

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, December 9, 2025

6:30 PM

Village Hall - Council Chambers

Village Council

Michael J. Napoleone, Mayor

Tanya Siskind, Vice Mayor

John T. McGovern, Councilman

Maria Antuña, Councilwoman

Amanda Silvestri, Councilwoman

1. CALL TO ORDER

Vice Mayor Siskind called the meeting to order at 6:30 p.m.

Council Members present: Tanya Siskind, Vice Mayor; John T. McGovern, Councilman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Council Members absent: Michael Napoleone, Mayor.

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 Pete Del Valle, St. Therese de Lisieux Catholic Church, delivered the invocation.

3. PLEDGE OF ALLEGIANCE

Vice Mayor Siskind led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

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

1. Applicant Request to Postpone Public Hearing Item 8A, Resolution No. R2025-69 (Lotis 2 Master Plan Amendment), to the January 12, 2026 Council Meeting.

2. Add Approval of Fourth Amendment to Article 3, Section 3.2 of the Purchase And Sale Agreement with Wellington Property Owner LLC to extend the deadline for the Inspection Period to January 13, 2026, to the Consent Agenda as Item 7K.

A motion was made by Councilman McGovern, 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

There were no Presentations and Proclamations.

7. CONSENT AGENDA

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

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

- A.** [25-7435](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 12, 2025 AND SPECIAL COUNCIL MEETING OF DECEMBER 1, 2025
This Item approved on Consent.
- B.** [25-7232](#) AUTHORIZATION TO AWARD CONTRACTS FOR HARDWOOD TREE PRUNING VILLAGE-WIDE
This Item approved on Consent.
- C.** [25-7328](#) AUTHORIZATION TO AWARD CONTRACTS FOR THE SUPPLY, DELIVERY AND INSTALLATION OF LANDSCAPE MATERIALS
This Item approved on Consent.
- D.** [25-7459](#) AUTHORIZATION TO PURCHASE GOODS AND SERVICES UTILIZING VARIOUS VENDORS FOR THE SCOTT'S PLACE EXPANSION PROJECT
This Item approved on Consent.
- E.** [25-7345](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF VEHICLES AND EQUIPMENT
This Item approved on Consent.
- F.** [25-7333](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM MAINTENANCE AND SUPPORT SERVICES
This Item approved on Consent.

- G.** [25-7334](#) AUTHORIZATION TO CONTINUE UTILIZING AN EXISTING AGREEMENT WITH KRONOS SAASHR, INC. FOR SUPPORT, MAINTENANCE, LICENSES AND RENTAL OF THE VILLAGE'S TIMEKEEPING AND PERFORMANCE REVIEW SYSTEM
- This Item approved on Consent.
- H.** [25-7434](#) AUTHORIZATION TO AWARD A CONTRACT TO CREATIVE CONTRACTING GROUP THROUGH THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FOR HOME IMPROVEMENTS AT 14679 HORSESHOE TRACE
- This Item approved on Consent.
- I.** [25-7312](#) RESOLUTION NO. R2025-75 (2025 ANNUAL HOUSING INCENTIVES REPORT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE 2025 AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) HOUSING INCENTIVES REPORT AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP ACT, SUBSECTION 420.9076, OF THE FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.
- This Item approved on Consent.
- J.** [25-7464](#) A. RESOLUTION NO. R2025-78 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; AN EFFECTIVE DATE; AND FOR OTHER PURPOSES
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
- B. RESOLUTION NO. R2025-77 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION APPROPRIATING THE LOAN AMOUNT IN EXCESS OF THE BUDGETED AMOUNT TO THE UTILITY METER REPLACEMENT PROJECT.
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 UTILITY BUDGET FOR THE STATE REVOLVING LOAN PROGRAM TOTAL FUNDING FOR THE WELLINGTON UTILITY METER REPLACEMENT PROJECT IN THE AMOUNT OF \$1,714,910 (PROJECT FUNDING OF \$11,485,206 PLUS LOAN SERVICE FEES OF \$229,704, LESS

PREVIOUSLY BUDGETED AMOUNTS); AND PROVIDING AN EFFECTIVE DATE.

This Item approved on Consent.

- K. [25-7469](#) APPROVAL OF FOURTH AMENDMENT TO ARTICLE 3, SECTION 3.2 OF THE PURCHASE AND SALE AGREEMENT WITH WELLINGTON PROPERTY OWNER LLC TO EXTEND THE DEADLINE FOR THE INSPECTION PERIOD TO JANUARY 13, 2026

This Item was added to the agenda.

This Item approved on Consent.

8. PUBLIC HEARINGS

- A. [25-7449](#) RESOLUTION NO. R2025-69 (LOTIS 2 MASTER PLAN AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2025-0001-MPA) 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 AND CONDITIONAL USE APPROVALS BY ABANDONING THE CONDITIONAL MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, INCREASING THE CONDITIONAL DAYCARE USE FROM 210 TO 230 STUDENTS, ADDING A COMBINED RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, AND TO MODIFY CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This Item was postponed to the January 12, 2026 Village Council Meeting.

- B. [25-7445](#) ORDINANCE NO. 2025-20 (RUSTIC RANCHES OVERLAY ZONING DISTRICT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-20 by title.

Mr. Stillings presented this item.

The Village Council asked questions about the purpose of the ordinance, who initiated the amendment and how does the Village know this is the desire of a majority of the residents of Rustic Ranches.

Mr. Stillings and Mr. Barnes responded to Council's 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 Antuña, and unanimously passed (4-0) to approve Ordinance No. 2025-20 (Rustic Ranches Overlay Zoning District ZTA) as presented on first reading.

C. [25-7447](#)

ORDINANCE NO. 2025-30 (BUILDING HEIGHT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 5, TABLE 5.1.2-1, DEVELOPMENT APPLICATION APPROVALS, RELATED TO BUILDING HEIGHT APPLICATION TYPES; TO ADD SECTION 5.3.11 RELATING TO BUILDING HEIGHT; TO AMEND ARTICLE 6, SECTION 6.3.1.F.5, RELATED TO BUILDING HEIGHT APPLICATIONS IN EXCESS OF 35 FEET; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-30 by title.

Mr. Stillings presented this item.

The Village Council provided comments and asked questions regarding the State Road 7/441 corridor and building height.

Mr. Stillings provided a graphic regarding building height to Council and answered 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.

Public Comment:

1. Max Kaye, Related Ross, stated they submitted their hotel conditional use and site plan and mixed use plan development documents to the Village. They are in favor of this zoning text amendment.

2. Elizabeth Pandich asked about PUDs, subdividing and future buildings.

3. Kevin Ryan, Related Ross, spoke about how the ordinance relates to their project. He provided a handout to Council regarding the hotel update.

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

There was further discussion between Council, Mr. Stillings and Ms. Cohen regarding building height and setback requirements.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (4-0) to approve Ordinance No. 2025-30 (Building Height ZTA) as presented on second reading.

D. [25-7446](#)

ORDINANCE NO. 2025-31 (ARB APPROVAL ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-31 by title.

Mr. Stillings presented this item.

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. 2025-31 (ARB Approval ZTA) as presented on second reading.

E. [25-7441](#)

ORDINANCE NO. 2025-05 (APPEALS TO CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 5, ARTICLE I, SECTION 5-2, SUBSECTION 113 (CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS) OF THE CODE OF ORDINANCES TO CLARIFY THE PROCEDURES FOR APPEALING A DECISION OF THE BUILDING OFFICIAL TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-05 by title.

Ms. Cohen presented this item.

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.

A motion was made by Councilwoman Silvestri, seconded by Councilwoman Antuña, and unanimously passed (4-0) to approve Ordinance No. 2025-05 (Appeals To Construction Board Of Adjustment And Appeals) as presented on second reading.

F. [25-7448](#) ORDINANCE NO. 2025-29 (ISLA CARROLL POLO AND RESIDENCES REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND RESIDENCES; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This Item was postponed.

9. **REGULAR AGENDA**

There were no Regular Agenda Items.

10. **PUBLIC COMMENT**

Mr. Barnes indicated there were two comment cards submitted for Public Comment.

Public Comment:

1. Santiago Lattanzio spoke regarding a Data Center being built next to the Arden Development.
2. Alex Terribile had submitted a comment card but decided he did not wish to speak.

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 Next Council Meeting will be held on January 12, 2026. Agenda Review will be held on January 8, 2026.

Village Offices will be closed beginning Thursday, December 25, 2025, and will reopen on Monday, December 29, 2025, in observance of Christmas Day and the Winter Holiday.

Village Offices will be closed on Thursday, January 1, 2026 in observance of New Year's Day.

Mr. Barnes spoke regarding Wellington's 30th Anniversary and the grand opening of the Wellington Aquatics Center.

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 waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern stated he, Councilwoman Antuña, Mayor Napoleone and Mr. Barnes attended the Great Charity Challenge Drawing on December 2, 2025.

Councilman McGovern said on December 4, 2025, they attended the Wellington Tree Lighting and Cultural Celebration. He informed everyone that the Holiday Parade will be held on December 14, 2025.

Councilman McGovern also mentioned the Wellington Boat Parade that will be held on Saturday Night (December 13, 2025).

Councilman McGovern spoke about development on the SR 7/441 corridor. The Village Council and members of the community

attended the ribbon cutting at Cooper's Hawk.

Councilman McGovern said the Village will celebrate the 30th Anniversary of Wellington and grand opening of the new aquatics complex.

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

Vice Mayor Siskind waived comment.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 7:23 p.m.