

Village of Wellington

*12300 Forest Hill Blvd.
Wellington, FL 33414*



Meeting Minutes

Wednesday, October 29, 2025

6:30 PM

Village Hall

Affordable Housing Advisory Committee

Tanya Siskind (Elected Official)

John Bowers

John Greene

Heather Moree

Juan Pagan

Satyanarayana Polineni

Diana Stevens

Kesnel Theus, Jr.

I. CALL TO ORDER

Chairman John Bowers called the meeting to order at 6:30 pm.

II. PLEDGE OF ALLEGIANCE

Chairman John Bowers led the Pledge of Allegiance.

III. ROLL CALL

Committee Members in attendance: Councilwoman Tanya Siskind; Juan Pagan; John Bowers; Diana Stevens; Satyanarayana Polineni; Heather Moree; John Green; Kesnel Theus Jr.
Committee Members absent: none

IV. INTRODUCTIONS

New member Heather Moree introduced herself. She mentioned she is a social worker with a background in elder care. Ms. Moree is a resident of Wellington and attended schools in the Wellington area.

V. NEW BUSINESS

A.

The committee elected John Bowers as Chairman and Juan Pagan as Vice Chairman.

A motion was made by Chairman John Bowers, seconded by Vice Chairman Juan Pagan, and unanimously passed (8-0), to approve the Agenda.

B.

Attachments: [MeetingMinutes20-Oct-2025-04-07-27](#)

A motion was made by Chairman John Bowers, seconded by Vice Chairman Juan Pagan, and unanimously passed (8-0), to approve the March 12, 2025 meeting minutes.

C.

Ms. Cory Cramer, Planning and Zoning Manager, presented an overview of two current proposed housing developments utilizing the Live Local Act.

Mr. Green asked about the amount of dollars the projects are receiving in aid. Ms. Cramer responded that they are working with the county and is unsure about the total financial obligation.

Mr. Bowers commented that there is no automatic funding the proposed projects would be eligible for from the county. The zoning requirements are what would be changed in order to meet the Live Local requirements. Mr. Green commented that the value add for the projects would come from the change in density zoning. Ms. Cramer responded that essentially the incentives provided by the Live Local Act for Wellington's jurisdiction is that developers

would not having to go through certain land use and zoning requirements.

Vice Chairman Juan Pagan asked about the guideline in terms of square footage for the proposed developments and who makes the determination. Ms. Cramer responded that she believes it's based-on guidelines provided by the health department and our use codes do not provided a minimum unit size. Councilwoman Siskind asked if having a minimum unit size is something that should be discussed. Ms. Cramer responded that it will probably be discussed in the future. Mr. Pagan remarked about his grandson living in a unit at the corner of Southern and 441 with a square footage of 700 that he is currently paying \$3200 in rent. Ms. Moree commented that the rent proposed in the development of \$3156 seemed like a standard rent and not a rent that could be considered affordable.

Chairman John Bowers asked if the proposed developments were zoned for commercial use and the lot size. Ms. Cramer responded the properties are zoned commercial and are five acre lots. Mr. Green asked if they have received any feedback from neighbors surrounding the property. Ms. Cramer responded that they have encouraged the developers to talk to the neighbors but no public meeting is required.

Mr. Theus asked about the environmental impact of the two proposed developments. Ms. Cramer responded that they would be required to submit environmental impacts as a part of their review process.

Mr. Stoops made a presentation on the Village's SHIP funds progress to date and SHIP strategy.

Chairman John Bowers asked if there were any instances of the Village receiving funds from a lien. Mr. Stoops responded that there was a SHIP project that went under foreclosure thus triggering the lien.

Mr. Theus asked which forms of marketing have been successful for the program. Mr. Stoops responded that the utility bill has been the greatest channel of marketing interest for the SHIP program.

VI. PUBLIC HEARING

A.

Attachments: [2025 AHAC Incentives Report 10.21.25PDF](#)

A motion was made by Chairman John Bowers, seconded by Vice Chairman Juan Pagan, and unanimously passed (8-0), to approve the Annual Housing Incentive Report.

VII. PUBLIC COMMENTS

There was no public comment.

VIII. CLOSING COMMENTS

No additional board comments.

IX. ADJOURNMENT

The meeting was adjourned at 7:05PM