

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary - Final

**Tuesday, March 5, 2024**

**6:00 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 6:00 p.m.

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

Council Members absent: 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**

Pastor Peter Bartuska, Christ Community Church, delivered the invocation.

**4. APPROVAL OF AGENDA**

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

**A motion was made by Vice Mayor Napoleone, seconded by Councilman Drahos and unanimously passed (4-0), to approve the Agenda as presented.**

**5. PRESENTATIONS AND PROCLAMATIONS**

There were no Presentations and Proclamations.

**6. CONSENT AGENDA**

There were no Consent Agenda Items.

**7. PUBLIC HEARINGS**

- A. [24-6378](#) RESOLUTION NO. R2024-08 (POD F SHOWGROUNDS COMPATIBILITY DETERMINATION)**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPATIBILITY DETERMINATION FOR A MAJOR EQUESTRIAN VENUE (AKA COMMERCIAL EQUESTRIAN ARENA) FOR PETITION 2023-0001-CD, ALSO KNOWN AS THE WELLINGTON COUNTRYPLACE POD F SHOWGROUNDS, LOCATED ON THE NORTHEAST CORNER OF GENE MISCHE WAY AND GRACIDA STREET, AS MORE PARTICULARLY DESCRIBED HEREIN, TO ALLOW A MAJOR EQUESTRIAN VENUE WITH CONDITIONS OF APPROVAL; TO ADOPT THE POD F SHOWGROUNDS PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read Resolution No. R2024-08 by title.

Ms. Cohen swore in the individuals who wished to speak on the items.

Ex-parte Communications:

**Vice Mayor Napoleone:** Vice Mayor Napoleone disclosed his ex-parte communications. He said he could be fair and impartial.

**Councilman Drahos:** Councilman Drahos disclosed his ex-parte communications. He said he could be fair and impartial.

**Mayor Gerwig:** Mayor Gerwig disclosed her ex-parte communications. She said she could be fair and impartial.

**Councilman McGovern:** Councilman McGovern disclosed his ex-parte communications. He said he could be fair and impartial.

Kelly Ferraiolo, Senior Planner, entered the files into the record and presented the item.

Doug McMahon and Paige Bellissimo, Applicant, spoke regarding the changes they have made to the project.

John Fumero spoke regarding wetlands, Peacock Pond/Parcel B, and Pod F.

Maria Ruiz, Interested Party representing Equestrian Club Estates, Marc Kasowicz, and Lynda and Richard Sirota Trust, spoke regarding the approvals for the Wellington North/South Project and security for Equestrian Club Estates. She introduced Mark C. Hall, MCH Consulting Inc., to speak regarding security.

The Village Council asked the Applicants and their representatives, Mr. Fumero, Mr. Stillings, Ms. Cohen, Ms. Ruiz and Mr. Hall questions regarding the Preserve, wildlife survey, wetlands, conditions, showgrounds, rings, security, Pod F, traffic crossings, mats and stalls.

Lauren Brody, Interested Party, was not present to speak.

Romain Marteau, Interested Party, did not wish to speak.

The Village Council took a break at 8:18 p.m.

The Village Council reconvened the meeting at 8:30 p.m.

#### Public Hearing

**A motion was made by Vice Mayor Napoleone, seconded by Councilman Drahos, and unanimously passed (4-0) to open the public hearing.**

#### Public Comment:

1. Pam Wildman referenced the applicant and stated Wellington is her home. She said she goes to Pod F and discussed what she feels is happening.
2. Victoria McCullough stated she has worked with the applicant and said there is a concern, which was brought forward by her attorney, regarding the status of Gracida and its collector road. She submitted her objection in print form.

**There being no further public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilman McGovern, and unanimously passed (4-0) to close the public hearing.**

There was continued discussion between the Village Council, the applicant and representatives, interested party, Village Attorney and Mr. Stillings regarding the Compatibility Determination.

Ms. Ruiz did not wish to give a closing argument.

**A motion was made by Councilman Drahos, seconded by Vice Mayor Napoleone, and unanimously passed (4-0) to approve Resolution No. R2024-08 (Pod F Showgrounds Compatibility Determination) as amended.**

## **8. REGULAR AGENDA**

There were no Regular Agenda Items.

## **9. PUBLIC FORUM**

Mr. Barnes indicated that there was one comment card received for Public Forum.

### Public Comment:

1. Nathan Galang spoke regarding the cost of living, housing and rentals.

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

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

Ms. Cohen reported on the Palm Beach County Board of Commissioners Meeting and stated they voted unanimously to not initiate the conflict resolution regarding the annexation and to allow the decision to go to the voters. She thanked the Palm Beach County Board of Commissioners.

Vice Mayor Napoleone commended Ms. Cohen and Mr. Stillings on their presentation to the Palm Beach County Board of Commissioners.

## **11. MANAGER'S REPORT**

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

The Next Regular Council Meeting will be held on March 12, 2024 at 7:00 p.m.

There will be a reception at 6:00 p.m. on March 12, 2024 for the outgoing Council members.

There will be a shade session at 5:30 p.m. on March 12, 2024.

## 12. COUNCIL REPORTS

**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.

**COUNCILMAN MCGOVERN:** Councilman McGovern presented the following report:

Councilman McGovern thanked all of the board and committee members and residents who weighed in on the Wellington North and South applications. He stated it was a very long process.

**MAYOR GERWIG:** Mayor Gerwig presented the following report:

Mayor Gerwig stated the project sets Wellington for the future. It was a long process. She commended Planning, Legal, Engineering and the Village Clerk.

## 13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 10:05 P.M.