

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, June 24, 2025

6:30 PM

Village Hall - Council Chambers

Village Council

*Michael J. Napoleone, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman*

1. CALL TO ORDER

Mayor Napoleone called the meeting to order at 6:30 p.m.

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, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

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. APPROVAL OF AGENDA

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

1). Add Item #25-7209, Resolution No. R2025-47 (Parkside At Tuttle Royale Dedications Of Easements), to the Consent Agenda as Item 7E.

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

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. [25-7177](#) LEGISLATIVE UPDATE BY REPRESENTATIVE ANN GERWIG, DISTRICT 93**

This item was discussed after Item 6B.

Mr. Barnes introduced the item.

Representative Anne Gerwig, District 93, stated this has been a challenging and rewarding experience. Representative Gerwig provided the Village Council with a summarization of her sponsored bills, co-sponsored bills and commented about the state budget.

The Village Council gave comments, asked questions and thanked Representative Gerwig for her service, update and attendance.

B. [25-7159](#)

RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2025-45 (ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES FOR THE MUNICIPALITY'S FISCAL YEAR 2025-2026 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2025-04 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR ACME IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2025-46 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING

THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

This item was discussed prior to Item 6A.

Mr. Barnes introduced the item.

Ms. Hall read each of the three Resolutions by title.

Ms. Quickel presented the preliminary proposed Fiscal Year 2026 Budget and TRIM overview.

The Village Council thanked Ms. Quickel and her team for their work on the budget.

Council gave comments and asked questions regarding property values, the millage rate and budget.

Ms. Quickel answered Council's questions.

Public Hearing:

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve Resolution No. R2025-45 (Adopting the Preliminary Ad Valorem Millage Rate for Truth-in-Millage (TRIM) Purposes within the Jurisdictional Boundaries of Wellington) setting the TRIM rate at 2.47 mils as presented.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve Resolution No. AC2025-04 (Adopting the Preliminary Non-Ad Valorem Assessment Rate for Acme Improvement District for Truth-in-Millage (TRIM) Purposes) as presented.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve Resolution No. R2025-46 (Adopting the Preliminary Non-Ad Valorem Assessment Rates for the Saddle Trail Park Neighborhood Improvement District for Truth-in-Millage (TRIM) Purposes within the Jurisdictional Boundaries of Wellington) as presented.

7. CONSENT AGENDA

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

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

- A. [25-7067](#) AUTHORIZATION TO AWARD A CONTRACT FOR (RE-BID) OF THE VILLAGE PARK GYM ROOF REPLACEMENT PROJECT

This Item approved on Consent.

- B. [25-7034](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE GREENBRIAR PARK RESTROOM FACILITY PROJECT

This Item approved on Consent.

- C. [25-7192](#) RESOLUTION NO. R2025-42 (GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT LAP AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO AMEND THE EXHIBIT B ATTACHED TO THE LOCAL AGENCY PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT; AND PROVIDING AN EFFECTIVE DATE.

This Item approved on Consent.

- D. [25-7203](#) AUTHORIZATION TO RENEW MIMICAST CYBERSECURITY SERVICES WITH CDW GOVERNMENT, INC. (CDW-G), UTILIZING SOURCEWELL CONTRACT #121923

This Item approved on Consent.

- E. [25-7209](#) RESOLUTION NO. R2025-47 (PARKSIDE AT TUTTLE ROYALE DEDICATIONS OF EASEMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR, CLERK AND UTILITIES DIRECTOR TO ACCEPT THE DEDICATIONS OF EASEMENTS ON THE PLAT FOR PARKSIDE AT TUTTLE ROYALE; AND PROVIDING AN EFFECTIVE

DATE.

This Item approved on Consent.

8. PUBLIC HEARINGS

A. [25-7201](#) ORDINANCE NO. 2025-11 (AMENDMENT TO WELLINGTON GREEN LAND USE ORDINANCE

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

There was one concurrent staff presentation since the items (Ordinance No. 2025-11 and Ordinance No. 2025-14) are related; with a separate motion for each item.

Ms. Hall read Ordinance No. 2025-11 and Ordinance No. 2025-14 by title.

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

Council disclosed any Ex-parte Communications.

Cory Cramer, Planning and Zoning Manager, presented this item.

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 Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to close the public hearing.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-11 (Amendment To Wellington Land Use Ordinance) as presented on second reading.

B. [25-7202](#)

ORDINANCE NO. 2025-14 (AMENDMENT TO WELLINGTON GREEN ZONING ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

This item was discussed in conjunction with Item 8A.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-14 (Amendment To Wellington Green Zoning Ordinance) as presented on second reading.

C. [25-7188](#)

ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL

10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Christian Santa Gonzalez, Planner, presented this item.

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 Councilwoman Silvestri, and unanimously passed (5-0), to close the public hearing.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-06 (Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment [CPA]) as presented on second reading.

D. [25-7176](#)

ORDINANCE NO. 2025-19 (AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 RELATING TO BTR PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 TITLED "ENGAGING IN BUSINESS, OCCUPATION, OR PROFESSION WITHOUT BUSINESS TAX RECEIPT; PENALTIES" OF THE WELLINGTON CODE OF ORDINANCES TO CLARIFY THE PENALTIES FOR VIOLATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-19 by title.

Ms. Cohen said this ordinance is intended to clarify the penalty section of the Wellington Code related to business tax receipts and spoke regarding the fines.

Public Hearing:

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

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

There was brief discussion between the Village Council and Ms. Cohen regarding the language, when the second reading would be scheduled and the timeframe for when the ordinance would take effect.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to approve Ordinance No. 2025-19 (Amending Chapter 21, Article II, Section 21-17 Relating to BTR Penalties) as presented on first reading.

E. [25-7205](#)

ORDINANCE NO. 2025-17 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE APPOINTMENT OF A COMMUNITY MEMBER AND AN ALTERNATE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9G OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO THE VILLAGE CANVASSING BOARD BY AMENDING SECTION 9, SUBSECTION G, "VILLAGE CANVASSING BOARD" TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE THE REQUIREMENT TO APPOINT A COMMUNITY MEMBER TO THE CANVASSING BOARD; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING

FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Ms. Cohen explained the changes that were made to the language in the ballot summary.

There was discussion regarding the canvassing board.

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.

There was discussion regarding the ordinance and canvassing board.

Councilwoman Silvestri suggested to end the ballot summary language at "elimination of redundancy".

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and passed (4-1; Mayor Napoleone dissenting) to approve Ordinance No. 2025-17 (Proposing an Amendment to Wellington's Charter to Designate the Palm Beach County Canvassing Board as the Village's Canvassing Board and To Eliminate Appointment of a Community Member and An Alternate) with changes to the language as discussed on second reading.

F. [25-7204](#)

ORDINANCE NO. 2025-18 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO MOVE THE QUALIFICATION PERIOD TO A TWO WEEK PERIOD IN NOVEMBER)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9C OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO CANDIDATE QUALIFYING DATES BY AMENDING SECTION 9, SUBSECTION C, "QUALIFYING FOR OFFICE" TO MOVE THE QUALIFYING PERIOD TO A TWO WEEK PERIOD IN NOVEMBER PRIOR TO THE MARCH GENERAL

ELECTION; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Ms. Cohen presented this item and explained the reason for the proposed permanent change regarding the qualifying dates.

Public Hearing:

A motion was made by Councilman McGovern, 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.

There was discussion regarding qualifying dates and the ballot summary language.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and passed (4-1; Mayor Napoleone dissenting) to Approve Ordinance No. 2025-18 (Proposing an Amendment to Wellington's Charter to Move The Qualification Period to A Two Week Period In November) with changes to the language as discussed on second reading.

9. REGULAR AGENDA

- A. [25-7086](#) 1) RESOLUTION NO. R2025-27 (SPECIAL MAGISTRATE(S) APPOINTMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA COUNCIL APPOINTING NEW SPECIAL MAGISTRATE(S) IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

2) RESOLUTION NO. R2025-32 (HOURLY COMPENSATION INCREASE FOR CURRENT SPECIAL MAGISTRATES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE HOURLY COMPENSATION FOR SPECIAL MAGISTRATES, IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Mr. Stillings provided information regarding the solicitation for special magistrates and the \$200 hourly rate.

Ms. Cohen provided background information. In addition, she told the Council that they were not limited into choosing only one person for special magistrate.

There was further discussion regarding the magistrates.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Resolution No. R2025-27 (Special Magistrate(s) Appointments), adding Valerie Vicente and/or Bradley H. Weissman as well as their alternate (Alain E. Boileau, if needed), of Nabors, Giblin & Nickerson, P.A. as special magistrates.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2025-32 (Hourly Compensation Increase For Current Special Magistrates).

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 VILLAGE MANAGER'S REPORT

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

Village Offices will be closed on Friday, July 4th in observance of Independence Day.

Mr. Barnes invited everyone to attend the July 4th festivities at Village Park.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri reminded residents that fluoride had been discontinued in the Village's water.

Councilwoman Silvestri wished Councilman McGovern a belated happy birthday.

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

Vice Mayor Siskind wished everyone a happy and safe 4th of July.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

Councilwoman Antuña waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern stated he will be traveling for 4th of July but is hoping for great weather here and amazing fireworks.

Councilman McGovern stated he would like to highlight two important park projects. The South Shore Park grand opening was held today and it was beautiful. He said it will be a great addition to the Village's parks.

Councilman McGovern stated bathrooms were added to Greenbriar Park.

Councilman McGovern commented that it was great to be there with Daddy Yankee to celebrate Padel and the expansion of the tennis courts.

Ms. Cohen referenced Mr. Al Paglia's passing and stated he served the community well. She mentioned the upcoming funeral services.

Councilman McGovern thanked Ms. Cohen for mentioning Mr. Paglia.

Mr. Barnes indicated Mr. Paglia served on the Village Council from 1998 to 2002 and during one of those terms as Vice Mayor.

There was discussion regarding Mr. Paglia's service to Wellington.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

Mayor Napoleone stated he was remiss in not doing a Moment of Silence for Mr. Paglia and thanked Ms. Cohen for bringing this up.

Mayor Napoleone said everyone should go and visit South Shore Park.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:09 PM.