

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Wednesday, November 12, 2025
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Wednesday, November 12, 2025, 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; 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 6:30 p.m.

Mayor Napoleone called for a Moment of Silence for retired Palm Beach County Fire Rescue Chief Michael Arena, Wellington resident, who recently passed away.

2. **INVOCATION** – Deacon Al Payne, St. Therese de Lisieux Catholic Church, delivered the invocation.

3. **PLEDGE OF ALLEGIANCE** – Cub Scout Pack 125 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 7B, Consideration and Direction for A Proclamation Recognizing A National Day of Remembrance for Charlie Kirk.

2. Add Presentation by Palm Beach County Fire Rescue Administrator Chief Patrick J. Kennedy and District Chief Amanda Vomero on the MSTU Local Bill to the agenda as Item 6A.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, 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. 25-7426** PRESENTATION BY PALM BEACH COUNTY FIRE RESCUE (PBCFR) ADMINISTRATOR CHIEF PATRICK J. KENNEDY AND BATTALION 2 DISTRICT CHIEF AMANDA VOMERO ON THE MSTU LOCAL BILL

This Item added to the agenda.

Mr. Barnes introduced this item and stated there is a copy of the draft bill and bill summary in Council's folders.

PBCFR Battalion 2 District Chief Amanda Vomero stated they appreciate the partnership with Wellington and provided information regarding the MSTU Local Bill. She indicated that the bill does not impact Wellington.

PBCFR Chief Kennedy stated they have been speaking with the cities that they serve and have been working on this bill for quite some time. He commented regarding impacts of the bill.

Council provided comments and asked questions regarding the local bill.

There was further discussion between Council, Mr. Barnes, Ms. Cohen and Chief Kennedy regarding the MSTU.

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to issue a resolution of support for the MSTU local bill.

7. CONSENT AGENDA

- A. 25-7392** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 14, 2025
- ~~**B. 25-7382** CONSIDERATION AND DIRECTION FOR A PROCLAMATION RECOGNIZING A NATIONAL DAY OF REMEMBRANCE FOR CHARLIE KIRK~~

This Item removed from the agenda.

- C. 25-7326** AUTHORIZATION TO CONTINUE UTILIZING A CITY OF PLANTATION CONTRACT, AS A BASIS FOR PRICING, WITH ALLIED UNIVERSAL CORPORATION, FOR THE PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE
- D. 25-7085** AUTHORIZATION TO AWARD AN ON-CALL CONTRACT FOR WELLFIELD REHABILITATION AND WELL CONSTRUCTION
- E. 25-7329** AUTHORIZATION TO AWARD A CONTRACT FOR THE WATER RECLAMATION FACILITY CLASS 1 INJECTION WELL SYSTEM MECHANICAL INTEGRITY TESTING
- F. 25-7332** AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT FOR THE PURCHASE, DELIVERY, AND SERVICE OF FLYGT PUMPS
- G. 25-7394** AUTHORIZATION TO EXECUTE A TASK ORDER TO HAZEN AND SAWYER TO PROVIDE WATER RECLAMATION FACILITY (WRF) SODIUM HYDROXIDE STORAGE AREA MODIFICATIONS

- H. 25-7403** RESOLUTION NO. R2025-72 (FY26 UTILITY BUDGET AMENDMENT FOR PFAS PUBLIC WATER SYSTEM SETTLEMENT PAYMENTS)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 UTILITY BUDGET FOR THE PFAS PUBLIC WATER SYSTEM SETTLEMENT PAYMENTS TO FUND MEMBRANE PLANT UPGRADE PROJECTS; AND PROVIDING AN EFFECTIVE DATE.
- I. 25-7330** AUTHORIZATION TO AWARD SOLE SOURCE CONTRACTS FOR VARIOUS PUMP STATION PROJECTS
- J. 25-7398** AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR MULTIPURPOSE PATHWAY, PARKING LOT, AND SIDEWALK IMPROVEMENTS
- K. 25-7348** AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE PUBLIC WORKS FACILITY WIND RETROFIT PROJECT
- L. 25-7412** AUTHORIZATION TO EXECUTE AN ADDITIONAL TASK ORDER TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE STORMWATER PUMP STATION IMPROVEMENTS
- M. 25-7417** INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY SCHOOL BOARD FOR INSTALLATION OF TRAFFIC SIGNAL IMPROVEMENTS AT LAKE WORTH ROAD AND ISLE VIEW DRIVE
- N. 24-6925** RESOLUTION NO. R2025-02 (WELLINGTON REGIONAL MEDICAL CENTER PLAT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING WELLINGTON REGIONAL MEDICAL CENTER PLAT BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
- O. 25-7393** RESOLUTION NO. R2025-73 (STATE PERMITS FOR TEMPORARY CLOSINGS OF STATE ROADS)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE VILLAGE MANAGER OR HIS DESIGNEE TO AUTHORIZE AND APPLY FOR STATE PERMITS FOR TEMPORARY CLOSINGS OF STATE ROADS FOR SPECIAL EVENTS; AND PROVIDING AN EFFECTIVE DATE.
- P. 25-7415** AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR THE NEW AQUATIC CENTER

- Q. 25-7408** RESOLUTION NO. R2025-74 (FACILITIES FEE SCHEDULE)
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A FACILITIES FEE SCHEDULE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- R. 25-7331** AUTHORIZATION TO AMEND A CONTRACT FOR ON-DEMAND RIDESHARE TRANSPORTATION SERVICES

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

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

8. PUBLIC HEARINGS

- A. 25-7401** ORDINANCE NO. 2025-28 (FY 2025/2026 ANNUAL CAPITAL IMPROVEMENT ELEMENT UPDATE OF WELLINGTON'S COMPREHENSIVE PLAN)
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, UPDATING THE WELLINGTON COMPREHENSIVE PLAN BY INCORPORATING THE ANNUAL REVIEW AND REVISIONS TO THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT THE 2025/2026 THROUGH 2029/2030 FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR LEVEL OF SERVICE PROJECTS; UPDATING POLICY CI 1.2.5 TO ADOPT THE SCHOOL DISTRICT OF PALM BEACH COUNTY'S FISCAL YEAR 2025/2026 10-YEAR CAPITAL IMPROVEMENTS SCHEDULE BY REFERENCE; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-28 by title.

Mr. Stillings stated this is for the annual update to the Comprehensive Plan. The Village is required by Florida Statute to do this each year following the adoption of the Capital Improvement Plan to incorporate the updated schedule of projects.

There have been no changes and no comments since first reading.

Public Hearing

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

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

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2025-28 (FY 2025/2026 Annual Capital Improvement Element Update of Wellington's Comprehensive Plan) as presented on second reading.

B. 25-7406 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.

Ms. Cramer stated staff would like to conduct one staff presentation for both Ordinance No. 2025-30 and Ordinance No. 2025-31.

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

Ms. Cramer stated before Village Council are two zoning text amendments to the Land Development Regulations (LDR) relating to building height and the Architectural Review Board (ARB) process and entered the files into record. She discussed the requests, background and provided a Summary of Modifications – Building Height and Summary of Modifications – Architectural Review Board (ARB) Approvals.

Ms. Cohen stated this would be a combined public hearing for both ordinances.

Public Hearing

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

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

Vice Mayor Siskind inquired about the process.

Councilman McGovern asked for an example of how this would be triggered.

Mayor Napoleone commented about the process.

Councilwoman Silvestri asked if there was anything that needed to be changed to define the scope of ARB.

Mr. Stillings and Ms. Cramer responded to Council's questions.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-30 (Building Height ZTA) as presented on first reading.

C. 25-7407 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.

This Item was discussed in conjunction with Item 8B.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-31 (ARB Approval ZTA) as presented on first reading.

D. 25-7402 ORDINANCE NO. 2025-33 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 13 - OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE I - PROPERTY MAINTENANCE STANDARDS, SECTION 13-3 - ADDITIONAL PROPERTY MAINTENANCE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 13 (OFFENSES AND MISCELLANEOUS PROVISIONS), ARTICLE I ("PROPERTY MAINTENANCE"), SECTION 13-3 ("ADDITIONAL PROPERTY MAINTENANCE STANDARDS") OF WELLINGTON'S CODE OF ORDINANCES TO CREATE AN EXCEPTION TO THE TIME PERIOD ALLOWED BY PALM BEACH LITTLE RANCHES TO PLACE VEGETATIVE DEBRIS AT THE CURB FOR BULK PICK-UP; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-33 by title.

Ms. Cramer stated this is an amendment related to vegetative debris and provided background information. She showed Council a Map of Properties Cited.

Councilman McGovern asked how did staff decide to limit this to Little Ranches versus other large lot portions of Wellington.

Mayor Napoleone said he would like to review this more comprehensively in how vegetative pickups are handled throughout the Village.

Councilwoman Silvestri stated the language and the code should be reviewed. She suggested a survey of the community.

Vice Mayor Siskind asked if this had been sent to the Planning, Zoning and Adjustment Board (PZAB) and Equestrian Preserve Committee (EPC) for their input.

Mr. Stillings discussed the request from Little Ranches, debris pickup and enforcement.

Council gave comments regarding the ordinance and code issues.

There was further discussion between Council, Mr. Barnes and Mr. Stillings regarding the ordinance and code violations.

Mr. Barnes suggested suspending any code actions that are pending as it relates to this vegetation issue and any future enforcement until there is a new code policy in place.

Public Hearing

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

Public Comment:

1. Tatiana Yaques spoke as a resident of Little Ranches regarding vegetation and landscaping debris.

Vice Mayor Siskind read cards into record for those who did not wish to speak: Randy Halvorsrod, Aimee Waters, and Candace Platz.

2. Elizabeth Pandich stated more research should be completed and gave suggestions for the ordinance.

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

There was a brief discussion between Council, Ms. Cohen and Mr. Stillings regarding the ordinance.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to table Ordinance No. 2025-33 (Code Of Ordinances Amendment to Chapter 13 - Offenses and Miscellaneous Provisions, Article I – Property Maintenance Standards, Section 13-3 – Additional Property Maintenance Standards) for a workshop and temporary suspension of enforcement.

9. REGULAR AGENDA

There were no Regular Agenda Items.

10. PUBLIC COMMENT

Mr. Barnes indicated there was one comment card submitted for Public Comment.

Public Comment:

1. Lori Shankman expressed concerns regarding her painted sidewalk and code violations. The Village Council and Mr. Barnes had discussion regarding code violations.

11. ATTORNEY'S REPORT

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

Ms. Cohen stated the Quiet Title action with respect to the 10 acre site had been filed.

The Village Council inquired about the number of defendants.

Ms. Cohen stated there are approximately 50 defendants.

Ms. Cohen stated the Motion to Dismiss filed in the case of Arion Holdings is set for hearing on November 24, 2025.

Ms. Cohen stated staff obtained a final deficiency judgement in the 130 Violations case.

12. MANAGER'S REPORT

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

The Next Village Council Meeting will be held at 6:30 p.m. on December 9, 2025.

Village Offices will be closed beginning Thursday, November 27, 2025 due to the Thanksgiving Holiday and will reopen on Monday, December 1, 2025.

Councilman McGovern asked for an update regarding the Palm Beach Central High School Salute to Service Parade.

Mr. Barnes discussed the Palm Beach Central High School Salute to Service Parade.

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.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated anyone who wants to file to run in the election had to file by November 18, 2025 at 12 noon.
- Councilman McGovern stated Council had the opportunity to attend some great events over the weekend. He commended the sponsors and Village staff for the events. Councilman McGovern commented about the Charlotte Hans Softball Tournament and 2nd Annual Wellington Rotary Ruck March.
- Councilman McGovern informed Council that Bill Flack passed away yesterday.
- Councilman McGovern wished everyone a Happy Thanksgiving.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone commented regarding Mr. Flack.
- Mayor Napoleone congratulated the Wellington Community Foundation on a successful Red, White and Blue Jeans event.
- Mayor Napoleone encouraged everyone to watch Monday's workshop that was held with Related Ross.
- Mayor Napoleone stated the Palm Beach Sheriff's Office (PBSO) and Wellington have a house watch program and encouraged everyone to take advantage of the program if they are going out of town.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 7:45 p.m.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk