

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, January 28, 2025
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, January 28, 2025, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; John T. McGovern, Vice Mayor; Tanya Siskind, Councilwoman; Maria Antuña, Councilwoman; and Amanda Silvestri, 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 7:00 p.m.
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. Remove Consent Agenda Item 7D, Reappointment of Code Compliance Special Magistrate Alan Zangen, Esq. from the agenda.

Mayor Napoleone reiterated that it was Council consensus at yesterday’s Agenda Review Meeting that staff complete an RFQ process for applicants.

2. Remove Public Hearing Item 9B, Resolution No. R2024-52 (Speed Detection Camera Systems For Schools), from the agenda.

A motion was made by Vice Mayor 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. 25-6961 WELLINGTON ROTARY CLUB TORNADO RELIEF UPDATE

Mr. Barnes introduced the item.

Walter Imperatore, President of Wellington Rotary Club, provided an update regarding their tornado relief efforts and recognized the community partners who participated in the tornado relief. He thanked the Village Council for their leadership.

The Village Council gave comments.

Vice Mayor McGovern inquired about how residents are doing with insurance and FEMA claims and continuing needs.

Nicole Coates, Director of Emergency Management, provided an update regarding long-term recovery phase efforts.

7. CONSENT AGENDA

- A. 25-6960 MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JANUARY 14, 2025
- B. 24-6917 AUTHORIZATION TO UTILIZE A CITY OF GREENACRES CONTRACT FOR THE REMOVAL AND REPLACEMENT OF SPLIT RAIL FENCING AT VILLAGE PARK
- C. 25-6952 AUTHORIZATION TO CONTINUE UTILIZING CIVIC PLUS, LLC, FOR THE PARKS AND RECREATION MANAGEMENT SOFTWARE SOLUTION
- ~~D. 25-6946 REAPPOINTMENT OF CODE COMPLIANCE SPECIAL MAGISTRATE ALAN ZANGEN, ESQ.~~

This Item was removed from the agenda.

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

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0), to approve the Consent Agenda as amended.

8. PUBLIC HEARINGS

- A. 24-6810 ORDINANCE NO. 2024-14 (AUTHORIZING THE PLACEMENT, INSTALLATION AND OPERATION OF A SPEED DETECTION SYSTEM WITHIN WELLINGTON SCHOOL ZONES AND PROVIDING FOR TRAFFIC ENFORCEMENT PROCEDURES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL CREATING ARTICLE VI OF CHAPTER 22 OF THE VILLAGE'S CODE OF ORDINANCES TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISHING TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATING HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING A CONFLICTS CLAUSE;

PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read the Ordinance by title.

Mr. De La Vega stated this is second reading of the Ordinance and briefly discussed requirements prior to utilizing speed detection systems. He said there are no changes since the first reading and a contractor would be brought back in the future.

Mayor Napoleone stated it was discussed in yesterday’s agenda review meeting to select a vendor once there was more clarity on the various proposals and contracts the Village could piggyback on.

Public Hearing

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

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

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2024-14 (Authorizing The Placement, Installation And Operation Of A Speed Detection System Within Wellington School Zones And Providing For Traffic Enforcement Procedures) as presented on second reading.

~~B. 24-6819 RESOLUTION NO. R2024-52 (SPEED DETECTION CAMERA SYSTEMS FOR SCHOOLS)~~

~~A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT BETWEEN WELLINGTON AND REDSPEED FLORIDA LLC TO PROVIDE THE TRAFFIC REPORT SERVICES FOR THE VILLAGE’S SCHOOL ZONES, AND TO INSTALL AND OPERATE THE SDS SYSTEMS ON BEHALF OF THE VILLAGE TO ENFORCE SCHOOL ZONE SPEEDING VIOLATIONS; AND PROVIDING AN EFFECTIVE DATE.~~

This Item was removed from the agenda.

C. 25-6959 ORDINANCE NO. 2024-25 (ANIMALS IN PARKS)

AN ORDINANCE OF WELLINGTON’S COUNCIL AMENDING CHAPTER 14, ARTICLE III, DIVISION 1, SECTION 14-18 (WILDLIFE) OF THE CODE OF ORDINANCES TO CLARIFY THAT LEASHED DOGS ARE ALLOWED IN CERTAIN WELLINGTON PARKS; 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 this is second reading of the Ordinance and aligns the Village's code with its current practice. She said there have been no changes since first reading and no comments from the public.

Public Hearing

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to open the Public Hearing.

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

A motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2024-25 (Animals In Parks) as presented on second reading.

D. 25-6957 ORDINANCE NO. 2025-02 (AXIS 2 FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Barnes recommended that there be one concurrent staff presentation since the items (Ordinance No. 2025-02 and Ordinance No. 2025-03) are related; with a separate motion for each item.

Ms. Hall read Ordinance No. 2025-02 and Ordinance No. 2025-03 by title.

Ms. Cohen stated this is a combined hearing and one of the Items 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 Stacy Lima, John Bowers, staff and she visited the site. She said she could be fair and impartial.

Councilwoman Siskind: Councilwoman Siskind disclosed that she spoke with Jeffrey Robbert, Rachel Eidelman and staff. She said she could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he spoke with John Bowers. He said he could be fair and impartial.

Vice Mayor McGovern: Vice Mayor McGovern stated he had spoken with Richard Schecter and Michael Drahos. He said he could be fair and impartial.

Councilwoman Antuña: Councilwoman Antuña stated she had spoken with staff. She said she could be fair and impartial.

Damian Newell, Senior Planner, entered the files into the record and stated the owner is the Village of Wellington and the applicant is WG 10Park, LLC. He said the Agent is Urban Design Studio (Lentzy Jean-Louis/Joni Brinkman). He stated this is a comprehensive plan amendment and rezoning request. Mr. Newell showed Council a location map of the subject site and provided background information on the Wellington Green 10-Acre Park.

Joni Brinkman, Urban Design Studio, on behalf of the applicant, mentioned their request, gave the site history and showed a graphic of the location. She discussed what they are proposing and reviewed the conceptual site plan. Ms. Brinkman explained site access, referenced the master plan and the site data. She highlighted the project features, pedestrian circulation path and circulation plan, and explained the recreation and civic requirements that they meet. Ms. Brinkman highlighted the approved Traffic Performance Standards (TPS) Letter from Palm Beach County and the SCAD (School Capacity Availability) Letter from the Palm Beach County School District. In addition, Ms. Brinkman referenced the market study.

Mr. Newell reviewed the Current Future Land Use Map (FLUM) and the Proposed FLUM amendment. He discussed the number of units, overall density and referenced the rezoning request. He spoke regarding the comprehensive plan amendment and explained the residential density in relation to community benefits. He showed an illustration of the Axis 2 Master Plan and Conceptual Site Plan and spoke about the Public Land Dedication. Mr. Newell highlighted the traffic letters from Palm Beach County and the Wellington Traffic Consultant. He provided a brief summary regarding the compatibility and consistency of the Applicant's request. The Planning, Zoning and Adjustment Board (PZAB) recommended approval of the land use and Master Plan at their January 15, 2025 meeting.

Ms. Cohen clarified the wetland parcels conveyance in terms of the settlement agreement.

Vice Mayor McGovern asked Ms. Cohen to describe what is being resolved here.

Ms. Cohen generally described what happened and the resolution.

Mayor Napoleone spoke about the previous lawsuit and referenced the settlement agreement.

There was further discussion between the Village Council, Ms. Cohen, Mr. Barnes and Mr. Stillings regarding the settlement agreement, background information, conservation and wetlands, open play space, hours of operation for South Shore Park, the Village's dedicated programming for the fields, open play fields for the residents.

Public Hearing

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

Public Comment:

1. Jill Townsend read a statement into record referencing presidential executive orders and a moratorium on any new development.
2. Rebekah Gible was not present to speak. Her card will be made a part of the record.

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

Councilwoman Silvestri inquired about the minimum height and number of units.

Ms. Cohen and Mr. Barnes responded regarding the height of the buildings and number of units.

Lentzy Jean-Louis, Urban Design Studio, Inc., discussed the site access.

Gary Koolik, WG 10Park, LLC, referenced the units and building architecture.

Councilwoman Antuña inquired about the Axis numbers and asked if Axis 1 is rented out completely.

Councilwoman Silvestri asked how many units were there in Wellington Bay.

Mr. Cramer provided the number of units.

Mayor Napoleone referenced the six story buildings and open space.

Councilwoman Antuña asked if there was any more land regarding the access.

There was discussion regarding minimum building height, number of units, access, open space, balance analysis, Live Local Act, the settlement agreement and workforce housing units.

Ms. Cohen stated she would review the settlement agreement.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to approve Ordinance No. 2025-02 (Axis 2 Future Land Use Map Amendment To The Comprehensive Plan Amendment (FLUM)) as presented on first reading.

E. 25-6958 ORDINANCE NO. 2025-03 AXIS 2 REZONING (ZONING MAP AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

This item was discussed in conjunction with Item 8D.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to approve Ordinance No. 2025-03 (Axis 2 Rezoning Zoning Map Amendment) as presented on first reading.

9. REGULAR AGENDA

There were no Regular Agenda Items.

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 referenced her report that she gave during yesterday's agenda review meeting.

12. MANAGER'S REPORT

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

The Next Council Meeting will be held on Tuesday, February 11, 2025 at 7:00 pm.

The ACME Meeting will be held after this meeting.

Mayor Napoleone inquired about the meetings for February.

Mr. Barnes stated staff is planning for two Council meetings in February.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind waived comment.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña waived comment.

VICE MAYOR MCGOVERN: Vice Mayor McGovern presented the following report:

- Vice Mayor McGovern encouraged everyone to be careful on the road since it is season.
- Vice Mayor McGovern commented regarding events and stated the Garlic Fest is this weekend. The Great Charity Challenge is Saturday night and the Brew Fest is coming up on February 8, 2025.

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 8:25 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk