

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, April 14, 2026

7:00 PM

Village Hall - Council Chambers

Village Council

*Michael J. Napoleone, Mayor
Maria Antuña, Vice Mayor
Amanda Silvestri, Councilwoman
Stephen A. Levin, Councilman
Johnny Meier, Councilman*

1. CALL TO ORDER

Mayor Napoleone called the meeting to order at 7:00 p.m.

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, 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. APPOINTMENT OF VICE MAYOR**A. [26-7619](#) APPOINTMENT OF VICE MAYOR**

Mr. Barnes introduced the item. He indicated that Council, per Charter, needed to appoint a Vice Mayor for the Village of Wellington.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0), to approve the appointment of Councilwoman Antuña as Vice Mayor of the Village of Wellington.

5. APPROVAL OF AGENDA

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

1. Add Item #26-7666, Senator Lori Berman: Legislative Session Update, to Presentations and Proclamations as Item 7A. All Other Presentations and Proclamations Items after Item 7A will change, respectively.

2. Add Approval of the Site Access and Construction At Risk License Agreement for Pre-Closing Work By Wellington Property Owners, LLC, to the Regular Agenda as Item 10C.

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

6. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY

There was a request by Mr. Volpe, who represents clients, for 10 additional minutes for Items 9A and 9B.

It was consensus of Council to allow Mr. Volpe a total of 25 minutes for his presentation for Items 9A and 9B.

7. PRESENTATIONS AND PROCLAMATIONS

A. [26-7666](#) SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE

This Item added to the agenda.

Mr. Barnes introduced this item.

Senator Berman congratulated Councilman Levin and Councilman Meier.

Senator Lori Berman and Representative Anne Gerwig provided a legislative session update.

The Village Council asked questions and thanked Senator Berman for her 16 years of service; and Representative Gerwig for her service.

B. [26-7617](#) PRESENTATION BY CLERK MIKE CARUSO, PALM BEACH COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY

This item formerly Item 7A.

Mr. Barnes introduced this item.

Mike Caruso, Palm Beach County Clerk of The Circuit Court & Comptroller, referenced the priorities he set when he was appointed by

the Governor. He gave an overview regarding current scams and the services and programs provided by his office.

The Village Council thanked Clerk Caruso for his presentation.

C. [26-7667](#) WELLINGTON COMMUNITY FOUNDATION FUNDING APPROVAL AND CHECK PRESENTATION

This item formerly Item 7B.

Mr. Barnes introduced this item.

Ian Williams presented this item and thanked Wellington Community Foundation for approving a number of initiatives for Wellington youth programs.

Mr. Jim Sackett, Chair of Wellington Community Foundation, introduced the board members and stated they awarded the Village of Wellington \$56,000 to support the Village's efforts for youth and seniors.

The Village Council gave comments and thanked Wellington Community Foundation.

D. [26-7679](#) PRESENTATION BY CAREER SOURCE PALM BEACH COUNTY

This item formerly Item 7C.

Mr. Barnes introduced this item.

Charles Duval, Associate Vice President of Development at Career Source Palm Beach County, spoke about services and programs. He stated they will hold a skilled trades fair on April 30, 2026 at 9:00 am at the Wellington Community Center (WCC). There will be twenty vendors there. He spoke about apprenticeships.

The Village Council stated they appreciate what Career Source does and thanked Mr. Duval for his presentation.

8. CONSENT AGENDA

Mr. Barnes indicated there were no comment cards for the Consent Agenda.

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

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

- A.** [26-7521](#) AUTHORIZATION TO UTILIZE A SOUTHEAST COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS
- This Item approved on Consent.
- B.** [26-7571](#) AUTHORIZATION TO CONTINUE UTILIZING A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF SODIUM HYDROXIDE
- This Item approved on Consent.
- C.** [26-7656](#) AUTHORIZATION TO: 1) AWARD TASK ORDER TO PROVIDE HYDROGEOLOGIC CONSULTING SERVICES FOR PHASE VI OF THE WELLFIELD REHABILITATION PROJECT; AND 2) AWARD A TASK ORDER FOR THE LABOR, EQUIPMENT, AND MATERIALS FOR PHASE VI OF THE WELLFIELD REHABILITATION PROJECT
- This Item approved on Consent.
- D.** [26-7522](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF CHEMICAL SCALE INHIBITOR (ANTI-SCALANT)
- This Item approved on Consent.
- E.** [26-7573](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR PURCHASE, DELIVERY AND INSTALLATION OF MULCH, PINE STRAW, AND GROUND PREPARATION, VILLAGE-WIDE
- This Item approved on Consent.
- F.** [26-7664](#) AUTHORIZATION TO ISSUE PURCHASE ORDERS FOR IRRIGATION PUMP STATION UPGRADES AT GREENBRIAR PARK AND VILLAGE PARK
- This Item approved on Consent.
- G.** [26-7665](#) RESOLUTION NO. R2026-19 (RESCIND 6.8.8 ZONING IN PROGRESS)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RESCINDING A ZONING IN PROGRESS RELATED TO SECTION 6.8.8 – EQUESTRIAN DEVELOPMENT OF THE EQUESTRIAN OVERLAY

ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

This Item approved on Consent.

- H. [26-7699](#) RESOLUTION NO. R2026-13 (RESOLUTION OF SUPPORT FOR PALM BEACH METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION ALTERNATIVES (TA) GRANT PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO SUPPORT AN APPLICATION FOR FINANCIAL ASSISTANCE PURSUANT TO THE PALM BEACH METROPOLITAN PLANNING ORGANIZATION (MPO) TRANSPORTATION ALTERNATIVES (TA) PROGRAM FOR FUNDING IN THE AMOUNT OF \$1.5 MILLION FOR BIKE LANES ON SOUTH SHORE BOULEVARD; AGREEING TO FUND THE LOCAL SHARE OF THE PROJECT AND THE ONGOING MAINTENANCE AND OPERATIONS EXPENSES ASSOCIATED WITH THE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

This Item approved on Consent.

- I. [26-7681](#) OUTSIDE LEGAL FEES AND COSTS – JOHNSON ANSELMO MURDOCK BURKE PIPER & HOCHMAN, P.A.

This Item approved on Consent.

9. PUBLIC HEARINGS

- A. [26-7669](#) ORDINANCE NO. 2025-26 (14833 50TH STREET COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC CONDITIONS OF THE FUTURE LAND USE MAP APPROVAL (PETITION NUMBER 2025-0003-DOA) FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER), TOTALING APPROXIMATELY 59.3 ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; DELETING THE SITE SPECIFIC CONDITIONS ADOPTED BY ORDINANCE NO. 2005-019 AS PART OF THE FUTURE LAND USE MAP DESIGNATION; UPDATING THE LEGAL DESCRIPTION REFERENCED IN ORDINANCE NO. 2005-019; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-26 and Ordinance No. 2025-27 by

title.

Ms. Cohen stated the item is legislative and one is Quasi-Judicial. Ms. Cohen asked if the applicant wished to combine the related public hearings into one public hearing. The applicant replied yes.

She swore in the individuals who wished to speak on the item.

The Village Council disclosed their Ex-parte Communications.

Kelly Ferraiolo, Senior Planner, entered the files into record and stated the agent, Schmidt Nichols and their team, on behalf of the applicant, will make their presentation first.

David Milledge, on behalf of the applicant, conducted a presentation.

Ms. Ferraiolo conducted staff's presentation.

Ms. Cohen indicated that Mr. Volpe had asked that the PowerPoint presentation be entered into the record.

Mr. Volpe confirmed that he wanted the PowerPoint presentation to be entered into the record and indicated he had provided the clerk with a copy of adoption documents for Ordinance 2005-19.

Robert Volpe, Partner/Holtzman Vogel, conducted a presentation on behalf of his clients.

There was a discussion about vote requirements.

Public Hearing

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

Public Comment:

There were multiple people who spoke in opposition to the ordinances.

Mayor Napoleone read cards into the record of those who were opposed: Melinda Rockwell, Anne Highley, and Richard Highley.

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.

David Milledge, Applicant, provided his rebuttal regarding the application, zoning, Florida law and manure blending facility.

There was discussion between the Village Council, Mr. Stillings, Ms. Cohen, Mr. Milledge, Mr. Volpe, and and the applicant about about what is being voted on tonight, manure blending site and the legality of it, Florida Department of Environmental Protection (FDEP), permitted uses, monitoring of the manure blending site, what are the next steps if the VOW found issues with the site, if the rezoning item was a cleanup item, land use, trucks, disturbances, the property, roads, bridle trails, equestrian services, zoning and financing.

A motion was made by Councilman Meier, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to deny Ordinance No. 2025-26 (14833 50th Street Comprehensive Plan Amendment).

There was discussion regarding the motion.

An amended motion was made by Councilman Meier, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-26 (14833 50th Street Comprehensive Plan Amendment) only to correct the legal description and deny it to the extent of removal of the conditions on first reading.

B. [26-7671](#)

ORDINANCE NO. 2025-27 (14833 50TH STREET REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2025-0004-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS 14833 50TH STREET SOUTH (FKA LITTLEWOOD EQUESTRIAN CENTER) FROM EQUESTRIAN RESIDENTIAL TO EQUESTRIAN COMMERCIAL RECREATION, TOTALING APPROXIMATELY 49.273-ACRES, MORE OR LESS; LOCATED ON THE NORTHEAST CORNER OF 50TH STREET SOUTH AND OUSLEY FARMS ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

This Item discussed in conjunction with Item 9A.

A motion was made by Councilman Meier, seconded by Vice

Mayor Antuña, and failed (3-2; Councilman Levin, Councilwoman Silvestri and Mayor Napoleone dissenting) to deny Ordinance No. 2025-27 (14833 50th Street Rezoning) as presented on first reading.

A motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and passed (3-2; with Councilman Meier and Vice Mayor Antuña dissenting) to approve Ordinance No. 2025-27 (14833 50th Street Rezoning) as presented on first reading.

10. REGULAR AGENDA

- A. [26-7662](#) RESOLUTION NO. R2026-18 (15555 DE HAVILLAND COURT LIEN REDUCTION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL COMPROMISING LIENS ASSOCIATED WITH CODE COMPLIANCE ACTIONS NOH-CC-1298-2024, NOH-CC-2415-2022, NOH-CC-2581-2024, AND NOH-CC-3518-2024, FOR 15555 DE HAVILLAND COURT, PURSUANT TO SECTION 2-199 OF THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Mr. Stillings stated this is a request by a representative for the property owner for a reduction of four code compliance liens.

Mark Teples, Attorney for Mr. Denitto, congratulated the new councilmembers. He provided background information about the property and code violations on the property.

James Denitto discussed the notices for the Special Magistrate Hearings.

Mr. Cote gave comments regarding the property, pool fence and permits.

Mr. Saint Cuerain (sp) spoke regarding a stipulation agreement, code enforcement, permits and property violations.

There was discussion between the Village Council, Mr. Stillings and the applicants regarding the property, notices and liens.

It was consensus of Council to provide a 70% lien reduction and payment of administrative costs.

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and passed (4-1; Councilman Meier dissenting) to approve a reduction of 70% (67,168.48) for Resolution No. R2026-18 (15555 De Havilland Court Lien Reduction).

B. [26-7672](#) PALM BEACH COUNTY LEAGUE OF CITIES VOTING DELEGATE AND ALTERNATE

Mr. Barnes introduced the item.

Mayor Napoleone spoke regarding the voting delegate and alternate voting delegate.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0) to appoint Councilman Levin as the Voting Delegate and Vice Mayor Antuña as the Alternate Voting Delegate for the Palm Beach County League of Cities.

C. APPROVAL OF THE SITE ACCESS AND CONSTRUCTION AT RISK LICENSE AGREEMENT FOR PRE-CLOSING WORK BY WELLINGTON PROPERTY OWNERS, LLC.

This Item added to the agenda.

Mr. Barnes stated he and Ms. Cohen worked on the agreement with Related Ross. He explained the purpose of the agreement.

Ms. Cohen stated she and Mr. Barnes worked with Related Ross on the agreement which was reviewed by Mr. Pincus. They also spoke with the Gehring Group regarding the insurance.

The Village Council asked questions about the agreement.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0) to approve the Site Access and Construction At Risk License Agreement.

11. PUBLIC COMMENT

Mr. Barnes indicated there were two cards submitted for public

comment.

1. Bruce Tumin spoke regarding code compliance.

2. Eileen Janiga spoke about safety in Wellington and provided suggestions for same.

12. ATTORNEY'S REPORT

MS. COHEN: Ms. Cohen presented the following report:

Ms. Cohen provided updates about the SB 180 lawsuit and Form 6.

13. VILLAGE MANAGER'S REPORT

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

The Next Council Meeting will be held on Tuesday, May 12, 2026 at 6:30 pm.

The Agenda Review will be held on Monday, May 11, 2026 at 4:30 pm.

Mr. Barnes stated multiple two hour workshops regarding visioning will be scheduled.

14. COUNCIL REPORTS

COUNCILMAN MEIER: Councilman Meier presented the following report:

Councilman Meier commented about the meeting.

COUNCILMAN LEVIN: Councilman Levin presented the following report:

Councilman Levin encouraged everyone to watch the council meetings until the end to observe the outcome. He said he welcomes the opportunity to learn more about the community.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri welcomed Councilman Levin and Councilman Meier. She stated she looks forward to working with them.

Councilwoman Silvestri asked Mr. Barnes to provide different scenarios about lowering the millage rate and information regarding property taxes.

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

Vice Mayor Antuña congratulated Councilman Levin and Councilman Meier.

Vice Mayor Antuña commended Village staff on various events over the last few weeks. She also commended PBSO for their partnerships with the neighborhood community event and Coffee with a Deputy.

Vice Mayor Antuña mentioned the ribbon cuttings for two new restaurants, Spiros and Kura Sushi. She encouraged everyone to support local restaurants and businesses.

Vice Mayor Antuña stated beginning Friday, April 17, 2026, Festa Italiana will take place over the weekend.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

Mayor Napoleone congratulated and welcomed Councilman Levin and Councilman Meier to the team.

Mayor Napoleone stated the Taste of Wellington, Earth/Arbor Day, and Gay Polo events will take place next weekend beginning on April 24, 2026.

15. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 11:03 PM.