

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, May 19, 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

Mayor Napoleone called the meeting to order at 4:38 p.m.

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

2. REVIEW OF COUNCIL AGENDA

Mr. Barnes stated this workshop is for an update regarding K-Park. Representatives from Related Ross and ElevateEd were in attendance.

3. WORKSHOP WITH RELATED ROSS AND ELEVATED

Kenneth A. Himmel, President; Kevin A. Ryan, Executive Vice President/Development; and Maximillian Kaye, Project Manager/Special Projects were present from Related Ross. Marianne Rehn, President of ElevateED, was also in attendance.

Mr. Ryan provided a brief overview of the progress that has been made regarding the project. He conducted a presentation regarding the existing site plan, reservoir pond, traffic mitigation issues, traffic signal, and the site plan for the Related Ross project.

Mr. Himmel spoke regarding the retail, restaurant and hotel. He stated this will be a bespoke project for the Village. He referenced a fitness center and a private club.

Mr. Ryan stated they have a professional office component and stated the spaces are fairly large. He stated they have moved into full schematic design.

Mr. Himmel referenced the tenants and stated every space is designated to someone.

Mr. Ryan showed some design precedents, reviewed the timeline summary and types of residences.

Council asked questions regarding security, parking, dining, types of residences, rent amounts and whether golf carts will be allowed.

Mr. Kaye referenced lighting and traffic calming features.

Mr. Ryan mentioned the street systems and landscaping.

Mr. Himmel stated they also invest in sculpture art for the project and will bring the Village into that process.

Mr. Ryan stated there will be events programming, public spaces, second level uses.

Mr. Himmel referenced the co-working space.

Ms. Rehn, representing ElevateED, conducted a presentation about the progress for the private school. She mentioned the presentation she observed at the Education Committee meeting. She discussed the school investment, student population, school opening, Phase I and Phase II and the educational focus. Ms. Rehn presented a project progress update consisting of enrollment, program, design, permitting, approvals and costs.

Council asked questions regarding the second phase (2031), students, amenities, exchange program, tuition costs, and programming for student athletes.

Ms. Rehn stated there are three key areas of focus for the school: Entrepreneurship, Global Connections and Passion Ventures. She highlighted the learning environment, on-site medical and emergency care, mental health & well-being services, nutrition & physical activity and the environmental & holistic health approach. She also mentioned the architect and design team, state of the art learning spaces, sports facilities and a safe campus. Ms. Rehn pointed out features for architecture, technology and operations. She stated they will have a modern, safe electronic fleet for students to provide daily bus service. Lastly, Ms. Rehn provided a site plan design update.

Council inquired about safety near the water and parent pickup/drop-off and school bus drop-off.

Ms. Rehn reviewed the construction strategies and the detailed design update for the First Level, Second Level and Third Level as well as sports spaces.

The Village Council gave comments regarding the update and the progress that had been made on the project.

Ms. Rehn, Mr. Himmel and Mr. Ryan responded to Council comments and questions.

Mr. Ryan stated they needed a Letter of Support from the Village to the Florida Department of Transportation (FDOT).

Mr. Barnes stated this will be brought forth to Council for approval.

4. ATTORNEY'S COMMENTS

Ms. Cohen discussed the potential revisions to the Charter: qualifying dates, canvassing board and runoff requirement. She stated she needs direction from Council regarding the runoff requirement.

There were comments by Council regarding runoffs.

Ms. Cohen responded to Council comments and questions.

The Village Council asked for a memo regarding the runoff requirement: the percentage, what other cities are doing and the cost of the last runoff.

Ms. Cohen said the runoff requirement discussion can be placed on the July agenda.

5. MANAGER COMMENTS

None.

6. COUNCIL COMMENTS

None.

7. ADJOURN

There being no further business to discuss with Council, the meeting adjourned at 6:10 p.m.