

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary**

**Monday, December 9, 2019**

**4:00 PM**

**Village Hall - Conference Rooms 1E & 1F**

## **Village Council Workshop**

*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 4:00 p.m.

Council Members in Attendance, Anne Gerwig, Mayor; Michael Napoleone, Vice Mayor; John McGovern, Councilman; Michael Drahos, Councilman; and Tanya Siskind, Councilwoman.

**2. PLEDGE OF ALLEGIANCE**

Mayor Gerwig led the Pledge of Allegiance.

**3. REVIEW OF COUNCIL AGENDA**

Mr. Schofield presented the agenda for the Regular Wellington Council Meeting of December 10, 2019 for review.

**A. [19-3459](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF SEPTEMBER 24, 2019; OCTOBER 7, 2019; AND OCTOBER 22, 2019**

Mr. Schofield introduced the agenda item. This was Council approval of the Minutes of the Regular Wellington Council Meetings of September 24, 2019; October 7, 2019; and October 22, 2019. Mayor Gerwig advised Council that if they had any corrections to give them to the Clerk.

**B. [19-2929](#) AUTHORIZATION TO AWARD A CONTRACT TO MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF PUBLIC WORKS CHEMICALS**

Mr. Schofield introduced the agenda item. This was authorization to award a contract to multiple vendors for the purchase and delivery of public works chemicals, for \$185,000.00 annually. He explained that this typically includes fertilizers, herbicides, insecticides, and a variety of things. He said that this was the budgeted amount noting that last year's expenditures were \$184,000.

Mr. Barnes explained that this was primarily for landscape maintenance for the maintenance of the athletic fields and common areas. He noted that the common areas are maintained by outside contractors and that this was only for the Village's use at their facilities. He highlighted all the different materials and chemicals that are contained, and noted that glyphosate use is very limited and generally found in Round up. He said that the other chemicals do not contain it as they use it for applications in their athletic fields.

Mayor Gerwig asked if they have other options when they use it. Mr. Barnes said that at this point, their use of it is fairly limited. Mr. Schofield

stressed that its use is extremely limited and not as it was used in the days past. Mr. Barnes added that the Village doesn't dictate or control the products that the contractors use as long as they comply with any required federal and state requirements.

Councilman McGovern felt that the Village should be talking to those contractors as their contracts come up for renewal. He said that they should be inquiring if contractors keep up-to-date on any standards and research just as the Village does. He noted that the product is still available to the public so they have some difficulty in restricting the use.

Mayor Gerwig said that the Village is doing what they can to be responsible.

C. [19-3279](#)

AUTHORIZATION TO RENEW AN EXISTING AGREEMENT FOR LOBBYING SERVICES

Mr. Schofield introduced the agenda item. This was authorization to renew an existing agreement with Coker Consulting, Inc., to provide lobbying services to the Village for \$75,000. He said that there were two renewal options and this is the final one. Mr. Schofield said that lobbyist services are exempt from putting them out to bid. He thought that they should renew their options next year.

Mayor Gerwig felt that the company was effective for the time they were used. She asked if they were providing some type of report. Mr. Schofield indicated that they had received a report which he believed had been distributed; however, he would see that it is redistributed. He noted that the Village gets a monthly and an annual report from them. Mr. Schofield said right now it is almost daily phone calls with them as they are looking at the new bills that are being filed. He said that there were two interesting bills that he had noted in his last Weekly. He said that one bill deals with applications from people who apply for jobs. He said that there is a level of protection if they are authorized users of medical marijuana. Mr. Schofield noted that the other bill goes to local control where the legislature is looking at restricting any local government's ability to regulate exterior materials on residential buildings and then restricting their ability to regulate roofing materials. Mr. Schofield said that they do not restrict it for HOAs, but this bill takes the authority away from local governments.

Mayor Gerwig asked if the Village is able to test people who operate equipment/machinery. Mr. Schofield said that they are still subject to the federal requirements for regular testing. He noted that people that are involved in accidents are also tested, and they do not forego their testing. Mr. Schofield said that there is no protection for being impaired while you are working.

Councilman McGovern asked Mr. Schofield if he could also circulate the last several monthly reports submitted by the lobbyists.

Councilman McGovern said that the normal term for this contract is January 14th to January 14th, and asked if that was how this was currently set to run. Mr. Schofield responded affirmatively, but noted that could be changed if that was Council's desire.

Councilman McGovern believed that Council supported renewing the contract this last time, but he felt that when they relook at this it should be so that it does not expire in the middle of the session. Mr. Schofield said that they could set it for October. He said that if they know it is going to expire in October, they would be going through the selection or renegotiating process in the June/July timeframe. Councilman McGovern believed that they should be having a Council-level discussion during that period as well.

Vice Mayor Napoleone agreed that it does not make sense for this contract to expire on January 14th. Mr. Schofield said that it could expire in October. Mr. Schofield reiterated that they could renew it again after this time, but felt that they should review their options.

Mayor Gerwig questioned if they were doing a partial renewal. Mr. Schofield explained that if they renew this now it would go to January 2021. He believed that the suggestion was that they go through October 1, 2020. Mr. Schofield said that they would make that change and it will expire on September 30, 2020.

**D.**     [19-3318](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY SCHOOL DISTRICT CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND INSTALLATION OF MANUAL TRANSFER SWITCHES AT VARIOUS LOCATIONS VILLAGE-WIDE

Mr. Schofield introduced the agenda item. This was authorization to utilize Palm Beach School District's contract #17C-1T with Davco Electrical Contractor Corp., for the purchase and installation of Manual Transfer Switches, at various locations Village-wide, in the amount of \$51,128.00. He noted that these are budgeted items.

**E.**     [19-3389](#)

AUTHORIZATION TO UTILIZE MULTIPLE CONTRACTS FOR THE PURCHASE OF INFORMATION TECHNOLOGY SYSTEMS EQUIPMENT

Mr. Schofield introduced the agenda item. This was authorization to utilize multiple contracts (Sourcewell #RFP081419, #100614-CDW; OMNIA Partners, City of Mesa, AZ #2018011-01; and State of Florida

#43211500) for the purchase of information technology systems equipment in the amount not-to-exceed \$188,000 (budgeted amount) for FY 2020. Mr. Schofield said that thief was a budgeted items which goes towards the purchase of pc's, laptops, servers, tablets, etc. noting that the list could be found on page 254.

Mr. Bill Silliman reiterated that this was budgeted for the items Mr. Schofield previously noted. He said that they were in the final push to get desktops replaced because in January, seven goes away which means more hardware, etc. He said that they have some more desktops that they need to finish doing. Mr. Silliman said that they have been doing this for the last several years, and they are down to the last 40 or so. He said not doing the replacements all at once is less of a fiscal impact for the Village and less impact for the end users.

Councilman McGovern asked how they arrived at the "not to exceed" number. Mr. Silliman explained that was how much he has budgeted for. Councilman McGovern asked Mr. Silliman if he anticipated he would need all of those funds. Mr. Silliman said that he has been spending that number for the last six years. Mr. Schofield added that there is a list of those things that will be replaced. Mr. Silliman said that they were stretching the replacement of the desktop to about 3-5 years. He noted that some people only use their desktop a few times a day while others are on it all the time.

F. [19-3393](#)

AUTHORIZATION TO UTILIZE A GENERAL SERVICES ADMINISTRATION (GSA) CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF TWO DATTO BACKUP STORAGE SERVERS AND DATTO INFINITE CLOUD RETENTION SERVICES

Mr. Schofield introduced the agenda item. This was authorization to utilize GSA contract #GS-35F-032GA, with Consolidated Computing Inc., as a basis for pricing, for the purchase and delivery of two (2) Datto S4-E36 storage servers in the amount of \$23,119.20, and Datto Infinite Cloud Retention services at a cost of \$194,594.40 (\$5,405.40 per month for the 36-month term).

Mr. Silliman explained how their current back up process works. He said that they looked at four similar solutions, which are all cloud-based back-up solutions and this one did the best, was the cheapest and they were not charging per gigabytes on a daily basis as it is unlimited storage once we back it up to them. He said that all of the other companies were charging how many gigabytes the Village was storing which would be an additional cost. He said that he could store as much as he wants and for as long as he wants. Mr. Silliman said that it is a hybrid solution, which gets stored physically here for a time to be decided

and then it will be in the cloud. He said that they are also providing the Village with free disaster recovery services for the first 30 days. He noted that the company has given other municipalities who have used 90-120 days and they were never charged. Mr. Silliman said that in case of a disaster they will drive the servers, take all the backup and hook it up to the Village to get us running again which is all included in this cost. Mr. Silliman explained how this can instantly provide the Village with information. He said that he would be able to recover a lot quicker than in the past.

Vice Mayor Napoleone asked how long the company has been in business. In response, Mr. Silliman said that they have been around for a while and have maintained their business plan regarding charging. He noted that the one-time capital expense of \$23,000 is for the hardware and the yearly recurring cost is about \$64,864.00.

Mayor Gerwig asked how they keep up on their standards on what municipalities are doing with this, so that Wellington is on the cutting edge. Mr. Silliman said that they talk to other municipalities and staff keeps up by going to various trade shows, reading and such. He said that the company allowed them to test this for 30 days. He said that they tried to break it and could not.

Councilman McGovern said staff believes that this is state-of-the-art and will be so for three years. Mr. Silliman responded affirmatively noting that they will look at it every year. He said that they are behind going to a cloud backup solution explaining that he tried others which were more money and they broke one that all of the other municipalities loved.

Mr. Silliman pointed out to Council that his staff member, Jonathan Martinez had worked in the private sector prior to coming to the Village. He noted that Jonathan had previously used this service and he was the one who brought it to Mr. Silliman's attention.

**G. [19-3394](#)**

**AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE CONSULTING SERVICES FOR THE WATER RECLAMATION FACILITY DEVELOPMENT OF PROCESS AND INSTRUMENTATION DIAGRAMS**

Mr. Schofield introduced the agenda item. This was authorization to approve a task order to Hazen and Sawyer, P.C. to provide engineering services for the Water Reclamation Facility Development of Process and Instrumentation Diagrams at a cost of \$140,308.00. He said that this is a contract to provide process and controllers, which control every single facet of how the plant works. Mr. Schofield explained that the plant is in the middle of a \$19 million renovation of the system.

Ms. Shannon LaRocque explained that there are two projects going on, one is the \$19 million renewal and expansion project and they are under design to replace the remaining PLCs that are not part of that project. She said that the company was previously authorized to develop what is called functional control logic. She added that this compliments that and takes every single mechanical piece of equipment on the plant, takes every switch, transmitter, etc. and diagrams it into a set plans which they use to trouble shoot as well as allows third party integrators to make changes and to basically reprogram the PLCs. Ms. LaRocque said that it is very sophisticated and technical in nature, but it is a critical tool the Village does not currently have. She said that they can't do the bidding for the PLC replacement project until this is completed. Ms. LaRocque indicated that it is budgeted and is part of the capital improvement project. She anticipated that it will take about nine months to finish. Ms. LaRocque said that the company is very well qualified to do this.

H. [19-3395](#)

AUTHORIZATION TO AWARD A TWO (2) YEAR CONTRACT TO HOOVER PUMPING SYSTEMS, FOR MAINTENANCE OF EXISTING IRRIGATION PUMPS VILLAGE-WIDE

Mr. Schofield introduced the agenda item. This was authorization to award a two (2) year contract to Hoover Pumping Systems for maintenance of existing irrigation pumps Village-wide at a total cost of \$28,735.60. He said this was for the maintenance of eight irrigation pumps they are standardizing to reduce the costs. He explained that this is significantly cheaper than having a person on staff to do the same work.

Mr. Ed De La Vega said that this is a two-year agreement for the maintenance of the existing pumps. He said that they could have done a one-year agreement, which could have been a little bit more, so they decided to go with a two-year agreement at \$28,000 as opposed to the one-year for \$16,000.

Councilman McGovern asked if the Village had any experience with Hoover Pumping Systems. Mr. Barnes said that the Village used them exclusively ever since they standardized which was over about 10 years ago. He said that this is generally for all of the reclaimed water irrigation systems.

I. [19-3427](#)

AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE 50TH STREET RAW WATER WATERMAIN REPLACEMENT PROJECT

Mr. Schofield introduced the agenda item. This was authorization to approve a task order to Mock, Roos & Associates, Inc. to provide engineering consulting services for the Design Phase Services of the

50th Street Raw Water Watermain Replacement Project at a cost of \$54,264.00.

Ms. LaRocque explained that the Village has three wellfields, north, east and south. She noted that the southern wellfield is the Village's oldest one which was constructed about 30 years ago. She said that they have about a mile long raw water main that collects water from the wells and delivers it to the Water Plant. Ms. LaRocque pointed out that there have been four breaks over the last three years so it is time to replace that raw water main. She noted that it was anticipated in the capital plan this year. She said that this is the design for the replacement of a mile. Ms. LaRocque said that it would also include upsizing that raw water main because they will be expanding the southern wellfield as their demand increases and they will be adding additional wells in the southern wellfield. Ms. LaRocque said that this is a budgeted item. She said that they are trying to fast track this because of the time it is anticipated to take to get a permit from Palm Beach County.

J. [19-3432](#)

RATIFICATION OF A CHANGE ORDER TO FLORIDA DESIGN DRILLING CORP., FOR THE REHABILITATION OF SURFICIAL AQUIFER WELL 24; AND 2) APPROVAL OF RESOLUTION NO. R2019-74 AMENDING THE UTILITY FUND CAPITAL BUDGET FOR FISCAL YEAR 2019-2020 BY ALLOCATING FUND BALANCE FOR WELLFIELD 24 OVERDRILL RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item.1) Ratification of a change order to Florida Design Drilling Corp., for the rehabilitation of Surficial Aquifer Well 24 at a cost of \$94,250.00; and 2) Approval of Resolution No. R2019-74 amending the Utility Fund Capital Budget for Fiscal Year 2019-2020 by allocating fund balance for Wellfield 24 Overdrill Reconstruction; and providing an effective date. He said that as you rehabilitate things you do not always know what will be there. He pointed out that there is a sand intrusion problem.

Ms. Shannon LaRocque explained that this was part of Phase 2 of the Wellfield Rehabilitation noting that the Village recently approved Phase 3. She pointed out that this is a 30-year old well that has been very challenging. She said that they have no ability to replace it and outlined the problem with it noting the sand that is infiltrating the well. Ms. LaRocque said that this would reconstruct the well in the exact location. She said that this company has performed the exact reconstruction many, many times so they feel comfortable with them doing it. Ms. LaRocque pointed out that she had not seen this in her career, but when they started to develop the well, they actually had some sinking of the well inside itself which is how they knew they were getting sand. She said that they ceased operations and decided how they were going to tackle



this. She said that this well will cost about \$300,000 in total to rebuild and estimated that is about \$250,000 less than trying to find a location to redrill a well. Ms. LaRocque said that it is difficult to find well sites and they don't have any in this area so she felt the value was well spent in trying to reconstruct it. Ms. LaRocque said that she felt very comfortable with not only their professional consultants, but the contractor as well.

Councilman McGovern questioned whether they had approved another change order similar to this. Ms. LaRocque responded affirmatively. She said that originally they were just going to do a soft rehabilitation; however, they realized that they were getting a lot of sand, they videoed it and found there was actually a hole in the screen. She said that they had to pull out the screen and reinstall it, which they did successfully. However when they went in to pump, they saw a significant amount of sand. Ms. LaRocque said that they would actually remove that screen and over drill the steel casing. She said that as Mr. Schofield had indicated it is impossible to know what you are going to get until you get in there.

Ms. LaRocque said that the reason they were working so hard on this well is because it is their most productive well and has good water quality.

Councilman McGovern asked if this was the final solution to this. Ms. LaRocque responded affirmatively.

Mr. Schofield stated that is why the Village maintains a utility reserve because of the unexpected things that could happen.

**K. [19-3368](#)**

RESOLUTION NO. R2019-70 (LICENSE AGREEMENT WITH VERIZON WIRELESS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE FIRST AMENDMENT TO THE LICENSE AGREEMENT AND THE AMENDED MEMORANDUM OF THE LICENSE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS ALLOWING FOR THE INSTALLATION OF NEW EQUIPMENT, REPLACEMENT AND ABANDONMENT OF THE PREVIOUS EASEMENT AND ENHANCEMENTS TO SECURITY AND ENTRY PROVISIONS CONTAINED IN THE PREVIOUS AGREEMENTS FOR THE TELECOMMUNICATIONS TOWER LOCATED AT 1100 WELLINGTON TRACE, WELLINGTON, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was authorization to execute the First Amendment to the License Agreement and the

Amended Memorandum of the License Agreement with Cellco Partnership d/b/a Verizon Wireless. He explained that there is a large tower at the Water Treatment Plant and it is time to renew the agreement.

Ms. LaRocque explained that in 2001, the Village entered into an agreement with Verizon to rebuild the tower that was originally at the Water Treatment Plant site. She said that Verizon paid to rebuild it, the Village owns it and the Utility maintains it. She said that they have four providers on that tower which is critical to the utility and to the Village overall. Ms. LaRocque said that when she came to the Village they needed to replace some of the fiber lines on the Water Plant site and she indicated to them that she wanted to renegotiate the agreement and add some open-ended security language to it. She explained that over the last three or four years, they have been working on securing the site. She said that they took the opportunity to include some security language, which Verizon did so willing. Ms. LaRocque said that the Village gets about \$29,000 annually from that lease which she thought was low, but after some investigation found that was a fair market value.

Councilman McGovern asked if that was what they were getting from the other providers because he also thought it was low. Ms. LaRocque said that they were comparable. She said the two things that this does is that it establishes a new easement at the Water Plant site and provides for enhanced security language and no other terms or conditions have changed.

L. [19-3472](#)

RESOLUTION NO. R2019-75 FOR FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM GRANT FOR THE UTILITY LIFT STATION STANDBY GENERATORS AND RESOLUTION NO. R2019-76 FOR A BUDGET AMENDMENT TO ALLOCATE SAID GRANT

RESOLUTION NO. R2019-75 (FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE HAZARD MITIGATION GRANT PROGRAM FOR THE UTILITY LIFT STATION STANDBY GENERATORS PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2019-76 (FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2019-2020 UTILITY CAPITAL FUND BUDGET FOR FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM GRANT FUNDS AWARDED FOR THE UTILITY LIFT STATION STANDBY GENERATORS PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was approval of Resolution No. R2019-75 authorizing the Mayor to enter into an agreement with the Florida Division of Emergency Management (FDEM) Mitigation Bureau for the Hazard Mitigation Grant Fund and approval of Resolution No. R2019-76 for a budget amendment to allocate the \$187,500 in grant monies to the Utility Capital Fund revenue and expenditures. He said that this was a grant to fund the emergency generator project that was funded. He further stated that it had been budgeted for the entire amount. Mr. Schofield said that the Village's portion will be \$62,500, but this accepted the grant and then moved the money into the capital account.

Ms. LaRocque said that this was for the Phase 2 Lift Station project which Council approved the design recently and included the installation of four fixed generators. She said that this provides State money to offset the cost of procuring the six generators.

**M.**     [19-3433](#)

ORDINANCE NO. 2019-13 (FY 2019/2020 ANNUAL CAPITAL IMPROVEMENT ELEMENT UPDATE OF WELLINGTON'S COMPREHENSIVE PLAN)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, UPDATING THE WELLINGTON COMPREHENSIVE PLAN BY INCORPORATING THE ANNUAL REVIEW AND REVISIONS TO THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT THE 2019/2020 THROUGH 2024/2025 FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR LEVEL OF SERVICE PROJECTS; AND UPDATING THE SCHOOL DISTRICT OF PALM BEACH COUNTY CAPITAL IMPROVEMENT SCHEDULE; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was approval of Ordinance No. 2019-13 updating the Capital Improvement Element (CIE) Schedule for Level of Service Improvements for Fiscal Years 2019/2020 to 2024/2025 (Table CIE 1) and the School District of Palm Beach County Capital Improvement Schedule (Table CIE 2) located in the Capital Improvement Element of Wellington's Comprehensive Plan. He

explained that the Village is required by State Statute to amend the plan every year to include the School District's capital plan and then add those elements to the Village's Comp Plan that are level of service based. He said that everything is budgeted and this does not change anything for the dollars spent, but simply takes the adopted capital improvement's budget and the School District's budget and adds them to the Comp Plan. Mr. Schofield said that every municipality in the State does this every year. He pointed out that if the Village fails to adopt this, the State could refuse to take action on any comprehensive plan amendments that are transmitted to them although they have never done that. He said that it this is usually done with the adoption of the budget.

Mr. Basehart added that this is simply a reporting item.

**N.**     [19-3460](#)

ORDINANCE NO. 2020-01 (LAND DEVELOPMENT REGULATIONS REWRITE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL, REPLACE AND RECODIFY THE LAND DEVELOPMENT REGULATIONS, IN THEIR ENTIRETY AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was the approval of Ordinance No. 2020-01 to repeal and replace Wellington's Land Development Regulations (LDR) in its entirety. He explained that Council has gone through on first reading almost article of the Land Development Regulations.

Mr. Basehart said that this is the new code in its entirety noting that they have also added a new manual that is 86 pages.

Mr. Schofield said that Council had not previously seen Article 3 and Article 6. He said that Article 3 is the definitions noting that they will remove those things that are not applicable to Wellington. He said that the land development regulations were a hold over from the incorporation in 1996 where they adopted the County's Unified Land Development Code. Mr. Schofield said that Council also has Article 6. He said that they have removed the extraneous things, written it in English and made it easily understandable

Mr. Basehart said that the primary objective was to streamline the code by removing the duplications, the inconsistencies, and to update it to remove things that are no longer relevant. He said that they wanted to

make it understandable by someone that does not deal with planning, zoning or development issues on a daily basis. He said that in streamlining it, they combined many articles that had similar provisions and reduced it from 16 to 9 articles although one of the articles is blank as it is reserved for possible future use. He said they went from 1200 pages to less than 284 pages. Mr. Basehart said that they also had done the Development Review Manual, which Council already adopted. He said that with the completion of Articles 3 and 6, there are different references so they will be bringing the manual back for re-approval by Council.

Mr. Schofield asked Mr. Basehart if they reduced any of the standards that were in the previous code. Mr. Basehart responded that they had not. Mr. Schofield then asked if they added any standards that were not previously there. Mr. Basehart responded that they had not. He added that they have not created any new non-conformities and did not give out any new entitlements as part of this review. He said that they did not make any substantive changes and it is entirely consistent with the Village's Comprehensive plan.

Mr. Schofield said that this is the repeal of the entire existing code and then the adoption of the new one in its entirety. He said there would be one more reading after this. He noted that the staff report would have all of the changes.

Ms. Corey Cramer explained that since Council had already seen the articles prior to this, they made the changes from the discussions at those meeting. She said that she provided a log that highlighted the sections on page 750. She explained that the log shows each article and each section down to the detail as to whether it was changed, added, moved, deleted, etc. Ms. Cramer said that the second exhibit in the staff report is a clean version of what is in the ordinance with highlights. Ms. Cramer indicated that if the item has not changed and was not highlighted, then it had not changed since the first reading.

Ms. Cramer noted that Article 3 and 6 in the exhibit are underlined and they are different, which is because this is the first time Council is seeing them. She said that when they come back for Second Reading, staff will provide a log with anything that gets discussed that Council wants changed.

Mr. Schofield asked Ms. Cramer to explain Article 6 from the original LDRs. She explained that they are almost the same noting that the entire LDR is 284 pages. Mr. Schofield said that these changes have been a long time coming as they wanted ones that were easier to understand

and navigate.

Mr. Schofield said that he was happy that this is now easy to understand. He noted that from the beginning Council has told staff that they wanted it so that people could understand it and that it tells them what they need to know. He said that one of the things that Wellington has done that most municipalities don't do, is that they do not use any review criteria that is not available to the public. If they have not written it, published or made available, there are no surprises.

Councilwoman Siskind said that transparency is so important and felt that staff did an excellent job in paring it down and making it easy to understand.

Mr. Basehart said that he has been involved in this business for a while and he never saw a new code written that didn't have some glitches that weren't predicted ahead of time, so it is common that in six months or a year, they will come back with a glitch ordinance to take care of those things which will probably happen here..

O. [19-3437](#)

RESOLUTION NO. R2019-69 (EQUESTRIAN VILLAGE SEASONAL PERMIT 2019/2020)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A SEASONAL PERMIT FOR THE GLOBAL DRESSAGE COMPLEX, A/K/A EQUESTRIAN VILLAGE, AT 13466 SOUTH SHORE BOULEVARD FOR AN EQUESTRIAN SHOW USE FROM DECEMBER 11, 2019 TO APRIL 30, 2020; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was the approval of Resolution No. R2019-69 for a Seasonal Permit for Global Dressage Complex, A/K/A Equestrian Village, at 13466 South Shore Boulevard from December 11, 2019 to April 30, 2020.

Ms. Cramer explained that the Equestrian Village has submitted a Special Use Permit application, which is the same that was submitted last year with two exceptions. She said that the first was that there are two less events and they do not have any December dates this year, and second, the permit itself is requested from December 1st which was changed in the resolution to December 11th.

Mayor Gerwig asked if there was any difficulties with this last year. Ms. Cramer said that last year the Village had requested some reporting exercises, which they complied with. She said that they submitted the information and providing an update. Ms. Cramer noted that the Village did not get any complaints last year during the term of the permit.

Councilman McGovern asked if those reporting exercises remained. Ms. Cramer responded affirmatively noting that the conditions would be the same this year.

Mayor Gerwig asked if the Equestrian Preserve Committee reviews this or did it just go to staff. In response, Mr. Basehart said that the report goes to staff; however, if Council want, they could provide the information to the Equestrian Preserve Committee. Council felt it would be useful for that committee to have.

Councilman McGovern noted that Hurricane Dorian did not hit Wellington, and asked how long the extension would run. Ms. Cohen said that it is the duration of the emergency. Mr. Basehart added that the Governor's orders are good for 60 days unless he extends them; which he did not do. Councilman McGovern said that it was 60 days plus eight months from September 1st. Ms. Cramer said that their deadline to comply with the last legislative extension was September 29th. She believed that this transpired the day before their expiration. Mr. Schofield added that the extension expires in April 2020. Councilman McGovern requested staff provide them with an exact date prior to the Council meeting.

Councilman Napoleone stated that once the applicant does the improvements, they do not have to come before Council every year for the permit.

Councilman McGovern said that they have been having this discussion for the entire time he has been on Council.

Mayor Gerwig said that they have, but the State law is automatic. She said that Council can't say you don't get the extension because it has already been granted by State law. She said that Council has asked several times for the applicant to do the improvement, which the owner has said he would do, but then a hurricane comes along.

Councilman McGovern asked who would be in attendance at the Council meeting. Mr. Schofield was not sure, but he believed it would be Mr. Sexton and perhaps Mr. Rosenbaum. Councilman McGovern said that last year there was litigation and this year it is not, so incrementally they should be getting closer.

Mayor Gerwig said that last year when Council approved this and said they wanted the improvements to be done, the public got the impression that the intersection would be easy to get through which is basically a turn lane onto Pierson. She said that the improvements they are due to make

is the turn lane into the Equestrian Village going east on Pierson and adding a right turn lane coming west on Pierson at that intersection. She said last year there were some residents over at Equestrian Walk who did not think it would be an improvement. Mayor Gerwig said this is an improvement, which she believed they would do. She said that once they make the improvements, Council will not longer be able to look at the conditions. She did not want to give anyone the impression that once these improvements are done it was going to make a huge difference because she did not think it would make it easier for the residents of Equestrian Walk because they have one way in and one way out on the road, that goes to the horse show.

Councilman McGovern felt that with the success of the horseshow that area will never be perfect and will require additional improvements.

Ms. Cramer said that staff did plan a little ahead based on the information they had at the time and there is a monetary agreement on the commercial equestrian arena designation. She explained that after those improvements are done, they have a monetary and cueing analysis that has to be completed for a certain period. Based on the results, if there are additional offsite improvements need, they would be required at that time.

Mr. Schofield said that the Village also needs to do something at that intersection. He said that his preference would be that they do them all together so that there is one construction period. He said that they need to upsize the culvert and C-23 under South Shore and wants to get that road under construction one time during the off season.

#### **4. WORKSHOP**

None.

#### **5. ATTORNEY'S COMMENTS**

Ms. Cohen reported that she was still waiting for a couple of decisions from the court.

#### **6. MANAGER COMMENTS**

Mr. Schofield had nothing to report.

#### **7. COUNCIL COMMENTS**

Council had nothing to report.



**8. ADJOURN**

There being no further business to be discussed by Council, the meeting was adjourned at 5:11 p.m.