

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, April 14, 2026
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, April 14, 2026, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; Maria Antuña, Vice Mayor; Amanda Silvestri, Councilwoman; Stephen A. Levin, Councilman; and Johnny Meier, Councilman.

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 Bob Rodriguez, St. Therese de Lisieux Catholic Church, delivered the invocation.
3. **PLEDGE OF ALLEGIANCE** – Mayor Napoleone led the Pledge of Allegiance.
4. **APPOINTMENT OF VICE MAYOR**
 - A. **24-6414** APPOINTMENT OF VICE MAYOR

Mr. Barnes introduced the item. He indicated that Council, per Charter, needed to appoint a Vice Mayor for the Village of Wellington.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0), to approve the appointment of Councilwoman Antuña as Vice Mayor of the Village of Wellington.

5. **APPROVAL OF AGENDA**

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

1. Add Item #26-7666, Senator Lori Berman: Legislative Session Update, to Presentations and Proclamations as Item 7A. All Other Presentations and Proclamations Items after Item 7A will change, respectively.
2. Add Approval of the Site Access and Construction At Risk License Agreement for Pre-Closing Work By Wellington Property Owners, LLC, to the Regular Agenda as Item 10C.

A motion was made by Councilman Meier, seconded by Vice Mayor Antuña, and unanimously passed (5-0), to approve the Agenda as amended.

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

There was a request by Mr. Volpe, who represents a client, for 10 additional minutes for Items 9A and 9B.

It was consensus of Council to allow Mr. Volpe a total of 25 minutes for his presentation for Items 9A and 9B.

7. PRESENTATIONS AND PROCLAMATIONS

A. 26-7666 SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE

This Item added to the agenda.

Mr. Barnes introduced this item.

Senator Lori Berman and Representative Anne Gerwig provided a legislative session update.

Senator Berman congratulated Councilman Levin and Councilman Meier.

Senator Berman stated they will have a special session for the state budget. She briefly spoke about term limits and stated she is at the end of her term this coming November. She spoke about preemption in regards to home rule and provided updates for legislation that was passed during session about gas powered lawn blowers, DEI (diversity, equity and inclusion), utility services, policies that are net zero for carbon emissions, websites, and then ten percent cost cutting exercise for the budget. In addition, she spoke about property taxes and redistricting.

Representative Gerwig discussed what happens when an item is on the floor and bills she helped to pass regarding childcare, Lake Wellington in terms of gasoline powered engines (local bill), teacher certification, clinical laboratory personnel and school supplies tax package. She spoke about e-bike issues and data centers.

The Village Council asked questions and thanked Senator Berman for her 16 years of service; and Representative Gerwig for her service.

B. 26-7617 PRESENTATION BY CLERK MIKE CARUSO, PALM BEACH COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY

This item formerly Item 7A.

Mr. Barnes introduced this item.

Mike Caruso, Palm Beach County Clerk of The Circuit Court & Comptroller, referenced the priorities he set when he was appointed by the Governor. He gave an overview regarding current scams and the services and programs provided by his office.

The Village Council thanked Clerk Caruso for his presentation.

C. 26-7667 WELLINGTON COMMUNITY FOUNDATION FUNDING APPROVAL AND CHECK PRESENTATION

This item formerly Item 7B.

Mr. Barnes introduced this item.

Ian Williams congratulated the two new Councilmembers and new Vice Mayor.

Mr. Williams presented this item and thanked the Wellington Community Foundation (WCF) who recently approved a number of initiatives for Wellington youth programs.

Mr. Jim Sackett, Chair of WCF, congratulated the two new Councilmembers.

Mr. Sackett introduced the board members who were in attendance and named the other board members. He stated they awarded the Village of Wellington \$56,000 to support the Village’s efforts for youth and seniors.

The Village Council said they appreciate what the WCF has done for the community and thanked WCF for their support and the check.

D. 26-7679 PRESENTATION BY CAREER SOURCE PALM BEACH COUNTY

This item formerly Item 7C.

Mr. Barnes introduced this item.

Charles Duval, Associate Vice President of Development at Career Source Palm Beach County, spoke about services and programs. He stated they will hold a skilled trades fair on April 30, 2026 at 9:00 am at the Wellington Community Center (WCC). There will be twenty vendors there. He spoke about apprenticeships.

The Village Council stated they appreciate what Career Source does and thanked Mr. Duval for his presentation.

8. CONSENT AGENDA

A. 26-7521 AUTHORIZATION TO UTILIZE A SOUTHEAST COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS

B. 26-7571 AUTHORIZATION TO CONTINUE UTILIZING A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF SODIUM HYDROXIDE

C. 26-7656 AUTHORIZATION TO: 1) AWARD TASK ORDER TO PROVIDE HYDROGEOLOGIC CONSULTING SERVICES FOR PHASE VI OF THE WELLFIELD REHABILITATION PROJECT; AND 2) AWARD A TASK ORDER FOR THE LABOR, EQUIPMENT, AND MATERIALS FOR PHASE VI OF THE WELLFIELD REHABILITATION PROJECT

D. 26-7522 AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF CHEMICAL SCALE INHIBITOR (ANTI-SCALANT)

E. 26-7573 AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR PURCHASE, DELIVERY AND INSTALLATION OF MULCH, PINE STRAW, AND GROUND PREPARATION, VILLAGE-WIDE

F. 26-7664 AUTHORIZATION TO ISSUE PURCHASE ORDERS FOR IRRIGATION PUMP STATION UPGRADES AT GREENBRIAR PARK AND VILLAGE PARK

G. 26-7665 RESOLUTION NO. R2026-19 (RESCIND 6.8.8 ZONING IN PROGRESS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RESCINDING A ZONING IN PROGRESS RELATED TO SECTION 6.8.8 – EQUESTRIAN DEVELOPMENT OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

- H. **26-7699** RESOLUTION NO. R2026-13 (RESOLUTION OF SUPPORT FOR PALM BEACH METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION ALTERNATIVES (TA) GRANT PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO SUPPORT AN APPLICATION FOR FINANCIAL ASSISTANCE PURSUANT TO THE PALM BEACH METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION ALTERNATIVES (TA) PROGRAM FOR FUNDING IN THE AMOUNT OF \$1.5 MILLION FOR BIKE LANES ON SOUTH SHORE BOULEVARD; AGREEING TO FUND THE LOCAL SHARE OF THE PROJECT AND THE ONGOING MAINTENANCE AND OPERATIONS EXPENSES ASSOCIATED WITH THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

- I. **26-7681** OUTSIDE LEGAL FEES AND COSTS – JOHNSON ANSELMO MURDOCK BURKE PIPER & HOCHMAN, P.A.

Mr. Barnes indicated there were no comment cards for the Consent Agenda.

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

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

9. **PUBLIC HEARINGS**

- A. **26-7669** ORDINANCE NO. 2025-26 (14833 50TH STREET COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-DOA) FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER), TOTALING APPROXIMATELY 59.3 ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF THE FUTURE LAND USE MAP DESIGNATION; UPDATING THE LEGAL DESCRIPTION REFERENCED IN ORDINANCE NO. 2005-019; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-26 and Ordinance No. 2025-27 by title.

Ms. Cohen stated the item is legislative and one is Quasi-Judicial. Ms. Cohen asked if the applicant wished to combine the related public hearings into one public hearing. The applicant replied yes.

She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

Councilman Meier: Councilman Meier disclosed he had spoken with the applicant's representative, Ash Atkinson, Dr. Kristy Lund, Lauren Brody, Jill Townsend, Rick Marshall, Phoebe Weseley, unknown ?, and Maureen Brennan. He said he could be fair and impartial.

Vice Mayor Antuña: Vice Mayor Antuña stated she had spoken with staff and David Milledge. She said she can be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with the applicant, staff, Sean and Lori Lyons, Kathleen Gannon, the woman who owns Arion Holdings, and Katie Edwards. He said he could be fair and impartial.

Councilwoman Silvestri: Councilwoman Silvestri disclosed she had spoken with David Milledge, Kristy Lund, Gail Bayly, and staff. She said she could be fair and impartial.

Councilman Levin: Councilman Levin stated he had spoken with the applicant's representative, David Milledge, staff, and Glen Fleischer. He said he could be fair and impartial.

Kelly Ferraiolo, Senior Planner, entered the files into record and provided background information about the property and referenced the requests. She stated the agent, Schmidt Nichols and their team, on behalf of the applicant, will make their presentation first.

David Milledge, on behalf of the applicant, conducted a presentation about their proposed requests, project location, project history, development order amendment and the proposed ordinances. He showed the Existing and Proposed Future Land Use Maps and a graphic of the Existing and Proposed Zoning. He stated they meet all of the requirements and criteria of the Village code.

Ms. Ferraiolo provided history of the property and a brief summary of the comprehensive plan amendment and showed Council a graphic of the Existing and Proposed Future Land Use Maps (FLUM) amendment. She presented a slide showing the Existing Zoning and Proposed Zoning Maps and reviewed key points of the Staff Analysis. In addition, Ms. Ferraiolo highlighted the previous Equestrian Preserve Committee and Planning, Zoning and Adjustment Board (PZAB) approvals and Findings of Fact.

Ms. Cohen indicated that Mr. Volpe had asked that the PowerPoint presentation be entered into the record.

Mr. Volpe confirmed that he wanted the PowerPoint presentation to be entered into the record and indicated he had provided the clerk with a copy of adoption documents for Ordinance 2005-19.

Robert Volpe, Partner/Holtzman Vogel, stated he represents seven property owners that surround the subject property and named the interested parties. He showed a map of the subject property and properties that he represents. Mr. Volpe stated all of the property owners object to the amendments. He addressed things that were made in the applicant and staff presentations. He referenced the application, compatibility, FLUM, Residential A, Zoning Map, ordinance, supermajority vote regarding entitlements, inconsistencies, Roadway Classification Map, collector and arterial roads, bridle paths, rezoning and site plans. Mr. Volpe asked

Council to deny the applications on behalf of the interested parties.

Mayor Napoleone asked Ms. Cohen what is the vote requirement for the comprehensive plan and the rezoning.

Ms. Cohen stated the requirement is a 3-2 (majority) vote because Council is not increasing density or intensity of the use of the property.

Public Hearing

A motion was made by Councilman Meier, seconded by Councilman Levin, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Johan Rosenberg spoke in opposition to the ordinances.
2. William Stitt spoke in opposition to the ordinances.

Ms. Cohen spoke about interested party time in the Council rules.

3. Sherry Marretta-Carfe spoke in opposition to the ordinances.
4. Gicela Mirzadeh spoke in opposition to the ordinances.
5. Jill Townsend stated she is glad to see the new people on Council and spoke about the property. She asked Council to review what the applicant wants to do there and said the project should not change the zoning in equestrian preserve.
6. Matthew F. LaPardo stated he represents Neil and Debra Rigo (sp) and asked that Council deny the amendments.
7. Maureen Brennan spoke in opposition to the ordinances.
8. Sarah Goos spoke in opposition to the ordinances.
9. Phoebe Weseley spoke in opposition to the ordinances.

Mayor Napoleone read cards into the record of those who were opposed: Melinda Rockwell, Anne Highley, and Richard Highley

10. Victoria McCullough spoke regarding driving shows, horse hair receptors, and the ordinances.
11. Kathleen Gannon spoke in opposition to the ordinances.
12. Sean Lyons spoke in opposition to the ordinances.
13. Lori Lyons spoke in opposition to the ordinances.
14. Robin Parsky spoke in opposition to the ordinances.
15. Laurie Stevens spoke in opposition to the ordinances.
16. Haynes Stevens spoke in opposition to the ordinances.

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

David Milledge, Applicant, provided his rebuttal regarding the application, zoning, Florida law and manure blending facility.

The Village Council inquired about what is being voted on tonight, manure blending site and the legality of it, Florida Department of Environmental Protection (FDEP), permitted uses, monitoring of the manure blending site, what are the next steps if the VOW found issues with the site, if the rezoning item was a cleanup item, land use, trucks, disturbances, the property, roads, bridle trails, equestrian services and zoning.

Mr. Stillings and Ms. Cohen responded to Council questions.

Mr. Volpe spoke about the future land use map change, existing ordinance, restrictions, zoning and conditions.

Mr. Milledge spoke about Planned Unit Development (PUDs), restrictions, uses and entitlements.

There was further discussion between Council, Ms. Cohen, Mr. Stillings, Mr. Milledge, Mr. Volpe and the applicant about the project and financing.

Mr. Stillings stated this is first reading for both the Comprehensive Plan Amendment and the Rezoning.

A motion was made by Councilman Meier, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to deny Ordinance No. 2025-26 (14833 50th Street Comprehensive Plan Amendment).

There was discussion regarding the motion.

An amended motion was made by Councilman Meier, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-26 (14833 50th Street Comprehensive Plan Amendment) only to correct the legal description and deny it to the extent of removal of the conditions on first reading.

B. 26-7671 ORDINANCE NO. 2025-27 (14833 50TH STREET REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

This Item discussed in conjunction with Item 9A.

A motion was made by Councilman Meier, seconded by Vice Mayor Antuña, and failed (3-2; Councilman Levin, Councilwoman Silvestri and Mayor Napoleone dissenting) to deny Ordinance No. 2025-27 (14833 50th Street Rezoning) as presented on first reading.

A motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and passed (3-2; with Councilman Meier and Vice Mayor Antuña dissenting) to approve Ordinance No. 2025-27 (14833 50th Street Rezoning) as presented on first reading.

10. REGULAR AGENDA

A. 26-7662 RESOLUTION NO. R2026-18 (15555 DE HAVILLAND COURT LIEN REDUCTION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL COMPROMISING LIENS ASSOCIATED WITH CODE COMPLIANCE ACTIONS NOH-CC-1298-2024, NOH-CC-2415-2022, NOH-CC-2581-2024, AND NOH-CC-3518-2024, FOR 15555 DE HAVILLAND COURT, PURSUANT TO SECTION 2-199 OF THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Mr. Stillings stated this is a request by a representative for the property owner for a reduction of four code compliance liens.

Mark Teples, Attorney for Mr. Denitto, congratulated the new councilmembers. He provided background information about the property and code violations on the property.

James Denitto discussed the notices for the Special Magistrate Hearings.

Mr. Cote gave comments regarding the property, pool fence and permits.

Mr. Saint Cuerain (sp) spoke regarding a stipulation agreement, code enforcement, permits and property violations.

There was discussion between the Village Council, Mr. Stillings and the applicants regarding the property, notices and liens.

It was consensus of Council to provide a 70% lien reduction and payment of administrative costs.

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and passed (4-1; Councilman Meier dissenting) to approve a reduction of 70% (67,168.48) for Resolution No. R2026-18 (15555 De Havilland Court Lien Reduction).

B. 26-7672 PALM BEACH COUNTY LEAGUE OF CITIES VOTING DELEGATE AND ALTERNATE

Mr. Barnes introduced the item.

Mayor Napoleone spoke regarding the voting delegate and alternate voting delegate.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to appoint Councilman Levin as the Voting Delegate and Vice Mayor Antuña as the Alternate Voting Delegate for the Palm Beach County League of Cities.

C. APPROVAL OF THE SITE ACCESS AND CONSTRUCTION AT RISK LICENSE AGREEMENT FOR PRE-CLOSING WORK BY WELLINGTON PROPERTY OWNERS, LLC.

This Item added to the agenda.

Mr. Barnes stated he and Ms. Cohen worked on the agreement with Related Ross. He explained the purpose of the agreement.

Ms. Cohen stated she and Mr. Barnes worked with Related Ross on the agreement which was reviewed by Mr. Pincus. They also spoke with the Gehring Group regarding the insurance.

The Village Council asked questions about the agreement.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0) to approve the Site Access and Construction At Risk License Agreement.

11. PUBLIC COMMENT

Mr. Barnes indicated there were two cards submitted for public comment.

1. Bruce Tumin spoke regarding code compliance.
2. Eileen Janiga spoke about safety in Wellington and provided suggestions for same.

12. ATTORNEY'S REPORT

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

Ms. Cohen provided updates about the SB 180 lawsuit and Form 6.

13. MANAGER'S REPORT

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

The Next Council Meeting will be held on Tuesday, May 12, 2026 at 6:30 pm.

The Agenda Review will be held on Monday, May 11, 2026 at 4:30 pm.

Mr. Barnes stated multiple two hour workshops regarding visioning will be scheduled.

14. COUNCIL REPORTS

COUNCILMAN MEIER: Councilman Meier presented the following report:

- Councilman Meier commented about the meeting.

COUNCILMAN LEVIN: Councilman Levin presented the following report:

- Councilman Levin encouraged everyone to watch the council meetings until the end to observe the outcome. He said he welcomes the opportunity to learn more about the community.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri welcomed Councilman Levin and Councilman Meier. She stated she looks forward to working with them.
- Councilwoman Silvestri asked Mr. Barnes to provide different scenarios about lowering the millage rate and information regarding property taxes.

VICE MAYOR ANTUÑA: Vice Mayor Antuña presented the following report:

- Vice Mayor Antuña congratulated Councilman Levin and Councilman Meier.
- Vice Mayor Antuña commended Village staff on various events over the last few weeks. She also commended PBSO for their partnerships with the neighborhood community event and Coffee with a Deputy.
- Vice Mayor Antuña mentioned the ribbon cuttings for two new restaurants, Spiros and Kura Sushi. She encouraged everyone to support local restaurants and businesses.

- Vice Mayor Antuña stated beginning Friday, April 17, 2026, Festa Italiana will take place over the weekend.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone congratulated and welcomed Councilman Levin and Councilman Meier to the team.
- Mayor Napoleone stated the Taste of Wellington, Earth/Arbor Day, and Gay Polo events will take place next weekend beginning on April 24, 2026.

15. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 11:03 PM.

Approved:

Michael J. Napoleone, Mayor

Chevella D. Hall, Village Clerk