

**WELLINGTON  
PARKS & RECREATION ADVISORY BOARD & PLANNING ZONING &  
ADJUSTMENT BOARD JOINT MEETING  
APRIL 11, 2022 - 7:00 PM  
WELLINGTON CITY HALL**

---

***MINUTES***

**Members Present:** Sam Falzone, Neil Brooks, Stephanie Cagnet Myron, Marc Coleman, Stephen Levin, Tomas Bueno, Anthony Forgione, Jeffrey Robbert, John Bowers, Ron Herman, Maureen Martinez, Adam Rabin, Salvatore Van Casteren

**Members Absent:** Elizabeth Mariaca

**Village Staff:** Jim Barnes, Ed De La Vega, Laurie Cohen, Daryl Boyd, Branden Miller

**I. Call to Order**

The meeting was called to order at 7:06pm. The meeting was held at Wellington Community Center and all members were present excluding Elizabeth Mariaca.

**II. Pledge of Allegiance**

Jim Barnes led the Pledge of Allegiance.

**III. Presentation**

Jim Barnes provides the board members and attendees an introduction regarding the discussion for the meeting and asks everyone to introduce themselves.

Jon Bostic gives a presentation including the goals, purposes, and reasons behind the Wellington Community Park

Caitlin Garren continues the presentation regarding the operations and development team of Wellington Community Park

Jim Barnes provides everyone a brief history of the location and explains exactly where it is located within Wellington. He also discussed the benefits that this project will provide the community

Maureen Martinez asked the project team about when Wellington would have access to the baseball fields and what hours. She also asked how the Village of Wellington will generate money on this project and if night time usage of the fields will be inclusive of Palm Beach Central and on Saturday and Sunday only, or if other schools will be able to utilize the fields at night.

Jim Barnes provided an update on the current field usage and availability that Wellington provides as well as added that Wellington will have more options to host tournaments which will be an income generator. He also added that financial analysis has been conducted to ensure that Wellington does not lose money on this project.

Jon Bostic referred to the facility as a one stop shop with physical trainers, chiropractors, gym memberships, and café as examples to make money. He also explained the importance of being able to maximize the time available so that parents can see their children play baseball. Caitlin Garren also explained that it would not be only available to Palm Beach Central and only on those weekend days. She also stated that this topic would be discussed during the regularly held meetings with staff.

Ron Herman asked if any studies have been done regarding sports tourism. He also asked how the gym membership pricing and its revenue.

Brian Seymour stated that the sports commission is working very hard to bring more sports tourism in.

Caitlin Garren stated that studies are being conducted regarding the pricing.

Ed de La Vega explained that Wellington will be hiring an outside firm to review the membership pricing numbers to ensure they are feasible.

Stephen Levin asked what we would accomplish by ripping up this current piece of land.

Jon Bostic explained that the kids are our future and that we have the resources to help them get to college.

Seat 4 asked if we are dreaming too big.

Jon Bostic explained that he has had this idea since he and Pat were drafted and have discussed since they both would train together at Athletes Advantage.

Marc Coleman asked about how there was no mental health focus of the proposal and urged the project team to focus on that in the future. He also stated that projects of this size can be risky. He asked Jim about the gym memberships and the competition in the area

Jim Barnes explained that they are going to do studies, manage risk, and that there would be a security disclosure.

Stephanie Myron Cagnet asked about volleyball club teams and if they would be interested in tournaments.

Jon Bostic explained that they would be interested and plan on having the Volleyball Academy there.

Ed de La Vega mentioned that the Volleyball Academy is constantly reaching out to Wellington staff regarding gymnasium space. He also stated that Wellington would no longer pay the insurance, utilities, and other benefits for operating the facility.

Jeffery Robbert asked about the capacity of the new facility for water.

Bryan Seymour responded that they have not done the concurrency analysis yet but believes that there is sufficient water and sewer there.

Jim Barnes explained that the capacity exists there.

Jeffery Robbert asked if a traffic statement has been conducted and if the parking lot will be based on the code.

Bryan Seymour explained that they have not run the numbers yet and that the parking lot will be based on the code

John Bowers stated that he believes that this is exciting and asked about the chain of custody.

Jim Barnes explained the RFP and initial proposal.

Adam Rabin asked about how gyms are making money

Jon Bostic explained that he met with the Palm Beach Sports Commission and this project will help resolve the issue with lack of core spaces.

Brian Seymour explained how the gym doesn't exist in a vacuum. He stated that it integrates multiple facets that don't exist in other gyms.

Adam Rabin then asked about discounted memberships

Brian Seymour explained that they would like to provide affordability to those who give back to the community.

Jon Bostic explained that kids aren't allowed in LA Fitness, Lifetime Fitness, and other gyms.

Jim Barnes then stated that it is for the whole family.

Stephanie Cagnet Myron asked about the child care component.

Jon Bostic said that where he trains with fellow NFL players, and he took notes regarding how those facilities handle young children.

Neil Brooks stated that one of the biggest issue with baseball in Palm Beach County is the costs associated with it. He also asked if the project team would focus on the multisport athletes as well as the financially underserved. Neil also asked if they planned on having a program with professional athletes.

Jon Bostic explained how they want to focus on preventing kids from getting cut out of baseball. Jon also stated that they have professional training broken down and included in their plans.

Maureen Martinez asked about the access to the facility and if it was specific to Wellington residents.

Jon Bostic explained that the open field is open to anyone to use it regardless of residency.

Jim Barnes explained the struggles of open play in Wellington. He also explained the scholarship components.

Adam Rabin asked about the timeline of the project.

Brian Seymour stated that if the lease is signed in May that it could be a couple of months before fields begin getting installed.

Jim Barnes stated 2024 would be a tentative date for opening.

Sal Van Casteren discussed the idea of redevelopment as Wellington is built out and questioned public financing.

Brian Seymour discussed the public financing aspect of this project.

Tomas Bueno complimented the project and hopes that it is fine-tuned and is successful.

Sam Falzone complimented the program and discussed his excitement. He requested an updated pact. He also asked if the project team will have their own teams or host activities and teams as well as the structure.

Jon Bostic explained that it will be both and discussed travel teams and tournaments.

Sam Falzone asked if their travel teams will competed against Wellington Athletics travel programs.

Jon Bostic stated that they would be playing in the same tournaments.

Sam Falzone stated that the coaching clinic aspects need to be spelled out in greater detail and that Wellington programs can benefit from this.

Jon Bostic stated that they will have a lot of this clinics.

Sam Falzone discussed the difficulty in projecting traffic and explained his excitement to hear more details for the project.

Jeffrey Robbert asked about the site plan and stands/viewing area. He also asked if the size of this site will be able to fit everything the project is trying to incorporate.

Brian Seymour explained that these were just conceptual plans but not the detailed plans that will come and include those items. He also explained that these plans aren't final and adjustments will be made if needed but they are confident that everything will fit.

Same Falzone asked about whether or not the sports provider agreements will need to be reviewed or altered.

Jim Barnes discussed how the agreements will be addressed.

#### **IV. Public Comment**

#### **V. Closing Comments**

#### **XI. Adjournment**

The meeting was adjourned at 9:01pm.

---

**Chairperson**