

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Tuesday, March 10, 2015**

**7:00 PM**

**Village Hall**

### **Village Council**

*Bob Margolis, Mayor  
John Greene, Vice Mayor  
Matt Willhite, Councilman  
Anne Gerwig, Councilwoman  
John T. McGovern, Councilman*

**1. CALL TO ORDER**

Mayor Margolis called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Margolis led the Pledge of Allegiance.

**3. INVOCATION**

Rabbi Emeritus Stephen Pinsky, Temple Beth Torah, Wellington, delivered the Invocation

**4. APPROVAL OF AGENDA**

Mr. Schofield presented the Agenda for approval with the following changes:

1. Withdraw Consent Item 6E. Authorization for proposed Drainage Improvements for the 12th Fairway and the Yarmouth/Folkstone & Eastwood Communities to a future date as more work is needed on this item by staff.
2. A request was received this afternoon from the owners of 14451 Equestrian Way to reschedule Regular Agenda Item 8C. Abandonment of a Portion of a Limited Access Easement along Greenbriar Boulevard for Rear Property Access for 14451 Equestrian Way so that they can meet with each individual council member to clarify any misunderstandings about their property.
3. Postpone Regular Agenda Item 8D. 40th Street/Lake Worth Road Right of Way Abandonment to a future date to allow meetings with interested parties.

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene, and passed (4-1) with Councilwoman Gerwig dissenting, approving the Agenda as amended including all of the changes presented by Mr. Schofield.

**5. PRESENTATIONS AND PROCLAMATIONS**

There were no Presentations and Proclamations.

**6. CONSENT AGENDA**

Mr. Schofield presented the Consent Agenda recommending approval as amended.

There were no public comments on the Consent Agenda.

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene, and unanimously passed (5-0) approving the Consent Agenda as amended.

**A. [15-154](#)**

MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JANUARY 27, 2015 AND THE ANNUAL LANDOWNERS MEETING OF THE ACME IMPROVEMENT DISTRICT OF JANUARY 27, 2015

This item was approved on Consent.

- B. [14-654](#) AUTHORIZATION TO UTILIZE A STATE OF FLORIDA CONTRACT AS A BASIS FOR PRICING FOR THE PURCHASE OF MICROSOFT SOFTWARE, LICENSES AND MAINTENANCE  
This item was approved on Consent.
- C. [15-35](#) AUTHORIZATION TO AWARD A CONTRACT FOR DRAINAGE INFRASTRUCTURE, INSPECTION, CLEANING AND REPAIRS  
This item was approved on Consent.
- D. [15-92](#) AUTHORIZATION TO UTILIZE A CITY OF PALM BEACH GARDENS CONTRACT AS A BASIS FOR PRICING FOR SUBSURFACE TURF DRAINAGE SYSTEM IMPROVEMENTS AT VILLAGE PARK SOCCER FIELDS  
This item was approved on Consent.
- E. 15-107 AUTHORIZATION FOR PROPOSED DRAINAGE IMPROVEMENTS FOR THE 12TH FAIRWAY AND THE YARMOUTH/FOLKSTONE & EASTWOOD COMMUNITIES  
This item was postponed to a later date.
- F. [15-59](#) RESOLUTION NO. R2015-12 (WELLINGTON TENNIS CENTER PLAT)  
  
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE WELLINGTON TENNIS CENTER PLAT FOR A 15.53± ACRE PARCEL LYING IN SECTION 19 AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 55, 56, 57 AND 58, BLOCK 20, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTIONS 19 AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST.  
  
This item was approved on Consent.

## **PUBLIC FORUM**

Mr. Schofield announced that the public had the opportunity to present their public comments on any non-agenda item at this point in the meeting or they could withhold them until the Public Forum after the conclusion of the Regular Agenda.

There were no public comments at this time.

## 7. PUBLIC HEARINGS

### A. [15-63](#) ORDINANCE NO. 2014-26 (EQUESTRIAN BRIDLE PATH MAP CPA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON COMPREHENSIVE PLAN BY ADOPTING A BRIDLE TRAIL MAP IN THE EQUESTRIAN ELEMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. Ms. Rodriguez read the ordinance by title.

Mr. O'Dell presented the staff report.

Council discussed this project. Mr. O'Dell addressed Council's questions and concerns regarding: Verbiage included in the Ordinance's title (Equestrian Circulation Map); dedicated private and internal bridle paths; bridle trail plan and crossings; explanation and rationale of the Trail system colors; hiring the consultant and cost; and venues and connectivity outside of the Village.

#### Public Hearing

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene, and unanimously passed (5-0) to open Public Hearing.

There being no public comments a motion was made by Vice Mayor Greene, seconded by Councilman Willhite, and unanimously passed (5-0) to close the Public Hearing.

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene, and unanimously passed (5-0) approving Ordinance No. 2014-26 on Second Reading as presented and amending all of the language in the ordinance that referenced "bridle path

## 8. REGULAR AGENDA

### A. [15-115](#) RESOLUTION NO. R2015-15 (SPECIAL USE PERMIT FOR THE 6TH ANNUAL GPL POLO EVENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A SPECIAL USE PERMIT FOR THE 6th ANNUAL GPL POLO EVENT TO BE HELD AT 3665 120th AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. Ms. Rodriguez read the resolution by title.

Mr. Stillings presented the item. In response to a question raised by Vice Mayor Greene, Mr. Stillings stated that the only change for this item was the venue.

There were no public comments.

A motion was made by Vice Mayor Greene, seconded by Councilman McGovern and unanimously passed (5-0), to approve Resolution No. R2015-15 as presented.

**B.**     [15-137](#)

RESOLUTION NO. R2015-19 (SPECIAL USE PERMIT FOR THE JUANITO'S RESTAURANT, LLC, OPERATING AS THE GRILLE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A SPECIAL USE PERMIT FOR JUANITO'S RESTAURANT, LLC, OPERATING AS THE GRILLE, UTILIZING OUTDOOR AMPLIFIED MUSIC FOR A ONE DAY OUTDOOR TALENT SHOW TO BE HELD AT 12300 SOUTH SHORE BOULEVARD; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. Ms. Rodriguez read the resolution by title.

Mr. Stillings presented the staff report. Council discussed this item. Mr. Stillings responded to questions and concerns raised by Council regarding the hours of operation for outside; the noise associated with the breakdown and the setup; changing the time that the breakdown is allowed; and code violations;

There were no public comments.

A motion was made by Councilman Willhite approving Resolution No R2015-19 as presented with the following change: amend Condition Approval #9 to state that site cleanup will be completed no later than 12:00 Midnight on the evening of the event and would not commence until 7:00 a.m. the next day.

At this point, Vice Mayor Greene indicated he would second the motion.

Councilman Willhite amended his motion to include Councilman McGovern's recommendation to change Condition #2 so that it referenced only to this single event.

Vice Mayor Greene seconded the amended motion.

The amended motion was voted on and was unanimously passed (5-0).

**C.**     [15-81](#)

ABANDONMENT OF A PORTION OF A LIMITED ACCESS EASEMENT ALONG GREENBRIAR BOULEVARD FOR REAR PROPERTY ACCESS FOR 14451 EQUESTRIAN WAY

This item was postponed.

**D.**     [15-193](#)

40TH STREET/LAKE WORTH ROAD RIGHT OF WAY ABANDONMENT

This item was postponed.

**9. PUBLIC FORUM**

There were no public comments.

**10. ATTORNEY'S REPORT**

Ms. Cohen presented the following report:

1. Ms. Cohen announced that she would be on vacation the next week and that Megan Rogers would be filling in for her while she is away.
2. At the request of the Charter Review Task Force, she will be attending the Equestrian Preserve Committee meeting scheduled for Wednesday, March 11th. She explained the Charter Review Task Force asked her to present a question to the Committee as to whether or not they want to define boundaries in the Charter with respect to the Equestrian Preserve Area. She will report the Committee's recommendation back to the Charter Review Task Force.

**11. MANAGER'S REPORTS**

Mr. Schofield presented the following report:

1. The next Regular Council Meeting is scheduled for Tuesday, March 24, 2015 at 7:00 p.m. in the Council Chambers.
2. There will be a public meeting to discuss the Village's Pedestrian and Bicycle Pathway Plan on Thursday, March 12th from 7:00 p.m. to 9:00 p.m. in the Greenview Room at the Wellington Community Center.
3. The Western Communities Council will be meeting on Thursday, March 12th starting at 5:30 p.m. in Royal Palm Beach. Councilman Willhite is the designated member and Vice Mayor Greene is the alternate.
4. The Florida League of Cities Legislative Action Days is scheduled for March 17th and March 18th in Tallahassee.
5. Mr. Schofield announced he would be out of the office on Thursday and Mr. Barnes will be acting on his behalf in his absence.

**12. COUNCIL REPORTS**

Councilwoman Gerwig presented the following report:

1. She announced that she had an ethics hearing the previous week because she had failed to file copies of her State Reporting forms with the local Commission on Ethics. She noted that case was dismissed with instructions. Councilwoman Gerwig said she had asked that the Village's website be linked to the Commission on Ethics website. She indicated that link was put where the Village's forms are kept so that the forms that have been filed can be seen; however, the Commission of Ethics requested that their link be put directly on the Village's web page. Mr. Schofield indicated that he did not know if that had been done, but he would take care of it. Councilwoman Gerwig also requested that the link to the Inspector General's website be included there as well.
2. She said that she would not be able to attend the Pedestrian and Bicycle Pathway Plan meeting on Thursday because her son will be performing in the Titanic production at Kings Academy. She encouraged everyone to attend the Academy's production that scheduled for the nights of Thursday, March 12th; Friday, March 13th and Saturday, March 14th.
3. She said that she would like to meet with Lucido and Associates.
4. Councilwoman Gerwig announced that her middle child was accepted to the film program at the University of Central Florida.

Vice Mayor Greene presented the following report:

1. He stated that Mr. Bob Behren, who runs the Grapevine, had previously appeared before Council and had requested to have a link on the Village's website which Vice Mayor Greene thought had been unanimously approved by Council. After his discussions with Mr. Behren and various members of the HOAs throughout Wellington, he was advised that the link had been removed. He questioned why that was done and at whose direction.

Mr. Schofield explained that there were people listed on the Board of Directors that had not provided consent. He said that he had asked Mr. Behren to provide consent for people who are provided in the HOA listing. Mr. Schofield said that it was relayed to Mr. Behren that the link will be put back up as soon as the consent is provided to the Village. He noted that when it goes back up it is the first link under Community Associations. Mr. Schofield indicated that he would speak to Mr. Behren again the next day to remind him of this.

Vice Mayor Greene said that it was more than just their link, but it was from a policy standpoint. He said if Council gives direction for something to be done; he did not want anyone on staff to unilaterally decide there is an issue. He said if there is an issue, he wanted it to be brought before Council for discussion.

2. Vice Mayor Greene said he thought that the K-Park discussion engaged many of the communities to participate in the discussions. He noted that they had discussed senior housing at the Agenda Review but they had not reached out to the HOA Presidents and the boards of the 55+ communities in the Village which was an opportunity to engage them with the information. He asked staff to give his suggestion consideration.

Mr. Schofield noted that staff can make the agendas available and general announcements could be sent to the management companies in order for them to disseminate to the communities.

3. Vice Mayor Greene thanked Mr. Fransetta for his time and input at the Agenda Review meeting regarding the senior housing topic and found the Housing and Urban Development website was very informative. He urged everyone to visit the website.

4. He announced that he would be meeting with Johnny Meier, the incoming President of the Wellington Chamber of Commerce the following day.

5. He announced auditions for Wellington's Idol competition will begin on Friday, March 20th and Saturday, March 21st. Semi-finals will be held on March 27th and the finals are scheduled for March 28th. He encouraged everyone to come out and be part of the great event.

6. Vice Mayor Greene asked for the status report on Binks Forest Golf Course.

Mr. Schofield said that staff was still in the process of gathering information on the Binks Forest Golf Course but he would provide Council with an updated status report in the morning.

7. He wished his daughter Melanie a happy birthday and said that she will turn 18 on Thursday and his son Mitchell will turn 21 on St. Patrick's Day.

Councilman Willhite presented the following report:

1. Councilman Willhite congratulated the Wellington Boys Basketball team for

winning the State Championship. He said that the Village was coordinating to bring them to a Council meeting to be formally recognized

Mr. Schofield advised Council that the Wellington Boys Basketball team would be coming to the March 24th Council meeting to receive a proclamation.

2. He said that the last time there was a discussion or action taken regarding senior housing was in 2008. He thought that Council made great strides to move forward at the workshop the previous day and had heard that the discussion had ignited excitement within the community.

3. Councilman Willhite thought getting information out to the HOAs and their communities may be the best method to get accurate information to the residents.

4. He wished the candidates running in the municipal elections that night, the best of luck. He also wished the best to those that stepped up and were willing to run.

5. He provided an update on the SR7 extension. He said that he and two other members of the Indian Trail Improvement District testified at the FDOT in Tallahassee on their work program and felt they got their point across to the panel. He noted that two thirds of the road is built; this last stretch is the most controversial piece.

6. He reported that the Palm Beach County Day was very successful. Both he and Councilwoman Gerwig were present and he felt that they represented Wellington well.

At this point in the meeting Councilwoman Gerwig said that she had forgotten to send Senator Benacquisto's greetings to the Village.

7. Councilman Willhite wished everyone a Happy St. Patrick's Day.

Councilman McGovern presented the following report:

1. He congratulated the Wellington Wolverines boys' basketball team for winning the title in their first trip to the tournament. They will be congratulated in person at the next meeting.

2. He agreed that the Senior Housing Workshop was a very productive and was the first step in future discussions and suggested that the momentum of the issue continue and move forward. He thanked Mr. Fransetta for attending the workshop and thanked the entire Senior Committee for their work on the issue.

3. Councilman McGovern said that he heard concerns regarding the Wellington Kids Triathlon and wanted to thank Mr. DeLaney and Ms. Garvey for their quick response in speaking to the parents of the children involved and refunding their money. He hoped that the Village will continue to hold the event and remedy any problems moving forward.

Mayor Margolis presented the following report:

1. Mayor Margolis thanked Mr. Fransetta for holding the Village's feet to the fire on the senior issue which was very important to him; he felt that they were moving in the right direction. He thought additional discussion was needed in a timely manner and Council has made a committed to move forward.

2. He attended the Wellington Wolves travel basketball event this past week where 157 teams participated. He said it was a great event and thanked the volunteer coaches.

3. He stated that several weeks ago he handed out Palm Beach County's Rules



and Procedures and he did not know if Council had an opportunity to review them. He requested a workshop be held in a month in order to discuss those rules and procedures.

4. Mayor Margolis explained that The Coalition of Boynton West Residential Associations (COBWRA) meets every month. He said that the organization brings HOA presidents together to discuss issues that relate to the different communities. He felt that it would be beneficial to the community to have an association such as this in Wellington which would help to alleviate residents' concerns that they were not receiving the complete or accurate story.

5. Mayor Margolis appreciated Council members representing the Village in Tallahassee. He noted that some of Councilmembers will be attending the Legislative Action Days in Tallahassee next week.

### **13. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned.