

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Thursday, November 7, 2024

6:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

Michael Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER

Mayor Napoleone called the meeting to order at 6:05 p.m.

Council Members in Attendance: Mayor Michael J. Napoleone, Vice Mayor John T. McGovern, Councilwoman Maria Antuña, and Councilwoman Amanda Silvestri.

Council Members Absent: Councilwoman Tanya Siskind.

2. WORKSHOP**A. [24-6830](#)**

DISCUSSION WITH PROPERTY OWNERS OF LOTS 1 THROUGH 12, PALM BEACH LITTLE RANCHES EAST OF WELLINGTON AND DIRECTION REGARDING 80' DRAINAGE AREA

Mr. Barnes introduced the item. He said that this was Discussion With Property Owners Of Lots 1 Through 12, Palm Beach Little Ranches East of Wellington And Direction Regarding 80' Drainage Area.

Ms. Cohen explained the item. She said that this joint meeting was scheduled to talk about what the issues are and whether there are any questions or concerns to the letter sent out. She noted that letters were sent out to all of the homeowners of Lots 1 through 12. She spoke about the area, quit claim, easement and hold harmless. She noted that responses are missing from the Shoemakers and AZLIVSTABLES, LLC.

Mayor Napoleone thanked the homeowners for attending the meeting.

Ms. Cohen referenced the map showing the homeowners whose responses are still missing. She said that this clears up the title in case there is some sort of cloud out there. She said this gives the Village an easement to be able to maintain and allows the homeowners to keep stuff in the right-of-way; there is no downside to the homeowners. She said that if there are any concerns this is the time to raise them.

Lisa Foreman said that she wants to bring the 20-year statute of limitation on mistakes for titles to the Village's attention. She commented that she is not sure how all of this came up because the mistake goes back 50-years. She said that she would sign the packet this evening. She mentioned that the swell had not been maintained previously and that there is an extremely deadly weed in the swell. She said that she had paid a company to eradicate the weed; she needs a commitment from the Village that they are going to take care of this.

Ms. Cohen said that Mr. Wagner could respond. She said with respect to the statute of limitations this was addressed with the attorney that was representing Harry Knopp; she does not think that this is an issue.

Mr. Wagner said that Village would have the contractor check this out as they have never heard of this before.

Ms. Cohen asked what is the name of the weed.

Ms. Foreman said that it was a Rosemary Pea.

Ms. Cohen asked Mr. Wagner to discuss the maintenance.

Mr. Wagner discussed the maintenance. He said that Wellington Pro Lawn mows at least once a month and spoke about the areas maintained.

Ms. Foreman asked how much of the easement could be used and how much clearance is needed to maintain the ditch.

Mr. Barnes answered a question from Ms. Foreman. He said that the Village needs 40-foot clear.

Ms. Foreman said that she had already fenced back into the 80-foot area and has other things that she would like to do with her property.

Ms. Cohen said that the deed prepared had envisioned an easement over the entire 80-feet. She said if this is an issue the Village could cut it back to 40-feet.

Mr. Barnes said that if the Village had the easement over the entire area for access purposes, we could go out and mark the 40-foot section the homeowners would need to steer clear of; this would be the area that the Village would maintain.

There were comments and discussion regarding the access area and easement.

Ms. Cohen asked if any of the property owners are encroaching more than 40 feet.

Mr. Reinvsold said that Lot 1 and Lot 2 may be encroaching based on the aerial view; it would have to be stacked out.

There were comments and discussion regarding mowing the area, access and the easements.

Ms. Foreman asked if a bridle trail could be created around Cindy Circle with agreement of the homeowners.

Mr. Barnes said that it could be looked at. He noted that there was a trail similar in Saddle Trail created through an assessment. He spoke about the assessment process.

Ms. Foreman commented that she would like for the Village to pay for it.

Ms. Cohen responded to Ms. Foreman's comment. She said that it would get paid through the homeowner's tax bill.

Ms. Cohen spoke about the deeds and discussed the next steps.

Vice Mayor McGovern asked Mr. Barnes if any of the other things are going to be worked out separately.

Ms. Cohen answered a question from Vice Mayor McGovern.

Mayor Napoleone thanked the homeowners for coming in.

Ms. Foreman said that Ms. Shoemaker is watching the meeting.

Kate Shoemaker spoke over the speaker phone. She asked what is being signed and what is it doing.

Ms. Cohen provided background and further explained the item.

Vice Mayor McGovern suggested that Ms. Cohen set up a time to discuss this with Ms. Shoemaker.

Ms. Cohen answered a question from Vice Mayor McGovern.

Ms. Shoemaker asked what a quit claim does.

Ms. Cohen answered a question from Ms. Shoemaker.

There was discussion regarding the Florida Power & Light Easement.

Ms. Cohen asked if there was anything else that needed to be discussed.

Ms. Foreman said that the homeowners want to work with the Village. She said that they just want to keep the homeowners and the Village happy.

Mr. Barnes said that the goal is to do that. He said that the biggest issue is not to limit and restrict the access to the area that Village would need to maintain.

There were comments and discussion regarding the drainage ditch, plat and staking the 40 foot section.

3. ATTORNEY'S COMMENTS

None.

4. MANAGER COMMENTS

None.

5. COUNCIL COMMENTS

None.

6. ADJOURN

There being no further business to discuss with Council, the meeting was adjourned at 6:35 pm.