

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, May 30, 2023
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, May 30, 2023, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Anne Gerwig, Mayor; Michael Napoleone, Vice Mayor; John T. McGovern, Councilman; Michael Drahos, Councilman; and Tanya Siskind, Councilwoman.

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

1. **CALL TO ORDER** – Mayor Gerwig called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Mayor Gerwig led the Pledge of Allegiance.
3. **INVOCATION** – Cantor Rachel Slusky, Temple Beth Torah, delivered the invocation.
4. **APPROVAL OF AGENDA**

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

1. Add a Public Forum Request from Zachary Trider to the agenda.

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

5. **PRESENTATIONS AND PROCLAMATIONS**

There were no Presentations and Proclamations.

6. **CONSENT AGENDA**

There were no Consent Agenda Items.

Public Comments on Non-Agenda Items:

1. Gina Levesque, Palm Beach County Commission on Ethics, read a statement into record regarding the Code of Ethics and the Commission on Ethics.

Mayor Gerwig asked that a link to the Palm Beach County Commission on Ethics be placed on the Village's website.

2. Brian Ross stated he is a community leader for Airbnb for Palm Beach County and spoke briefly regarding Airbnb standards and resources.
3. Jana Rodriguez, volunteer community leader for Airbnb, spoke regarding Airbnbs and resources.
4. Kathy Schneider spoke regarding short term rentals in her neighborhood.
5. Alison Albury spoke regarding short term rentals in her neighborhood.
6. Carole Hoydick spoke regarding an Airbnb next door to her house.

Vice Mayor Napoleone read cards into the record from Anne Speiser and Mike Bassett.

At this point, Mr. Barnes indicated a request for public forum had been submitted.

Public Forum:

1. Alina Armas (on behalf of Helena Munoz) spoke regarding Airbnbs in their neighborhood.
2. Zachary Trider, representing two Airbnb properties on Barberry, read a statement into record and spoke regarding interaction with Code Enforcement.

Ms. Cohen spoke regarding state legislation for the regulation of Airbnbs and stated the Village has adopted an ordinance that has requirements for short term rentals.

There was discussion between the Village attorney and Council regarding the Village's ordinance.

Ms. Cohen stated staff will bring forward some suggested language to the Village Council.

7. PUBLIC HEARINGS

- A. 23-5903** ORDINANCE NO. 2023-05 (FARRELL WEST COMPREHENSIVE PLAN AMENDMENT AKA PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC.)
- AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S FUTURE LAND USE MAP [PETITION NUMBER 2022-004-CPA] TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC. FROM OPEN SPACE RECREATION TO RESIDENTIAL C (1.01 DU/AC TO 3.0 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND POLO CLUB ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TOTALING 22.983 ACRES, MORE OR LESS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Ms. Ferraiolo, Senior Planner, entered the files into the record and stated this is a request brought forward by Palm Beach Holdings, Inc. (Owner) and the Farrell Building Company is the Applicant. Neil Schiller and Michael Sanchez are the Agents for the project. She stated although

the Farrell Master Plan Amendment Application will be referenced, no formal action will be taken on the application tonight. However, it will be brought forward after the second reading of the ordinance. She highlighted the request and provided background information. Ms. Ferraiolo showed Council a graphic of the Comprehensive Plan Amendment (Current and Proposed FLUM) and explained the Comprehensive Plan Analysis. She showed a graphic for the Master Plan Amendment Request (Current and Proposed Wellington PUD Amendment) and referenced the number of units. She reviewed the Master Plan Amendment Analysis. The Planning, Zoning and Adjustment Board (PZAB) recommended approval (4-1) at their April 19, 2023 meeting. Staff also recommends approval, based on staff analysis, of the ordinance as presented. Ms. Ferraiolo spoke regarding the Conditions of Approval.

Mayor Gerwig inquired about the boards and the Conditions of Approval.

Mr. Barnes clarified that it shows which department is imposing the particular condition.

Mr. Neil Schiller, Government Law Group, PLLC/Agent for the Applicant, conducted a presentation regarding the project.

Jack Doyle, one of the partners, briefly spoke regarding his involvement in the community.

Michael Sanchez, Farrell Building Group, provided a brief overview of the company. He showed an aerial of the property and the existing site conditions. He spoke of the existing land use and master plan designation. Mr. Sanchez reviewed and showed a graphic of the Proposed Site Plan for Farrell Estates West, typical lot details and architectural features. He referenced the Comprehensive Plan Amendment, Proposed Master Plan Amendment, Density, and the Amendment to Wellington PUD Master Plan. He spoke regarding neighborhood outreach and PZAB's approval. Mr. Sanchez also addressed the South Buffer.

Councilman McGovern referenced an email that Council received about the view and inquired about the sidewalks on both sides.

Mr. Stillings and Ms. Ferraiolo discussed requirements of the LDR.

Mr. Sanchez explained the community benefits.

Mr. Schiller stated they will meet with the neighbors and requested that Council move this to second reading. He stated they agree with all of the conditions of approval.

Councilman Drahos asked about the impact of construction access at the entry gate and Forest Hill aesthetics. In addition, he inquired about the landowner granting them access to the easement.

Mr. Sanchez explained the temporary vehicular gate access and spoke regarding the Forest Hill Boulevard landscape buffer. He answered other questions from Council regarding the landscaping.

Councilman McGovern commented about the maintenance of the landscaping and the irrigation on the Forest Hill Boulevard side.

Mr. Sanchez referenced the plan that was provided to him.

Councilman Drahos inquired about excess landscaping.

Mr. Stillings referenced the number of trees/bushes and cost in terms of the LDR. He stated that this would be considered by Council during the hearing for the Master Plan Amendment.

Mayor Gerwig referenced the landscaping.

Vice Mayor Napoleone referenced the standards for a change to the Comprehensive Plan and asked how will the proposed buffer enhance the quality of the golf cottages by not eliminating their unobstructed view.

Mr. Sanchez referenced the South Buffer and the backs of the homes.

Mr. Schiller spoke regarding the previous complaints about the property and reiterated that they will speak with the neighbors about the access to the property.

Vice Mayor Napoleone asked how they will mitigate the light spill over.

Councilwoman Siskind asked about the agreement and the guarantee that the Village has regarding this project.

Mr. Sanchez and Mr. Schiller responded to Council's questions.

Vice Mayor Napoleone asked what is the precedent that will be set for other golf courses.

Ms. Cohen stated each application would be judged on its own merit.

Public Hearing

A motion was made by Vice Mayor Napoleone, seconded by Councilman McGovern, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Victor Kiarsis expressed his concerns regarding the project.
2. Richard Allen read a statement into record regarding the project.
3. Andrea Neves spoke regarding the comprehensive plan and the environment.
4. Jill Allen spoke regarding the green space and zoning laws.
5. Walker Allen read a statement into record regarding the property.
6. Melinda Rockwell spoke regarding the golf cottages and the view.
7. Vice Mayor Napoleone read cards of those who did not wish to speak into record from Judy Adams and Anne Highley.
8. Cynthia Satterwhite, on behalf of John K. Castle, veteran resident of golf cottages asked about the entry for construction.
9. Andrew Carduner, President of Palm Beach Polo POA, read a statement into record regarding the project.

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

Vice Mayor Napoleone stated he would like to see the applicant reach out to the residents.

Councilman Drahos asked staff about the concept of equity credits. He gave other brief comments.

Councilman McGovern commented about the property and the landscape buffer/wall.

Councilwoman Siskind stated she would like the aesthetics and the buffer.

Mayor Gerwig commented about the aesthetics and landscape buffer/wall.

Ms. Cohen provided clarification to her comments made at the PZAB meeting.

A motion was made by Councilman Drahos, seconded by Vice Mayor Napoleone, and unanimously passed (5-0) to approve Ordinance No. 2023-05 (Farrell West Comprehensive Plan Amendment AKA Parcel B of Polo House At Palm Beach Polo and Country Club POA, Inc.) as presented on first reading.

8. REGULAR AGENDA

A. 23-5904 DISCUSSION REGARDING LETTER OF INTEREST FOR WELLINGTON GREEN PARK

Mr. Barnes introduced the item.

Mr. De La Vega discussed the letters of interest. Mr. De La Vega indicated staff received a revised unsolicited proposal from Project Lighthouse/Blue Road.

Steve Traynor conducted a presentation on behalf of Project Lighthouse.

There was Council discussion regarding the unsolicited proposal.

Mr. De La Vega explained the two scenarios included in the proposal.

Mayor Gerwig asked about the office space and performing arts center.

Bob spoke regarding the office space and performing arts center.

Mr. Traynor showed Council a video of Nacho Figueras.

There was further discussion between Project Lighthouse and Council regarding the unsolicited proposal.

Public Comment:

1. Vice Mayor Napoleone read the cards into the record of those who did not wish to speak but supports having a performing arts center.

Mr. De La Vega discussed the Letters of Interest (LOI).

Councilman McGovern inquired about the LOI in terms of community benefits.

There was consensus of Council to send out the Letters of Interest.

A motion was made by Councilman McGovern, seconded by Councilman Drahos and unanimously passed (4-1; Mayor Gerwig dissenting) to send out the open-ended letter of qualifications within one week and designate Vice Mayor Napoleone to work with Legal and Mr. De La Vega on the wording of the letter.

B. 23-5911 DOG PARK LIEN AND FORECLOSURE ACTION

Mr. Barnes introduced the item.

Ms. Cohen discussed the foreclosure action on the Dog Park Lien and omitting certain parcels.

There was discussion between Ms. Cohen and the Council regarding the lien.

There was Council consensus to authorize staff to enter into the escrow agreement, eliminate the Cypress and Farrell parcels and move forward with the filing of the foreclosure.

9. PUBLIC FORUM

There were no additional comment cards submitted for public forum.

10. ATTORNEY'S REPORT

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

Ms. Cohen stated there is a restrictive covenant by the Florida Communities Trust to be executed regarding the grant for the Moncada property. She stated it will be used for recreational purposes and it is a condition of the grant.

There was Council consensus to authorize Mayor Gerwig to sign the restrictive covenant.

11. MANAGER'S REPORT

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

- Next Council Meeting will be held on Tuesday, June 13, 2023 at 7:00 p.m. The Agenda Review Meeting will be held at 4:00 p.m. on June 6, 2023.

Mr. Barnes stated that the Wellington North and South team will have an Open House from 1:00 p.m. to 7:00 p.m. on June 2, 2023.

Councilman McGovern asked if there is a plan in place regarding public comment for the Equestrian Preserve Committee (EPC) Meeting.

Ms. Cohen and Mr. Barnes discussed the plan for public comment and responded to Council's questions.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern waived comment.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

- Councilman Drahos waived comment.

VICE MAYOR NAPOLEONE: Vice Mayor Napoleone presented the following report:

- Vice Mayor Napoleone waived comment.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig waived comment.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 10:54 P.M.

Approved:

Anne Gerwig, Mayor

Chevelle D. Addie, Village Clerk