

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Monday, February 10, 2025

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

Michael Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
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 4:00 pm.

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

2. REVIEW OF COUNCIL AGENDA

Mr. Barnes stated this was for the review of the February 11, 2025 Village Council Meeting.

A. [25-6972](#) WELLINGTON COMMUNITY FOUNDATION FUNDING APPROVAL AND CHECK PRESENTATION

Mr. Barnes introduced the item. He stated that this was the Wellington Community Foundation Funding Approval and Check Presentation. He said that the Foundation had provided the check to Mr. De La Vega last week.

Mayor Napoleone commented that this is ceremonial.

Mr. Barnes responded to Mayor Napoleone's comment.

B. [25-6983](#) RECOGNITION OF PALM BEACH COUNTY SCHOOL DISTRICT TEACHER OF THE YEAR MS. KIMBERLY STALKER, 6TH GRADE ENGINEERING TEACHER AT POLO PARK MIDDLE SCHOOL

Mr. Barnes introduced the item. He stated that this was the Recognition of Palm Beach County School District Teacher of The Year Ms. Kimberly Stalker, 6th Grade Engineering Teacher, at Polo Park Middle School.

C. [25-6985](#) RECOGNITION OF THE POLO PARK MIDDLE SCHOOL DEBATE TEAM FOR THEIR SIX (6) TROPHY WIN AT THE DEBATE TOURNAMENT

Mr. Barnes introduced the item. He stated that this was the Recognition of the Polo Park Middle School Debate Team for Their Six (6) Trophy Win At The Debate Tournament.

D. [25-6974](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JANUARY 28, 2025 AND MINUTES OF THE ACME LANDOWNERS MEETING OF JANUARY 28, 2025

Mr. Barnes introduced the item. He stated that this was the Council approval of the Minutes of the Regular Wellington Council Meeting of January 28, 2025 and Minutes of The Acme Landowners Meeting of

January 28, 2025. He asked Council to provide comments, if any, to the Clerk's Office.

E. [24-6774](#) AUTHORIZATION TO UTILIZE CONTRACTS FOR THE PURCHASE AND DELIVERY OF VEHICLES

Mr. Barnes introduced the item. He stated that this was the Authorization to Utilize Contracts For the Purchase and Delivery of Vehicles.

Mr. De La Vega presented the item. He stated this is for eighteen vehicles. He said that the surplus items will be sold on the GovDeals auction site.

F. [25-6942](#) AUTHORIZATION TO UTILIZE A CONTRACT FOR THE PURCHASE AND DELIVERY OF EQUIPMENT

Mr. Barnes introduced the item. He stated that this was the Authorization to Utilize A Contract For the Purchase And Delivery of Equipment.

Mr. De La Vega explained this item and discussed the equipment that is being replaced.

Mayor Napoleone asked if all of the equipment on the list is being sold.

Mr. De La Vega answered a question from Mayor Napoleone.

G. [25-6980](#) OUTSIDE LEGAL FEES AND COSTS

Mr. Barnes introduced the item. He stated that this was for Outside Legal Fees and Cost.

Ms. Cohen presented this item and discussed the invoices. She explained what is typically budgeted for outside counsel.

Mayor Napoleone stated that was an aggressively negotiated deal and the Village spent a lot of time with the outside counsel.

Vice Mayor McGovern asked how much money had been awarded to the Village in the last series of litigation and how much has been credited back to the Village General Fund. He asked that Ms. Cohen provide the information tomorrow night.

Ms. Cohen answered questions from Vice Mayor McGovern.

H. [25-6977](#) ORDINANCE NO. 2025-02 (AXIS 2 FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS THE 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Stillings stated these are second readings for the comprehensive plan amendment and rezoning. He said that this is a first for the master plan. He stated there will be a full presentation from the applicant and staff tomorrow night.

Vice Mayor McGovern asked Mr. Stillings to review the conditions of approval. He stated he would like to see these things locked down now on the construction conditions.

Ms. Cohen said typically you would see those conditions in the engineering permit.

Mr. Stillings stated he does not know that the Village can keep someone off of their property.

Mr. Barnes stated that going forward staff can look at the sequencing of development in terms of buffers, etc.

Vice Mayor McGovern spoke regarding commercial development.

Mayor Napoleone commented on future development.

Mr. Barnes responded to Vice Mayor McGovern and Mayor Napoleone.

Mayor Napoleone asked what are some of the other important highlights in the conditions and the project standards manual that the Village would want to focus on tomorrow.

Mr. Stillings referenced the Conditions of Approval for the master plan.

There was discussion regarding the buffer, sound and the email from the

proprietors of the Hampton Inn.

Councilwoman Silvestri asked that staff let Council know how far back the projects would be pushed if Saturdays are taken away.

Mr. Barnes answered a question from Councilwoman Silvestri.

Mr. Reinsvold explained what is allowed for capital projects.

Councilwoman Antuña asked if there are any penalties for when the Village’s rules are not followed.

There was discussion between the Village Council and Mr. Barnes, Mr. Stillings, Ms. Cohen, and Mr. Reinsvold regarding construction times and buffers.

Councilwoman Silvestri asked how the height and view are going to affect the hotel.

Mr. Barnes answered a question from Councilwoman Silvestri.

Mayor Napoleone asked what are the heights of the Hampton Inn and the Fairfield Inn.

Mr. Barnes answered a question from Mayor Napoleone.

I. [25-6978](#) ORDINANCE NO. 2025-03 (AXIS 2 REZONING ZONING MAP AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A 3 REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL 4 ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED 5 UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS 6 WELLINGTON 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10 7 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH 8 OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE 9 WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN 10 DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A 11 CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN 12 EFFECTIVE DATE; AND FOR OTHER PURPOSES.

This item was heard in conjunction with the previous item.

J. [25-6979](#) RESOLUTION NO. R2025-04 (AXIS 2 MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION NUMBER 2024-0001-MP) FOR CERTAIN PROPERTY KNOWN AS AXIS 2 (ALSO KNOWN AS WELLINGTON GREEN 10-ACRE PARK TRACT), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW DEVELOPMENT OF THE AXIS 2 PROJECT, A RESIDENTIAL DEVELOPMENT WITH 220 MULTI-FAMILY RESIDENTIAL UNITS, AND TO ADOPT THE AXIS 2 PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

This item was heard in conjunction with the previous item.

3. WORKSHOP

Ms. Cohen spoke regarding the Stallion Restaurant.

Mr. Barnes, Ms. Cohen and Mr. Stillings responded to Council's questions.

Mayor Napoleone inquired about an update regarding Lotis and how they are working with the residents.

Mr. Barnes provided an update.

Mr. Reinsvold spoke regarding the site work and dust control measures.

Mr. Stillings spoke regarding the vehicle with all of the lights.

Vice Mayor McGovern asked how had Mr. Castner responded regarding the situation.

There was further discussion regarding the site.

Mr. Reinsvold provided transportation related updates.

Mr. Barnes spoke regarding the update.

4. ATTORNEY'S COMMENTS

Ms. Cohen discussed a motion that was filed in the 130 Violations case.

Mayor Napoleone asked about the release of funds.

Ms. Cohen answered a question from Mayor Napoleone.

Vice Mayor asked had there been any communication from Mr. Barbuto.

Ms. Cohen answered a question from Vice Mayor McGovern.

There were questions regarding the order.

5. MANAGER COMMENTS

Mr. Barnes asked about the Council Meeting start times.

There was discussion regarding the meeting times.

It was consensus of Council to start the Regular Village Council meetings at 6:30 pm beginning March 2025.

It was consensus of Council to begin Agenda Review Meetings at 4:30 pm beginning March 2025.

Mr. De La Vega asked for direction regarding the speed detection system. He stated staff feels it is best to issue a Request For Proposal (RFP) that can be released tomorrow. He said that the proposals would come back in March and staff will bring it back to Council in April. He discussed the Cone of Silence.

There were comments and discussion regarding the RFP and including a provision for liquidated damages.

It was Council consensus to issue the RFP.

6. COUNCIL COMMENTS

None.

7. ADJOURN

There being no further business to discuss with Council, the meeting was adjourned at 5:13 pm.