MINUTES

REGULAR MEETING OF THE
WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, September 22, 2026
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, September 22, 2026, commencing at 6:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; Maria Antuña, Vice Mayor; Amanda Silvestri, Councilwoman; Stephen A. Levin, Councilman; and Johnny Meier, Councilman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Village Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

1. CALL TO ORDER – Mayor Napoleone called the meeting to order at 6:30 pm.

2. INVOCATION – Deacon Pete Del Valle, St. Therese de Lisieux Catholic Church, delivered the invocation.

3. PLEDGE OF ALLEGIANCE – Girl Scout Troops 24241 and 20183 led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

Mr. Barnes indicated staff recommended approval of the Agenda as amended.

1. Postpone Regular Agenda Item 9A, Resolution No. R2026-36 (Fee Waiver For Affordable Housing Projects at 16651 Van Gogh Road and 16651 Velazquez Road).

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0), to approve the Agenda as amended.

5. CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY

There were no requests to consider.

6. PRESENTATIONS AND PROCLAMATIONS

A. 26-7863 RECOGNITION OF GIRL SCOUT TROOPS 24241 AND 20183 FOR THEIR BRONZE AWARD PROJECT

Mr. Barnes introduced the item.

Cory Cramer provided background information regarding the award and introduced the Troop Leader.

Stefany Allongo, Troop Leader, discussed the project and thanked Council for recognizing the girl scout troops.

The Village Council provided comments and congratulated Girl Scout Troop 24241 and Troop 20183 on winning the Girl Scout Bronze Award for their “From Seeds to Shade: Helping Make Our Community Greener” Project.

B. **26-7794** SECOND PUBLIC HEARING TO ADOPT THE FISCAL YEAR 2026-2027 MILLAGE RATE AND ANNUAL BUDGET FOR WELLINGTON

I. RESOLUTION NO. R2026-49 (MILLAGE RATE)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL ADOPTING THE TAX LEVY AND MILLAGE RATE FOR WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. R2026-50 (WELLINGTON BUDGET)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL ADOPTING A BUDGET FOR THE VILLAGE OF WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-49 and Resolution No. R2026-50 by title.

Ms. Quickel indicated this is the second Public Hearing on the tentative millage and budget adoption for the Fiscal Year (FY) 2027 budget. She said Wellington’s budget process focuses on the Five Fundamentals: Neighborhood Renaissance, Economic Development, Protecting Our Investment, Responsive Government, and Respecting the Environment. She stated staff then developed the budget using insights and information from the 2026 Directions Workshop with the Village Council.

Ms. Quickel highlighted the budget priorities: Fund Operations and Maintenance of Expanded Facilities While Minimizing Tax Impacts, Responsibly Invest in Wellington’s Innovation and Safety, Deliver Essential Services Efficiently, and Support Community Priorities.

Ms. Quickel stated the total proposed FY 2027 budget is $150.4 million, across all funds and was tentatively adopted on the first public hearing. The budget shows an overall reduction of $5.5 million less than the current year’s total budget. She said this $5.5 million decrease is primarily due to reduced capital improvements, elimination of positions, leasing of major equipment and no election expense. She stated this budget funds all recurring operations and rising fixed costs with no change in the millage rate. She reviewed the FY 2027 Total Budget – All Funds, FY 2026-2027 Budget Public Engagement, Proposed Rates; and stated 2.47 mills is proposed. Ms. Quickel provided comments about resiliency focused budgeting and discussed the FY 2027 Revenue Budget – All Funds and the FY 2027 Expenditures – All Funds. She spoke about the millage rate impacts and the FY 2026-2027 Millage Rate Decision. Ms. Quickel explained that 18.7% of the total tax bill goes to Wellington and Acme. In addition, she reviewed the General Fund – Spending vs. Property Tax and showed a sample tax bill. She spoke about the General Fund-What Ad Valorem Taxes Buy and the FY 2027 final budget adoption highlights.

Ms. Quickel said the proposed FY 2026-2027 Budget is presented with an overall decrease of $7.81 million in the governmental funds. Ms. Quickel reviewed the FY 2026-2027 Budget Cuts. She also provided the Wellington Grants Summary, largest revenue sources for the Village and the expenditures provided by those revenue sources. Ms. Quickel thanked the Village Council, Mr. Barnes, Mr. De La Vega, Ms. Fischer, Ms. Acevedo, Ms. Cabret and the departments.

The Village Council commended Ms. Quickel and her team on the budget.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and unanimously passed (5-0), to open the Public Hearing.

Public Comment:

1. Lauren Brody spoke about the budget and what is paid for by the residents. She suggested establishing a finance committee.
2. Bruce Tumin spoke regarding items and expenditures in the budget.
3. Laurene Capone expressed her concerns about the budget and expenditures.

There being no further public comments, a motion was made by Councilman Levin, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to close the Public Hearing.

Councilman Meier provided comments and proposed a 2.40 millage rate.

Councilwoman Silvestri asked Ms. Quickel to relay the suggestions discussed in their meeting.

Ms. Quickel relayed the budget suggestions.

Councilwoman Silvestri spoke briefly about other suggestions for the budget and proposed a 2.45 millage rate.

Mayor Napoleone inquired about the 10 percent pertaining to insurance.

Councilman Levin inquired about the insurance and thanked Ms. Quickel and her team for their efforts with the budget. He spoke about grants and the millage rate.

Vice Mayor Antuña referenced the budget cuts, millage rate, reserves and Amendment 3. She commended staff for their work on the budget.

Mayor Napoleone asked Mr. Barnes to explain the cumulative impact of a millage rate reduction overtime and on an annual basis.

Mr. Barnes discussed the calculation regarding a roll back rate, millage rate majority and supermajority vote, and changes made the past legislative session.

Mayor Napoleone stated the millage rate has been held at 2.47 and that rate funds what the residents enjoy. He mentioned Amendment 3 and budget expenditures. The Mayor suggested keeping the 2.47 millage rate for this year and charge staff to review lowering the millage rate for next year.

There was further discussion between the Village Council and staff regarding the millage rate, budget cuts, possible revenue streams and reserves.

A motion was made by Councilman Meier, and failed for lack of a second, to approve adopting the tax levy and millage rate for the Village of Wellington for the fiscal year commencing October 1, 2026 at 2.40 mills.

A motion was made by Councilwoman Silvestri, seconded by Councilman Meier, and failed (3-2; Mayor Napoleone, Vice Mayor Antuña and Councilman Levin dissenting), to approve adopting the tax levy and millage rate for the Village of Wellington for the fiscal year commencing October 1, 2026 at 2.45 mills.

A motion was made by Vice Mayor Antuña, seconded by Councilman Levin and passed (4-1; Councilman Meier dissenting), to approve Resolution No. R2026-49 (Millage Rate) adopting the tax levy and millage rate for the Village of Wellington for the fiscal year commencing October 1, 2026 at 2.47 mills.

A motion was made by Vice Mayor Antuña, seconded by Councilman Levin, and unanimously passed (5-0), to approve Resolution No. R2026-50 (Wellington Budget) adopting the budget for the Village of Wellington for FY 2026/2027.

Ms. Quickel read the mandatory language into the record.

7. CONSENT AGENDA

A. **26-7878** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF AUGUST 11, 2026 AND SEPTEMBER 8, 2026

B. **26-7694** AUTHORIZATION TO 1) RENEW AN EXISTING AGREEMENT FOR GENERAL LIABILITY, PROPERTY, CASUALTY AND WORKERS' COMPENSATION INSURANCE AND 2) APPROVE THE FINAL ADJUSTED PREMIUM FOR FISCAL YEAR 2026

C. **26-7839** AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR ANNUAL ASPHALT MILLING, RESURFACING AND SEALCOATING VILLAGE-WIDE

D. **26-7840** AUTHORIZATION TO RENEW EXISTING CONTRACTS WITH MULTIPLE VENDORS FOR ANNUAL DRAINAGE INFRASTRUCTURE, CLEANING AND REPAIR SERVICES

E. **26-7864** AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT FOR THE PURCHASE, DELIVERY, AND SERVICE OF FLYGT PUMPS

F. **26-7869** AUTHORIZATION TO RENEW CROWDSTRIKE CYBERSECURITY SERVICES WITH CDW GOVERNMENT, INC. UTILIZING SOURCEWELL CONTRACT #121923, AS A BASIS FOR PRICING

Mr. Barnes indicated there were no comment cards for the Consent Agenda.

Mr. Barnes indicated staff recommended approval of the Consent Agenda as presented.

A motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0), to approve the Consent Agenda as presented.

8. PUBLIC HEARINGS

A. **26-7873** RESOLUTION NO. R2026-45 WELLINGTON VILLAGE (FKA K PARK) CONDITIONAL USE FOR BUILDING HEIGHT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0003-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED DEVELOPMENT (MUPD) (FKA K PARK),

TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND THE MAXIMUM BUILDING HEIGHT FOR BUILDING D1 AND D2 (MIXED USE) OF POD B, APPROVED BY RESOLUTION NO. R2026-08 FROM 42 FEET TO 48 FEET; TO ALLOW A MAXIMUM BUILDING HEIGHT OF 37 FEET FOR BUILDING E1 AND 39 FEET (MIXED USE) FOR BUILDING E2 (MIXED USE) OF POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Hall read Resolution No. R2026-45 by title.

Ms. Cohen stated the item is Quasi-Judicial. She swore in the individuals who wished to speak on the item.

Ex-parte Communications:

Councilman Meier: Councilman Meier stated he spoke with Lauren Brody. He said he could be fair and impartial.

Vice Mayor Antuña: Vice Mayor Antuña stated she had no disclosures. She said she can be fair and impartial.

Mayor Napoleone: Mayor Napoleone stated he had no disclosures. He said he could be fair and impartial.

Councilwoman Silvestri: Councilwoman Silvestri stated she had no disclosures. She said she could be fair and impartial.

Councilman Levin: Councilman Levin stated he had no disclosures. He said he could be fair and impartial.

Cory Cramer, Planning and Zoning Manager, entered the files into record and spoke about the conditional use request. She discussed the height of Buildings D1 and D2 and Buildings E1 and E2. She stated the agent, Urban Design Studio, and their team will make their presentation first.

Lentzy Jean-Louis, Planner/Urban Design Studio, on behalf of Related Ross, referenced the request, the proposed building heights for D1, D2, E1 and E2, previous approvals and staff's recommendation.

Kevin Ryan spoke about the site plan and aerial of the project, Use Plan-Level 1, Use Plan-Level 2, Use Plan-Level 3, Stribling Way Entrance, State Road 7 Entrance, Entry Plaza, Pedestrian Promenade, Hotel Street, Building D (1 & 2), Building E Part 1, and Building E Part 2.

Mr. Jean-Louis discussed the conditional use height–supplemental requirements, design criteria, conditional use height–supplemental requirements-D1/D2 and E1/E2, landscape requirements, Pod B – Deviations – Foundation Planting, Building D1 – Palms within foundation planting, Building E1 – Palms within foundation planting, Building E2 – Palms within foundation planting, and Foundation planting areas – D1/D2/E1/E2.

Public Hearing

A motion was made by Councilwoman Silvestri, seconded by Vice Mayor Antuña, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Laurene Capone spoke regarding building height and the precedent that may be set.

There being no further public comments, a motion was made by Councilman Levin, seconded by Councilman Meier, and unanimously passed (5-0) to close the public hearing.

The Village Council reaffirmed that their decision in this matter is based on the evidence that was presented tonight.

There was discussion between Council and staff regarding the project, setbacks, landscaping, building height and requirements.

A motion was made by Councilwoman Silvestri, seconded by Councilman Levin, and unanimously passed (5-0) to approve Resolution No. R2026-45 (Wellington Village (FKA K Park) Conditional Use For Building Height).

9. REGULAR AGENDA

~~**A. 26-7838** RESOLUTION NO. R2026-36 (FEE WAIVER FOR AFFORDABLE HOUSING PROJECTS AT 16651 VAN GOGH ROAD AND 16651 VELAZQUEZ ROAD)~~

~~A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, WAIVING THE PARKS AND CIVIC LAND DEDICATION REQUIREMENTS, CERTAIN IMPACT FEES, AND BUILDING PERMIT FEES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AT 16651 VAN GOGH ROAD AND 16651 VELAZQUEZ ROAD, AS PERMITTED BY CHAPTER 163.31801, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.~~

This Item removed from the agenda.

10. PUBLIC COMMENT

Mr. Barnes indicated there was a card submitted for public comment.

Public Comment:

1. Bruce Tumin spoke regarding the BTR receipt, notice and exception, lightning warning system and fees, penalties and acceptance of his landscape plan on his property.
2. Laurene Capone spoke regarding items to cut from budget.

11. ATTORNEY'S REPORT

MS. COHEN: Ms. Cohen presented the following report:

Ms. Cohen stated she had no report.

12. VILLAGE MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

The Agenda Review will be held on Thursday, October 8, 2026 at 4:30 pm.

Village Offices will be closed on October 12, 2026 in observance of Columbus Day.

The Next Council Meeting will be held on Tuesday, October 13, 2026 at 6:30 pm.

13. COUNCIL REPORTS

COUNCILMAN MEIER: Councilman Meier presented the following report:

- Councilman Meier commented that it was a great meeting and he is happy to be a representative of this great Village and its amazing residents.

COUNCILMAN LEVIN: Councilman Levin presented the following report:

- Councilman Levin stated he is proud of the Village's staff and infrastructure with how the rainstorms were handled to prevent flooding.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri acknowledged Rick, a Village employee, and his wife who were in attendance.
- Councilwoman Silvestri thanked Council for the robust conversation on the budget. She also thanked the residents who were in attendance and gave input.

VICE MAYOR ANTUÑA: Vice Mayor Antuña presented the following report:

- Vice Mayor Antuña commended her colleagues on what was accomplished tonight with the budget.
- Vice Mayor Antuña stated it is Hispanic Heritage Month, and commended Rick who is in charge of the amphitheater and works with Village events.
- Vice Mayor Antuña commented about the Village's Hispanic Heritage Forum and said it was well-attended. She thanked PBCFR Chief Garcia for his assistance at the forum. In addition, she commented the Village recognizes diversity at its events.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone stated the Councilmembers all have different backgrounds, opinions and ideas and are able to disagree without being disagreeable.
- Mayor Napoleone said Vice Mayor Antuña did a great job moderating the Hispanic Heritage Forum Panel. He commended PBCFR Chief Garcia and said he did a great job on the panel.
- Mayor Napoleone commended Nicole Coates and other Village staff on the commemoration of 9/11 ceremony. He said it was a well-attended and impressive event.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:13 PM.

Approved:

Michael J. Napoleone, Mayor	**Chevelle D. Hall, Village Clerk**