

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, April 22, 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

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

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, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

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 Agenda Item 6A, Safety 4 Life Student Ambassador Day Proclamation, from Presentations and Proclamations.

2) Add Resolution No. AC2025-03 (FP&L Underground Easement) to the Consent Agenda as Item 7J.

A motion was made by Councilman 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. [24-6918](#) SAFETY 4 LIFE STUDENT AMBASSADOR DAY PROCLAMATION

This Item removed from the agenda.

B. [25-7077](#) A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL RECOGNIZING AND CONGRATULATING THE LOCAL WINNERS OF THE AMERICAN WATERWORKS ASSOCIATION'S 2025 "DROP SAVERS" WATER CONSERVATION POSTER CONTEST

Mr. Barnes introduced the item.

Ms. Hall read the proclamation.

Ms. Panse stated water is a precious resource and more finite than many people realize. She commented regarding the basis of the contest and the divisions. She stated they had participation from 7 Wellington schools. She acknowledged the first, second and third place winners in attendance from Binks Forest Elementary, Panther Run Elementary, Wellington Elementary, Emerald Cove Middle and Wellington High schools. Ms. Panse thanked the principals, parents, students and teachers. She presented the winners with certificates and backpacks from the Village of Wellington. Ms. Panse thanked Council for allowing the Utilities Department to participate in the contest.

Council congratulated the students.

C. [25-7073](#) PALM BEACH COUNTY COMMISSION ON ETHICS PRESENTATION

Mr. Barnes introduced the item.

Gina Levesque, Intake and Compliance Manager/Palm Beach County Commission on Ethics, provided an overview of the functions and goals of the Commission on Ethics.

Mayor Napoleone thanked Ms. Levesque.

7. **CONSENT AGENDA**

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

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

- A. [25-7095](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF APRIL 8, 2025
This Item approved on Consent.
- B. [25-7017](#) AUTHORIZATION TO UTILIZE THE SCHOOL DISTRICT OF PALM BEACH COUNTY CONTRACT WITH DAVCO ELECTRICAL CONTRACTORS CORP., AS THE BASIS FOR PRICING FOR THE INSTALLATION OF MUSCO SPORTS LIGHTING POLES AT TIGER SHARK COVE PARK
This Item approved on Consent.
- C. [25-7030](#) AUTHORIZATION TO UTILIZE A FLORIDA SHERIFFS ASSOCIATION (FSA) CONTRACT AS A BASIS FOR PRICING FOR THE PURCHASE AND DELIVERY OF TIRES AND RELATED SERVICES
This Item approved on Consent.
- D. [25-7071](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR THE PURCHASE AND DELIVERY OF FERTILIZERS AND CHEMICALS
This Item approved on Consent.
- E. [25-7028](#) AUTHORIZATION TO CONTINUE UTILIZING A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF SODIUM HYDROXIDE
This Item approved on Consent.
- F. [25-7069](#) RATIFICATION OF EMERGENCY PURCHASE ORDERS ISSUED FOR WELL 8
This Item approved on Consent.
- G. [25-7092](#) AUTHORIZATION TO EXECUTE A TASK ORDER WITH HAZEN AND SAWYER, P.C. FOR UPDATES TO THE 2021 RISK AND RESILIENCE ASSESSMENT (RRA) AND EMERGENCY RESPONSE PLAN (ERP)
This Item approved on Consent.
- H. [25-7090](#) AUTHORIZATION TO ISSUE A PURCHASE ORDER TO PALM BEACH COUNTY FOR THE REBUILD AND UPGRADE OF THE TRAFFIC SIGNAL AT GREENVIEW SHORES AND BINKS FOREST DRIVE
This Item approved on Consent.
- I. [25-7081](#) 1) RESOLUTION NO. R2025-20 (LOCAL AGENCY PROGRAM

AGREEMENT WITH FDOT FOR C-8 CANAL PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A LOCAL AGENCY PROGRAM AGREEMENT WITH THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION; AND PROVIDING AN EFFECTIVE DATE.

2) RESOLUTION NO. R2025-21 (AMEND FY2024-2025 TRANSPORTATION IMPACT CAPITAL FUND BUDGET FOR FDOT LAP AGREEMENT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 TRANSPORTATION IMPACT CAPITAL FUND BUDGET FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL AGENCY PROGRAM AGREEMENT FUNDS AWARDED TO THE C-8 CANAL PATHWAY PROJECT; AND PROVIDING AN EFFECTIVE DATE.

This Item approved on Consent.

J. [25-7105](#) RESOLUTION NO. AC2025-03 (FP&L UNDERGROUND EASEMENT)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT GRANTING A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES FOR THE WELLINGTON AQUATICS CENTER AND WELLINGTON SPORTS ACADEMY; AND PROVIDING AN EFFECTIVE DATE.

This Item approved on Consent.

8. PUBLIC HEARINGS

A. [25-7080](#) ORDINANCE NO. 2025-04 (K PARK FUTURE LAND USE MAP AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMUNITY FACILITIES TO MIXED USE, TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMERCIAL TO MIXED USE, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR

LESS; FOR A GRAND TOTAL OF 71.28 ACRES LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-04 by title.

Mr. Stillings presented the item.

Mayor Napoleone asked if any public comments or objections had been received since the first reading in March 2025.

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. Jim Mantozos spoke regarding the K-Park property.

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

Vice Mayor Siskind asked if there had been any changes since first reading.

Mr. Stillings replied no and said the Ordinance had been sent to the Department of Commerce for the state's review and no comments were received from the state.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-04 (K-Park) as presented on second reading.

B. [25-7040](#)

ORDINANCE NO. 2025-07 (AMENDMENT TO PROCEDURE FOR ENFORCEMENT OF NUISANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,

AMENDING CHAPTER 9, ARTICLE I, SECTION 9-5 (PROCEDURE FOR ENFORCEMENT) OF THE WELLINGTON CODE OF ORDINANCES TO CLARIFY THE METHOD OF DELIVERY FOR A NOTICE OF NUISANCE AND THE TIME FRAMES FOR CORRECTION FOLLOWING THE ISSUANCE OF A NOTICE OF NUISANCE AND A NOTICE OF VIOLATION TO A PROPERTY OWNER; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-07 by title.

Rachel Bausch, Assistant Village Attorney, presented this item.

Public Hearing

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, 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 Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-07 (Amendment To Procedure For Enforcement of Nuisances) as presented on first reading.

C. [25-7093](#)

ORDINANCE NO. 2025-12 (ORANGE POINT POD O (ISLEPOINTE) COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0002-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO RESIDENTIAL C (1.01 DU/AC - 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-12 by title.

Mr. Stillings stated the item had come before Council on May 28, 2024 and Council approved a request to postpone the first reading of the ordinance to June 2024. Subsequently, the applicant requested an additional postponement to address issues with sidewalk connectivity and the Isles community. He said the agent/applicant will give their presentation first.

Brian M. Seymour, Shareholder/Gunster Law, introduced Jerrod Purser, WGI, Inc. (Agent); Dr. Juan F. Ortega, PE, JFO Group, Inc.; Michael LaCoursiere, Civil Engineer; Michael J. Smolak, Vice President/Schickedanz Building Group, and Ryan Mezzell Bizell, Project Manager/ Schickedanz Building Group. He presented the item on behalf of the applicant.

Jerrod Purser, Agent on behalf of the applicant, discussed the 2024 Development Pattern and existing and proposed future land use.

Mr. Damian Newell entered the files into the record and provided information regarding the site and the applicant's request.

Public Hearing

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

Public Comment:

1. Michael T. Mishkin spoke regarding the Ordinance and stated the Isles POA had not reached an agreement with the developer and referenced their issues.
2. Cara Masset, President of the Windsor Bay subdivision in the Isles, stated they have serious concerns with the zoning and site plan. She stated not much had changed from a year ago.
3. Vice Mayor Siskind read a card into record submitted by Lauren Brody who is opposed.
4. Vice Mayor Siskind read a card into record submitted by Sondra

Ritter who is opposed.

5. Jamie Freeman spoke regarding a delay of the decision on the rezoning and the conceptual plan.
6. Maureen Brennan discussed the traffic and the roundabout.
7. Bryan Solomon stated he owns a home that will be adjacent to the development. He said he is concerned about the density.

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

There was discussion between Council, Mr. Barnes, Mr. Reinsvold, Mr. Seymour and Mr. Ortega about pedestrian walkways, safety, pathways, connectivity, pilings, cost estimate, proposed entrance on the new site plan, zero lot line homes and if there are two story homes, Airbnbs, bus stop, traffic, drainage, and the Live Local Act.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to approve Ordinance No. 2025-12 (Orange Point Pod O (Islepointe) Comprehensive Plan Amendment) on first reading.

9. REGULAR AGENDA

A. [25-7027](#) AUTHORIZATION TO AWARD A CONTRACT FOR A SPEED DETECTION CAMERA SYSTEM FOR SCHOOL ZONES

Mr. Barnes introduced this item.

Mr. Ed De La Vega presented this item.

Mayor Napoleone asked where Jenoptik was located.

Mr. De La Vega stated they are located in Jupiter.

Public Comment:

1. Finbarr O'Carroll, Jenoptik, stated he is present to represent his company. He spoke about his company and stated he is present for questions.
2. Dan Hanlon, Holland & Knight, counsel for Jenoptik, stated no timely

protest was filed. He stated he is present to answer questions about the proposal.

3. Neil Schiller, Government Law Group, stated he is present to represent RedSpeed, LLC. He referenced price and asked about the criteria of forty points, Jenoptik's experience and stated 31 municipalities have selected RedSpeed. He commented about Jenoptik and oral presentations.
4. Song Yop Chung stated he is the managing director of Jenoptik and has a child who is a Wellington High School student, he commented about performance, price and how Jenoptik is global.
5. Kapila Amaraarachchi stated he is a resident of Wellington and has a son who attends Wellington Elementary. He is an employee of Jenoptik and spoke regarding the company.

There was discussion between the Village Council, staff and Jenoptik regarding the timeline for implementation, experience in the state of Florida, proposed fee system, mailings, filings, etc. in accordance with state statutes, the clause if Jenoptik cannot perform, county roads, 30 day education period, hours of operation, and the selection committee.

A motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) for Authorization To Award A Contract For A Speed Detection Camera System For School Zones to Jenoptik.

10. PUBLIC COMMENT

1. Marcos Baptista stated he is a manager of stables near 50th Street and commented about the manure transfer station.

Mr. Barnes mentioned the facility and said the Village is limited to what they can do to regulate use on the property.

Ms. Bausch briefly referenced lawsuits.

Mr. Barnes spoke about permits and regulations.

Mayor Napoleone talked about agricultural exemptions and operations.

2. Phoebe Wesely urged the Council to think about what they are doing here in Wellington.

3. Lila Clarkson spoke on behalf Stephex USA, Inc. stated she is

opposed to the manure transfer station.

11. ATTORNEY'S REPORT

MS. BAUSCH: Ms. Bausch presented the following report:

Ms. Bausch stated Ms. Cohen had given the legal report on yesterday.

12. VILLAGE MANAGER'S REPORT

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

The Next Council Meeting will be held on Tuesday, May 13, 2025 at 6:30 pm.

Mr. Barnes provided a quick update regarding Palm Beach Sheriff's Office (PBSO) E-Bikes operations, golf carts and golf cart safety.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri stated the PBSO deputies were out at dismissal and drop off near Wellington Landings.

Councilwoman Silvestri commented regarding the Flags of Wellington.

Mr. Barnes discussed Flags of Wellington.

Councilman McGovern stated Flags of Wellington is from May 10, 2025 to June 14, 2025.

Councilwoman Silvestri said she is excited about the Taste of Wellington that will be held on Friday.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

Councilwoman Antuña waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern stated Taste of Wellington is going to be exciting

and said he looks forward to attending. He thanked Councilwoman Antuña for her work on that.

Councilman McGovern thanked the Parks and Recreation Department for the Easter Egg Hunt. He suggested having more eggs and stated the event was exceptional.

Councilman McGovern commented regarding the incident at Wellington High School and thanked PBSO for their assistance with the school district police. He said he would like to hear about the response times and how they worked together at that time. He stated there have been questions from the media, parents and Council.

Mr. Barnes stated when the information is available it will be provided to Council. He asked Legal to inquire about corresponding public records.

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

Vice Mayor Siskind thanked the Wellington Rotary Club for donating the clock on the promenade.

Vice Mayor Siskind commented about the Easter Egg Hunt and stated she was not able to attend this year. She said she hopes everyone a wonderful Passover and Easter.

Vice Mayor Siskind stated their hearts go out to families at Florida State University (FSU).

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

Mayor Napoleone stated today is Earth Day and said the Earth Day/Arbor Day celebration is Saturday at Town Center.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:12 PM.