

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Action Summary - Final

**Tuesday, November 12, 2019**

**7:00 PM**

**Village Hall - Council Chambers**

### **Village Council**

*Anne Gerwig, Mayor  
Michael J. 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 McGovern, Councilman; Michael Drahos, 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 amended.

1. Under Public Hearings, Move Item 7C, Resolution No. R2019-25 (The Wellington PUD Master Plan Amendment - The Players Club Residences), to Item 7D; and move Item 7D, Ordinance No. 2019-06 (Zoning Text Amendment - Building Height), to Item 7C.

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

**5. PRESENTATIONS AND PROCLAMATIONS**

**6. CONSENT AGENDA**

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

Mr. Schofield stated there were no comment cards.

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

- A. [18-2301](#) AUTHORIZATION TO: 1) AWARD A CONTRACT FOR THE NEIGHBORHOOD UTILITY REINVESTMENT (PROJECT 1); AND 2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES  
This item approved on Consent.
- B. [19-3260](#) AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE LIFT STATION PHASE II DESIGN  
This item approved on Consent.
- C. [19-3274](#) AUTHORIZATION TO DISPOSE OF SURPLUS TANGIBLE PERSONAL PROPERTY  
This item approved on Consent.
- D. [19-3276](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR PLANNING, ZONING AND BUILDING INSPECTION SERVICES  
This item approved on Consent.
- E. [19-3317](#) AUTHORIZATION TO UTILIZE A TERM CONTRACT WITH SEMINOLE COUNTY, FLORIDA FOR HYDRANT MAINTENANCE SERVICES  
This item approved on Consent.
- F. [19-3344](#) AUTHORIZATION TO AWARD GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT ONE FOR THE CONSTRUCTION OF WATER TREATMENT PLANT WAREHOUSE, GENERATOR STORAGE, FIELD SERVICES BUILDING MODIFICATIONS, AND MISCELLANEOUS ARCHITECTURAL, SECURITY AND SITE IMPROVEMENTS  
This item approved on Consent.
- G. [19-3369](#) AUTHORIZATION TO: 1) AWARD A TASK ORDER TO PROVIDE HYDROGEOLOGIC CONSULTING SERVICES FOR PHASE III OF THE WELLFIELD REHABILITATION PROJECT; AND 2) AWARD A TASK ORDER FOR REHABILITATION OF SURFICIAL AQUIFER WELLS  
This item approved on Consent.

- H. [19-3372](#) AUTHORIZATION TO UTILIZE A FLORIDA SHERIFFS ASSOCIATION CONTRACT FOR THE PURCHASE AND DELIVERY OF TWO FIXED EMERGENCY POWER GENERATORS

This item approved on Consent.

- I. [19-3363](#) RESOLUTION NO. R2019-67 (REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING APPROVAL AND ADOPTION OF THE REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN AS REQUIRED BY THE DISASTER MITIGATION ACT OF 2000; AND PROVIDING AN EFFECTIVE DATE.

This item approved on Consent.

- J. [19-3300](#) RESOLUTION NO. R2019-68 (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 approved on Consent.

**7. PUBLIC HEARINGS**

- A. [19-3374](#) ORDINANCE NO. 2019-07 (COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE MAP DESIGNATION FOR THE PLAYER'S CLUB RESIDENCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 19-003 (2019-002 CPA1)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY

LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item and suggested having a single discussion for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

Mr. Schofield stated each hearing will be voted on separately.

Ms. Cohen administered the oath.

Council disclosed ex-parte communications.

Mr. Basehart and Ms. Ferraiolo presented this item.

Mr. Jon Schmidt of Schmidt Nichols, Agent for the project, spoke on behalf of the applicant.

#### Public Hearing

A combined public hearing was held for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

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

There being no public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

Ms. Nubin read the ordinances and resolution by title.

**A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve Ordinance No. 2019-07 (Comprehensive Plan Amendment - Future Land Use Map Designation for the Player's Club Residences) on second and final reading.**

**B. [19-3375](#) ORDINANCE NO. 2019-05 (COMPREHENSIVE PLAN TEXT**

## AMENDMENT - BUILDING HEIGHT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING POLICY 1.3.8 OF THE LAND USE ELEMENT OF THE WELLINGTON COMPREHENSIVE PLAN TO MODIFY BUILDING HEIGHT LIMITATIONS FOR PROPERTIES WITH MULTI-FAMILY RESIDENTIAL FUTURE LAND USE MAP DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item and suggested having a single discussion for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

Mr. Schofield stated each hearing will be voted on separately.

Ms. Cohen administered the oath.

Council disclosed ex-parte communications.

Mr. Basehart and Ms. Ferraiolo presented this item.

Mr. Jon Schmidt of Schmidt Nichols, Agent for the project, spoke on behalf of the applicant.

Public Hearing

A combined public hearing was held for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

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

There being no public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

Ms. Nubin read the ordinances and resolution by title.

**A motion was made by Councilwoman Siskind, seconded by Vice Mayor Napoleone, and unanimously passed (5-0), to approve Ordinance No. 2019-05 (Comprehensive Plan Text Amendment - Building Height) on second and final reading.**

C. [19-3377](#) ORDINANCE NO. 2019-06 (ZONING TEXT AMENDMENT - BUILDING HEIGHT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, CHAPTER 5, SECTION 6.5.8.C, BUILDING HEIGHT, OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS BY MODIFYING THE BUILDING HEIGHT REGULATIONS FOR PROPERTIES WITH A MULTIFAMILY RESIDENTIAL FUTURE LAND USE DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item was formerly Item 7D.

Mr. Schofield introduced the item and suggested having a single discussion for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

Mr. Schofield stated each hearing will be voted on separately.

Ms. Cohen administered the oath.

Council disclosed ex-parte communications.

Mr. Basehart and Ms. Ferraiolo presented this item.

Mr. Jon Schmidt of Schmidt Nichols, Agent for the project, spoke on behalf of the applicant.

Public Hearing

A combined public hearing was held for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

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

There being no public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

Ms. Nubin read the ordinances and resolution by title.

A motion was made by Councilman Drahos, seconded by Vice Mayor Napoleone, and unanimously passed (5-0), to approve Ordinance No. 2019-06 (Zoning Text Amendment - Building Height) as amended (eliminating Item #10 of the design criteria) on second and final reading.

D. [19-3378](#)

RESOLUTION NO. R2019-025 (THE WELLINGTON PUD MASTER PLAN AMENDMENT - THE PLAYERS CLUB RESIDENCES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 19-004 (2019-003 MPA 1)] AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS THE PLAYERS CLUB (F.K.A. EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON), TOTALING 5.58 ACRES, MORE OR LESS, APPROXIMATELY LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MASTER PLAN DESIGNATION OF POD 30C FROM TENNIS POLO FACILITY TO MULTI-FAMILY; TO MODIFY THE ACREAGE OF POD 30C FROM 8.3 ACRES TO 5.58 ACRES; TO ALLOCATE 50 DWELLING UNITS TO POD 30C; TO ADD TWO (2) ACCESS POINTS ALONG SOUTH SHORE BOULEVARD; TO ALLOW FOR INCREASED BUILDING HEIGHT FOR THE PROPERTY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item was formerly Item 7C.

Mr. Schofield introduced the item and suggested having a single discussion for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

Mr. Schofield stated each hearing will be voted on separately.

Ms. Cohen administered the oath.

Council disclosed ex-parte communications.

Mr. Basehart and Ms. Ferraiolo presented this item.

Mr. Jon Schmidt of Schmidt Nichols, Agent for the project, spoke on behalf of the applicant.



Public Hearing

A combined public hearing was held for Item A (Ordinance No. 2019-07), Item B (Ordinance No. 2019-05), Item C (Ordinance No. 2019-06) and Item D (Resolution No. R2019-025).

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

There being no public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

Ms. Nubin read the ordinances and resolution by title.

**A motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve Resolution No. R2019-025 (Master Plan Amendment Amending the Wellington Planned Unit Development for certain property known as the Players Club).**

**E. [19-3373](#)**

ORDINANCE NO. 2019-12 (CHAPTER 9 OF ARTICLE 7, SIGN CODE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO AMEND THE SIGN CODE; TO ESTABLISH SPECIFIC STANDARDS AND REGULATIONS RELATED TO SIGNS IN ARTICLE 7 OF THE LDR; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Nubin read the ordinance by title.

Mr. Bob Basehart and Ms. Cory Cramer presented the item.

Ms. Cohen spoke regarding the ordinance.

Public Hearing

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

There being no public comments, a motion was made by Vice Mayor Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

**A motion was made by Councilman Drahos, seconded by Vice Mayor Napoleone, and unanimously passed (5-0), to approve Ordinance No. 2019-12 (Chapter 9 of Article 7, Sign Code) on first reading.**

**8. REGULAR AGENDA**

**9. PUBLIC FORUM**

**10. ATTORNEY'S REPORT**

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

Ms. Cohen spoke regarding the class action on the opioid litigation and the City of Miami Beach's brief regarding the civil rights ordinance.

Council discussed the amicus brief.

**11. MANAGER'S REPORT**

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

The next Regular Council Meeting is scheduled for Tuesday, November 26, 2019, which is Thanksgiving Week. Mr. Schofield stated there are currently no items scheduled for that meeting. It was Council consensus to not have the November 26, 2019 Council meeting. Mr. Schofield stated the next Council meeting is scheduled for December 10, 2019.

Village Offices will close at noon on Wednesday, November 27, 2019 and reopen on Monday, December 2, 2019 in observance of the Thanksgiving Holiday.

Mr. Schofield provided an update regarding the CVS building. During this discussion, Council decided to have the November 26, 2019 meeting unless an appeal is received regarding the CVS building.

Councilman McGovern stated he would like to appoint Charles Hernicz to the Construction Board of Adjustments & Appeals.

**A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to**

**appoint Charles HERNICZ to the Construction Board of Adjustments & Appeals.**

**12. COUNCIL REPORTS**

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

Councilwoman Siskind stated she enjoyed participating in the Palm Beach County Literacy Coalition Read for the Record.

She commended the Wellington Community Foundation on the Red, White and Blue Jeans "A SALUTE TO OUR HEROES" event. The Foundation raised over \$100,000.

Councilwoman Siskind stated the Palm Beach Sheriff's Office had their softball tournament and it was a great turnout.

She stated the Veterans Day ceremony and parade was great.

Councilwoman Siskind commended the Garden Club on the beautiful Blue Star Memorial dedication.

She commented on the Tiger Shark Groundbreaking.

Councilwoman Siskind stated the Bink's Carnival is this Saturday.

She wished everyone a Happy Thanksgiving.

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

Councilman McGovern stated he concurred with Councilwoman Siskind's comments.

He stated the Village is still collecting for the Hometown Holiday Food Drive.

He wished everyone a Happy Thanksgiving.

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

Councilman Drahos congratulated the Florida State University men's

basketball team.

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

Vice Mayor Napoleone congratulated Community Services and Wellington Community High School Students on the Trunk or Treat event.

He stated the Tree Lighting is on December 6, 2019.

Vice Mayor Napoleone commented about an incident at Wellington Community High School. He asked if PBSO can be there enforcing the rules on dropping off and crossing streets to avoid people and children getting hurt.

He wished everyone a Happy Thanksgiving.

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

Mayor Gerwig spoke regarding the crosswalk issue.

Mayor Gerwig commended staff for traffic maintenance.

She stated Dennis Masch, American Legion Post 390, passed away and Gina Sauber, Yesteryear Village, passed away.

Mr. Schofield suggested that staff developed a policy regarding criteria for placing someone on the Founder's Plaque. He stated staff will have this ready for the December 9, 2019 Agenda Review.

Mr. Schofield stated the earliest that staff can do anything regarding the CVS building would be November 25, 2019.

### **13. ADJOURNMENT**

There being no further business to come before the Village Council, the meeting was adjourned at 8:52 p.m.