

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, November 10, 2020

7:00 PM

Village Hall - Council Chambers

Village Council

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

1. CALL TO ORDER

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

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

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Attorney; Jim Barnes, Deputy Village Manager; Tanya Quickel, Assistant Village Manager; and Chevelle D. Addie, Village Clerk.

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig asked Terri Priore to lead everyone in the Pledge of Allegiance.

3. INVOCATION

Deacon Al Payne, St. Therese de Lisieux Catholic Church, delivered the invocation.

4. APPROVAL OF AGENDA

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

1. Amended Resolution for Consent Agenda Item 6E.

2. Add the Co-Sponsor Agreement between the Village Of Wellington and Wellington Equestrian Partners, LLC ("WEP") for the 2021 Winter Equestrian Festival, the Global Dressage Festival and the International Polo Competitions to be held between January 2021 through April 30, 2021; to the Regular Agenda as Item 8A.

3. Add the Discussion of Process for Selection of Village Manager to the Regular Agenda as Item 8B.

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

5. PRESENTATIONS AND PROCLAMATIONS**A. [20-4090](#)**

CONSIDERATION OF THE NOMINATION OF DR. CARMINE PRIORE FOR THE FOUNDERS PLAQUE

Mr. Schofield introduced the item. He read information regarding Dr. Priore into the record.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to approve and add Dr. Priore's name to the Founder's Plaque.

Council gave comments regarding Dr. Priore and commended him for his leadership and service to Wellington.

Dr. Priore thanked Council for the recognition.

6. CONSENT AGENDA

Mr. Schofield indicated there were no comment cards on the Consent Agenda.

Mr. Schofield indicated staff recommended approval of the Consent Agenda as amended.

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

- A. [20-4076](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 27, 2020
This item approved on Consent.
- B. [20-3893](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR THE PURCHASE AND DELIVERY OF FERTILIZERS AND CHEMICALS USED BY THE PUBLIC WORKS DEPARTMENT
This item approved on Consent.
- C. [20-3897](#) AUTHORIZATION TO UTILIZE A CLAY COUNTY CONTRACT FOR THE TOWN CENTER PLAYGROUND PROJECT
This item approved on Consent.
- D. [20-3929](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE REHABILITATION OF VILLAGE PARK FIELDS 6 & 7
This item approved on Consent.
- E. [20-3968](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE BIG BLUE TRACE MULTIUSE TRAIL PROJECT AND BUDGET AMENDMENT

R2020-58 FOR GRANT FUNDING

This item approved on Consent.

- F. [20-4036](#) AUTHORIZATION TO UTILIZE AN EXISTING PUBLIC WORKS CONTRACT FOR A FISCAL YEAR 2021 CANAL PROJECT

This item approved on Consent.

- G. [20-3801](#) RESOLUTION NO. R2020-18 (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. [20-4057](#) ORDINANCE NO. 2020-13 (COMPREHENSIVE PLAN AMENDMENT-FUTURE LAND USE MAP DESIGNATION FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. He recommended that there be one public hearing for both ordinances (Item 7A and Item 7B) with two separate motions.

Ms. Addie read the Ordinances by title.

Ms. Cohen stated the Comprehensive Plan Amendment is legislative but the rezoning is Quasi-Judicial.

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

Council disclosed any ex-parte communications.

Mr. Tim Stillings and Mr. Damian Newell presented this item.

Mr. John Markey and Mr. Brian Terry were present for the applicant.

Staff and the applicant representatives answered Council's questions.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman McGovern, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Robert Hicks spoke regarding the master plan and feels Mr. Markey's marketing team did a wonderful job on the presentation. He stated his concern is the wetlands.

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 Drahos, seconded by Councilman Napoleone and unanimously passed (5-0) to approve Ordinance No. 2020-13 (Comprehensive Plan Amendment-Future Land Use Map Designation for Lotis Wellington 10-Acre) on first reading.

A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0) to approve Ordinance No. 2020-14 (Rezoning-Zoning Map Designation for Lotis Wellington 10-Acre) on first reading.

B. [20-4058](#)

ORDINANCE NO. 2020-14 (REZONING- ZONING MAP DESIGNATION

FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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C. [20-4020](#)

ORDINANCE NO. 2020-16 (CHANGES TO CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS OF WELLINGTON CODE OF THE ORDINANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL RELATING TO BUILDING CODES AND THE ADOPTION OF THE FLORIDA BUILDING CODE 7th EDITION (2020) AS REQUIRED BY STATE STATUTE; ADOPTING A LOCAL ADMINISTRATION SECTION AS PROVIDED FOR IN THE STATE BUILDING CODE BASED UPON THE BUILDING CODE ADVISORY BOARD OF PALM BEACH COUNTY MODEL AND BUILDING OFFICIALS ASSOCIATION OF FLORIDA MODEL; AMENDING SEC. 18.31 (1), (2), AND (3) REGARDING THE ADOPTION OF THE GROUP OF CODES KNOWN AS FLORIDA BUILDING CODE 7th EDITION (2020), INCLUDING THE: BUILDING, RESIDENTIAL, EXISTING BUILDING, ACCESSIBILITY, MECHANICAL, PLUMBING, FUEL GAS, ENERGY, NATIONAL ELECTRICAL CODE, THE FLORIDA FIRE PREVENTION CODE AS AMENDED BY PALM BEACH COUNTY, INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING AND READOPTING SEC. 18.32, WELLINGTON BUILDING CODE ADMINISTRATIVE CODE, IN ITS ENTIRETY; AMENDING SEC. 18.33 AMENDMENTS TO THE FLORIDA BUILDING CODE TO REFERENCE THE CHANGED SECTION REFERENCES OF THE STATE BUILDING CODE AND ADOPTING WINDSPEED MAPS; PROVIDING FOR CODIFICATION; PROVIDING AN ADOPTION DATE; PROVIDING A CONFLICTS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Tomasik explained to the Council that the ordinance is adopted every three years. He said Wellington is up to date within the state and this will go into effect on December 31, 2020. He stated municipal codes are required to comply with this new code by January 2021. This adoption allows for changes to Chapter 1 of the Building Code regarding permits. He further discussed the impacts of the changes to the code and the permit process. He also mentioned changes to the wind loads.

Mayor Gerwig pointed out a typographical error on page 8.

Public Hearing

A motion was made by Councilman 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 Councilman Napoleone, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to close the public hearing.

A motion was made by Councilman McGovern, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Ordinance No. 2020-16 (Changes to Chapter 18 Buildings and Building Regulations of Wellington Code of the Ordinances) on first reading.

8. REGULAR AGENDA

A. DISCUSSION OF THE CO-SPONSOR AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON AND WELLINGTON EQUESTRIAN PARTNERS, LLC ("WEP") FOR THE 2021 WINTER EQUESTRIAN FESTIVAL, THE GLOBAL DRESSAGE FESTIVAL AND THE INTERNATIONAL POLO COMPETITIONS TO BE HELD BETWEEN JANUARY 2021 THROUGH APRIL 30, 2021. (THIS ITEM ADDED TO THE AGENDA) (THIS ITEM ADDED TO THE AGENDA)

Mr. Schofield introduced the item. At the last meeting, Council had asked for input from the community. Council wanted to see if there was any input from the community. Council gave comments.

A motion was made by Councilman Drahos, seconded by Vice Mayor Siskind, and unanimously passed (5-0), to approve the Co-Sponsor Agreement between the Village Of Wellington and Wellington Equestrian Partners, LLC ("WEP") for the 2021 Winter Equestrian Festival, the Global Dressage Festival and the

International Polo Competitions to be held beginning January 2021 through April 30, 2021.

B. DISCUSSION OF PROCESS FOR SELECTION OF VILLAGE MANAGER (THIS ITEM ADDED TO THE AGENDA)

~~Mr. Schofield introduced the item for selection of the Village Manager. In~~

9. PUBLIC FORUM

Mr. Schofield indicated no public comment cards were received.

10. ATTORNEY'S REPORT

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

Ms. Cohen stated that she had no report. She stated she sent Council a memo regarding litigation and asked Council to let her know if they have any questions.

11. MANAGER'S REPORT

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

The Next Regular Council Meeting will be held on Tuesday, December 8, 2020, at 7:00 P.M.

Mr. Schofield stated there are no agenda items scheduled for the November 24, 2020 Regular Council meeting and his recommendation is to cancel the meeting.

Village Offices will be closed on Wednesday, November 11, 2020, in observance of Veterans Day. He stated there are virtual remembrances going on.

Village Offices will be closed beginning at 12 noon on Wednesday, November 25, 2020, through November 27, 2020 in observance of Thanksgiving.

Mr. Barnes stated the virtual Veteran's Day ceremony begins tomorrow and will run throughout the day. He stated the first four placards recognizing veterans as part of the Wellington Heroes Program have been placed around the Veterans' Memorial.

Councilman Drahos stated he noticed that the Village is being used in marketing for the Winterfest. He stated he is supportive of Winterfest and asked Mr. Barnes to discuss Wellington's commitment for the event.

Mr. Barnes stated Winterfest is an event that the Chamber of Commerce has sponsored for years. This year to accommodate a different approach to their event they have worked with the Village to utilize the Wellington Green Park site located at the mall. It will be a drive-in concert event. Mr. Barnes stated the Village is familiar with how to accommodate the cars on the property since it has utilized the site for drive-in movies.

Councilman Drahos asked how many cars are anticipated for the event.

Mr. Barnes stated it will be for approximately 300+ cars. He explained that the Chamber operates and controls the event with Wellington providing the stage and associated support for sound. He stated PBSO has been contracted by the Chamber also.

Mr. Schofield reiterated that the site allows for 300+ cars and a person cannot enter the event without a ticket. He stated the Village is not providing staff or setup for the event and this is a Chamber event.

Councilman McGovern stated his concern is that the Village is very clear on what the capacity is for the number of cars.

Mr. Barnes stated it will be for approximately 310-315 cars.

Councilman Drahos discussed the number of cars and possible number of people attending the event. He stated Council is trying to promote social distancing.

Mayor Gerwig stated the Flavors event was done with great care and briefly referenced the protocols that were in place.

Discussion continued between staff and Council regarding the event.

Councilman Drahos asked if there is an indemnity agreement needed for this event since it is on Village property.

Ms. Cohen stated typically there have been sound stage agreements with not for profits before and you might have a waiver or indemnification specific to COVID and might have insurance obligations.

Councilman Napoleone asked what had been done previously.

Mr. Schofield stated the basic outlines exist and he will provide them to Council.

Mr. Barnes stated there have been sound stage agreements and recently

the Village implemented a COVID waiver as part of any rental agreement. He stated since it is a co-sponsorship there is no fee exchange but the paperwork is still required. Mr. Barnes briefly discussed off duty law enforcement (PBSO).

Councilman McGovern asked Mr. Barnes to provide an update regarding community engagement meetings.

Mr. Barnes provided an update regarding the Community Conversations and an upcoming comprehensive report from Mr. Slater. He stated there has been good discussion regardless of the size of the groups they have had. He stated there is a meeting on Saturday from 10:00 a.m. to 12:00 p.m. and that will be the last meeting. He explained how to register for the event. Mr. Barnes stated they have worked with Ms. Edwards and Ms. Kelly to get the information out to community watch groups, etc.

Mayor Gerwig asked how would in person meetings be conducted on site with Mr. Slater.

Mr. Barnes stated this will be ongoing and a continuation of meetings and Mr. Slater's contract. Mr. Slater is available to do in person meetings. He stated Mr. Caldwell is providing training to internal staff regarding inclusion and cultural competency. Mr. Barnes said Mr. Slater is looking forward to presenting his findings in person to Council.

Mayor Gerwig stated Mr. Slater has been impressive.

Councilman McGovern asked how the Wellington Holiday Food Drive will be conducted next week.

Mr. Barnes stated Wellington is scheduled for two Feeding South Florida events: the traditional Tuesday morning Feeding South Florida event with 800 vouchers issued will be held on November 17, 2020; and the second event will be held on Thursday, November 19, 2020, for a Thanksgiving Food Distribution at the 10 acre Wellington Community Park site. He stated to accommodate the needs of the community Feeding South Florida is working with organizations to schedule the event on the 19th as a drive through event. There are no food distributions the week of Thanksgiving.

Mr. Barnes stated it will be for Wellington residents and families of students who attend Wellington schools.

Mayor Gerwig asked who will refer these families.

Mr. Barnes stated the referrals will come from schools and local houses

of worship.

Vice Mayor Siskind inquired about the Holiday Boat Parade that will be held on December 12, 2020.

Mr. Barnes commented regarding the ADA boating docks. He stated the boating public is happy to participate and it will hopefully be well attended from the promenade.

Mayor Gerwig stated a grant process is involved regarding the ramps.

Councilman McGovern asked when the holiday light display will begin.

Mr. Barnes stated it will begin December 1, 2020 and will be a separate event. The lights will be displayed in the promenade area and will complement the display by the amphitheater. The display will encompass different celebrations.

Mayor Gerwig asked if the Village will do the tree lighting.

Mr. Barnes stated the all of the lighting events will be held virtually.

12. COUNCIL REPORTS

VICE MAYOR SISKIND: Vice Mayor Siskind presented the following report:

Vice Mayor Siskind asked about the Crowned Pearls 5K Virtual Walk/Race and asked about the promotion of the event.

Mr. Barnes stated the Village is promoting this as they are a community partner who volunteers on a regular basis with Feeding South Florida, Internship and SWAG programs. He stated the event will be promoted on social media.

Ms. Cohen stated she reached out to them regarding a co-sponsorship agreement. She stated the purpose of the event is to raise the money to get the charter for the sorority.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern stated there are two other events that should be noted this week: the Wellington Community Foundation's (WCF) Red, White and Blue Jeans event which began at 7:00 p.m. tonight; and this

weekend Wellington is a co-sponsor for the 12th Annual Charlotte Hands Softball Tournament.

Mayor Gerwig stated the event supports PBSO officers and families who are struggling with illnesses.

Councilman Napoleone stated the WCF event is on Facebook right now.

Councilman McGovern asked Mr. Schofield to provide an update regarding Tropical Storm Eta.

Mr. Schofield stated the Village was able to manage surface water and there was no flooding. There was little to no damage around the Village. Mr. Schofield said there was vegetation loss and the vegetation has been cleared. There was minor damage to Wellington facilities which is being corrected.

Councilman McGovern highlighted Ms. Quickel being the Florida Association of Special Districts Most Valuable Member for the ACME Improvement District.

Councilman McGovern recognized the Finance Department for the Certificate of Achievement for Excellence in Financial Reporting (CAFR) for the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2019.

Councilman McGovern stated in the last three weeks there have been over 120 cases of COVID. He stated everyone needs to remember this pandemic is not over. He stated people are more often not wearing masks. Councilman McGovern encouraged everyone to work together and do the things that need to be done in order to prevent a spike of cases in the community.

Mayor Gerwig stated the positivity rate is now at 8%.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

Councilman Napoleone stated he has no further comments. He wished everyone a Happy Thanksgiving.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

Councilman Drahos stated he has no further comments.

MAYOR GERWIG: Mayor Gerwig presented the following report:

Mayor Gerwig briefly discussed the surge of cases in the state. She asked about marketing regarding compliance.

Mr. Schofield stated there is some concern about the number of cases in the equestrian community. He asked communications to prepare information in both English and Spanish and this information will be distributed and posted on the website. Mr. Schofield stated it is time to make new public service announcements (PSAs) regarding COVID.

Mayor Gerwig stated the PSAs need to be completed in Spanish also and placed on Wellington's Channel 18.

Mayor Gerwig stated there was a lot of lightning today at Feeding South Florida. She commended Michelle Garvey and her staff for doing a great job.

Mayor Gerwig stated the hot right (turn lane) is working now at Forest Hill and Southern Boulevard.

Mr. Schofield stated the Village will put out signs at that intersection if the County does not change the signs. He stated the problem with the change is that one of the turn lanes is not a through lane.

Mayor Gerwig stated she will attend the Florida League of Cities (FLC) Legislative Conference beginning Thursday, November 12, 2020.

Vice Mayor Siskind stated the Wellington Historical Society is having a virtual event regarding the early days of Wellington on Wednesday, November 18, 2020, at 12:00 p.m. The tickets are \$10 for members and \$15 for non-members.

Mayor Gerwig stated it is a busy day on the 18th. The Palm Beach County League of Cities and the Farm City Luncheon will be held that day as well.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:23 PM.