

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Monday, May 12, 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 4:33 pm.

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

Council Members Absent: Councilman John T. McGovern

**2. WORKSHOP**

Mr. Barnes indicated the workshop will be held prior to Agenda Review. He stated that this was the 2025/2026 Utility Rate Update.

**A. [25-7136](#)****2025/2026 UTILITY RATE UPDATE**

Ms. Quickel stated the Village engages Raftelis to review the Utility rates and this is the annual update. She stated Joe Williams and Michael Rocca from Raftelis, were present on Zoom.

Mr. Williams conducted a presentation regarding rates, forecasting, funding, rate comparisons with other municipalities, findings and recommendations.

Ms. Quickel discussed capacity charges, revenues, 6-Year Capital Improvement Program (CIP) funding, Per- and Polyfluoroalkyl Substances (PFAS) Settlement, new debt and rate adjustments.

Councilwoman Antuña asked how will the adjustments be shown regarding the budget.

Ms. Quickel responded to Councilwoman Antuña's question. She stated all utilities are facing the same challenges regarding rates.

Vice Mayor Siskind commented on the important takeaway to help keep pace with the rising cost.

Ms. Quickel responded to Vice Mayor Siskind's comment.

Mr. Barnes stated notices regarding utility rate adjustments will be mailed out to residents in June as required.

**3. REVIEW OF COUNCIL AGENDA**

Mr. Barnes stated this was for the review of the May 13, 2025 Village Council Meeting.

**A.**     [24-6918](#)

**SAFETY 4 LIFE STUDENT AMBASSADOR DAY PROCLAMATION**

Mr. Barnes introduced the item. He stated that this was the Safety 4 Life Student Ambassador Day Proclamation. He noted that Vice Mayor Siskind presented the proclamation at the groups County-wide meeting at the Wellington Community Center a few weeks ago. He said that the group will be in attendance to conduct a brief presentation.

**B.**     [25-7059](#)

**PRESENTATION OF A PROCLAMATION RECOGNIZING MENTAL HEALTH AWARENESS AND TRAUMA INFORMED CARE MONTH AND PRESENTATION AND RECOGNITION OF THE WINNERS OF THE PUBLIC SAFETY COMMITTEE "MENTAL HEALTH MATTERS" STUDENT MEDIA CONTEST**

Mr. Barnes introduced the item. He stated that this was the Presentation of A Proclamation Recognizing Mental Health Awareness And Trauma Informed Care Month. He said that Ms. Coates will present this item and the representatives from National Alliance on Mental Illness (NAMI) would be present.

**C.**     [25-7130](#)

**RECOGNITION OF THE ARBOR DAY FOUNDATION SPRING 2025 BANK OF AMERICA AND INTERNATIONAL PAPER WELLINGTON TREE PLANTING AWARDS and RESOLUTION NO. 2025-25 BUDGET AMENDMENT**

Mr. Barnes introduced this item. He stated that this was the Recognition of The Arbor Day Foundation Spring 2025 Bank of America And International Paper Wellington Tree Planting Awards and Resolution No. 2025-25 Budget Amendment. He said this item will be moved to Item 7J on the Consent Agenda.

**D.**     [25-7137](#)

**SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE**

Mr. Barnes introduced the item. He stated that this item was Senator Lori Berman: Legislative Session Update. He said that Senator Berman will be present tomorrow night with a legislative update.

**E.**     [25-7124](#)

**MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF APRIL 22, 2025**

Mr. Barnes introduced the item. He stated that this was the Minutes of the Regular Wellington Council Meeting of April 22, 2025. Mr. Barnes stated if the Council had any comments regarding the minutes to let the Clerk's Office know.

**F.**     [25-7108](#)

**AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA**

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COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS

Mr. Barnes introduced the item. He said that this was the Authorization To Utilize A Southeast Florida Cooperative Contract For The Purchase and Delivery of Swimming Pools Chemicals.

Mr. De La Vega presented this item. He said that the contract would run through fiscal year 2026 and there is a price increase.

**G.**     [25-7042](#)

AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR THE PURCHASE AND DELIVERY OF FILL MATERIALS

Mr. Barnes introduced the item. He stated that this was the Authorization To Renew An Existing Contract For the Purchase and Delivery Of Fill Materials.

Mr. De La Vega presented this item and stated Council awarded a contract in 2022. He stated this is the second annual renewal term through June 2026. He discussed the increase pertaining to the red clay.

Mayor Napoleone inquired about the increase.

Ms. Zembruski stated this is from the supplier.

**H.**     [25-7107](#)

AUTHORIZATION TO AWARD A CONTRACT FOR PALM TREE PRUNING AND ROOT PRUNING SERVICES

Mr. Barnes introduced the item. He stated that this was the Authorization To Award A Contract For Palm Tree Pruning and Root Pruning Services.

Mr. De La Vega presented this item. He stated this is a three year contract and stated this is the vendor that the Village is currently using.

Mr. Wagner said that the Village has been using the vendor for 20+ years.

Mayor Napoleone inquired about the price and if the Village is happy with their work.

Mr. Bruce Wagner replied that staff is happy with the vendor's work.

**I.**     [25-7121](#)

AUTHORIZATION TO ENTER INTO A STATE HIGHWAY, MAINTENANCE, AND COMPENSATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE MAINTENANCE OF HIGH MAST LIGHTS ALONG THE SR7 CORRIDOR

Mr. Barnes introduced the item. He stated that this was the Authorization

To Enter Into A State Highway, Maintenance, and Compensation Agreement With The Florida Department of Transportation (FDOT) For The Maintenance of High Mast Lights Along The SR7 Corridor.

Mayor Napoleone asked what this item is exactly doing.

Mr. Barnes provided a brief overview for this item.

Mr. Reinsvold said that this is a 7 year agreement.

**J.**      [25-7109](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR THE STRIBLING ROAD ROUNDABOUT IMPROVEMENTS, AND TO APPROVE ASSOCIATED TRAFFIC CONTROL MEASURES

Mr. Barnes introduced the item. He stated that this was the Authorization To Utilize A Palm Beach Contract For The Stribling Road Roundabout Improvements, and To Approve Associated Traffic Control Measures.

Mr. De La Vega presented this item. He said staff is requesting Council approval to complete the project during the evening time between 9:00 pm and 6:00 am.

Mayor Napoleone asked Mr. Reinsvold to explain why the work is being completed.

Mr. Reinsvold explained the reason for the project. He discussed what is being proposed for the roundabout.

Councilwoman Silvestri mentioned other roundabout projects and stated they are expensive. She asked what could be done regarding the improvements.

Mr. Reinsvold answered a question from Councilwoman Silvestri.

Mr. Wagner stated the project will begin in June.

Councilwoman Antuña stated the Village will always need to complete improvements over time.

**K.**      [25-7119](#)

RESOLUTION NO. R2025-26 (IMPLEMENTATION OF SPEED DETECTION SYSTEM WITHIN SCHOOL ZONES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL DESIGNATING EXISTING CODE COMPLIANCE STAFF TO SERVE AS THE CLERK TO THE LOCAL HEARING OFFICER FOR PURPOSES OF IMPLEMENTING A SPEED DETECTION SYSTEM WITHIN SCHOOL ZONES AS PROVIDED BY CHAPTER 316,

FLORIDA STATUTES, AND SECTION 22-40(C) OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this is the Resolution No. R2025-26 (Implementation of Speed Detection System within School Zones).

Ms. Cohen presented the item. She referenced the statutory requirement and stated the Clerk to the Special Magistrate will be the Clerk for this process.

Mayor Napoleone asked is there a reason why the Village Clerk is not the clerk.

Ms. Cohen answered a question from Mayor Napoleone.

**L.**     [25-7125](#)

RESOLUTION NO. R2025-28 (LOTIS 2 ABANDONMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ABANDONING THE 25-FOOT WIDE ROAD RESERVATION WITHIN THE LOTIS WELLINGTON 2 PROJECT AND AS DEDICATED ON PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-29 (Lotis 2 Abandonment).

Cory Cramer discussed the Resolution for the Lotis 2 Abandonment.

Mayor Napoleone commented on the easement.

**M.**     [25-7129](#)

RESOLUTION 2025-29 AUTHORIZING THE VOW ENVIRONMENTAL, RESILIENCE, AND OPEN SPACE COMMITTED RESERVE (THE "RESERVE"), and RESOLUTION NO. 2025-30 BUDGET AMENDMENT TO APPROPRIATE PROCEEDS OF \$9.3 MILLION FROM 130 VIOLATIONS CASE THE RESERVE AND TO THE ACME STORMWATER PUMP STATIONS IMPROVEMENTS PLAN.

Mr. Barnes introduced the item. He stated that this was the Resolution No. 2025-29 Authorizing The VOW Environmental, Resilience, and Open Space Committed Reserve (The "Reserve"), and Resolution No. 2025-30 Budget Amendment To Appropriate Proceeds of \$9.3 Million From 130 Violations Case The Reserve and To The Acme Stormwater Pump Stations Improvements Plan.

Mr. Barnes suggested this item be moved to the Regular Agenda.

Ms. Quickel presented this item. She stated a policy had been prepared

for this and discussed the recommendation regarding the new reserve and referenced the corresponding resolutions.

Mayor Napoleone inquired what analysis was used to break up the funding.

Ms. Quickel said that it was discussed, it is subject to the Council's discretion.

Mayor Napoleone inquired about the policy attached regarding replenishment of the reserve.

Ms. Quickel responded to Mayor Napoleone's inquiry.

**N.**     [25-7117](#)

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. He stated that this was Ordinance No. 2025-11 (Amendment To Wellington Green Land Use Ordinance).

Ms. Cramer discussed the Ordinances (2025-11 and 2025-14) regarding the amendments. She stated this is a clean up brought forth by staff to remove the conditions.

Mayor Napoleone asked about the conditions in the Ordinances.

Ms. Cramer responded to Mayor Napoleone's question.

**O.**     [25-7118](#)

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 was discussed in conjunction with the previous item.

**P.**     [25-7111](#)

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

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. He stated that this was Ordinance No. 2025-06 (Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment [CPA]).

Ms. Cramer presented this item and stated this is to bring this into compliance and there will be a presentation tomorrow night.

**Q.**     [25-7116](#)

ORDINANCE NO. 2025-07 (AMENDMENT TO PROCEDURE FOR ENFORCEMENT OF NUISANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 9, ARTICLE I, SECTION 9-5 (PROCEDURE FOR ENFORCEMENT) OF THE WELLINGTON CODE OF



ORDINANCES TO CLARIFY THE METHOD OF DELIVERY FOR A NOTICE OF NUISANCE AND THE TIMEFRAMES FOR CORRECTION FOLLOWING THE ISSUANCE OF A NOTICE OF NUISANCE AND A NOTICE OF VIOLATION TO A PROPERTY OWNER; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item. He stated that this was Ordinance No. 2025-07 (Amendment To Procedure For Enforcement of Nuisances).

Ms. Cohen stated there was an inconsistency regarding the timeframe for the notices of violation and this ordinance cleans that up.

Mayor Napoleone asked if this is second reading.

Ms. Cohen said it is second reading.

Mayor Napoleone asked if there had been any comments since first reading.

Ms. Cohen said there had been no comments since first reading.

**R.**     [25-7113](#)

ORDINANCE NO. 2025-09 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 1-GENERAL PROVISIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 1 ("GENERAL PROVISIONS"), SECTION 1-2 ("DEFINITIONS") OF WELLINGTON'S CODE OF ORDINANCES TO ADD A DEFINITION FOR NORMAL HOURS OF OPERATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2025-09 (Code of Ordinances Amendment To Chapter 1-General Provisions).

Ms. Cohen stated this addresses hours of operation and is the second reading.

Mayor Napoleone asked if there had been any comments since first reading.

Ms. Cohen said that there had been no comments since first reading.

**S.**     [25-7114](#)

ORDINANCE NO. 2025-10 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 13-OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE II – NOISE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 13 ("OFFENSES AND MISCELLANEOUS PROVISIONS"), ARTICLE II ("NOISE STANDARDS"), SECTION 13-7 ("SPECIFIC PROHIBITIONS") OF WELLINGTON'S CODE OF ORDINANCES TO PROHIBIT THE OPERATION OF MACHINERY AND LAWN EQUIPMENT DURING CERTAIN TIMES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2025-10 (Code of Ordinances Amendment To Chapter 13-Offenses and Miscellaneous Provisions, Article II - Noise Standards).

Ms. Cohen stated this provides clarification regarding hours.

Mayor Napoleone commented on the hours.

Ms. Cohen responded to Mayor Napoleone's comment.

#### **4. ATTORNEY'S COMMENTS**

Ms. Cohen referenced the 80 foot strip for Little Ranches. She stated all the homeowners have accepted quit claim deeds except for two of them. She stated she is looking for direction on how Council would like to handle this.

Mayor Napoleone asked if there were any structures in that land.

Mr. Reinsvold and Ms. Cohen answered a question from Mayor Napoleone.

Councilwoman Silvestri asked in what ways did Legal reach out.

Ms. Cohen answered a question from Councilwoman Silvestri.

#### **5. MANAGER COMMENTS**

None.

#### **6. COUNCIL COMMENTS**

Councilwoman Antuña asked for an update regarding the flashing light on Binks Forest Drive.

Mr. Reinsvold provided an update.

Councilwoman Antuña asked about communication to the residents.

Mr. Barnes stated staff is reviewing and providing stop gap measures until it is fixed.

**7. ADJOURN**

There being no further business to discuss with Council, the meeting was adjourned at 5:26 p.m.