

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, July 28, 2026
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, July 28, 2026, commencing at 6:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; Maria Antuña, Vice Mayor; Amanda Silvestri, Councilwoman; Stephen A. Levin, Councilman; and Johnny Meier, Councilman.

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 Pete Del Valle, 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 presented.

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

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. **26-7759** PALM BEACH COUNTY SHERIFF'S OFFICE DISTRICT 8
WELLINGTON 2025 ANNUAL REPORT PRESENTATION

Mr. Barnes introduced the item.

Captain Nichole Addazio, Palm Beach County Sheriff's Office (PBSO), introduced Lieutenant Barry Staats, Vivian Fernandez, Criminal Intelligence Analyst, and Deputy Harold Harper, Crime Prevention Officer. She thanked Council for the opportunity and presented the District 8 Wellington FY 25 Annual Report.

Council gave comments and asked various questions in regards to the report. Captain Addazio responded to Council's questions.

Council extended thanks to Captain Addazio, Lieutenant Staats and team for all they do to keep Wellington safe; and commended them for the comprehensive report.

7. CONSENT AGENDA

- A. 26-7821** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JUNE 30, 2026
- B. 26-7775** AUTHORIZATION TO 1) AMEND AN AGREEMENT FOR STORMWATER VULNERABILITY ASSESSMENT, AND 2) APPROVE A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ACME FUND BUDGET
- C. 26-7809** AUTHORIZATION TO 1) AWARD A CONTRACT FOR STORMWATER PUMP STATIONS NOS. 3,4,6,7,8 AND 9 IMPROVEMENTS, AND 2) EXECUTE A TASK ORDER FOR ENGINEERING DURING CONSTRUCTION ASSISTANCE
- D. 26-7816** AUTHORIZATION TO 1) PURCHASE GOODS AND SERVICES UTILIZING VARIOUS VENDORS FOR THE VILLAGE PARK ENTRANCE PROJECT, AND 2) APPROVE RESOLUTION NO. R2026-30 AMENDING THE GAS TAX CAPITAL FUND BUDGET FOR FISCAL YEAR 2025-2026
- E. 26-7785** AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE OLYMPIA PARK ROOFING PROJECT
- F. 26-7798** AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT FOR THE PURCHASE OF A CONVAULT FUEL STORAGE TANK
- G. 26-7806** AUTHORIZATION TO RENEW MIMICAST CYBERSECURITY SERVICES WITH CDW GOVERNMENT, INC. (CDW-G), UTILIZING SOURCEWELL CONTRACT #121923

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

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0), to approve the Consent Agenda as presented.

8. PUBLIC HEARINGS

- A. 26-7811** RESOLUTION NO. R2026-25 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – R & B TENNIS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD (AKA R&B TENNIS), TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD

INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-25 by title.

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

Ex-parte Communications:

Councilman Meier: Councilman Meier disclosed he had spoken with staff and Lauren Brody. He said he could be fair and impartial.

Vice Mayor Antuña: Vice Mayor Antuña stated she had spoken with applicant, staff and Chuck Gill. She said she can be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with staff, the applicant, Betsy McCormack, Rodrigo Nascimento, and Jon Schmidt. He said he could be fair and impartial.

Councilwoman Silvestri: Councilwoman Silvestri disclosed she had spoken with staff, Jon Schmidt, Betsy McCormack and Rodrigo Nascimento. She said she could be fair and impartial.

Councilman Levin: Councilman Levin stated he had spoken with staff and Jon Schmidt. He said he could be fair and impartial.

Cory Cramer, Planning and Zoning Manager, stated this was a master plan amendment for the Landings at Wellington PUD for R&B Tennis. She entered the files into record and provided the location and background information about the property. Ms. Cramer referenced the master plan amendment request. She stated the agent, Jon Schmidt of Schmidt Nichols and their team, on behalf of the applicant, will make their presentation first.

Jon Schmidt, on behalf of the applicant R&B Tennis Holdings, provided the history of R&B Sports. He conducted a presentation about their proposed requests, project location and showed graphics of the existing land use map, existing zoning, and the existing and proposed master plan. He reviewed compatibility with the land development regulations and comprehensive plan, and referenced Table 6.2-1 use Regulation Schedule. Mr. Schmidt stated they are consistent with the Criteria A-G of the comprehensive plan. He referenced the Village assessment and recommendation. He stated the applicant, architects and project manager were present in the audience for questions.

Ms. Cramer provided history of the property and showed Council a graphic of the Existing and Proposed Master Plan. She reviewed key points of the Staff Analysis. In addition, she discussed the June 17, 2026 Planning, Zoning and Adjustment Board (PZAB) approval and Findings of Fact.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0) to open the public hearing.

Public Comment:

There being no public comments, a motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

Council asked questions regarding Condition #10, square footage of the club, operation of the club as for profit or 501(c)(3), courts, hours of operation, events, buffer, property, facility, spectators, building, membership, parking, staffing, noise, benefits of membership, amenities, and scholarships.

Mr. Stillings, Mr. Schmidt and the applicant responded to Council questions.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to approve Resolution No. R2026-25 (The Landings At Wellington PUD Master Plan Amendment – R & B Tennis).

B. 26-7813 RESOLUTION NO. R2026-26 (ZONING IN PROGRESS FOR RVs WITHIN THE RROZD)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR), DECLARING A ZONING IN PROGRESS FOR SECTION 6.10.6 RELATED TO RECREATIONAL VEHICLES (RV) AS TEMPORARY RESIDENCES WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD) FOR A PERIOD OF 180 DAYS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Resolution No. R2026-26 by title.

Cory Cramer discussed the request, location and background information.

Mayor Napoleone spoke about the Zoning in Progress.

Vice Mayor Antuña asked what is the definition of an RV.

Ms. Cramer answered the Vice Mayor's question.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to open the public hearing.

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

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0) to approve Resolution No. R2026-26 (Zoning In Progress For RVs Within The RROZD).

C. 26-7822 RESOLUTION NO. R2026-34 (COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE FY 2026/2027 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2026/2027 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-34 by title.

Andrew Stoops, Senior Community Grant Coordinator, presented an overview of the FY 2026-2027 Annual Action Plan for the Community Development Block Grant (CDBG) Program and the FY 2025-2026 Accomplishments.

Public Hearing

A motion was made by Councilman Meier, seconded by Councilman Levin, and unanimously passed (5-0) to open the public hearing.

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

Councilman Levin and Councilman Meier inquired about the criteria, number of applicants for housing rehabilitation grants, stipulations, and information regarding the program.

Mr. Stillings and Mr. Stoops responded to Council questions.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0), to approve Resolution No. R2026-34 (Community Development Block Grant Annual Action Plan) as presented.

D. 26-7808 ORDINANCE NO. 2026-08 (LAKE WORTH ROAD ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE UNIFORM METHOD ("INVOLUNTARY") ANNEXATION (PETITION NUMBER 2026-0001-ANX), OF A PORTION OF LAKE WORTH ROAD TOTALING 5.5+/- ACRES, LOCATED APPROXIMATELY 0.6 MILES WEST OF STATE ROAD 7, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2026-08 by title.

Cory Cramer stated this is second reading, discussed the annexation area and referenced the Interlocal Agreement.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

A motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2026-08 (Lake Worth Road Annexation) on second reading.

E. 26-7812 ORDINANCE NO. 2026-11 (FREESTANDING SHADE STRUCTURE ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, AMENDING SECTION 6.4.4.A OF WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2026-11 by title.

Cory Cramer entered the file into record. She discussed the request, background and a Summary of Modifications. Ms. Cramer stated the amendment was reviewed in April 2026 by the Architectural Review Board and in June 2026 by the Planning, Zoning and Adjustment Board.

Mr. Stillings referenced the recommended change as discussed during yesterday's Agenda Review Meeting.

There was brief discussion between Council and Mr. Stillings about the impervious service area for residential properties, larger properties and pergolas.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Lorri Lomnitzer spoke about the ordinance in relation to property size.

There was brief discussion between Council and Mr. Stillings on whether the ordinance satisfies the resident concerns in terms of larger properties.

There being no further public comments, a motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to close the public hearing.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to approve Ordinance No. 2026-11 (Freestanding Shade Structure ZTA) as amended on second reading.

F. **26-7825** ORDINANCE NO. 2026-17 (OPERATION OF NON-HUMAN POWERED MICRO-MOBILITY DEVICES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 14, ARTICLE I, DIVISION 1, SECTIONS 14-1 (DEFINITIONS), 14-3 (ENFORCEMENT AUTHORITY), AND 14-4 (PENALTIES) OF THE CODE OF ORDINANCES TO INCLUDE A DEFINITION OF NEIGHBORHOOD PARK AND CLARIFY THAT VIOLATIONS OF THIS CHAPTER MAY BE ENFORCED BY LAW ENFORCEMENT OFFICERS; AMENDING CHAPTER 14, ARTICLE II, DIVISION 2, SECTION 14-21 (GAME AND SPORT ACTIVITY) OF THE CODE OF ORDINANCES TO CLARIFY THAT BICYCLES, SCOOTERS, AND OTHER SIMILAR ACTIVITIES ARE PROHIBITED INSIDE NEIGHBORHOOD PARKS AND IN OTHER PUBLIC RECREATIONAL AREAS; AND AMENDING CHAPTER 14, ARTICLE III, DIVISION 4, SECTION 14-26 (USE OF VEHICLES) OF THE CODE OF ORDINANCES TO PROHIBIT NON-HUMAN POWERED MICRO-MOBILITY DEVICES IN CERTAIN WELLINGTON PARKS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item. He stated that there would be one combined public hearing with two separate motions since these two Ordinances are companion items.

Ms. Hall read Ordinance No. 2026-17 and Ordinance No. 2026-16 by title.

Ms. Bausch stated that these are first readings and discussed Ordinance No. 2026-17 and Ordinance No. 2016-16. She referenced the changes for Chapter 14 and Chapter 22 of the Village's Code of Ordinances.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Bruce Tumin spoke about enforcement, right of ways, fines, and rate of speed.
2. Mike Calandra spoke about golf carts, Village employees going around stop signs and speeding on golf carts and children on e-bikes.
3. Linda Mont asked if electric scooters were banned from the sidewalks and asked for clarification regarding riding scooters in parks.

Council asked questions regarding time of day, trails, multi-modal pathways and incidences with walkers/runners.

Mr. Barnes and Ms. Bausch responded to Council's questions.

There being no further public comments, a motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0) to close the public hearing.

Councilwoman Silvestri inquired about age of riders.

PBSO Captain Addazio and Palm Beach County Fire Rescue District Chief Vomero spoke regarding age and injuries.

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0) to approve Ordinance No. 2026-17 (Operation of Non-Human Powered Micro-Mobility Devices) directing staff to review the timing with respect to the Heart Trail at Village Park, on first reading.

G. 26-7826 ORDINANCE NO. 2026-16 (PENALTY FOR GOLF CART VIOLATIONS AND OPERATION OF MICRO-MOBILITY DEVICES ON PUBLIC RIGHTS-OF-WAY)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 22 OF WELLINGTON'S CODE OF ORDINANCES TITLED "TRAFFIC AND VEHICLES," TO CLARIFY THE PENALTY FOR GOLF CART VIOLATIONS IN SECTION 22-34 AND TO CREATE A NEW ARTICLE VII, SECTIONS 22-46 THROUGH 22-50, TITLED "MICRO-MOBILITY DEVICES," GOVERNING THE USE OF MICRO-MOBILITY DEVICES ON PUBLIC RIGHTS-OF-WAY IN WELLINGTON CONSISTENT WITH STATE LAW; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Item was discussed in conjunction with Item 8G.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and passed (4-1; Mayor Napoleone dissenting) to approve Ordinance No. 2026-16 (Penalty For Golf Cart Violations And Operation Of Micro-Mobility Devices On Public Rights-Of-Way) as amended to include the age limitation (16), on first reading.

9. REGULAR AGENDA

A. 26-7815 APPOINTMENT OF METROPOLITAN PLANNING ORGANIZATION (MPO) ALTERNATE REPRESENTATIVE

Mr. Barnes introduced and presented the item.

A motion was made by Vice Mayor Antuña, seconded by Councilman Meier, and unanimously passed (5-0) to appoint Councilwoman Silvestri as the MPO Alternate Representative for the Metropolitan Planning Organization (MPO).

10. PUBLIC COMMENT

Mr. Barnes indicated there were cards submitted for public comment.

Public Comment:

1. Judith Lauro spoke regarding the Wellington Seniors Club.

2. Linda Vaillancourt spoke regarding the Wellington Seniors Club.
3. Jean Clancy spoke regarding the Wellington Seniors Club.
4. Eileen Kuhnel spoke regarding the Wellington Seniors Club.
5. Lori Shankman spoke regarding the Wellington Seniors Club.
6. Linda Mont spoke regarding the Wellington Seniors Club.
7. Bruce Tumin spoke regarding business tax receipt, liens and landscape plan, and the Wellington Seniors Club.
8. Maria Clarita Urrea spoke regarding the Wellington Seniors Club.
9. Lyndsy Fernandes spoke regarding the Wellington Seniors Club.
10. Michael Steiner spoke regarding the Wellington Seniors Club.
11. Linda Mackin spoke regarding the Wellington Seniors Club.

There was discussion between Council, Mr. Barnes and Ms. Cohen regarding the Wellington Seniors Club funding and the Village's Senior Programming.

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:

The Capital Improvement Program (CIP) Meeting will be held on Thursday, August 6, 2026 at 3:00 pm.

The Agenda Review will be held on Monday, August 10, 2026 at 4:30 pm.

The Next Council Meeting will be held on Tuesday, August 11, 2026 at 6:30 pm.

The Village Council wished Mr. Barnes and his wife happy anniversary.

The Village Council wished happy birthday to Vice Mayor Antuña.

13. COUNCIL REPORTS

COUNCILMAN MEIER: Councilman Meier presented the following report:

- Councilman Meier commented that there was great information tonight and he learned some new things. He said he is proud to be a Councilman and serve the community.

VICE MAYOR ANTUÑA: Vice Mayor Antuña presented the following report:

- Vice Mayor Antuña stated there have been five ribbon cutting ceremonies this month and it is great to have new businesses in Wellington.
- Vice Mayor Antuña stated this past Sunday she and Councilman Levin attended the PBSO Unity Fest at the Aquatics Center.
- Vice Mayor Antuña asked Mr. Barnes if it was possible to bring back the Citizens Academy.

Mr. Barnes provided brief information about the previous Citizens Academy and stated staff would prepare something for Council to review.

COUNCILMAN LEVIN: Councilman Levin presented the following report:

- Councilman Levin provided information regarding the Palm Beach County League of Cities meeting.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri wished the kids and teachers good luck on the upcoming first day of school.
- Councilwoman Silvestri wished happy birthday to Vice Mayor Antuña.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone waived comment.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:08 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk