

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

**Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414**

**Tuesday, June 10, 2025
6:30 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, June 10, 2025, commencing at 6:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; John T. McGovern, Councilman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Council Members absent: Tanya Siskind, Vice Mayor.

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 6:30 p.m.
2. **INVOCATION** – Deacon Al Payne, 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. Presentation Item 6A, Recognition of the Utilities Department/FDEP 2024 Plant Operations Excellence Awards, was conducted during yesterday's Agenda Review Meeting.
2. Postpone Item 7R, Resolution No. R2025-27 (Special Magistrate(s) Appointments) to the June 24, 2025 Village Council Meeting.
3. Add Item #25-7084, Authorization to 1) Execute A Guaranteed Maximum Price (GMP) Amendment for Wellington Tennis Center Expansion Project and 2) Approve Resolution No. R2025-43 Amending The Fiscal Year 2024-2025 Recreation Impact Capital Fund Budget and Assigning Recreation Impact Reserves for the Tennis Center Expansion Project, to the Regular Agenda as Item 9A.

A motion was made by Councilwoman Antuña, seconded by Councilwoman Silvestri and unanimously passed (4-0), 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. 25-7182** RECOGNITION OF THE UTILITIES DEPARTMENT/FDEP 2024 PLANT OPERATIONS EXCELLENCE AWARDS

Mr. Barnes stated this item had been presented during the June 9, 2025 Agenda Review Meeting.

- B. 25-7155** RESOLUTION NO. R2025-37 (PRELIMINARY TRIM RATES FOR WELLINGTON SOLID WASTE COLLECTION AND RECYCLING ASSESSMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR SOLID WASTE COLLECTION AND RECYCLING SERVICE FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2025-37 by title.

Ms. Quickel presented the item. She explained that these were the preliminary TRIM rates for the Solid Waste Collection and Recycling Assessment for Fiscal Year 2026. The assessment rates have been proposed to fully cover the operating cost and restore the fund balance in the Solid Waste Fund. The contract shows an annual increase corresponding to the CPI for water, sewer and trash collection with a maximum contract increase of 5%. The proposed rate is \$320.00 per curbside unit and \$235.00 per containerized unit. The final vote will take place at the August 12, 2025 Village Council meeting.

The Village Council asked questions regarding the rates.

Ms. Quickel responded to Council's questions.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to adopt Resolution No. R2025-37 (Preliminary Trim Rates for Wellington Solid Waste Collection and Recycling Assessment).

7. CONSENT AGENDA

- A. 25-7166** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MAY 13, 2025
- B. 25-7026** AUTHORIZATION TO EXECUTE A TASK ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES FOR TRAIN 1 PHASE 1 POST TREATMENT AND PROCESS IMPROVEMENTS
- C. 25-7082** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE PEACEFUL WATERS WETLAND REHABILITATION PHASE 2 PROJECT 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE PEACEFUL WATERS WETLAND REHABILITATION PHASE 2 PROJECT

- D. 25-7083 AUTHORIZATION TO AWARD A CONTRACT FOR THE WATER TREATMENT PLANT CLASS I INJECTION WELL SYSTEM MECHANICAL INTEGRITY TESTING**
- E. 25-7110 AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN EXISTING CONTRACT FOR ANNUAL LAWN MAINTENANCE SERVICES**
- F. 25-7132 AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS FOR PARKING LOT IMPROVEMENTS AT VILLAGE PARK**
- G. 25-7142 RATIFICATION OF PURCHASE ORDER ISSUED FOR THE REPLACEMENT OF CANOPY UPPER FRAMES WITH TURN-N-SLIDE SYSTEMS AT VILLAGE PARK**
- H. 25-7152 AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR MULTIPURPOSE PATHWAY IMPROVEMENTS ON STRIBLING WAY**
- I. 25-7115 AUTHORIZATION TO 1) RENEW DISASTER DEBRIS RECOVERY CONTRACTS; 2) RATIFY ORDER RANKING FOR DISASTER DEBRIS RECOVERY CONTRACTS; 3) CONTINUE UTILIZING BACKUP CONTRACTS AWARDED BY SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, IN THE EVENT THAT THE VILLAGE OF WELLINGTON'S CONTRACTED DISASTER RECOVERY SERVICE VENDORS, ARE NON-RESPONSIVE**
- J. 25-7131 AUTHORIZATION TO AMEND AN EXISTING CONTRACT FOR ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM MAINTENANCE AND SUPPORT SERVICES**
- K. 25-7143 AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR FLEET MANAGEMENT TECHNOLOGIES WITH RELATED SOFTWARE AND HARDWARE SOLUTIONS**
- L. 25-7173 AUTHORIZATION TO UTILIZE A CITY OF HOLLYWOOD CONTRACT AS A BASIS FOR PRICING FOR THE HAULING AND DISPOSAL OF CLASS AA BIO-SOLIDS**
- M. 25-7174 AUTHORIZATION TO AMEND AN EXISTING AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF A NEW PALM BEACH COUNTY SHERIFF'S OFFICE (PBSO) SUBSTATION**
- N. 25-7153 RESOLUTION NO. R2025-31 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE CANOPY ASSESSMENT PROJECT GRANT BUDGET AMENDMENT)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE

CANOPY ASSESSMENT PROJECT GRANT; AND PROVIDING AN EFFECTIVE DATE.

RATIFICATION OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) URBAN AND COMMUNITY FORESTRY CAPACITY GRANT PROGRAM TREE CANOPY ASSESSMENT PROJECT GRANT

THIS GRANT FOR A TREE CANOPY ASSESSMENT PROJECT SUPPORTS THE VILLAGE OF WELLINGTON'S IMPLEMENTATION OF A TREE INVENTORY AND TREE MANAGEMENT PLAN PREVIOUSLY DEVELOPED IN CONJUNCTION WITH FDACS GRANT FUNDING.

- O. 25-7154** 1) RESOLUTION NO. R2025-35 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES FLORIDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY HURRICANE RECOVERY GRANT FOR THE TREE PLANTING PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, FLORIDA FOREST SERVICE FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE URBAN AND COMMUNITY FORESTRY HURRICANE RECOVERY PROGRAM FOR THE TREE PLANTING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

2) RESOLUTION NO. R2025-36 (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES GRANT FUNDS AWARDED FOR TREE PLANTING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

- P. 25-7186** RESOLUTION NO. R2025-41 (HAZARD MITIGATION GRANT PROGRAM)

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING AND AUTHORIZING THE VILLAGE MANAGER OR DEPUTY VILLAGE MANAGER TO EXECUTE AND SUBMIT THE APPLICATION AND ALL NECESSARY DOCUMENTS RELATED TO THE HAZARD MITIGATION GRANT PROGRAM AND APPROVING THE RECEIPT OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

- Q. 25-7180** RESOLUTION NO. R2025-24 (FY 2025/2026 - 2027/2028 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR STATE HOUSING INITIATIVES PARTNERSHIP (SHIP))

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE FY 2025/2026-2027/2028 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP); AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2025/2026-2027/2028 LOCAL HOUSING ASSISTANCE PLAN TO THE FLORIDA HOUSING FINANCE CORPORATION, AND THE STATE OF FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

~~R. 25-7180 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.~~

This Item postponed to the June 24, 2025 Village Council meeting.

S. 25-7187 AUTHORIZATION TO EXECUTE GROUND LEASE AGREEMENT WITH WELLINGTON NATIONAL HOLDINGS, LLC, FOR INSTALLATION OF A WIRELESS COMMUNICATION FACILITY

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

A motion was made by Councilwoman Silvestri, seconded by Councilwoman Antuña, and unanimously passed (4-0), to approve the Consent Agenda as amended.

8. PUBLIC HEARINGS

A. 25-7185 ORDINANCE NO. 2025-08 (THE MARKETPLACE AT THE WELLINGTON CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON) FROM COMMERCIAL TO MIXED USE (MU), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS; LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-08 by title.

Kelly Ferraiolo, Senior Planner, entered the files into record and stated the agents for the project: Cotleur Hearing and Douglas McMahon, CEO & Managing Partner, Wellington Lifestyle Partners (WLP) were present to make their presentations.

Mr. McMahon spoke briefly regarding the project. He introduced Nicole Plunkett, PLA, ASLA, Landscape Architect/Partner Cotleur Hearing, to discuss their request.

Ms. Plunkett showed Council the proposed PUD, referenced the Project Standards Manual, provided key site statistics and reviewed the buffers for the site.

Robert F. Rennebaum, P.E., Traffic Engineer/Past President/Simmons & White, discussed the traffic review and analysis, intersection improvements, parking & contingency plan, circulation plan, entrance and exit points.

Mr. McMahon referenced the revised conceptual site plan and visuals of the project including shops/restaurants, retail, residences, offices and hotel. He highlighted the uses, project connectivity and merchandising.

Ms. Ferraiolo referenced the request and provided background information. She showed a graphic of the current Future Land Use Map (FLUM) and the proposed FLUM amendment. She discussed the comprehensive plan amendment, conditional use and master plan amendment, staff analysis, and findings of fact. Planning, Zoning and Adjustment Board (PZAB) recommended approval at their May 21, 2025 meeting.

Public Hearing

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to open the public hearing.

Public Comment:

Councilwoman Silvestri read the cards for James Gray (supports), Ilyse Caballero (opposes), Nicholas Penizotto (supports), Alison Barends (supports), Santiago Avendale (supports) and Karin Bradeen (opposes) into record.

1. Joanne Weiner read a statement into record regarding private tutoring and said she supports sustainable growth. She said they will be displaced during the project.
2. Satish Raju commented about the project and said he thinks this is a special development. He supports the project.
3. Maureen Brennan stated she opposes the application and read a statement into record.
4. Victoria McCullough spoke regarding the project and stated the mixed use seems sensible. She urged Council to demand quality for the project.
5. Jill Townsend spoke regarding the project and stated the project does not have to be done.
6. Carole Coleman referenced the restaurants and shops. She commented that the K-Park project and this project are doing the same thing.
7. Mahan Ramani stated Wellington needs more and feels this could be a good addition to Wellington. He supports the project.
8. Kevin White expressed his concerns with height and safety. He opposes the project.

There being no further public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0), to close the public hearing.

After the public hearing closed, two more comment cards were submitted for the record (Anthony Porco and Intelectiva Restaurant Group) in support of the project.

The Village Council inquired about ingress and egress, timing of traffic lights, U-turn lanes, cutting across traffic, stacking, parking area, conditions of approval, modifications and analysis regarding parking, assigned parking spaces for residences, charge for parking for the site or garage, rules and regulations for whether or not there can be charges for parking, safety and security regarding access to a neighborhood, school or park, the developer following through on the promises they are making for the project, how are the projects by WLP and Related compatible and/or different, hotel, construction phasing and sequencing, 89 units, number of readings for the comprehensive plan, master plan and conditional use.

Mr. Rennebaum discussed the Greenview Shores Boulevard and South Shore Boulevard Intersection.

Jonathan Reinsvold, Village Engineer, spoke about the Sheffield Street Intersection regarding the provision of a median opening and a turn signal.

Andrea Troutman, P.E., Founder Partner and President of Pinder Troutman Consulting Inc., spoke regarding the level of traffic and stated she does not feel a full median opening is necessary and referenced access management.

Mr. McMahon spoke regarding the project, traffic improvements, the differences between their project and Related Ross's project at K-Park, hotel amenities, access to the neighborhood on Sheffield Street via the wall, construction, and design of the project.

Mr. Stillings, Planning and Zoning Director, stated the master plan will define the project regarding the 89 units and the height is conditioned at 35 feet. For anything greater, they would have to come back to Council for approval. He said tonight is just for the comprehensive plan amendment.

Ms. Cohen explained the number of readings and what will take place at the August meeting.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to approve Ordinance No. 2025-08 (The Marketplace At The Wellington CPA) as presented on first reading.

B. 25-7164 ORDINANCE NO. 2025-15 (REPEAL AND REPLACEMENT OF ARTICLE VI, CHAPTER 22 OF THE WELLINGTON CODE OF ORDINANCES AUTHORIZING SPEED DETECTION SYSTEMS IN SCHOOL ZONES)

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-42, IN ITS ENTIRETY, AND REPLACING IT WITH CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-45 TITLED "SPEED DETECTION IN SCHOOL ZONES" TO CLARIFY DEFINITIONS AND CREATE NEW SECTIONS SPECIFIC TO VIOLATIONS, ENFORCEMENT PROCEDURES, AND HEARING PROCESSES TO FACILITATE THE IMPLEMENTATION OF SPEED DETECTION SYSTEMS IN SCHOOL ZONES; PROVIDING FOR

CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-15 by title.

Ms. Cohen stated this is an Ordinance to repeal and replace the entire Chapter 22, Article VI regarding speed detection in school zones. She highlighted what is being changed.

Mayor Napoleone and Councilman McGovern reiterated the purpose of the ordinance.

Public Hearing

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0), to close the public hearing.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to approve Ordinance No. 2025-15 (Repeal and Replacement of Article VI, Chapter 22 of the Wellington Code of Ordinances Authorizing Speed Detection Systems in School Zones) as presented on first reading.

C. 25-7157 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 Ordinance No. 2025-17 by title.

Ms. Cohen stated this would allow the Village to designate the Palm Beach County Canvassing Board as their canvassing board and said there is no need to have a community member when Palm Beach County is serving on the canvassing board. This allows for the permanent designation. She referenced the language in the ballot summary and said staff will work on making that clearer based on Council comments during yesterday's Agenda Review meeting.

There was brief discussion regarding uniformity of election date, ballot language and canvassing board.

Public Hearing

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0), to close the public hearing.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) 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) as presented on first reading.

D. 25-7158 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 Ordinance No. 2025-18 by title.

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

The Village Council asked questions regarding the qualifying dates.

Ms. Cohen responded to their questions.

Public Hearing

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0), to close the public hearing.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri and unanimously passed (4-0) 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) as presented on first reading.

E. 25-7181 RESOLUTION NO. R2025-38 (LOTIS WELLINGTON 2 DOA)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A DEVELOPMENT ORDER AMENDMENT (PETITION 2025-0002-DOA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, A MIXED-USE PROJECT, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; MODIFYING THE MASTER PLAN CONDITIONS OF APPROVAL FOR THE CERTIFICATE OF OCCUPANCY THRESHOLDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2025-38 by title.

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

Ex-parte Communications:

Councilwoman Antuña: Councilwoman Antuña stated she had spoken with staff, Ken Tuma, Mark Welch and Mike Myers. She said she could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with staff, Mr. Barnes, Mr. Tuma and the entire team from Lennar including those mentioned by Councilwoman Antuña. He said he could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with staff, the applicant's team, Mr. Tuma and Lennar's Team. He said he could be fair and impartial.

Councilwoman Silvestri: Councilwoman Silvestri stated she had spoken with staff, Mr. Tuma and team. She said she could be fair and impartial.

Tim Stillings, Director of Planning and Zoning, entered the files into record. He stated the applicant (Lennar Homes LLC) and the agent (Urban Design Studio) were present to conduct presentations.

Ken Tuma, Managing Principal/Urban Design Studio, on behalf of Lennar, conducted a presentation of the project. He introduced who was present from the team. Mr. Tuma spoke about the request and the site plan, condition of approval, the certificate of occupancy (CO) and construction schedule.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman McGovern, and unanimously passed (4-0), to close the public hearing.

The Village Council had questions regarding the clubhouse, how the developer would work with the surrounding neighborhoods, number of units, type of units, cost of units, construction times and noise.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to approve Resolution No. R2025-38 (Lotis Wellington 2 DOA) as presented.

9. REGULAR AGENDA

- A. 25-7084** AUTHORIZATION TO 1) EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR WELLINGTON TENNIS CENTER EXPANSION PROJECT AND 2) APPROVE RESOLUTION R2025-43 AMENDING THE FISCAL YEAR 2024-2025 RECREATION IMPACT CAPITAL FUND BUDGET AND ASSIGNING RECREATION IMPACT RESERVES FOR THE TENNIS CENTER EXPANSION PROJECT

This Item added to the Agenda.

Mr. Barnes introduced the item.

Mr. De La Vega specified what was included in the tennis center expansion project in terms of tennis courts and padel courts. The contractor is Burkhardt Construction.

Mr. Reinsvold discussed the schedule for construction.

Councilman McGovern inquired about the types and quality of the courts.

Mr. Barnes discussed the type of existing and proposed courts and maintenance of the courts.

Councilwoman Antuña asked what is the total price.

Mr. Barnes and Mr. De La Vega explained the cost for the tennis courts and how the project would work for the padel courts.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) for Authorization To 1) Execute A Guaranteed Maximum Price (GMP) Amendment for Wellington Tennis Center Expansion Project with Burkhardt Construction.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to Approve Resolution R2025-43 Amending The Fiscal Year 2024-2025 Recreation Impact Capital Fund Budget And Assigning Recreation Impact Reserves For The Tennis Center Expansion Project.

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. MANAGER'S REPORT

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

Village Offices will be closed on June 19, 2025 in observance of the Juneteenth Holiday.

The Next Council Meeting will be held on Tuesday, June 24, 2025 at 6:30 pm.

Mayor Napoleone asked if the June 24th and July 1st meetings could be combined.

Mr. Barnes discussed the upcoming meetings.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña congratulated Wellington Landings, Palm Beach Central High School and the BLAST Seniors on their graduations.
- Councilwoman Antuña stated she and Councilman McGovern attended the Arbor Day Foundation Tree Planting.
- Councilwoman Antuña commented on the Village's Memorial Day Parade.
- Councilwoman Antuña gave comments and commended the Utility Department regarding their awards.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern appointed Satesh Raju to the Architectural Review Board.
- Councilman McGovern thanked Representative Gerwig for shepherding the bill for schools to file waivers to keep school start times the same.
- Councilman McGovern encouraged everyone to attend the groundbreaking this Saturday, June 14, 2025, for the Padel and Tennis Courts.
- Councilman McGovern stated the Juneteenth and Sickle Cell Awareness event will be held on Saturday, June 14, 2025, at the Amphitheatre.
- Councilman McGovern invited everyone to the Grand Opening of South Shore Park on Tuesday, June 24, 2025.
- Councilman McGovern pointed out the Consent Agenda item regarding additional cell towers in Wellington to improve cell service in the northwest quadrant of the Village. He asked that a representative from Arcadia be at the next meeting to provide an update.

Mr. Barnes stated Arcadia representatives will attend the next agenda workshop.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone wished all fathers a Happy Fathers' Day.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:37 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk