

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Monday, December 11, 2017**

**7:00 PM**

**CHANGED FROM 12/12 DUE TO START OF HANUKKAH**

**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 p.m.

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, Attorney; Jim Barnes, Assistant Manager; Tanya Quickel, Director of Administrative and Financial Services; and Chevelle D. Nubin, Village Clerk.

**2. PLEDGE OF ALLEGIANCE**

Mayor Gerwig led the Pledge of Allegiance.

**3. INVOCATION**

Rabbi Emeritus Stephen Pinsky, Temple Beth Torah, Wellington, 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 as presented.**

**5. PRESENTATIONS AND PROCLAMATIONS****A. [17-1742](#)**

RECOGNITION OF THE VILLAGE OF WELLINGTON'S PARTICIPATION IN THE 2017 READ-FOR-THE-RECORD COMPETITION

Mayor Gerwig gave an overview of the Read-for-the-Record Competition. She stated Wellington won the competition and was awarded with a basket of children's books and a certificate. She thanked the Village Manager, staff and all who were involved.

Council gave comments.

**B.     [17-1755](#)           PBSO PRESENTATION ON IMPAIRED DRIVING**

Mr. Schofield introduced this item.

Palm Beach Sheriff's Office Lieutenant Eli Shaivitz and Sergeant DeJoy provided an update on the efforts regarding impaired driving.

Council gave comments.

Vice Mayor McGovern suggested that a publicly noticed meeting be held with bar and business owners for a discussion on this.

**6.       **CONSENT AGENDA******A.     [17-1741](#)           MINUTES OF THE REGULAR WELLINGTON VILLAGE COUNCIL MEETINGS OF OCTOBER 10, 2017 AND OCTOBER 24, 2017**

This item was approved on Consent.

**B.     [17-1375](#)           AUTHORIZATION TO AWARD A CONTRACT FOR THE TELEMETRY BACKHAUL SYSTEM UPGRADE PROJECT**

This item was approved on Consent.

**C.     [17-1603](#)           AUTHORIZATION TO: 1) AWARD A CONTRACT FOR THE PURCHASE AND DELIVERY OF BROADCASTING/CONTROL ROOM EQUIPMENT; AND 2) UTILIZE AN EXISTING PALM BEACH COUNTY CONTRACT AS A BASIS FOR PRICING FOR THE INSTALLATION OF THE EQUIPMENT**

This item was approved on Consent.

**D.     [17-1701](#)           AUTHORIZATION TO CONTINUE UTILIZING AN EXISTING AGREEMENT FOR SUPPORT, MAINTENANCE, LICENSES AND RENTAL OF THE VILLAGE'S TIMEKEEPING AND PERFORMANCE REVIEW SYSTEM**

This item was approved on Consent.

**E.     [17-1655](#)           AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE LICENSES, MAINTENANCE AND SUPPORT FOR VARIOUS EXISTING GOVERNMENT SOFTWARE SUITES**

This item was approved on Consent.

F. [17-1694](#) RESOLUTION NO. R2017-63 (AGREEMENT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR THE PROVISION OF INMATE LABOR FOR MAINTENANCE OF THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS EVERGLADES HABITAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MANAGER OR DESIGNEE TO EXECUTE THE CONTRACT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS TO PROVIDE FOR THE USE OF INMATE LABOR IN WORK PROGRAMS WITHIN THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS EVERGLADES HABITAT; AND PROVIDING AN EFFECTIVE DATE.

This item was approved on Consent.

**G.**     [17-1727](#)           RESOLUTION   NO.   R2017-64 (WELLINGTON   PRESERVE   REPLAT  
NO. 3)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE WELLINGTON PRESERVE REPLAT NO. 3 LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

This item was approved on Consent.

Mr. Schofield stated staff recommended adoption of the Consent Agenda as presented.

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

Mr. Schofield indicated one comment card was received from the public.

1. Mark Hilton, 13904 Folkestone Circle, Wellington. Mr. Hilton spoke regarding sober homes.

Ms. Cohen provided an update on what the Palm Beach County Task Force is working on regarding sober homes.

## **7. PUBLIC HEARINGS**

**A. [17-1673](#) ORDINANCE NO. 2017-08 (VILLAGE GREEN CENTER COMPREHENSIVE PLAN AMENDMENT)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION 17-043 (2017-029 CPA6)] TO AMEND THE CONDITIONS OF APPROVAL FOR THE COMMUNITY COMMERCIAL DESIGNATION AND AMENDING THE FUTURE LAND USE MAP NOTATION FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 7 AND STRIBLING WAY/PIERSON ROAD, APPROXIMATELY ONE (1) MILE SOUTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CONDITIONS OF APPROVAL TO ALLOW MEDICAL OFFICE WITHIN THE USE LIMITATIONS; TO REDUCE THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR THE PROJECT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. Ms. Nubin read the ordinance by title.

Mr. Bob Basehart, Ms. Cory Cramer and Ms. Kelly Ferraiolo 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.

**Public Comment**

There was one public comment regarding the project.

There being no further public comments, a motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, 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 Ordinance No. 2017-08 (Village Green Center Comprehensive Plan Amendment).**

**B. [17-1477](#)**

RESOLUTION NO. R2017-46 (WELLINGTON PUD MASTER PLAN AMENDMENT - PALM BEACH POLO GOLF AND COUNTRY CLUB)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-097 (2017-054 MPA 4)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS PALM BEACH POLO AND COUNTRY CLUB, TOTALING 410.91 ACRES, MORE OR LESS, LOCATED ON THE NORTH AND SOUTH SIDE OF FOREST HILL BOULEVARD WITHIN PALM BEACH POLO AND COUNTRY CLUB AND ON THE EAST SIDE OF STRIBLING WAY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE POD 80 AND 81; TO ALLOCATE 57.1 ACRES TO POD 80 AND 25.5 ACRES TO POD 81; TO REMOVE REFERENCE TO THE "WELLINGTON CYLDESDALE FACILITY" TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO ADD ONE (1) ACCESS POINT ALONG FOREST HILL BOULEVARD, ONE (1) ACCESS POINT ALONG BIRKDALE DRIVE AND ONE (1) ACCESS POINT ALONG ROYAL FERN DRIVE TO ACCESS POD 80; TO ADD TWO (2) ACCESS POINTS ALONG POLO CLUB DRIVE TO ACCESS POD 81; TO ADD TWO (2) ACCESS POINTS ALONG STRIBLING WAY TO PROVIDE ACCESS TO THE PROPERTY FKA THE POWERLINE PROPERTY; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 80, POD 81, THE ENTIRE PALM BEACH POLO GOLF COURSE AND THE PROPERTY FKA THE POWERLINE PROPERTY TO OPEN SPACE - RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. Ms. Nubin read the resolution by title.

Ms. Cohen administered the oath to those who wished to speak on the item.

Village Council disclosed any ex-parte communications.

Mr. Bob Basehart, Ms. Cory Cramer and Ms. Kelly Ferraiolo presented this item.

The applicant's agent and attorney were present on behalf of the applicant.

The interested party's attorney was present and spoke.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0), to open the Public Hearing.

There were multiple speakers from the public who gave comment.

There being no further 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 Napoleone, seconded by Vice Mayor McGovern, and unanimously approved (5-0) to extend the Council Meeting until midnight.**

Staff and the applicant's attorney and agent as well as the interested party's attorney answered the Council's questions.

**A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0) to reject Resolution No. R2017-46 (Wellington PUD Master Plan Amendment - Palm Beach Polo Golf and Country Club).**

**C. [17-1478](#)**

RESOLUTION NO. R2017-47 (WELLINGTON PUD MASTER PLAN AMENDMENT – POLO WEST)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 17-098 (2017-055 MPA 5)] AMENDING THE WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS POLO WEST (F.K.A. GREENVIEW COVE OF WELLINGTON PUD), TOTALING 150.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF SOUTH SHORE BOULEVARD AT GREENVIEW COVE DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) ACCESS POINT ALONG GREENVIEW SHORES BOULEVARD; TO MODIFY THE MASTER PLAN DESIGNATION OF THE GOLF COURSE TO "OPEN SPACE – RECREATION/GOLF COURSE/FIELD SPORTS & EQUINE SPORTS"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. Ms. Nubin read the resolution by title.

Ms. Cohen administered the oath to those who wished to speak on the item.

Village Council disclosed any ex-parte communications.

Mr. Bob Basehart, Ms. Cory Cramer and Ms. Kelly Ferraiolo presented this item.

The applicant's agent and attorney were present and spoke.

**A motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously approved (5-0) to extend the Council Meeting past midnight.**

The interested parties' attorneys were present and spoke.

Public Hearing

A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (5-0), to open the Public Hearing.

There were multiple speakers from the public who gave comment.

There being no further public comments, a motion was made by Councilman Drahos, seconded by Councilman Napoleone, and

unanimously passed (5-0), to close the Public Hearing.

Staff, the applicant's attorney and the interested parties' attorneys answered the Council's questions.

**A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously approved (5-0) to deny the application.**

**8. REGULAR AGENDA**

**9. PUBLIC FORUM**

There were no additional comment cards received for public forum.

**10. ATTORNEY'S REPORT**

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

Ms. Cohen stated she had originally intended to bring back to Council a proposed fee agreement regarding the Florida Municipal Insurance Trust (FMIT) cases. She stated she took another look at the cases and there is time. Ms. Cohen stated she will bring it forward at the next meeting.

Mayor Gerwig stated she is not a part of this conversation.

**11. MANAGER'S REPORTS**

**MR. SCHOFIELD:** Mr. Schofield presented the following report:

The next Regular Council Meeting will be held on Monday, January 8, 2018, at 7:00 p.m. in the Council Chambers.

Mr. Schofield stated he had hoped to have the contract from Ranger Construction for the repaving of the Community Center parking lot and stated the cost estimate is \$40,000. Mr. Schofield stated they are able to do it next week and asked for authorization to enter into the contract for \$40,000.

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously approved (5-0) to authorize the manager to enter into the contract with Ranger Construction.**

Mr. Schofield commented regarding the applications and stated he stands behind the Planning Staff's work and thanked them for their work.

**12. COUNCIL REPORTS**

**COUNCILMAN NAPOLEONE:** Councilman Napoleone presented the following report:

Councilman Napoleone wished everyone happy holidays and stated Winterfest was great.

**COUNCILWOMAN SISKIND:** Councilwoman Siskind presented the following report:

Councilwoman Siskind stated Winterfest and the parade were well attended and the weather was incredible.

**VICE MAYOR MCGOVERN:** Vice Mayor McGovern presented the following report:

Vice Mayor McGovern wished everyone Happy Hanukkah and Merry Christmas.

**COUNCILMAN DRAHOS:** Councilman Drahos presented the following report:

Councilman Drahos commended Council on how the meeting went tonight.

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

Mayor Gerwig stated she had no report.

**13. ADJOURNMENT**

There being no further business to come before the Village Council, the meeting was adjourned at approximately 2:56 AM.