

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Thursday, April 18, 2024

1:00 PM

DIRECTIONS WORKSHOP

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

*Michael Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
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

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

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

Staff present: Robert Basehart, Nicole Coates, Jonathan Reinsvold, Tim Stillings, Bruce Wagner.

2. WORKSHOP KICKOFF

Mr. Barnes welcomed everyone to the workshop.

Mr. Barnes reviewed the Directions agenda.

Mayor Napoleone welcomed everyone to the Directions Workshop.

3. WELLINGTON GREEN MALL UPDATE

Carmen Spinoso, Founder/CEO of Spinoso Real Estate Group and Asad Sadiq, General Manager, Wellington Green Mall, were present.

Mr. Spinoso provided a company snapshot and discussed the Value Creation Strategy, Development Capabilities, Level 1 and Level 2 Lease Plans for the Wellington Green Mall and Projects. He also provided information regarding the site plan, owners of the mall and Redevelopment Concept Plan.

The Village Council asked the name of other malls owned by Spinoso, the role and scope of services provided by Spinoso regarding the Wellington Green Mall.

Mr. Spinoso indicated they were not the owner but are the operator and receiver of the Mall.

Mr. Sadiq answered questions regarding the businesses in the mall and related activities.

There was continued discussion regarding receivership, grade, investment, ownership structure, tenants of the mall, how developments that are coming online such as Tuttle and Lotis impact the mall's success, amending the master plan in regards to the vision for the mall, timeline of when upcoming stores are opening in the mall

and other concerns regarding the mall.

Mr. Stillings indicated that Mr. Little from Treasure Coast Regional Planning Council would be present tomorrow to provide an update regarding the study and redevelopment master plan.

4. K-PARK INFORMATION

Mr. Barnes and Robert Basehart, Sustainability and Regulatory Affairs Director, provided background information regarding K-Park.

Councilman McGovern asked if the Village has paid off the bond.

Mr. Barnes replied in the affirmative.

Mr. Barnes discussed the previous unsolicited and solicited proposals for the K-Park site.

Councilwoman Siskind asked if the Village does not do anything with the property what is the impact to the Village's budget and millage rate.

Ms. Quickel spoke briefly regarding the Long Range Financial Plan and stated the Village has some projects coming up.

Mr. Barnes and Ms. Quickel responded to Council's questions.

5. ACME STORMWATER SYSTEM UPDATE

Jonathan Reinsvold, Village Engineer, P.E. introduced Mock Roos & Associates representatives: Garry Gruber, Anne Capelli, Senior Project Manager, and Alan Wertepny. He showed Council a video of the history of ACME and improvements that have been made.

Ms. Cohen discussed that the Village was removed from the Impaired Waters List.

Mayor Napoleone asked questions regarding Section 24 operations.

Mr. Barnes discussed the system for the canals and issues.

Councilwoman Siskind inquired about grants and monies regarding the conversion of residences from septic to sewer.

There was discussion regarding the issues brought up in the video. Mr. Barnes stated the corrections have been made and some are currently in progress.

6. VISION ZERO

Jonathan Reinsvold, Village Engineer, P.E. introduced Ruta Jariwala P.E., T.E., Principal/TJKM, Kathleen Walter, APIO, Senior Associate/DDEC, and Andrea Troutman, P.E. Principal/Pinder Troutman Consulting, Inc. They conducted the presentation regarding Vision Zero.

Ms. Jariwala reviewed City Stats, Wellington's Vision Zero Action Plan, Project Approach, Map Layout and Project Timeline.

Ms. Walter discussed Community Engagement and the Vision Zero Task Force. She discussed the website: wellingtonvisionzero.com and referenced the Vision Zero process and Outreach Efforts. Ms. Walter shared some of the community feedback and stated out of the community engagement there were Key Themes: Projects, Enforcement, Programs, and Policies. The themes from the community were similar to the themes from the task force.

Ms. Jariwala discussed the Collision Analysis Findings (2013-2022), Speed Limit within the Village, Collision Profiles (2013-2022), High Injury Corridors (2013-2022), Countermeasure Toolbox and next steps.

Mr. Reinsvold stated this is a very important project for the Village.

The Village Council asked various questions.

Mr. Reinsvold responded to Council's questions.

Mr. Barnes stated traffic in general would be discussed tomorrow.

Wrap Up:

Ms. Cohen discussed her email regarding the 130 violations case. She stated the Village also received a judgement for the Dog Park case.

There being no further business to discuss, the workshop adjourned at 5:26 pm.