high quality of aesthetic in Wellington. It memorializes the practice and way the Village has enforced the code. There have been no changes since first reading.

Public Hearing

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0), to close the public hearing.

Vice Mayor Siskind inquired about the impact on existing code violations.

Mr. Stillings responded to Vice Mayor Siskind's question.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Antuña, and unanimously passed (5-0) to Approve Ordinance No. 2025-23 (Amending Chapter 13 ("Offenses And Miscellaneous Provisions"), Article 1. ("Property Maintenance"), Sections 13-1 To 13-3) as presented on second reading.

- 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.

Mr. Barnes introduced this item.

There was one concurrent staff presentation since the items (Ordinance No. 2025-12 and Resolution No. R2025-22) are related; with a separate motion for each item.

Ms. Hall read Ordinance No. 2025-12 and Resolution No. R2025-22 by title.

Ms. Cohen stated one of the items is Quasi-Judicial. She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

Councilwoman Silvestri: Councilwoman Silvestri stated she had spoken with staff, the applicant and team. She said she could be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind stated she had spoken with staff and the applicant. She said she could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with staff, Brian M. Seymour, and John Bowers. He said he could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with staff, the applicant and their team, various representatives from the Isles, Michael Miskin, Mr. Winterfeldt, Jamie Freeman, John Bowers, Michael Drahos, Jeff Robbert, his wife and neighbors. He said he could be fair and impartial.

Councilwoman Antuña: Councilwoman Antuña stated she had spoken with staff, Brian M. Seymour, and Michael LaCoursiere. She said she could be fair and impartial.

Mr. Stillings stated this is second reading of the Comprehensive Plan Amendment and entered the files into the record. He indicated that this is also for the Master Plan Amendment. Mr. Stillings stated the applicant is SIWBG2, LLC and the agent is Jerrod Purser/WGI, Inc. He said the applicant/agent will give their presentation first.

Brian M. Seymour, Shareholder/Gunster Law, stated he was present, on behalf of the applicant/property owner, along with Mr. Purser and Mr. LaCoursiere. He provided location information and spoke about surrounding uses, community outreach and outcomes, proposed site plan, existing buffers, and the previous approvals for equestrian commercial use. Mr. Seymour reviewed the Conceptual Plan – Equestrian Commercial, Staff Report Language-Equestrian Use, Permitted Uses – Commercial Pod of a PUD, and Conceptual Plan – Commercial. He then referenced the Live Local Analysis and an illustration of the Conceptual Plan – Live Local Act, applicable code standards, and staff recommendation. He discussed the proposed changes for the conditions of approval.

There was discussion between the Village Council, Mr. Barnes, Mr. Reinsvold, Mr. Stillings, Mr. Seymour, Mr. Purser, and Ms. Cohen regarding the cost for the sidewalk, proportionate share, pedestrian pathway, arterial roads, access to pathway, number of units, number of stories for single family homes, lot sizes, buffering, landscaping, cost of homes, community outreach with the Homeland Community and Isles at Wellington Community, language addition to POA governing documents to address non-rental of units, and declaration of restrictive covenant-condition to master plan.

Mr. Stillings provided background information about the project. He showed Council a graphic of the Islepointe (Pod O) Orange Point PUD (current Future Land Use Map (FLUM) and proposed FLUM amendment), a conceptual site plan for the same, and referenced density. Mr. Stillings provided a brief summary of the comprehensive plan amendment and master plan amendment requests. He showed the Current Master Plan for Pod O and Proposed Master Plan for Pod O. Mr. Stillings provided a summary and highlighted the previous Planning, Zoning and Adjustment Board (PZAB) and Council recommendations and approvals.

Public Hearing

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Michael T. Mishkin, on behalf of the Board of Directors of the Isles at Wellington and the Board of Directors of Windsor Bay Neighborhood Association, expressed support of the comprehensive and master plan amendment and site plan. He spoke regarding funds, landscaping and the multi-path access.
2. Bryan Solomon, member of Windsor Bay, referenced the berm and stated his home would be obstructed. He mentioned the existing buffer, sidewalk, and environmental impact. He indicated that he is opposed as a homeowner. Mr. Solomon said that Jamie Freeman sent an email earlier and said he stands with Jamie Freeman and her thoughts.

There being no further public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

There was further discussion between Council, Mr. Barnes, Ms. Cohen, Mr. Stillings, Mr. Reinsvold and Mr. Seymour about multi-modal pathways, traffic, Live Local Act, proportionate share, environmental impact for boardwalks, buffering, compatibility with the surrounding area, building of boardwalks, cost estimate, history of projects prior to incorporation of the Village, pilings, equestrian commercial uses, existing east buffer, landscaping, connectivity and the addition of Condition 43 – developer shall record a restrictive covenant in a form acceptable to the Village of Wellington reflecting the terms of its agreement with the Isles of Wellington POA to restrict rentals of the units which shall include a provision that the restrictive covenant may not be amended without the approval of the Village of Wellington.

Mr. Barnes clarified that Mr. Seymour and the applicant are agreeing to this as a voluntary commitment.

Mr. Seymour stated that they are agreeing to this as a voluntary commitment.

Mr. Stillings asked Council if they agree with the other changes to the conditions.

The Village Council indicated they agree to the other changes to the conditions.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-12 (Orange Point Pod O (Islepointe) Comprehensive Plan Amendment) as amended on second reading.

- 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.

This item heard in conjunction with Item 8C.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to approve Resolution No. R2025-22 (Orange Point PUD Master Plan Amendment – Islepointe Project) as amended to include Condition #43.

9. REGULAR AGENDA

There were no Regular Agenda Items.

10. PUBLIC COMMENT

Mr. Barnes indicated there were no comment cards submitted for Public Comment.

11. ATTORNEY'S REPORT

MS. COHEN: Ms. Cohen presented the following report:

Ms. Cohen stated she had no report.

12. MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

The Next Village Council Meeting will be held on Thursday, September 18, 2025 at 6:30 pm. Agenda Review will be held on Monday, September 15, 2025.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

VICE MAYOR SISKIND: Vice Mayor Siskind presented the following report:

- Vice Mayor Siskind waived comment.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated he hopes everyone will join the Village for the 9/11 Remembrance Ceremony next week.
- Councilman McGovern reminded everyone that the 30-day probationary period for the school zone speed detection cameras was coming to a close.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone waived comment.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:28 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk