

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary - Final

**Monday, December 8, 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**

Vice Mayor Siskind called the meeting to order at 4:30 p.m.

Council Members present: Tanya Siskind, Vice Mayor; John T. McGovern, Councilman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Council Members absent: Michael J. Napoleone, Mayor.

Mr. Barnes stated prior to the Agenda Review, Mr. Stillings will discuss the accreditation recognition for the Code Compliance Division.

Mr. Stillings introduced Chris Elbon, Florida Code Compliance Association, and discussed the recognition. He stated that the Village is the first in Florida to receive the accreditation.

Mr. Elbon presented the certificate to the Code Compliance Team.

**2. REVIEW OF COUNCIL AGENDA**

Mr. Barnes stated this is for the review of the December 9, 2025 Village Council Meeting agenda.

- A. [25-7435](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 12, 2025 AND SPECIAL COUNCIL MEETING OF DECEMBER 1, 2025

Mr. Barnes introduced the item. He stated that this was the Minutes of The Regular Wellington Council Meeting of November 12, 2025 and Special Council Meeting of December 1, 2025. Mr. Barnes stated if Council had any changes to let the Clerk’s Office know.

- B. [25-7232](#) AUTHORIZATION TO AWARD CONTRACTS FOR HARDWOOD TREE PRUNING VILLAGE-WIDE

Mr. Barnes introduced the item. He stated that this was the Authorization To Award Contracts for Hardwood Tree Pruning Village-Wide.

Mr. Barnes explained the contract awards. He said staff is recommending approval of the contracts as the primary and secondary award.

Councilman McGovern inquired about the contracts terms.

Vice Mayor Siskind inquired about the vendor.

Mr. Barnes responded to Council inquires.

C. [25-7328](#) AUTHORIZATION TO AWARD CONTRACTS FOR THE SUPPLY, DELIVERY AND INSTALLATION OF LANDSCAPE MATERIALS

Mr. Barnes presented the item. He stated that this was the Authorization To Award Contracts For the Supply, Delivery and Installation of Landscaping Materials. He said based on the attached list, this is multiple items allowing for many options that the department may need.

D. [25-7459](#) AUTHORIZATION TO PURCHASE GOODS AND SERVICES UTILIZING VARIOUS VENDORS FOR THE SCOTT'S PLACE EXPANSION PROJECT

Mr. Barnes presented the item. He stated that this was the Authorization To Purchase Goods and Services Utilizing Various Vendors For the Scott's Place Expansion Project.

Ms. Quickel stated this is a part of a grant award. She said that this is a \$200,000 Florida Recreational Development Assistance Program (FRDAP) grant with an equal match.

Mr. Reinsvold explained the item and referenced the site and renderings of the facilities.

Councilman McGovern inquired about the drawings and ages of children.

Vice Mayor Siskind inquired about the ages for the facility.

Mr. Reinsvold responded to Council inquiries.

E. [25-7345](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF VEHICLES AND EQUIPMENT

Mr. Barnes introduced the item. He stated that this was Authorization To Utilize Various Contracts, As A Basis For Pricing, For The Purchase and Delivery of Vehicles and Equipment. Mr. Barnes presented the item and stated there is a listing of items that were budgeted. He indicated that staff is recommending that these are acquired.

Councilman McGovern inquired about surplus vehicles.

Vice Mayor Siskind inquired about the number of vehicles.

Mr. Barnes responded to inquires from Council.

**F.**     [25-7333](#)

AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM MAINTENANCE AND SUPPORT SERVICES

Mr. Barnes introduced the item. He stated that this was the Authorization To Renew An Existing Contract for Enterprise Resource Planning (ERP) System Maintenance and Support Services.

Ms. Quickel presented this item and stated this is the annual contract for the ERP in the amount of approximately \$665,000. She said that this was implemented back in 2017- 2018. Staff is requesting approval.

Councilman McGovern asked about the renewal.

Ms. Zembruski stated this is the second renewal and explained the process that will occur if there is a third renewal.

Councilwoman Antuña inquired if this is the second renewal of the two-year contract.

Ms. Zembruski answered a question from Councilwoman Antuña.

**G.**     [25-7334](#)

AUTHORIZATION TO CONTINUE UTILIZING AN EXISTING AGREEMENT WITH KRONOS SAASHR, INC. FOR SUPPORT, MAINTENANCE, LICENSES AND RENTAL OF THE VILLAGE'S TIMEKEEPING AND PERFORMANCE REVIEW SYSTEM

Mr. Barnes introduced the item. He stated that this was the Authorization To Continue Utilizing An Existing Agreement With Kronos Saashr, Inc. For Support, Maintenance, Licenses and Rental Of The Village's Timekeeping and Performance Review System.

Ms. Quickel presented this item and stated the amount had exceeded the threshold of \$50,000, it is \$54,756.56 with a four percent annual increase. Ms. Quickel said staff is happy with the product.

Councilman McGovern asked if this is part of the renewal.

Ms. Zembruski stated this is for the renewal.

**H.**     [25-7434](#)

AUTHORIZATION TO AWARD A CONTRACT TO CREATIVE CONTRACTING GROUP THROUGH THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM FOR HOME IMPROVEMENTS AT 14679 HORSESHOE TRACE

Mr. Barnes introduced the item. He stated that this was the Authorization

To Award A Contract To Creative Contracting Group Through The State Housing Initiatives Partnership (SHIP) Program For Home Improvements At 14679 Horseshoe Trace.

Mr. Stillings presented the item and explained the improvements to be made. He stated that this was the low bid.

Council asked questions regarding the bid, improvements, how persons get selected for the SHIP program and SHIP allotment.

Mr. Stillings responded to Council questions.

I. [25-7312](#)

RESOLUTION NO. R2025-75 (2025 ANNUAL HOUSING INCENTIVES REPORT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE 2025 AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) HOUSING INCENTIVES REPORT AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP ACT, SUBSECTION 420.9076, OF THE FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-75 (2025 Annual Housing Incentives Report).

Mr. Stillings explained the report. He said that there are no changes from the previous report. He stated they had worked on the report with the Affordable Housing Advisory Committee (AHAC).

Councilwoman Antuña inquired about AHAC and asked if this report is completed every year.

Mr. Stillings responded to Councilwoman Antuña's question.

J. [25-7464](#)

A. RESOLUTION NO. R2025-78 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM AUTHORIZING AMENDMENT 1; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

B. RESOLUTION NO. R2025-77 APPROVAL BY WELLINGTON, FLORIDA'S COUNCIL OF A RESOLUTION APPROPRIATING THE LOAN AMOUNT IN EXCESS OF THE BUDGETED AMOUNT TO THE

## UTILITY METER REPLACEMENT PROJECT.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 UTILITY BUDGET FOR THE STATE REVOLVING LOAN PROGRAM TOTAL FUNDING FOR THE WELLINGTON UTILITY METER REPLACEMENT PROJECT IN THE AMOUNT OF \$1,714,910 (PROJECT FUNDING OF \$11,485,206 PLUS LOAN SERVICE FEES OF \$229,704, LESS PREVIOUSLY BUDGETED AMOUNTS); AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-78 Approval By Wellington, Florida's Council of A Resolution Relating To The State Revolving Fund Loan Program Authorizing Amendment 1; Resolution No. R2025-77 Approval By Wellington, Florida's Council of Resolution Appropriating The Loan Amount In Excess Of The Budgeted Amount To The Utility Meter Replacement Project.

Ms. Quickel presented this item. She explained the award and total funding for the Utility Meter Replacement Project. She said the total funding is almost \$11.5 million and the loan term is 20 years at a rate of 3.41%.

Councilman McGovern inquired about the project and funding.

Ms. Quickel stated the funding award allows for the fulfillment of the project.

**K.**     [25-7449](#)

## RESOLUTION NO. R2025-69 (LOTIS 2 MASTER PLAN AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2025-0001-MPA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, A MIXED-USE PROJECT, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; MODIFYING THE MASTER PLAN AND CONDITIONAL USE APPROVALS BY ABANDONING THE CONDITIONAL MINIATURE GOLF INDOOR/OUTDOOR ENTERTAINMENT USE, INCREASING THE CONDITIONAL DAYCARE USE FROM 210 TO 230 STUDENTS, ADDING A COMBINED RESTAURANT AND RETAIL USE AND A FREESTANDING RESTAURANT USE, AND TO MODIFY CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution

No. R2025-69 (Lotis 2 Master Plan Amendment). He stated the applicant has requested a postponement and will be here tomorrow evening.

Councilwoman Silvestri asked when did the applicant want to bring the item back to Council.

Mr. Barnes stated January.

Mr. Stillings stated that they may request for an additional postponement.

L. [25-7445](#)

ORDINANCE NO. 2025-20 (RUSTIC RANCHES OVERLAY ZONING DISTRICT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); 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. 2025-20 (Rustic Ranches Overlay Zoning District ZTA).

Mr. Stillings stated this is a first reading and explained the request. He stated staff is recommending approval of the ordinance.

Councilman McGovern inquired about the area.

Vice Mayor Siskind asked if this was requested by Rustic Ranches.

Mr. Barnes stated it was both Rustic Ranches and the Village.

There was further discussion regarding the Equestrian Overlay Zoning District (EOZD).

Mr. Stillings and Ms. Cohen responded to Councilman McGovern's question.

M. [25-7447](#)

ORDINANCE NO. 2025-30 (BUILDING HEIGHT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 5, TABLE 5.1.2-1, DEVELOPMENT APPLICATION APPROVALS, RELATED TO BUILDING HEIGHT APPLICATION TYPES; TO ADD SECTION 5.3.11 RELATING TO BUILDING HEIGHT; TO AMEND ARTICLE 6, SECTION 6.3.1.F.5, RELATED TO BUILDING HEIGHT APPLICATIONS IN EXCESS OF 35

FEET; 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. 2025-30 (Building Height ZTA).

Mr. Stillings presented the item and discussed the proposed change to Subsection 5F regarding height.

Councilman McGovern inquired about the areas and height.

There was further discussion regarding height.

Mr. Stillings stated there would be a full presentation tomorrow night. He discussed Ordinance No. 2025-31 (ARB Approval ZTA)

Councilman McGovern asked if any changes had been made since First Reading.

Mr. Stillings answered a question from Councilman McGovern.

**N.**     [25-7446](#)

ORDINANCE NO. 2025-31 (ARB APPROVAL ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item was discussed in conjunction with the previous item.

**O.**     [25-7441](#)

ORDINANCE NO. 2025-05 (APPEALS TO CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 5, ARTICLE 1, SECTION 5-2, SUBSECTION 113 (CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS) OF THE CODE OF ORDINANCES TO CLARIFY THE PROCEDURES FOR APPEALING A DECISION OF THE BUILDING OFFICIAL TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes stated that this was the Ordinance No. 2025-05 (Appeals To Construction Board of Adjustment and Appeals).

Ms. Cohen presented this item and stated staff is recommending approval of the ordinance.

Vice Mayor Siskind asked if there were any changes since First Reading.

Ms. Cohen answered a question from Vice Mayor Siskind.

Councilman McGovern mentioned that the Construction Board rarely meets.

Ms. Cohen stated the board is required by statute.

P. [25-7448](#)

ORDINANCE NO. 2025-29 (ISLA CARROLL POLO AND RESIDENCES REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0004-REZ] FOR CERTAIN PROPERTY KNOWN AS ISLA CARROLL POLO AND RESIDENCES; LOCATED APPROXIMATELY 1,350 FEET SOUTH OF PIERSON ROAD ON THE WEST SIDE OF 120TH AVENUE SOUTH, TOTALING 79.17 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM EQUESTRIAN RESIDENTIAL/EQUESTRIAN OVERLAY ZONING DISTRICT (ER/EOZD) TO PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes stated this item had been postponed.

Mr. Barnes stated that there is a walk-on item.

Ms. Cohen explained the walk-on item relating to the Fourth Amendment to the PSA with Related Ross.

Councilman McGovern inquired about the reservoir.

Mr. Barnes responded to Councilman McGovern's question.

Ms. Cohen spoke regarding the acreage Related was buying, the acreage the School was buying and referenced the contract.

Councilman McGovern commented regarding the protections and making sure the closings are simultaneous.

Ms. Cohen responded to Councilman McGovern's comment.

Mr. Barnes referenced simultaneous closings.

There were comments and discussions regarding the amendment and closing date.

There was further discussion regarding the walk-on item.

Mr. Barnes stated this will be Regular Agenda Item 9A on the meeting agenda tomorrow night.

Mr. Stillings provided an update on cell towers. In addition, he provided an update regarding Section 6.8.8 of the Land Development Regulations (LDR).

Councilman McGovern commented regarding the cell towers.

Mr. Barnes responded to Councilman McGovern's comment.

Mr. Barnes stated staff would like a consensus of Council regarding the Equestrian Preserve Committee (EPC) request to remove Section 6.8.8 from the LDR based on the EPC recommendation.

Councilman McGovern commented on the change to the LDR.

Vice Mayor Siskind commented regarding SB180.

Mr. Stillings responded to Council comments. He stated staff would work on this and bring an item back for Council consensus.

There was further discussion between Council, Mr. Barnes and Mr. Stillings regarding SB 180 and Section 6.8.8 of the LDR.

**3. WORKSHOP**

- A. [25-7425](#) DISCUSSION REGARDING THE TOWN CENTER AQUATICS DEMOLITION AND NEW PBSO BUILDING

This item was not discussed.

**4. ATTORNEY'S COMMENTS**

None.

**5. MANAGER COMMENTS**

None.

**6. COUNCIL COMMENTS**

None.

**7. ADJOURN**

There being no further items to discuss, the meeting was adjourned at 5:26 pm.