

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Thursday, October 24, 2013**

**6:00 PM**

**Continuation of 10/22/13 meeting**

**Village Hall**

### **Village Council**

*Bob Margolis, Mayor  
Howard K. Coates Jr., Vice Mayor  
Matt Willhite, Councilman  
Anne Gerwig, Councilwoman  
John Greene, Councilman*

**1. CALL TO ORDER**

Mayor Margolis called the meeting to order at 6:00 p.m.. He announced that this was a continuation of the October 22, 2013 Regular Wellington Council meeting; and the meeting would begin with rebuttals.

**7. PUBLIC HEARINGS**

**A. [13-0314](#) RESOLUTION NO. R2013-48 (EQUESTRIAN VILLAGE MASTER PLAN AMENDMENT)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR PETITION 2013-040 MPA2, ALSO KNOWN AS EQUESTRIAN VILLAGE, LOCATED ON THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR THE 59.3 ACRE PORTION OF TRACT 30C, TO BE KNOWN AS 30C-2, LABELING THE PROPOSED TRACT 30C-2 "COMMERCIAL RECREATION", AND ESTABLISHING ONE (1) ACCESS POINT ALONG THE NORTH SIDE OF PIERSON ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made by Councilman Willhite, seconded by Councilwoman Gerwig, and unanimously passed (5-0) approving Resolution No. R2013-48 with the following amendments: (1) add to Condition #5 that the site plan comes to Council for final approval; and (2) The second sentence in Condition #8 is changed to read: "The intersection geometry and traffic control devices shall be approved by the Development Review Committee subject to final site plan approval by Council.

**B. [13-0364](#) RESOLUTION NO. R2013-49 (EQUESTRIAN VILLAGE COMPATIBILITY DETERMINATION FOR A COMMERCIAL EQUESTRIAN ARENA)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPATIBILITY DETERMINATION FOR A COMMERCIAL EQUESTRIAN ARENA FOR PETITION 2013-040 CD, ALSO KNOWN AS EQUESTRIAN VILLAGE, LOCATED ON THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TO ALLOW A COMMERCIAL EQUESTRIAN ARENA IN THE URBAN SERVICE AREA WITH RECOMMENDED CONDITIONS TO MITIGATE POTENTIAL INCOMPATIBILITY ISSUES AND PROVIDING STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A motion was made and amended by Councilman Willhite approving Resolution No. 2013-48 with the following amendments:

1. Condition #1: Strike "the dressage" and add "all" so that it reads "Music associated with all events..."
2. Condition #2: Add "preferably on Friday or Saturday" to the end of the sentence.
3. Condition #4: add "equestrian" so it reads: "Entertainment is only permitted during equestrian events..."
4. Condition #9: change 100 feet to 150 feet so that "all generators shall be located a minimum of 150 feet from the ..."
5. Condition #18: Strike (a): New access drive from Pierson Road to property located no closer than 660 feet from the edge of pavement on South Shore.
6. Condition #18: Strike (d): Designated left turn lane with a minimum 280 feet of storage and a 50 foot taper from Pierson Road to the new access drive along Pierson Road, and substitute it with: Designated north bound right turn lane on South Shore Blvd. with a minimum of 280 feet of storage and 50 foot taper from South Shore Blvd. to the South Shore driveway.
7. Condition #18: Strike (g): use of the Pierson Road access drive shall be prohibited until all off site roadway improvements are complete.
8. Condition #20: Strike: As part of the annual monitoring included in Condition 21, peak season northbound right turn volumes shall be counted at the South Shore Boulevard entrance to determine if a designated turn lane is warranted. A designated northbound right turn lane with a minimum of 280 feet of storage and a 50 foot taper shall be constructed within one (1) year of the turn lane being warranted.
9. After Condition #20, all conditions should be renumbered.
10. Condition #30: Replace "Development Review Committee (DRC) with "Council so it reads: "The Commercial Equestrian Arena Site Plan shall be approved by the Council and the general layout..."
11. Condition #30: Delete everything after intensity of uses deleting "shall be in substantial compliance with the conceptual site plan that is attached as Exhibit "B" [modification recommended by Mr. Stillings and accepted].
12. Add Condition #35: A solid barrier should be placed for the headlight issue.
13. Add Condition #36: South Shore entrance should be designated as the primary entrance.
14. Add Condition #37 requiring that a perimeter road will be required along the northern property line.
15. Add Condition #38 requiring that sound monitoring should be conducted for one (1) year.
16. Throughout Resolution No. R2013-49, Council should replace Development Review Committee (DRC) with Council.

The amended motion was seconded by Councilman Greene.

Councilman Willhite called the question.

The amended motion was voted on and was passed (4-1) with Councilwoman Gerwig dissenting.

Council then took a short recess. Upon their return, there was questions raised about the motion for the Compatibility Determination. Vice Mayor Coates asked for clarification on the motion. Council then discussed the motion they had passed.

A motion was made by Vice Mayor Coates, for clarification of three issues included in the motion (1) by designating the access off of South Shore as the primary, they were not intending to preclude the Pierson Road exit for the use of equestrian vendors and trailers; (2) in referencing the perimeter road on the site plans, no requirements were being imposed that it be paved, but would be addressed between staff and the applicant; and (3) in Condition #30, there was no intention to remove the reference to the conceptual site plan; and the only change to that condition was striking the words Development Review Committee (DRC) and substituting the word Council otherwise the paragraph remained intact.

The motion was then seconded by Councilman Greene.

The motion was voted on and was unanimously approved.

## **8. REGULAR AGENDA**

### **A. [13-0301](#) LOBBYIST SELECTION**

Mr. Schofield introduced the agenda item.

Council discussed how much time each candidate would get for their presentation. Councilman Willhite suggested they give each of the eight candidates 15 minutes to present and 10 minutes for questions with a 5 minute break. He asked if Ms. Adler could coordinate Council's schedules for the interviews. All Council members agreed to this process.

Councilwoman Gerwig asked if staff would come up with a form for the interviews. Mr. Schofield indicated they would do that

### **B. DISCUSSION OF VILLAGE SUPPORT OF EQUESTRIAN SPORT PRODUCTIONS BID FOR THE 2018 WORLD EQUESTRIAN GAMES**

There was a request by Mr. Bellissimo's attorney, Dan Rosenbaum to table this item.

## **9. PUBLIC FORUM**

## **10. ATTORNEY'S REPORT**

Ms. Cohen: No Report

## **11. MANAGER'S REPORTS**

Mr. Schofield presented the following report:

1.He stated under the Village's Surplus Property Regulations, the Village may donate surplus equipment to charitable organizations. He knew Council members had met with Aaron's Lending Library, as they provide iPads to children who are in the hospital. He said it was his intention to donate some of the Village's surplus iPads to that organization. He thanked Council for taking an interest in this charity.

2.He said during Monday's Agenda Review there was a brief discussion of Jim Harvey's contract with the Village, and Council asked for specific information which staff was assembling. He indicated during that discussion, he should have made it clear that Mr. Harvey did not provide lobbying services to the Village and had not done so for the last two years. He stated to the extent that the Village has needed those services, they have been provided by Dutko, Poole and McKinley. He noted Mr. Harvey was not one of the proposers for the current lobbying solicitation.

3.He indicated as part of an annual review for legal services, the need for an Assistant Village Attorney was identified. He stated over the past month there has been a significant change in the emphasis of the legal workload, and recommended Council authorize the addition of an assistant attorney, as the funds were available in the legal budget and the workload justified the addition

Council discussed Mr. Schofield's request to hire an Assistant Attorney.

A motion was made by Vice Mayor Coates, seconded by Councilman Willhite, and unanimously passed (5-0) approving the hiring of an Assistant Village Attorney.

## 12. COUNCIL REPORTS

Councilwoman Gerwig presented the following report:

1.She invited everyone to come out to the Veteran's Day Parade on November 11th.

Vice Mayor Coates presented the following report:

1.Vice Mayor Coates stated they had talked about doing some traffic calming for the Veteran's Day Parade, so the people in the back could hear them speak. He asked if that could be implemented for this next event.

2.He thanked Mayor Margolis for suggesting the leadership consultant, as it had an impact on him, and it was evident from their discussions that it had impacted all of them. He believed not everyone agreed with their decisions tonight, but from a Council standpoint they showed they could have civil conversations and agree to disagree on the issues and not resort to personal attacks.

Councilman Greene presented the following report:

1.Councilman Greene thought they all knew where some of the sticking points were going to be tonight, and he believed every party thought maybe they lost and that was probably true for tonight. He hoped at the end of the day, this will get resolved and both parties, who have taken a very strong position, will consider the discussion, consider the outcome, consider the community and move this issue forward.

Councilman Willhite: No report.

Mayor Margolis presented the following report:

1.Mayor Margolis complimented those people who had spoken the other night at the public hearing. He said the Wellington residents who spoke were very respectful, they spoke their mind, agreed to disagree without being disrespectful, and he really saw a change in the atmosphere in those public comments versus a few years ago.

2.Mayor Margolis stated it was brought to his attention that there were concerns about some horse slaughtering issues in the surrounding

communities, particularly in the canals in Loxahatchee. He indicated that it was a big business and it happens all over the country. He stated he did not remember this happening before in the western communities until this year, so he knows the equestrians are concerned. He requested that the Equestrian Preserve Committee take up this issue and that maybe they could put something on the Village's website.

### **13. ADJOURNMENT**

#### **NOTICE**