

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, May 13, 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

Father Steven Thomas, Retired Rector of St. David's in the Pines Episcopal 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). Move Item 6C, 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 from Presentations and Proclamations, to the Consent Agenda as Item 7J.

2). Move Item 7I, 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 to the Newly Established Environmental, Resilience, And Open Space Committed Reserve (The "Reserve") and to the Acme Improvement District Stormwater Pump Stations Improvements Plan, to the Regular Agenda as Item 9A.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña 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. [24-6918](#) SAFETY 4 LIFE STUDENT AMBASSADOR DAY PROCLAMATION

Mr. Barnes introduced the item. He stated the proclamation had already been read and presented by Vice Mayor Siskind at a previous event.

Nicole Coates, Emergency Management and Public Safety Director, explained what Safety 4Life does and showed a video regarding Safety 4 Life. She introduced Tara Applebaum, Executive Director Safety 4 Life Foundation. Ms. Applebaum thanked the Village Council for their support and called up some of the ambassadors from Palm Beach Central and Wellington Community High Schools, along with Esther LaBovick, Founder of the Labovick Law Firm and Safety 4 Life Foundation. She updated Council on all of the effort and functions of Safety4Life.

The Village Council gave comments.

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.

Ms. Hall read the proclamation.

Ms. Coates spoke briefly regarding mental illness and introduced Katherine Murphy, National Alliance on Mental Illness (NAMI) Palm Beach County. Ms. Murphy thanked the Council for the proclamation and provided information about NAMI's services and their 10th Anniversary: "Get Your Green On" campaign.

Ms. Coates stated the Public Safety Committee hosted their annual student media contest and highlighted the subject of Mental Health. Over 600 entries from local Wellington students were submitted. She thanked the committee, principals, art directors, teachers and

sponsors. Ms. Coates presented the winners with certificates and gift cards.

The Village Council commended the winners and gave comments.

C. [25-7137](#)

SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE

Mr. Barnes introduced the item.

Senator Lori Berman, District 26, stated the Legislature is not done yet with the state budget. However, all of the legislation is complete. Senator Berman provided the Village Council with a brief summarization of sponsored bills, bills that were passed and not passed during session.

The Village Council gave brief comments and asked questions.

Senator Berman responded to Council's questions.

Council thanked Senator Berman for her service and update and attendance.

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. [25-7124](#)

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

This Item approved on Consent.

B. [25-7108](#)

AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS

This Item approved on Consent.

C. [25-7042](#)

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

This Item approved on Consent.

- D. [25-7107](#) AUTHORIZATION TO AWARD A CONTRACT FOR PALM TREE PRUNING AND ROOT PRUNING SERVICES

This Item approved on Consent.

- E. [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

This Item approved on Consent.

- F. [25-7109](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR THE STRIBLING ROAD ROUNDABOUT IMPROVEMENTS, AND TO APPROVE ASSOCIATED TRAFFIC CONTROL MEASURES

This Item approved on Consent.

- G. [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.

This Item approved on Consent.

- H. [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.

This Item approved on Consent.

I THIS ITEM MOVED TO ITEM 9A ON THE REGULAR AGENDA

- J. [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

This Item was formerly Item 6C under Presentations and Proclamations.

This Item approved on Consent.

8. PUBLIC HEARINGS**A. [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 recommended that there be 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 a combined hearing and the rezoning is Quasi-Judicial. She swore in the individuals who wished to speak on the item.

The Village Council disclosed their Ex-parte Communications.

Damien Newell, Senior Planner, 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 Vice

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

The Village Council inquired about how this would affect a potential applicant, why does the Village want to make this simpler, the number of votes and readings required, what the differences are regarding the conditions, the land use and how close is the applicant with the application.

Mr. Barnes, Ms. Cohen and Mr. Newell responded to Council questions.

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

B. [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 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 first reading.

C. [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.

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

Mayor Napoleone commented regarding the Preserve.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, 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 first reading.

D. [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.

Ms. Hall read Ordinance No. 2025-07 by title.

Ms. Cohen 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 Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-07 (Amendment To Procedure For Enforcement of Nuisances) as presented on second reading.

E. [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.

This item was heard after Item 8F.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-09 by title.

Ms. Cohen 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 Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

Mayor Napoleone asked if there had been any changes since last reading.

Ms. Cohen stated there had been no changes since first reading.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to approve Ordinance No. 2025-09 (Code Of Ordinances Amendment To Chapter 1 - General Provisions) as presented on second reading.

F. [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.

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

Councilman McGovern stated this had been discussed extensively and these are good changes that preserve the tranquility of the

community.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-10 (Code Of Ordinances Amendment To Chapter 13-Offenses And Miscellaneous Provisions, Article II - Noise Standards) as presented on second reading.

9. REGULAR AGENDA

- A. [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.

This Item formerly Item 7I.

Mr. Barnes introduced the item.

Ms. Quickel stated during the Directions Workshop revenue generating items were discussed. She stated the new reserve is to support open space, reserve and resilience efforts that Council wished to establish.

The Village Council gave comments regarding resiliency, the reserve and monies.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2025-29 to establish the Environmental, Resilience, and Open Space Committed Reserve (The "Reserve").

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Resolution No. R2025-30 Budget Amendment to appropriate the proceeds into the now created fund.

Councilwoman Antuña recognized and congratulated Ms. Quickel and her team for the award of the triple crown for Excellence in Financial Management: the Excellence in Financial Reporting Award, Distinguished Budget Presentation Award, and Award for Annual Financial Report.

The Village Council gave further comments regarding the recognition.

Ms. Quickel recognized the Village Council, departments and stated it is truly a team effort.

10. PUBLIC COMMENT

Mr. Barnes indicated there were two comment cards submitted for Public Comment.

Public Comment:

1. M.J. Martin mentioned the park on Essex Drive and stated her house backs up to the canal. She expressed her concerns and said PBSO is terrific.

Mr. Barnes stated staff will work with PBSO on this issue.

2. Lenora stated she lives on Essex Drive and she is being harassed. She expressed her concerns.

3. Marcos Baptista spoke regarding the manure transfer facility. He read an email into record from Lauren Brody.

Mayor Napoleone stated he received the email just before the meeting and said staff is looking at the issue to address it the best way the Village can.

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:

There will be a Village Council Workshop on Monday, May 19, 2025 at 4:30 pm.

The Next Council Meeting will be held on Tuesday, June 10, 2025 at 6:30 pm.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri thanked the teachers for an amazing school year and said she hopes they enjoyed their Teacher Appreciation Week.

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

Vice Mayor Siskind waived comment.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

Councilwoman Antuña recognized Wellington for being selected as the 55th Best Suburb in the United States. She also thanked Palm Beach Sheriff's Office (PBSO) and Palm Beach County Fire Rescue (PBCFR).

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern commented about Wellington being the only municipality in Palm Beach County that made the list of the 50 best suburbs to live in by Money, Inc. and one of only three cities in Florida and the only one with a population in excess of 50,000. He stated this is a significant recognition by Money, Inc.

Councilman McGovern thanked everyone who participated in walk and bike to school.

Councilman McGovern recognized two new Wellington principals: Allison Manning, Principal of Equestrian Trails Elementary School and Gloria Salzar, Principal of New Horizons Elementary School.

Councilman McGovern thanked the partners who participated in Flags of Wellington, Boy Scout Troop 777 and Comcast. He said Flag dedications can still be purchased.

Councilman McGovern congratulated the seniors of Wellington Community High School and Palm Beach Central High School on their upcoming graduations.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

Mayor Napoleone stated a lot of great stuff is going on in Wellington. He commended and thanked staff for their work and efforts regarding the Taste of Wellington and Earth Day/Arbor Day events.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:32 PM.