

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, June 23, 2025

4:30 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

*Michael J. Napoleone, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
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 4:30 pm.

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

2. REVIEW OF COUNCIL AGENDA

Mr. Barnes stated this is for the review of the June 24, 2025 Village Council Meeting agenda.

A. [25-7177](#) LEGISLATIVE UPDATE BY REPRESENTATIVE ANNE GERWIG, DISTRICT 93

Mr. Barnes introduced the item. He stated that this was the Legislative Update By Representative Anne Gerwig. He stated Representative Gerwig would be present tomorrow night to provide an update.

B. [25-7159](#) RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2025-45 (ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE (“TRIM”) PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE (“TRIM”) PURPOSES FOR THE MUNICIPALITY’S FISCAL YEAR 2025-2026 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2025-04 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR ACME IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT’S PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR TRUTH-IN-MILLAGE (“TRIM”) PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2025-46 (ADOPTING THE PRELIMINARY

NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolutions Adopting Preliminary TRIM Rates For Wellington, The Acme Improvement District And The Saddle Trail Park Neighborhood Improvement District As Follows: A. Resolution No. R2025-45 (Adopting The Preliminary Ad Valorem Millage Rate For Wellington For Truth-In-Millage ("TRIM") Purposes Within The Jurisdictional Boundaries of Wellington), B. Resolution No. AC2025-04 (Adopting The Preliminary Non-AD Valorem Assessment Rates For Acme Improvement District For TRIM Purposes), C. Resolution No. R2025-46 (Adopting The Preliminary Non-AD Valorem Assessment rates For The Saddle Trail Park Neighborhood Improvement District For TRIM Purposes. He stated there will be a presentation tomorrow evening.

C. [25-7067](#) AUTHORIZATION TO AWARD A CONTRACT FOR (RE-BID) OF THE VILLAGE PARK GYM ROOF REPLACEMENT PROJECT

Mr. Barnes introduced the item. He stated that this is the Authorization Toward A Contract For (Re-Bid) of The Village Park Gym Roof Replacement Project.

Mr. De La Vega presented this item and referenced the low bid and costs. He stated the reference checks for the vendor came out with top scores.

Mayor Napoleone asked if the Village had used them before.

Mr. De La Vega stated the Village had not used them before.

D. [25-7034](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE GREENBRIAR PARK RESTROOM FACILITY PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization To Execute A Guaranteed Maximum Price (GMP) Amendment For The Greenbriar Park Restroom Facility Project.

Mr. De La Vega presented this item. He stated this will look similar to

what has been installed at SouthShore Park.

Mr. Barnes spoke regarding the restrooms at other locations.

Mr. De La Vega referenced a graphic showing the location of the restrooms.

Councilwoman Antuña asked what is pre-fabricated.

Mr. Reinsvold responded to Councilwoman Antuña's question.

E. [25-7192](#)

RESOLUTION NO. R2025-42 (GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT LAP AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO AMEND THE EXHIBIT B ATTACHED TO THE LOCAL AGENCY PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-42 (Greenbriar Boulevard Rebuild & Bicycle Lanes Project LAP Amendment).

Mr. Reinsvold presented this item regarding funding and explained the change to the agreement.

Councilman McGovern asked if the change was better for the Village.

Mr. Reinsvold responded yes.

F. [25-7203](#)

AUTHORIZATION TO RENEW MIMICAST CYBERSECURITY SERVICES WITH CDW GOVERNMENT, INC. (CDW-G), UTILIZING SOURCEWELL CONTRACT #121923

Mr. Barnes introduced the item. He stated that this was the Authorization To Renew Mimecast Cybersecurity Services with CDW Government, Inc. (CDW-G), Utilizing Sourcewell Contract #121923.

Mr. De La Vega presented this item.

Mr. Silliman discussed the costs and referenced the cybersecurity training in addition to other changes.

Mr. De La Vega and Mr. Silliman responded to Council's questions.

At this point, Mr. Barnes introduced a walk on item regarding the Tuttle Royale Plat.

Mr. Reinsvold presented the item and stated staff recommends approval of the resolution.

G. [25-7201](#) ORDINANCE NO. 2025-11 (AMENDMENT TO WELLINGTON GREEN LAND USE ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-11 (Amendment To Wellington Green Land Use Ordinance.

Ms. Cramer presented the next two items regarding Wellington Green and stated the conditions are outdated. She said there have been no public comments for either since first reading.

H. [25-7202](#) ORDINANCE NO. 2025-14 (AMENDMENT TO WELLINGTON GREEN ZONING ORDINANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

This item was discussed in conjunction with the previous item.

I. [25-7188](#) ORDINANCE NO. 2025-06 (WELLINGTON'S MARJORY STONEMAN

DOUGLAS PRESERVE (SECTION 24) 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 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 THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-06 (Wellington's Marjory Stoneman Douglas Preserve (Section 24) Comprehensive Plan Amendment).

Mr. Santa-Gonzalez presented this item. He stated that there have been no changes since the first reading and there will be a presentation tomorrow night.

J. [25-7176](#)

ORDINANCE NO. 2025-19 (AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 RELATING TO BTR PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING CHAPTER 21, ARTICLE II, SECTION 21-17 TITLED "ENGAGING IN BUSINESS, OCCUPATION, OR PROFESSION WITHOUT BUSINESS TAX RECEIPT; PENALTIES" OF THE WELLINGTON CODE OF ORDINANCES TO CLARIFY THE PENALTIES FOR VIOLATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-19 (Amending Chapter 21, Article II, Section 21-17 Relating To BTR Penalties).

Ms. Cohen presented the item.

Mayor Napoleone inquired about the changes.

Ms. Cohen responded Mayor Napoleone's inquiry.

Councilman McGovern asked if there had been any other comments

on this ordinance other than the email.

Ms. Cohen replied no.

Mayor Napoleone asked what prompted the change.

Ms. Cohen responded to his question.

K. [25-7205](#)

ORDINANCE NO. 2025-17 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE APPOINTMENT OF A COMMUNITY MEMBER AND AN ALTERNATE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL PROPOSING AMENDMENTS TO SECTION 9G OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO THE VILLAGE CANVASSING BOARD BY AMENDING SECTION 9, SUBSECTION G, "VILLAGE CANVASSING BOARD" TO DESIGNATE THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE'S CANVASSING BOARD AND TO ELIMINATE THE REQUIREMENT TO APPOINT A COMMUNITY MEMBER TO THE CANVASSING BOARD; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-17 (Proposing An Amendment To Wellington's Charter To Designate The Palm Beach County Canvassing Board As the Village's Canvassing Board And To Eliminate Appointment Of A Community Member and An Alternate).

Ms. Cohen presented this item and stated she updated the agenda summary to reflect Council's concerns from the first reading.

Council asked brief questions.

Ms. Cohen responded to their questions.

L. [25-7204](#)

ORDINANCE NO. 2025-18 (PROPOSING AN AMENDMENT TO WELLINGTON'S CHARTER TO MOVE THE QUALIFICATION PERIOD TO A TWO WEEK PERIOD IN NOVEMBER)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL

PROPOSING AMENDMENTS TO SECTION 9C OF WELLINGTON'S MUNICIPAL CHARTER RELATING TO CANDIDATE QUALIFYING DATES BY AMENDING SECTION 9, SUBSECTION C, "QUALIFYING FOR OFFICE" TO MOVE THE QUALIFYING PERIOD TO A TWO WEEK PERIOD IN NOVEMBER PRIOR TO THE MARCH GENERAL ELECTION; PROVIDING FOR THE SUBMISSION OF THE PROPOSED CHARTER AMENDMENT TO THE ELECTORS OF WELLINGTON AT THE ELECTION TO BE HELD ON MARCH 10, 2026; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-18 (Proposing An Amendment To Wellington's Charter To Move The Qualification Period To A Two Week Period In November).

Ms. Cohen presented this item.

Councilman McGovern referenced the ballot question and suggested language.

Ms. Cohen stated the suggested language would work.

Councilman McGovern asked if this would be question one and the previous item question two.

Ms. Cohen replied yes.

M. [25-7086](#)

1) RESOLUTION NO. R2025-27 (SPECIAL MAGISTRATE(S) APPOINTMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA COUNCIL APPOINTING NEW SPECIAL MAGISTRATE(S) IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

2) RESOLUTION NO. R2025-32 (HOURLY COMPENSATION INCREASE FOR CURRENT SPECIAL MAGISTRATES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE HOURLY COMPENSATION FOR SPECIAL MAGISTRATES, IN ACCORDANCE WITH SECTION 2-42 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the 1) Resolution No. R2025-27 (Special Magistrate (s) Appointments), and 2) Resolution No. R2025-32 (Hourly Compensation Increase For

Current Special Magistrates).

Mr. Stillings presented this item.

Mayor Napoleone asked how this would work if the Village selected a firm versus an individual person.

Ms. Cohen explained the process.

Councilman McGovern inquired about the rate.

Ms. Cohen responded to Councilman McGovern's question.

3. WORKSHOP

Mr. Stillings introduced Cori Aluli, Vice President of Business Development/Arcadia, and Bart Simon.

Cori Aluli, provided a site development update to Council.

Mr. Simon referenced the Section 24 easement and provided a marketing/leasing update.

Mr. Stillings discussed the easements and access.

Mr. Barnes spoke regarding the towers.

Mr. Simon discussed construction and Wellington National's sublease agreement.

Councilwoman Antuña asked if there had been push back from AT&T.

Ms. Aluli stated there had been no push back from any of the carriers.

Councilman McGovern asked questions regarding the timeframe for the first five sites, original providers and permitting.

Mr. Simon and Ms. Aluli responded to his questions.

4. ATTORNEY'S COMMENTS

None.

5. MANAGER COMMENTS

None.

6. COUNCIL COMMENTS

None.

7. ADJOURN

There being no further business to discuss with Council, the meeting was adjourned at 5:07 pm.