

## MINUTES

### REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall  
12300 Forest Hill Blvd  
Wellington, FL 33414

Tuesday, January 14, 2025  
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, January 14, 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** – Deacon Al Payne, St. Therese de Lisieux Catholic 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 presented.

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

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. **24-6907** PACK 125 ANNUAL PINEWOOD DERBY INVITATION

Mr. Barnes introduced the item.

Stephanie King and Karen Webb of Cub Scout Pack 125 thanked Council for their support and extended an invitation to Council to participate in the Pinewood Derby. Members of the pack distributed the cars to Mayor Napoleone, Palm Beach County Sheriff's Office (PBSO) and Palm Beach County Fire Rescue.

**B. 25-6940 PBSO INVITATION TO A DAY FOR AUTISM EVENT**

This Item was heard after the first public hearing item once Investigator Poritz arrived.

Mr. Barnes introduced this item.

Palm Beach Sheriff's Office (PBSO) Investigator Scott Poritz provided information regarding the origin and history on the Day for Autism Event. He invited Council to attend the event to be held at Village Park from 10:00 am to 1:00 pm on February 23, 2025. It is free to all participants and the resource vendors. He commended Michelle Garvey and Mark Belcourt and team for their assistance with the event.

Mayor Napoleone stated they are proud to host the event in Wellington and thanked Investigator Poritz for all of his hard work and efforts regarding the event.

Vice Mayor McGovern recognized Mayor Napoleone for his leadership on this event.

**7. CONSENT AGENDA**

- A. 24-6934 MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF DECEMBER 10, 2024**
- B. 24-6778 AUTHORIZATION TO AWARD A CONTRACT FOR AN ADA TRANSITION PLAN**
- C. 24-6862 AUTHORIZATION TO UTILIZE A CITY OF PLANO, TEXAS CONTRACT, AS A BASIS FOR PRICING, FOR UTILITY BILL PRINTING AND MAILING SERVICES**
- D. 24-6922 RATIFICATION OF EMERGENCY PURCHASE ORDERS ISSUED FOR REPAIRS AT OLYMPIA PARK**
- E. 24-6914 AUTHORIZATION TO AWARD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOUSING REHABILITATION CONTRACTS TO ARZ BUILDERS INC. FOR THE REHABILITATION OF 1629 CARRIAGE BROOKE DRIVE AND 2668 COUNTRY GOLF DRIVE**

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

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

**8. PUBLIC HEARINGS**

- A. 24-6926 ORDINANCE NO. 2024-21 (A COMPREHENSIVE PLAN AMENDMENT TO MODIFY TABLE LU&CD 1-1 OF THE LAND USE & COMMUNITY DESIGN ELEMENT)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE LAND USE & COMMUNITY DESIGN ELEMENT OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0003-CPA), TO MODIFY TABLE LU&CD 1-1 LAND USE DESIGNATIONS: DENSITY AND INTENSITY; TO MODIFY POLICIES LU&CD 1.3.3, 1.4.1, AND 1.4.2 FOR CONSISTENCY WITH TABLE LU&CD 1-1; PROVIDING A CONFLICTS CLAUSE;

PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Tim Stillings, Director of Planning and Zoning, entered the files into record and presented the item. He stated this is a Comprehensive Plan Text Amendment and provided background information. Mr. Stillings explained the request and discussed the proposed changes. He stated there have been no changes since first reading and no public comments.

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. 2024-21 (A Comprehensive Plan Amendment To Modify Table LU&CD 1-1 of the Land Use & Community Design Element) as presented on second reading.**

- B. 25-6950** ORDINANCE NO. 2024-24 (GRANTING AN ELECTRIC FRANCHISE TO FLORIDA POWER & LIGHT COMPANY)
- AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL GRANTING TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC FRANCHISE, IMPOSING PROVISIONS AND CONDITIONS RELATING THERETO, PROVIDING FOR MONTHLY PAYMENTS TO THE VILLAGE OF WELLINGTON, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Ms. Cohen stated this is second reading and adoption of a thirty (30) year renewal agreement with FP&L that includes a franchise fee of 6%. She said this will result in revenue of approximately \$900,000 to the Village. Ms. Cohen stated staff recommends approval and indicated that there have been no changes since first reading and no public comments.

Public Hearing

**A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, 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.**

Vice Mayor McGovern inquired about the email received from a neighborhood regarding an FP&L land purchase in the Village.

Ilan Kaufer, External Affairs Manager/Florida Power & Light Company, stated he received the question from Mr. Barnes yesterday and will provide an update as soon as he receives the information from the Real Estate Department. Mr. Kaufer stated he reached out to the resident and provided his contact information.

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2024-24 (Granting An Electric Franchise To Florida Power & Light Company) as presented on second reading.**

## **9. REGULAR AGENDA**

### **A. CONSIDERATION AND APPROVAL OF THE PURCHASE AND SALE AGREEMENT(S) FOR K PARK**

Mr. Barnes introduced this item and provided brief background information. He stated representatives from Related Ross were present in the audience. Also, George Pincus (Stearns & Weaver/Village's Outside Counsel); Karen Yung, Education In Motion (EiM); and Frasier White (Chairman & CEO of EiM) were all appearing by Zoom.

Ms. Cohen said all of the parties and attorneys worked very hard on the Purchase and Sale Agreements (PSAs) and believe what has been presented to the Village Council is protective of the Village and the best agreement that staff was able to negotiate. She thanked all of the parties and attorneys for their hard work.

Mr. Pincus provided a summary of the Related Ross and EiM PSAs in terms of purchase prices, due diligence, approvals and inspections periods, properties being sold "as is/where is", termination rights, what is going to be developed at the properties, deed restrictions, zoning, deposits, and protections for what happens on the properties after their sold.

Vice Mayor McGovern asked Ms. Cohen to discuss the next steps in the process.

Ms. Cohen stated this is the first step in a long process. She explained the next steps in the process regarding parcel re-plat, comprehensive plan amendment, rezoning of property and master plan, public participation/input, Council discussions, development order approvals, and closing on the property. She said the Council is only approving the PSAs tonight.

Mayor Napoleone mentioned the application process and public hearings and meetings.

Ms. Cohen stated it would be no different than any other development application-it would follow the same process.

Councilwoman Antuña asked if the contract is approved tonight, when would the contract be valid.

Ms. Cohen stated it would be valid tonight but there are contract provisions that provide for other steps.

Mr. Pincus outlined the Inspection and Approvals Periods. Closing is thirty days after the Approvals Period.

Mayor Napoleone stated the Village required a phased development for this project and this was important to the Village.

Ms. Cohen referenced the Right of Repurchase Option.

Vice Mayor McGovern clarified that the repurchase options are at penalty to the applicant.

There was discussion about the repurchase option and penalty that is included in both PSAs.

Kenneth Himmel, President of Related Ross, stated there has been regular communication with the Village over the last few months and the Village is very dedicated to what is going on here. Mr. Himmel highlighted their philosophy and commented that this is a mixed use project. He referenced what will be developed. He introduced Weber Hudson who has been the head of leasing of projects for Related all over the country.

Vice Mayor McGovern inquired about the Related Ross company and the vision.

Mr. Himmel discussed Related Ross's succession plan and vision. He responded to the Village Council's questions in terms of density and type of hotel.

Marianne Rehn, representing NewSchool Wellington, introduced her team members: Dr. Nicole Assisi, Strategic Academic Advisor, and Miles Graham, Financial Advisor to Frasier White and Karen Yung. She conducted a presentation regarding NewSchool Wellington and indicated it is a not-for-profit school.

Vice Mayor McGovern asked for clarification regarding whether the scholarships will be for Wellington residents only.

Councilwoman Silvestri stated she would like to see the scholarships be for Wellington residents only.

Ms. Rehn responded to Council's questions regarding the lighting of the fields, ownership of the school and filing of documents for the operation of school.

Mr. Kevin Ryan, Partner, spoke regarding the filing of documents for the school.

Ms. Rehn stated the scholarships would be for residents only.

Mr. White explained he and Ms. Yung could not attend in person due to family emergencies. He discussed their partnership with Related Ross and thanked the Council for their support. He said they are fully dedicated to making this the best school that they have ever built and run.

Ms. Yung expressed thanks to the Village Council for their leadership and support throughout the process and discussed their commitment towards building the school in Wellington.

Vice Mayor McGovern asked what is the cost to build this school.

**Public Comment:**

1. Jim Mantrozos spoke regarding nature and K Park being green space. He opposes the project.
2. Mary Lou Bedford, CEO Central Palm Beach County Chamber of Commerce, read a letter of support into the record regarding the project and school.
3. Ava Parker, President of Palm Beach State College, spoke regarding the project and Related Ross. Dr. Parker discussed why she feels the private school is a good idea. She supports the project.
4. Jill Townsend read a statement into record regarding the project, school and upcoming government changes.
5. Rick Marshall read a statement into record regarding how he feels government will change and Village revenue.
6. Satesh Raju spoke regarding the project and Related Ross, green space, landscaping, and new urbanism concepts. He supports the project.

7. Jennifer Preletz Santana read a statement into record. She said her family is thrilled to experience elevated dining and shopping. She spoke regarding the private school. She supports the project.
8. Bill Flack thanked Related Ross, EiM and Mr. Barnes regarding the full presentation given to Olympia. He discussed a survey given to the residents of Olympia and its results. He asked Council to approve the project.
9. Sarah Palmer questioned what is in this for residents and feels it should be open to the community. She expressed her concerns with this development.
10. Phillip Kudisch spoke regarding green space and feels a private school at K Park would be a good idea. He said the project will benefit the community and he supports the project.
11. Angelika Shutte stated she is affected by this development and feels Related Ross and EiM are good partners and if this goes forward she hopes the dialog with them continues. She expressed her concerns and she supports the project.
12. Juan P. Calderon spoke regarding the project and said he likes the fact that the elevated space and new education system are needed. He encouraged the community to be open. He supports the project.
13. Sean Steffee said he is new to the area and they purchased a farm. He said his child goes to private school and said the new school proposal is interesting to them. He supports the project.
14. Kishan Khanna said he was skeptic when he first went to the meeting with Related Ross. He said the more he has learned about the plan he feels it would be good and benefit the community. He said he feels the traffic situation will be addressed by Related Ross. He supports the project.
15. Lynda Sirota did not want to speak but she supports the project.
16. Juliet w. Reid did not want to speak but she supports the project.
17. Bryan Kelley supports the K Park project and private school.
18. Phoebe Weseley read a statement into record and mentioned a comment made by Kenneth Himmel. She asked why is council voting for this without having town halls like in 2015. She said the best thing to do for Wellington's future is to vote no. She opposes the project.
19. Carol Silliman said she feels this is the best and most professional plan to come along for K Park by a quality company and school.
20. Lola Lapore discussed her community and the commute on 441. She said she attended the Vision Zero event at the community center and mentioned the traffic light at Stribling and 441. She said K Park would add more congestion to the area. She opposes the project.
21. James Jordan said EiM will be on the back side of his property and mentioned traffic. He said he feels this is a good proposal and he supports it. He said a traffic study will be key.
22. Carmen Sylvester said traffic is an issue and asked Council to look at the traffic study because it is important. She asked if the commercial project is dependent on the school being built, density, number of units and hotel.

23. Stella P. Perico said the school is a great idea and feels the retail area and fine dining is needed. Traffic is a problem now north and south on 441 but feels Related Ross will address it. She supports the project.
24. Judith Gordon expressed her concerns regarding the project and zoning.
25. Carol Coleman read a statement into record and submitted a copy to the Village Council. She spoke regarding EiM and development and said there should be a moratorium on building. She opposes the project.
26. Agim Shabat, one of the Pastors at Life Church, said EiM and Related Ross have been responsive to their demands and said he supports the project.
27. Michael Whitlow said he would like Council to look at what was originally conceived for K Park. He referenced Key Largo park in Sarasota. He opposes the project.
28. Arlene Berrie said she concurs with what Mr. Whitlow said and mentioned K Park. She said contrast is needed in the community.
29. Brian Atkins, Pastor of Life Church, said they would love to share their resources with the school. He talked about the type of neighbors and said they are in favor of the project.
30. Paul Mendoza said it is a good proposal and referenced the scholarships. He said he is opposed to multifamily homes in terms of crime and safety issues.
31. Karin Bradeen supports the project.
32. Steven Garr did not speak but supports the project.
33. Barbara M. Ginader did not speak but supports the project.
34. Jonathan Farrell said the project creates more housing and more things to do. He supports the project.

Vice Mayor McGovern read the cards into the record of those below who did not wish to speak.

35. Fernando Montana supports the project.
36. Anna Gilbert supports the project.
37. Nicole Shahinian Simpson supports the project.
38. Lisa Kerkorian supports the project.
39. Suzy M. Drajin supports the project.
40. Harold Greene supports the project.
41. Deirdra Piegari supports the project.
42. Andrew Tamaccio supports the project.
43. Elena Lusento supports the project.
44. Angela Bacalamenti supports the project.
45. Payton Reis supports the project.
46. Sarah Goos opposes the project.
46. Dermot MacMahon opposes the project.
47. Helen Vassilento concerned about the increase in traffic

48. Mark Offerman opposes the project.
49. Pat Bachi opposes the project.
50. William Custer asked what do the residents receive and asked Council to vote no.
51. Lori Custer opposes the project.
52. Erin Ward said she supports Related Ross and EiM.
53. Brandi Walker supports the project.
54. Claudine Motto opposes the project.
55. Jeffrey Folk supports the project.
56. Patrick Parsons supports the project.

Mayor Napoleone gave comments regarding the project, school, dining options and landscaping and said options for this site have been talked about for ten years. He feels this is the best package with the best people behind it. He said he thinks this is a great project for Wellington and mentioned the traffic.

Councilwoman Siskind said she agrees with Mayor Napoleone's comments. She stated the lawyers have worked out a favorable deal for Wellington and she is in favor of this project.

Councilwoman Silvestri thanked everyone who came out tonight. She said people want the shopping and a place to go on Saturday night. She indicated there are some who do not want the project. Councilwoman Silvestri said this is a completely different project from Lotis and feels this is a great project for Wellington. She stated she feels the school is needed in Wellington. Councilwoman Silvestri said traffic is a big issue and feels Related Ross will pay attention to that. She said she is in favor of the project.

Councilwoman Antuña said she agrees with what the other Councilmembers have said. She provided her background information and commented on how Wellington has grown. Councilwoman Antuña stated this project will not happen overnight and she will continue to ensure that they get what is needed for Wellington regarding this project. She said Related Ross is very well respected in Palm Beach County and she supports the development and the contracts.

Vice Mayor McGovern thanked everyone who came and spoke tonight and those who attended meetings with Related Ross. He mentioned K Park and discussed what he felt were the differences between the Lotis and Wellington Lifestyle Partners (WLP) processes. He said voting for this tonight ensures that the process goes forward. The Village has spent many hours to ensure the Village is protected. He read the email from the Castellina Board of Directors into the record. Vice Mayor McGovern discussed what Wellington is receiving from this project in regards to green space and funds. He stated he will vote yes to the agreements.

Ms. Cohen reminded Council that she provided two resolutions regarding the PSAs.

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Resolution No. AC2025-01 (A Resolution Of The Board Of Supervisors Of The Acme Improvement District Approving A Purchase And Sale Agreement With Wellington Property Owner, LLC For The Sale Of A Portion Of The Property Known As "K-Park").**



**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Resolution No. AC2025-02 (A Resolution Of The Board Of Supervisors Of The Acme Improvement District Approving A Purchase And Sale Agreement With Founders Acreage Wellington, LLC For The Sale Of A Portion Of The Property Known As “K-Park”).**

**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 stated she had no report.

**12. MANAGER'S REPORT**

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

The Next Council Meeting will be held on Tuesday, January 28, 2025 at 7:00 pm. The ACME Landowners Meeting will follow directly after.

Village Offices will be closed on Monday, January 20, 2025 in observance of the Martin Luther King, Jr. Holiday.

Mr. Barnes stated he provided an email to a resident today regarding the Wellington Sports Academy/Wellington Athletics and their marketing. He provided clarification regarding Wellington Athletics.

**13. COUNCIL REPORTS**

**COUNCILWOMAN SILVESTRI:** Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri wished everyone a Happy New Year.

**COUNCILWOMAN SISKIND:** Councilwoman Siskind presented the following report:

- Councilwoman Siskind waived comment.

**COUNCILWOMAN ANTUÑA:** Councilwoman Antuña presented the following report:

- Councilwoman Antuña stated she attended a tour of Palm Beach Central High School with School Board Commissioner Marcia Andrews and some Education Committee Members. She acknowledged Principal Reginald Myers and stated she was impressed.

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

- Vice Mayor McGovern asked Mr. Barnes to work to address the exit from Versailles.

Mr. Barnes stated he and Mr. Reinsvold will continue to review on this.

- Vice Mayor McGovern stated he looks forward to seeing everyone at the Martin Luther King Jr. Day Breakfast on Monday at the Wellington Community Center.

**MAYOR NAPOLEONE:** Mayor Napoleone presented the following report:

- Mayor Napoleone thanked everyone for attending tonight and for their input. He stated the Council appreciates all of the input they receive.
- Mayor Napoleone spoke regarding the Pinewood Derby.

**14. ADJOURNMENT**

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:54 PM.

**Approved:**

\_\_\_\_\_  
**Michael J. Napoleone, Mayor**

\_\_\_\_\_  
**Chevella D. Hall, Village Clerk**