

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, January 27, 2026
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, January 27, 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; Tanya Siskind, Vice Mayor; John T. McGovern, Councilman; and Amanda Silvestri, Councilwoman.

Council Members absent: Maria Antuña, Councilwoman.

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** – Reverend Matthew Tees, 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 presented.

Mr. Barnes requested that Public Comment be moved to the front of the agenda from the end of the agenda.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, 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. **25-7510** PBSO INVITATION TO A DAY FOR AUTISM EVENT

Mr. Barnes introduced this item.

Palm Beach Sheriff’s Office (PBSO) Investigator Scott Poritz provided information regarding the origin and history on the Day for Autism Event. He invited Council to attend the event to be held at Village Park from 10:00 am to 2:00 pm on February 22, 2026. The event is free to all

participants and they are in need of more sponsors.

Mayor Napoleone thanked Investigator Poritz for all of his hard work and efforts regarding the event. He stated this is a great family event.

At this time, there were Public Comments for Non-Agendaed Items.

Public Comments:

1. Jonathan Bostic thanked the Council for allowing them to speak and provided a brief update regarding Wellington Athletics. He commended the volleyball players from the program.
2. Devon Travis thanked the Village Council for the opportunity and spoke regarding baseball at Wellington Sports Academy.
3. Doug Ziegler spoke about Wellington Sports Academy, thanked Council and Jon Bostic for their vision.
4. Dan Castrillon thanked Council and spoke regarding Wellington Sports Academy.
5. Jane Vatterott spoke regarding academics, teachers and coaches at Wellington Sports Academy.
6. Hayden Vassalotti spoke regarding coaches at Wellington Sports Academy.
7. Teresita Strout spoke regarding Wellington Sports Volleyball Academy.

Vice Mayor Siskind read the card into the record of Andrea Ordonez who did not wish to speak.

7. CONSENT AGENDA

There were no Consent Agenda Items.

8. PUBLIC HEARINGS

- A. 25-7506** ORDINANCE NO. 2026-06 (WELLINGTON VILLAGE (FKA K PARK) REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0003-REZ] BY AMENDING THE ZONING DESIGNATION FOR A PORTION OF CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM COMMUNITY FACILITIES (CF) TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD), TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM COMMUNITY COMMERCIAL (CC) TO MUPD, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL 71.27-ACRES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

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

Ex-parte Communications:

Councilwoman Silvestri: Councilwoman Silvestri stated she had spoken with her husband, staff, the applicant and their team, John Bowers, Johnny Meier, Tatiana Yaques, Maureen Brennan, Lauren Brody, Joshua Zillmer, Stephen Levin, Stacy Lima, Paige Nuñez, Meghan Buser, Kyle and Jessica Duncan, Palm Beach County Mayor Sara Baxter, and read emails in support and in opposition. She said she could be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind stated she had spoken with staff and the applicant. She said she could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with staff, the team from Related Ross, the team from Wingrove Academy, Tatiana Yacques, John Bowers, Ryan Mishkin, Jeffrey Robbert, Stephen Levin, and Paige Nuñez. He said he could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with staff, his wife, his daughters, all Planning, Zoning and Adjustment Board (PZAB) members, Joshua Zillmer, Stephen Levin, the team from Related Ross, and the team from Wingrove Academy. He said he could be fair and impartial.

Kelly Ferraiolo, Senior Planner, entered the files into record and talked about the request. She stated the agent, Urban Design Studio, and their team will make their presentation first.

Ken Tuma, Managing Principal/Urban Design Studio, asked for additional time. He introduced various team members on behalf of the applicant. He referenced the request to rezone, the master plan and conditional uses. He referenced the subject site. Mr. Tuma showed a graphic of the existing zoning and existing FLU and the proposed zoning and existing FLU. In addition, he showed a graphic of the master plan. Mr. Tuma mentioned the project standards manual in terms of additional items being approved. He showed the conceptual master site plan and site circulation.

Kenneth A. Himmel, President/Related Ross, spoke about the project and traffic.

Jeff Clark, Executive Chair and CEO/ElevateED, provided his background information and spoke regarding Wingrove Academy.

David Manfredi, Elkus/Manfredi Architects, mentioned four principles of planning and talked about multiple uses, open space and walkability within the project. He stated these things have been planned together. He conducted a presentation about the project: Ground Level Plan, Level 2 Plan, Level 3 Plan, Main Street – Storefront View, Main Street – Brewery View, Promenade – View Looking West, Promenade – Storefront View, Lakeside – Dining View, Hotel – Street View, Wingrove Academy – Aerial View, POD A – Wingrove Academy, View of the Entry Drive and Portal, View of the Courtyard, View of the Elementary School Entrance, and View of the Elementary School Courtyard.

Kelly Ferraiolo, Senior Planner, discussed the rezoning and referenced the request. Showed a current and proposed zoning map. She spoke about the Master Plan, land use allocation, residential density and project standards manual. She discussed the required improvements and contributions, shared parking study, and school traffic operational plan. Ms. Ferraiolo stated at their January 21, 2026 meeting, PZAB recommended approval of all requests with recommendations. She talked about the findings of fact.

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:

1. Jim Jordan stated Oakmont Estates supports this project and stated they need a barrier wall (10 foot) for separation from the project.
2. Mary Lou Bedford, CEO of Central Palm Beach County Chamber of Commerce, stated they are in favor of the project.
3. Marcia Andrews, Palm Beach County School Board, District 6 Commissioner, stated she is in favor of the school and project.

There being no further public comments, a motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (4-0) to close the public hearing pending the final speaker (Ms. Donaldson).

Brian Kelly, Vice President and Traffic Engineer/Simmons and White, Inc., spoke regarding the traffic study. He discussed the offsite traffic improvements and additional traffic mitigation, School On-Site Circulation for Elementary School Drop-off, Upper School Drop-off, Staff and Student Parking, Bus Drop-off and Overall. Mr. Kelly discussed Pod B Parking Contingency Plans.

Council asked various questions about traffic and drop off.

Mr. Kelly responded to Council's questions.

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

4. Audeanne Donaldson spoke about the project and urged Council to approve it.

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

Kevin Ryan spoke about the wall and buffer. He stated they will continue the discussion and explore different options.

Mayor Napoleone and Councilman McGovern asked questions about the wall.

Mr. Stillings spoke about the wall as a condition.

Vice Mayor Siskind asked about the structure of the wall.

Mr. Tuma spoke about the wall, deviation and the site plan. He asked that they be allowed to continue to work with Oakmont Estates to try to come up with a solution.

Mayor Napoleone inquired about Phase 2 Residential.

Mr. Ryan discussed the plan.

Mayor Napoleone inquired about the reduction of internal trees.

Ms. Ferraiolo discussed the trees and the staff condition.

Mr. Stillings stated there is generally a quantity requirement. He mentioned the acreage and the in-lieu contribution.

Councilman McGovern commented about the 12 deviations in Pod A and 10 deviations in Pod B and asked if staff is comfortable with those deviations.

Staff responded in the affirmative.

Councilman McGovern inquired about parking space width.

Mr. Stillings stated parking spaces that are high traffic will not be reduced in width.

Mr. Ryan stated 9-foot spaces are the typical standard in the industry.

Councilman McGovern asked about acreage.

Ms. Ferraiolo discussed the acreage in terms of buffer deduction.

Councilman McGovern asked Ms. Cohen about the rezoning and the assignment of 200 dwelling units.

Ms. Cohen stated the dwelling units would come through the master plan and at that time Council will also consider the two conditional uses.

A motion was made by Councilman McGovern, seconded by Councilman Silvestri, and unanimously passed (4-0) to approve Ordinance No. 2026-06 (Wellington Village (FKA K Park) Rezoning) on first reading.

9. REGULAR AGENDA

There were no Regular Agenda Items.

10. PUBLIC COMMENT

Public Comment:

1. Bruce Tumin spoke about code enforcement issues.

11. ATTORNEY'S REPORT

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

Ms. Cohen reported on the 130 Violations Foreclosure matter.

It was Council consensus to not pursue the remaining monies.

Ms. Cohen stated she would issue the lien satisfaction for recording.

12. VILLAGE MANAGER'S REPORT

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

The next Agenda Review Meeting will held on February 9, 2026 at 4:30 pm.

The Village Council Meeting will be held on February 10, 2026 at 6:30 pm.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

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

- Vice Mayor Siskind waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern commented that Councilwoman Antuña sent her regrets to not being in attendance at the meeting. He sent best wishes to her and her husband.
- Councilman McGovern stated equestrian season is upon the Village and stated he hopes everyone will attend the Great Charity Challenge this weekend.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone spoke about the Women’s Foundation of Florida Daring Leader Challenge and explained why he had on a Georgia tie.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:58 P.M.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk