

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final-revised

Tuesday, March 28, 2017

7:00 PM

Village Hall - Council Chambers

Village Council

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

1. CALL TO ORDER

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

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

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Esq., Attorney; Jim Barnes, Assistant Manager; Tanya Quickel, Director of Administrative and Financial Services; and Chevelle D. Nubin, Clerk.

2. PLEDGE OF ALLEGIANCE

Girl Scout Troop #20143 led the Pledge of Allegiance.

3. INVOCATION

Village Clerk Nubin delivered the invocation.

4. APPROVAL OF AGENDA

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

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

5. PRESENTATIONS AND PROCLAMATIONS**A. [17-1050](#)**

A PROCLAMATION OF THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA RECOGNIZING AND CONGRATULATING DR. EVANGELINE AGUIRRE ON RECEIVING PALM BEACH COUNTY'S 2017 TEACHER OF THE YEAR AWARD

Mr. Schofield introduced the item. Paulette Edwards, as staff liaison to the Education Committee, introduced Dr. Jeff McKee, Central Regional Instructional Superintendent of Palm Beach County who gave comments. Also, Mr. Darren Edgecomb, principal of Palm Beach Central High School, spoke regarding Dr. Aguirre.

Dr. Evangeline Aguirre thanked Council and the Village for the recognition.

Ms. Nubin read the proclamation.

Council presented the proclamation to Dr. Evangeline Aguirre.

6. CONSENT AGENDA

- A. [17-1062](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF FEBRUARY 28, 2017

This item was approved on consent.

- B. [17-0712](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS

This item was approved on consent.

- C. [17-0835](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE PURCHASE AND INSTALLATION OF VARIABLE FREQUENCY DRIVES FOR PUMP STATIONS 3, 6 AND 7

This item was approved on consent.

Mr. Schofield stated staff recommended adoption of the Consent Agenda as presented. He also stated no comment cards were received from the public on the Consent Agenda.

A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0), to approve the Consent Agenda as presented.

At this time, the public was given the opportunity to speak on non-agendaed items.

Mr. Schofield indicated no comment cards were received from the public.

7. PUBLIC HEARINGS

- A. [17-0870](#)

Mr. Schofield introduced this Public Hearing item.

Ms. Nubin read Ordinance No. 2017-01 by title.

Ms. Laurie Cohen presented this item.

Mr. Koch stated the removal of the definitions is housekeeping and they should have been removed when the Parking code was passed in 2003.

Public Hearing

A motion was made by Vice Mayor McGovern, seconded by Councilman Napoleone and unanimously passed (5-0) to open the Public Hearing. There was no one who spoke for or against the project. There being no public comments, a motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to close the Public Hearing.

A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0) to approve Ordinance No. 2017-01 (Amendment to Chapter 36, Article II, Amending Section 36.21 and Amending Section 36.22) with the additional striking of the definition of boat on First Reading.

B. [17-1000](#)

RESOLUTION NO: R2017-10 (WELLINGTON GREEN MASTER PLAN AMENDMENT – MUPD B HOTEL)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 17-09 / 2017-05 MPA 6) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON GREEN, LOCATED IN THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE WELLINGTON GREEN MASTER PLAN TO ALLOW A CONDITIONAL USE HOTEL IN MUPD B AND TO AMEND CERTAIN CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced this Public Hearing item.

Ms. Nubin read Resolution No. R2017-10 by title.

Ms. Cohen swore in those individuals who would be giving testimony on these items.

Council disclosed their ex parte communications.

Bob Basehart and Damian Newell, Planning, Zoning and Building Department, provided Council with the staff presentation. Mr. Basehart stated staff recommends approval of this item with conditions.

Jennifer Vail, WGI, provided the presentation for the applicant. She indicated the applicant is in agreement with the conditions as proposed to Council.

Ms. Vail and staff responded to Council's questions and concerns.

Phillip H. Hutchinson, Greenberg Traurig, representing Wellington Hospitality LLC, provided presentation for the interested party. He indicated his client was opposed to this project.

Mr. Hutchinson responded to Council's questions.

Cross examination of staff and the applicant was conducted by Mr. Hutchinson.

Public Hearing

A motion was made by Vice Mayor McGovern, seconded by Councilman Drahos and unanimously passed (5-0) to open the Public Hearing. Robert Garini, Wellington Hospitality LLC and one of the owners of the hotel, spoke against the project. There being no further public comments, a motion was made by Vice Mayor McGovern, seconded by Councilman Drahos, and unanimously passed (5-0) to close the Public Hearing.

Once again, the applicant's team and staff responded to Council's questions and concerns.

Mr. Gary Koolik, for the applicant and Mr. Hutchinson presented closing arguments.

Mr. Basehart stated staff would like to enter the entire staff file into the record.

A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0) to approve Resolution No. R2017-10 (Wellington Green Master Plan Amendment - MUPD B Hotel) with additional conditions as amended.

8. REGULAR AGENDA

- A. [17-1057](#) RESOLUTION NO. AC2017-03 (TRI-PARTY AGREEMENT FOR WINDING TRAILS PROJECT):

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE TRI-PARTY AGREEMENT FOR LAKE MODIFICATIONS AND CONVEYANCE OF REAL PROPERTY BETWEEN WANDERERS CLUB PARTNERS, LLC, ACME IMPROVEMENT DISTRICT AND W&W EQUESTRIAN CLUB, LLC; PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced this Public Hearing item.

Ms. Nubin read Resolution No. AC2017-03 by title.

Ms. Laurie Cohen presented this item.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman Drahos and unanimously passed (5-0) to open the Public Hearing. There was no one who spoke for or against the resolution. There being no public

comments, a motion was made by Vice Mayor McGovern, seconded by Councilman Drahos, and unanimously passed (5-0) to close the Public Hearing.

A motion was made by Councilwoman Siskind, seconded by Councilman Napoleone, and unanimously passed (5-0) to approve Resolution No. AC2017-03 (Tri-Party Agreement for Winding Trails Project) as presented.

9. PUBLIC FORUM

Mr. Schofield indicated no public comment cards were received for Public Forum.

10. ATTORNEY'S REPORT

MS. COHEN: Ms. Cohen provided an update regarding litigation and indicated she had forwarded information regarding the Council's request for additional information at Agenda Review.

11. MANAGER'S REPORTS

MR. SCHOFIELD: Mr. Schofield reported that the next regular Council Meeting will be held on Tuesday, April 12th, at 7:00 PM here in the Council Chambers. The next Meeting of the Heroin Task Force will be held on Friday, March 31, 2017, at Palm Beach County Fire Rescue Headquarters. Mr. Schofield introduced Village Clerk Chevelle D. Nubin.

12. COUNCIL REPORTS

VICE MAYOR MCGOVERN: Vice Mayor McGovern indicated he had no report.

MAYOR GERWIG: Mayor Gerwig presented the following report: She commented regarding legislative meetings in Tallahassee last week. She stated she will attend the Palm Beach County League of Cities meeting tomorrow and commented regarding last month's meeting.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report: He acknowledged and congratulated two high school athletes on their achievements.

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report: She stated the University of Florida had the Dance Marathon for the Shand's Children's Hospital and \$2.7 million was raised. She stated she will attend the Directions Workshop on Friday and a Mayor's Ball on Saturday.

COUNCILMAN DRAHOS: Councilman Drahos indicated he had no report.

13. ADJOURNMENT

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