

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, August 12, 2025
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, August 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.
2. **INVOCATION** – Deacon Pete Del Valle, 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 amended.

- 1). Move Consent Agenda Item 7J, Resolution No. R2025-44 (Community Development Block Grant Annual Action Plan), to Public Hearings as Item 8H.
- 2). Add Walk On Item (Amendment One to the Agreement with World Padel Wellington, LLC.) to the Consent Agenda.

A motion was made by Councilwoman Antuña, seconded by Councilwoman Silvestri 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. **25-7160** RESOLUTIONS ADOPTING THE FY 2025-2026 BUDGETS AND ASSESSMENT RATES FOR THE ACME IMPROVEMENT DISTRICT, WELLINGTON SOLID WASTE COLLECTION AND SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT

DISTRICT; AND A RESOLUTION ADOPTING THE FY 2025-2026 BUDGET FOR THE WATER AND WASTEWATER UTILITY.

I. RESOLUTION NO. AC2025-06: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE DISTRICT AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF THE DISTRICT FOR CERTIFICATION OF THE DISTRICT'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. AC2025-07: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE WATER AND WASTEWATER UTILITY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

III. RESOLUTION NO. R2025-51: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SOLID WASTE COLLECTION PROGRAM BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AND LEVYING THE NON-AD VALOREM ASSESSMENTS FOR SOLID WASTE COLLECTION AND DISPOSAL WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; PROVIDING FOR RATES AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON TO CERTIFY THE SOLID WASTE COLLECTION NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2025-52: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE AREA AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON FOR CERTIFICATION OF THE AREA'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read the Resolutions by title.

Ms. Quickel presented to Council the four resolutions adopting the budgets and rates for FY 2026 for Acme Improvement District, Solid Waste, Water and Wastewater Utility and Saddle Trail Park Neighborhood Improvement District. She also reviewed the proposed FY 2026 Budget Priorities, Budget Objectives, Rates & Assessments, and Budgets accordingly.

Mayor Napoleone commended Ms. Quickel and her team for a thorough and well prepared presentation.

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:

Vice Mayor Siskind read the cards into the record of those who opposed the water bill increase but did not wish to speak (Anna Curceo, Kettly Faucher Meryl Dalla Riva, Merlene Ramnon, Gary Swedenborg).

Siobhan Gallagher opposed the water bill increase.

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.

The Village Council asked various questions and gave comments regarding the rate study, utility, projects and assessment.

Ms. Quickel responded to Council's questions.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0), to approve Resolution No. AC2025-06 as presented.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to approve Resolution No. AC2025-07 as presented.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0), to approve Resolution No. R2025-51 as presented.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to approve Resolution No. R2025-52 as presented.

7. CONSENT AGENDA

- A. 25-7198** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF JUNE 10, 2025 AND JUNE 24, 2025; AND THE MINUTES OF THE SPECIAL MEETING OF JULY 16, 2025
- B. 25-7087** AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF WATER METER FITTINGS AND WATER LINE ACCESSORIES
- C. 25-7089** AUTHORIZATION TO AWARD A CONTRACT FOR THE SUPPLY AND DELIVERY OF ROAD BASE AND ASPHALT MILLINGS
- D. 25-7193** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE PURCHASE OF PHONES AND RELATED EQUIPMENT; 2) UTILIZE THE INTERLOCAL PURCHASING SYSTEM CONTRACT, AS THE BASIS OF PRICING, FOR THE PURCHASE OF A PHONE SUPPORT SERVICE

- E. **25-7214** AUTHORIZATION TO AWARD A CONTRACT FOR THE PURCHASE AND DELIVERY OF SOCCER UNIFORMS
- F. **25-7252** AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR PURCHASE OF CYBERSECURITY (CROWDSTRIKE)
- G. **25-7212** RESOLUTION NO. R2025-48 (DESIGNATING THE VILLAGE ENGINEERING DEPARTMENT TO ADMINISTRATIVELY APPROVE PLATS AND REPLATS)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, PURSUANT TO CHAPTER 2025-164, LAWS OF FLORIDA, DESIGNATING THE VILLAGE ENGINEERING DEPARTMENT AS THE ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, PROCESS, AND ADMINISTRATIVELY APPROVE PLAT AND REPLAT APPLICATIONS THAT COMPLY WITH SECTION 177.091, FLORIDA STATUTES, WITHOUT FURTHER ACTION BY THE VILLAGE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.
- H. **25-7207** AUTHORIZATION TO EXECUTE AN ADDITIONAL TASK ORDER WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR BIG BLUE TRACE LANDSCAPE AND IRRIGATION DESIGN AND BID PHASE SERVICES
- I. **24-6924** RESOLUTION NO. R2025-03 (LOTIS WELLINGTON REPLAT NO. 1)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING LOTIS WELLINGTON REPLAT NO. 1, BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
- ~~J. **25-7200** RESOLUTION NO. R2025-44 (COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN)~~
- ~~A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE FY 2025/2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2025/2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.~~

This Item moved to Public Hearings as Item 8H.

- K. 25-7254** AUTHORIZATION TO AWARD STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) CONTRACT TO DMS CONTRACTORS LLC. FOR THE REHABILITATION OF 13605 BARBERRY DR.
- L. 25-7250** AMENDED RESOLUTION NO. R2022-62 (LOT 6 OF WINDING TRAILS)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ABANDONING A 19.93- FOOT-LONG PORTION OF A 5-FOOT-WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 99.50 SQUARE FEET, LOCATED WITHIN LOT 6 OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE) AND REINSTATING A 28.45-FOOT-LONG PORTION OF A 5-FOOT-WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 142.0 SQUARE FEET, LOCATED WITHIN LOT 6 OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE), AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.
- M. 25-7255** RESOLUTION NO. AC2025-05 (COURTYARD SHOPS AT WELLINGTON UTILITY EASEMENT ABANDONMENTS)
- A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT ABANDONING FIVE (5) PORTIONS OF A UTILITY EASEMENT VARYING IN WIDTHS, TOTALING APPROXIMATELY 2,355 SQUARE FEET, LOCATED WITHIN LOT E, COURTYARD SHOPS AT WELLINGTON (13860 WELLINGTON TRACE), AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.
- N. 25-7243** RESOLUTION NO. R2025-49 (FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT; AND PROVIDING AN EFFECTIVE DATE.
- RESOLUTION NO. R2025-50 (BUDGET AMENDMENT FOR THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT HURRICANE LOSS MITIGATION PROGRAM (HLMP) GRANT FOR THE WELLINGTON PUBLIC WORKS RETROFIT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

- O. 25-7266** RESOLUTION NO. R2025-53 (STATE REVOLVING FUND LOAN PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, AND OTHER PURPOSES.

- P. 25-7267** RESOLUTION NO. R2025-57 (CAMPAIGN FINANCE REPORTS ELECTRONIC FILING SYSTEM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL IMPLEMENTING THE PROVISIONS OF SECTION 106.07(2)(A)2, FLORIDA STATUTES, REQUIRING SUBMISSION OF CAMPAIGN FINANCE REPORTS THROUGH AN ELECTRONIC FILING SYSTEM; ESTABLISHING REQUIREMENTS FOR THE SYSTEM; ESTABLISHING REQUIREMENTS FOR SYSTEM ACCESS AND USAGE; DESCRIBING APPLICABLE EXEMPTIONS FROM PUBLIC RECORDS LAW; AUTHORIZING THE WELLINGTON CLERK TO PROMULGATE RULES AND OTHER GUIDANCE RELATED TO THE SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

- Q.** AMENDMENT ONE TO THE AGREEMENT WITH WORLD PADEL, LLC (***THIS ITEM ADDED TO THE AGENDA***)

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

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

At this point, a motion was made by Councilman McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to move Public Hearing Item 8F, Ordinance No. 2025-22, as the first item under Public Hearings.

8. PUBLIC HEARINGS

- A. 25-7238** ORDINANCE NO. 2025-22 (AMENDING CHAPTER 24 WATERWAYS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 24 ("WATERWAYS") OF WELLINGTON'S CODE OF ORDINANCES TO REMOVE RESTRICTIONS ON FUEL TYPE AND ADDRESS BOAT SPEEDS AND WATERWAY ACTIVITIES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item formerly 8F.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-25 by title.

Tim Stillings, Director of Planning and Zoning, stated this proposed ordinance addresses Senate Bill 1388 that was passed into law in May 2025. He said the bill adopted the "Watercraft Energy Source Freedom Act". Mr. Stillings explained the proposed amendment.

Ms. Cohen referenced the law and no idle/no wake speed.

Mayor Napoleone provided comments about the law that was passed.

Councilman McGovern asked about a sunset provision being placed in the ordinance.

Councilwoman Silvestri asked Ms. Cohen to explain to the audience what the options are if they need to make a complaint.

There was discussion between the Village Council, Mr. Barnes, Ms. Cohen and Mr. Stillings regarding the legislation that was passed and the ordinance.

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 Imber spoke about the ordinance in terms of enforcement and the environmental impact.
2. Klaus Renner (sp?) stated he is concerned about the environmental impact.
3. Jack Brownson stated he has lost more than 4 feet of his shoreline. He stated the entire lake has lost shoreline. He asked if there is a way to restrict and not allow jet skis. He mentioned the rowing club, paddle boarders and kayaks.
4. Bijay Kattel is opposed and spoke regarding the lake and enforcement.
5. Susan Ashe spoke about the \$25 fee permit, enforcement, and number of boats allowed.
6. Elizabeth Pandich discussed zoning for the lake.

Vice Mayor Siskind read the cards into the record of those who opposed but did not wish to speak (Ron Schwartz, Gary Swedenborg, Esther Gambaro, Annie Inzerillo, Paula Brownson, and Holly Chaney).

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

There was further discussion about cordoning off certain areas of the lake, permits, signage, and possible zoning.

Councilman McGovern stated he is opposed to gas motors on Lake Wellington but will move approval because the Village has no choice.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña and unanimously passed (5-0) to Approve Ordinance No. 2025-22 (Amending Chapter 24 Waterways) on first reading.

B. 25-7188 ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24) COMPREHENSIVE PLAN AMENDMENT [CPA] READOPTION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

This item formerly 8A.

Mr. Barnes introduced the item.

Ms. Hall read the Ordinance by title.

Mr. Stillings said this is second reading readoption for the comprehensive plan amendment for Marjory Stoneman Douglas Preserve (Section 24) and is a land use amendment changing the land use from the County designation to a Wellington designation. He spoke about the time requirement.

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. 2025-06 (Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment [CPA] Readoption) as presented.

C. 25-7261 ORDINANCE NO. 2025-08 (THE MARKETPLACE AT THE WELLINGTON CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON)

FROM COMMERCIAL TO MIXED USE (MU), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS; LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

This item formerly 8B.

Mr. Barnes introduced the item.

There was one concurrent staff presentation since the items (Ordinance No. 2025-08, Resolution No. R 2025-15 and Resolution No. R2025-16) are related; with a separate motion for each item.

Ms. Hall read Ordinance No. 2025-08, Resolution No. R 2025-15 and Resolution No. R2025-16 by title.

Ms. Cohen stated two of the items are Quasi-Judicial. She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

Councilwoman Silvestri: Councilwoman Silvestri stated she had spoken with staff, Doug McMahon, Paige Nuñez, Stacy Lima, John Bowers, Maureen Brennan, Palm Beach County Commissioner Sara Baxter, Johnny Meier, Stephen Levin, Jessica Duncan and Richard Silvestri. She said she could be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind stated she had spoken with Paige Nuñez. She said she could be fair and impartial.

Mayor Napoleone: Mayor Napoleone disclosed that he had spoken with the applicant and their team, staff, residents via email, his wife, and Stephen Levin. He said he could be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he had spoken with staff, the applicant and their team, John Bowers, Michael Drahos, Jeff Robbert, Satish Raju, Stephen Levin and his wife. He said he could be fair and impartial.

Councilwoman Antuña: Councilwoman Antuña stated she had spoken with staff, Doug McMahon, Paige Nuñez, Anna Sanchez, Flora Perez, Dr. Dexter DiMarco, Dr. Cynthia DiMarco, Mary Lou Bedford, and Stephen Levin. She said she could be fair and impartial.

Kelly Ferraiolo, Senior Planner, entered the files into record and stated the agent and the applicant for the project will make their presentation first.

Douglas McMahon, CEO & Managing Partner/Wellington Lifestyle Partners (Applicant), thanked their team Miskel Backman LLP, Sexton Engineering, Simmons & White, and Cotleur Hearing. He provided brief overview and update about the project.

Donaldson E. Hearing, Owner and President/Cotleur & Hearing (Agent), on behalf of the applicant, spoke about some of the technical aspects of the petitions (comprehensive plan amendment, conditional use and master plan amendment) before Council. He commented about the project context and history, project location and adjacencies, and showed Council a graphic

of the existing and proposed future land use. Mr. Hearing referenced the Wellington PUD – Proposed Master Plan, Project Standards Manual, buffers for the site and proposed Marketplace Project Information.

Mr. McMahon referenced the conceptual site plan and visuals of the project including offices, hotel, shops/restaurants and residences. He highlighted the uses, project connectivity and merchandising, positive financial impacts to the Village and circulation plan.

Brian Kelly, P.E., Traffic Engineer/Simmons & White, briefly spoke about ongoing projects by WLP. He discussed the traffic review and analysis, parking & contingency plan, circulation plan - entrance and exit points, and Greenview Shores Boulevard exiting traffic.

There was discussion between the Village Council, Ms. Cohen, Mr. Stillings, Mr. Kelly and Andrea Troutman (P.E., Founding Partner and President/Pinder Troutman Consulting, Inc.) about parking, traffic, the different types of uses, turn lanes, stacking, proportionate share contributions, previous approvals, peak hours, some changes to the language for the master plan amendment conditions (Condition 32A and Condition 32B regarding peak hours/times for the equestrian shows).

Ms. Ferraiolo reviewed the applicant's request and provided background information. Regarding the Comprehensive Plan Amendment (CPA), she showed a graphic of the current Future Land Use Map (FLUM) which shows the property as Commercial and the proposed FLUM that shows the property as Mixed-Use. She discussed the Conditional Use and Master Plan Amendment, staff analysis, and findings of fact. The Planning, Zoning and Adjustment Board (PZAB) recommended approval of all requests at their May 21, 2025 meeting. Council approved the CPA on first reading at the June 10, 2025 meeting. Ms. Ferraiolo discussed the additional conditions of approval that have been added to the Master Plan Resolution per Council discussion at the June meeting.

The Village Council asked various questions about what could be built on the site currently without Council approval, timeframe of previous approvals, and conditions of approval.

Mr. Stillings, Ms. Ferraiolo and Mr. McMahon responded to Council questions.

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. Jamie Freeman stated she thinks the 4 schools near this project (New Horizons Elementary School, Wellington Community High School, Polo Park Middle School and Panther Run Elementary School) are being ignored in terms of traffic. She commented about the staff report pertaining to the capacity for schools.
2. Joanne Weiner read a statement into record regarding private tutoring and said they will be displaced during the project. She stated she met with the developers and she is encouraged by their response.
3. Larry Unger expressed his concerns regarding the project, parking and traffic.
4. Gail Tower spoke about the noise, construction of the project and safety. She said she does not want hotels and strangers around them.

5. Angel Perez spoke regarding the project and jobs, affordability of units, parking, traffic, hotel, mixed use Pod. He asked Council to vote no and asked for due diligence.
6. Larry Falk, Triple Crown Group, stated he is here to show his support for the Marketplace.
7. Elizabeth Pandich expressed her concerns about traffic monitoring.

Vice Mayor Siskind read the following cards of those who did not wish to speak into the record: Anthony Calle (supports), Claro Funes (supports), Michael Bellissimo (supports), Santiago Avendano (supports), Walter Imperatore (supports), James R. Gray (supports), James Faloni (supports), and Kelsey Cruciotti (supports).

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

Additional discussion took place between the Village Council, Mr. Barnes, Ms. Cohen, Mr. McMahon, Ms. Troutman, Mr. Stillings and Ms. Ferraiolo about school capacity, mitigation during the construction of the project, parking monitoring, Greenview Shores turn lanes, traffic improvements, conditions of approval, hotel amenities, design of the project, and the master plan in terms of units and the 35 feet height, and construction timeline.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2025-08 (The Marketplace At The Wellington CPA) as presented on second reading.

D. 25-7262 RESOLUTION NO. R2025-15 (THE MARKETPLACE AT THE WELLINGTON – HOTEL CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2023-0001-CU) FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 80-ROOM HOTEL; AND PROVIDING AN EFFECTIVE DATE.

This item formerly 8C.

This item heard in conjunction with Item 8B.

A motion was made by Vice Mayor Siskind, seconded by Councilman McGovern, and unanimously passed (5-0) to approve Resolution No. R2025-15 (The Marketplace At The Wellington – Hotel Conditional Use) as presented.

E. 25-7263 RESOLUTION NO. R2025-16 (WELLINGTON PUD MASTER PLAN AMENDMENT – THE MARKETPLACE AT THE WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-0005-MPA) FOR THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER AT WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND POD 12 AS A MIXED-USE POD WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS; TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

This item formerly 8D.

This item heard in conjunction with Item 8B.

A motion was made by Councilman McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Resolution No. R2025-16 (Wellington PUD Master Plan Amendment – The Marketplace At The Wellington) as amended.

F. 25-7164 ORDINANCE NO. 2025-15 (REPEAL AND REPLACEMENT OF ARTICLE VI, CHAPTER 22 OF THE WELLINGTON CODE OF ORDINANCES AUTHORIZING SPEED DETECTION SYSTEMS IN SCHOOL ZONES)

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-42, IN ITS ENTIRETY, AND REPLACING IT WITH CHAPTER 22, ARTICLE VI, SECTIONS 22-36 THROUGH 22-45 TITLED "SPEED DETECTION IN SCHOOL ZONES" TO CLARIFY DEFINITIONS AND CREATE NEW SECTIONS SPECIFIC TO VIOLATIONS, ENFORCEMENT PROCEDURES, AND HEARING PROCESSES TO FACILITATE THE IMPLEMENTATION OF SPEED DETECTION SYSTEMS IN SCHOOL ZONES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This item formerly 8E.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-15 by title.

Ms. Cohen stated this is an Ordinance to repeal and replace the entire Chapter 22, Article VI regarding speed detection in school zones. She highlighted what is being changed or added and that a supplement had been provided to Council.

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 Vice Mayor Siskind, seconded by Councilwoman Silvestri, 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. 2025-15 (Repeal and Replacement of Article VI, Chapter 22 of the Wellington Code of Ordinances Authorizing Speed Detection Systems in School Zones) as presented on second reading.

G. 25-7258 ORDINANCE NO. 2025-25 (AMENDING THE QUALIFYING PERIOD FOR THE MARCH 2026 ELECTION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE CANDIDATE QUALIFYING PERIOD; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Ordinance No. 2025-25 by title and explained the reason for the proposed qualifying dates.

Public Hearing

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

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

A motion was made by Councilman McGovern, seconded by Councilwoman Silvestri and unanimously passed (5-0) to Approve Ordinance No. 2025-25 (Amending The Qualifying Period For The March 2026 Election) as presented on first reading.

H. 25-7200 RESOLUTION NO. R2025-44 (COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE FY 2025/2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2025/2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

This Item formerly Consent Item 7J.

Mr. Barnes introduced the item.

Ms. Hall read the Resolution by title.

Mr. Stillings presented an overview of the FY 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) Program and the FY 2024-2025 Accomplishments.

Public Hearing

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

There being no public comments, a motion was made by Vice Mayor Siskind, seconded by Councilwoman Silvestri, 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 Resolution No. R2025-44 (Community Development Block Grant Annual Action Plan) as presented.

9. REGULAR AGENDA

There were no Regular Agenda Items.

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 mentioned the email she sent to Council regarding a challenge to Senate Bill 180. She stated there are a number of municipalities who have expressed interest with the Weiss Serota Law Firm in bringing an action. She stated she is not asking for a decision tonight just Council's consideration.

There was brief Council discussion regarding this.

12. MANAGER'S REPORT

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

The Next Village Council Meeting will be held on August 26, 2025 at 6:30 pm.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri welcomed students back to school and stated she hoped that everyone had a good first two days of school.

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

- Vice Mayor Siskind congratulated the SWAG students on their graduation from the program. She thanked the community partners, Crowned Pearls of Wellington, and staff.
- Vice Mayor Siskind stated she hoped everyone had a great start to the school year.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña wished for everyone to be safe during this new school year and to have a successful school year. She commended the Palm Beach Sheriff's Office for being present at the schools, monitoring and moving the traffic along.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern welcomed everyone back to school and recognized the new principals at New Horizons and Equestrian Trails Elementary Schools.
- Councilman McGovern said the work that PBSO is doing at some of the high traffic school areas is exceptional. He commented about finding ways to get government partners to assist with this.
- Mr. Barnes provided an update on correspondence from the county and the Florida Department of Transportation (FDOT).
- Councilman McGovern spoke about the number of warnings issued on the first day with the usage of the school zone speed detection cameras. He encouraged everyone to slow down and be vigilant in the areas around schools.
- Councilman McGovern encouraged residents to reach out to their legislators for various issues regarding home rule (plat approvals and waterways).
- Councilman McGovern stated qualifying is happening for Village Elections.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone stated some Councilmembers will attend the Florida League of Cities Conference this week and spoke briefly about home rule.
- Mayor Napoleone welcomed everyone back to school and wished teachers and students good luck. He urged everyone to drive carefully and slowly.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 10:03 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk