

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, May 30, 2023

7:00 PM

Village Hall - Council Chambers

Village Council

*Anne Gerwig, Mayor
Michael Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman*

1. CALL TO ORDER

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

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.

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.

[23-5921](#)

PUBLIC FORUM REQUEST - HELENA MUNOZ

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, presented this item.

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 and discussed the project.

Mr. Stillings and Ms. Ferraiolo discussed requirements of the LDR and responded to Council's questions.

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

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.

The Village Council gave comments.

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.

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).

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:

The 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.