

## **MINUTES**

### **REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL**

**Wellington Village Hall  
12300 Forest Hill Blvd  
Wellington, FL 33414**

**Tuesday, February 11, 2025  
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, February 11, 2025, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. 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, 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 7:00 p.m.
2. **INVOCATION** – Deacon Al Payne, St. Therese de Lisieux Catholic Church, 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 Vice Mayor McGovern, seconded by Councilwoman Siskind, 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. **25-6972** WELLINGTON COMMUNITY FOUNDATION FUNDING APPROVAL  
AND CHECK PRESENTATION

Mr. Barnes introduced the item.

Ian Williams provided an overview of the funding from the Wellington Community Foundation. He introduced Jim Sackett. Mr. Sackett, Chair of the Wellington Community Foundation, introduced the board members and gave comments.

The Village Council thanked the Foundation and gave comments.

- B. 25-6983 RECOGNITION OF PALM BEACH COUNTY SCHOOL DISTRICT  
TEACHER OF THE YEAR MS. KIMBERLY STALKER, 6TH GRADE  
ENGINEERING TEACHER AT POLO PARK MIDDLE SCHOOL**

Mr. Barnes introduced the item.

Ian Williams gave comments regarding Kimberly Stalker and introduced Marcia Andrews, Palm Beach County School District/District 6 Commissioner, who also gave comments. Valerie Zuloaga-Haines, Central Regional Superintendent, talked about Ms. Stalker and her achievements. Craig Corsentino, Assistant Principal of Polo Park Middle School, discussed Ms. Stalker's passion and energy in her classroom and how it impacts the students.

Ms. Stalker stated she loves being in her classroom everyday and said she is honored to represent Wellington, Polo Park Middle School and the Palm Beach County School District.

The Village Council provided comments about education and commended Ms. Stalker regarding her win as Teacher of the Year.

- C. 25-6985 RECOGNITION OF THE POLO PARK MIDDLE SCHOOL DEBATE  
TEAM FOR THEIR SIX (6) TROPHY WIN AT THE DEBATE  
TOURNAMENT**

Mr. Barnes introduced the item.

Ian Williams discussed the Polo Park Middle School Debate Team and their six trophy wins at the Debate Tournament. Mr. Corsentino discussed the debate program and addressed the students. Kimberly S. Longobardi, Coach of the Debate team, provided comments regarding the team. John Mueger stated he attends Suncoast and will be graduating this year. He introduced the members of the debate team.

The Village Council gave comments regarding debate.

## **7. CONSENT AGENDA**

- A. 25-6974 MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING  
OF JANUARY 28, 2025 AND MINUTES OF THE ACME  
LANDOWNERS MEETING OF JANUARY 28, 2025**
- B. 24-6774 AUTHORIZATION TO UTILIZE CONTRACTS FOR THE PURCHASE  
AND DELIVERY OF VEHICLES**
- C. 25-6942 AUTHORIZATION TO UTILIZE A CONTRACT FOR THE PURCHASE  
AND DELIVERY OF EQUIPMENT**
- D. 25-6980 OUTSIDE LEGAL FEES AND COSTS**

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

Ms. Cohen stated she provided information in the Council folders.

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

## 8. PUBLIC HEARINGS

- A. **25-6977** ORDINANCE NO. 2025-02 (AXIS 2 FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Barnes recommended that there be one concurrent staff presentation since the items (Ordinance No. 2025-02, Ordinance No. 2025-03 and Resolution No. R2025-04) are related; with a separate motion for each item.

Ms. Hall read Ordinance No. 2025-02, Ordinance No. 2025-03 and Resolution No. R2025-04 by title.

Ms. Cohen stated this is a combined hearing and some of the Items are 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 John Bowers, Stacy Lima and staff. She said she could be fair and impartial.

**Councilwoman Siskind:** Councilwoman Siskind disclosed that she had not spoken with anyone. She said she could be fair and impartial.

**Mayor Napoleone:** Mayor Napoleone disclosed that he spoken with staff, John Bowers and Maureen Martinez. He said he could be fair and impartial.

**Vice Mayor McGovern:** Vice Mayor McGovern stated he had not spoken with anyone since the last meeting. He said he could be fair and impartial.

**Councilwoman Antuña:** Councilwoman Antuña stated she had not spoken with anyone. She said she could be fair and impartial.

Damian Newell, Senior Planner, entered the files into the record and stated the owner is the Village of Wellington and the applicant is WG 10Park, LLC. He said the Agent is Urban Design Studio (Lentzy Jean-Louis/Joni Brinkman). He stated this is a comprehensive plan amendment, rezoning and master plan amendment. Mr. Newell showed Council a location map of the subject site and provided background information on the Wellington Green 10-Acre Park.

Lentzy Jean-Louis, Urban Design Studio, on behalf of the applicant, gave the site history and showed a graphic of the location. He discussed what they are proposing and reviewed the conceptual site plan. He explained site access, referenced the master plan and the site data. Mr. Jean-Louis referenced the benefits and highlighted the project features, pedestrian circulation path and circulation plan, and explained the recreation and civic requirements that they meet. He discussed the proposed master plan, setback requirements, landscape plan, buffer sections and the project standards manual. Mr. Jean-Louis referenced the potential amenities, architectural guidelines and design inspiration. He highlighted the approved Traffic Performance Standards (TPS) Letter from Palm Beach County and the SCAD (School Capacity Availability) Letter from the Palm Beach County School District. In addition, Mr. Jean-Louis referenced the market study.

Vice Mayor McGovern asked questions regarding the garage on the property.

Mr. Jean-Louis responded to his questions.

Damian Newell, Senior Planner, reviewed the Current Future Land Use Map (FLUM) and the Proposed FLUM amendment. He referenced the rezoning request and showed the Current Zoning Map and Proposed Zoning Map and provided a brief summary regarding the compatibility and consistency of the Applicant's request. He talked about the comprehensive plan amendment and explained the residential density in relation to community benefits. He showed an illustration of the Axis 2 Master Plan and Conceptual Site Plan and spoke about the Public Land Dedication. Mr. Newell referenced the circulation path and the applicant's request for deviation from the setbacks. He spoke about the landscape buffers. He showed images of the property and highlighted the traffic letters from Palm Beach County and the Village's Traffic Consultant. Mr. Newell referenced the Conditions of Approval included in the Resolution. The Planning, Zoning and Adjustment Board (PZAB) recommended approval of three requests at their January 15, 2025 meeting and Council approved the Comprehensive Plan Amendment and Rezoning request on first reading at the January 28, 2025 Village Council Meeting. He stated staff recommends approval with the amended conditions as listed.

Mayor Napoleone referenced the updated Conditions of Approval and asked if the 10:00 pm construction time was in the Village's code.

Mr. Stillings stated the time is included in the code with respect to noise.

There was further discussion between the Village Council, Mr. Barnes, Ms. Cohen, Mr. Stillings, Mr. Newell, Ms. Brinkman and Mr. Koolik about the conditions of approval in terms of construction time, setbacks, the north buffer, the requirement of the opaque fence, height of the buildings, landscaping in terms of the buffer, clarification of dust control plan and water truck on site.

#### Public Hearing

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

#### Public Comment:

1. Chris George had submitted a card for this item but decided not to speak on this item.

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

Vice Mayor McGovern gave comments regarding the project.

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-02 (Axis 2 Future Land Use Map Amendment To The Comprehensive Plan Amendment (FLUM)) as presented on second reading.**

- B. 25-6978** ORDINANCE NO. 2025-03 (AXIS 2 REZONING ZONING MAP AMENDMENT)
- AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL 4 ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED 5 UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS 6 WELLINGTON 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 7 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH 8 OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE 9 WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN 10 DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A 11 CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN 12 EFFECTIVE DATE; AND FOR OTHER PURPOSES.

This item was discussed in conjunction with Item 8A.

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2025-03 (Axis 2 Rezoning Zoning Map Amendment) as presented on second reading.**

- C. 25-6979** RESOLUTION NO. R2025-04 (AXIS 2 MASTER PLAN)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION NUMBER 2024-0001-MP) FOR CERTAIN PROPERTY KNOWN AS AXIS 2 (ALSO KNOWN AS WELLINGTON GREEN 10-ACRE PARK TRACT), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW DEVELOPMENT OF THE AXIS 2 PROJECT, A RESIDENTIAL DEVELOPMENT WITH 220 MULTI-FAMILY RESIDENTIAL UNITS, AND TO ADOPT THE AXIS 2 PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

This item was discussed in conjunction with Item 8A.

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Resolution No. R2025-04 (Axis 2 Master Plan) as presented.**

## **9. REGULAR AGENDA**

There were no Regular Agenda Items.

## **10. PUBLIC COMMENT**

Mr. Barnes indicated there was one comment card submitted for Public Comment.

Public Comment:

1. Chris George spoke regarding Jeffrey Siskind.

## **11. ATTORNEY'S REPORT**

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

Ms. Cohen referenced her report regarding the Stallion Restaurant that she gave during yesterday's agenda review meeting. She stated she is asking for authorization to file an injunction.

Councilwoman Siskind recused herself from the discussion due to her husband's clients and left the dais.

There was discussion regarding the restaurant.

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

## **12. MANAGER'S REPORT**

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

The Next Council Meeting will be held on Tuesday, February 25, 2025 at 7:00 pm. An Agenda Review Meeting will not be held for this meeting.

Mr. Barnes stated that the Black History Month Leaders Forum will be held on Monday, February 24, 2025 from 5:30 pm to 8:00 pm at the Wellington Community Center.

## **13. COUNCIL REPORTS**

**COUNCILWOMAN SILVESTRI:** Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

**COUNCILWOMAN SISKIND:** Councilwoman Siskind presented the following report:

- Councilwoman Siskind was away from the dais.

**COUNCILWOMAN ANTUÑA:** Councilwoman Antuña presented the following report:

- Councilwoman Antuña waived comment.

**VICE MAYOR MCGOVERN:** Vice Mayor McGovern presented the following report:

- Vice Mayor McGovern thanked the Parks and Recreation Department for a great concert on Saturday night.
- Vice Mayor McGovern commended the Palm Beach Sheriff's Office for their work at BrewFest and encouraged everyone to attend the Day for Autism event on February 23, 2025.
- Vice Mayor McGovern commented that he is thankful for the privilege to serve over the past ten years.

**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 8:57 PM.

**Approved:**

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**Michael J. Napoleone, Mayor**

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**Chevelle D. Hall, Village Clerk**