

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, November 7, 2023

7:00 PM

Village Hall - Council Chambers

Village Council

*Anne Gerwig, Mayor
Michael 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 T. McGovern, Councilman; Michael Drahos, Councilman; and Tanya Siskind, Councilwoman.

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

2. PLEDGE OF ALLEGIANCE

Wellington High School Student Government Association led the Pledge of Allegiance.

3. INVOCATION

Deacon Pete Del Valle, St. Therese de Lisieux Catholic Church, delivered the invocation.

4. APPROVAL OF AGENDA

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

1) Postpone Regular Agenda Item 8A, Discussion on Letter of Interest/Best and Final Offer for Wellington Green Park and Authorization to Execute A Purchase and Sale Agreement for Wellington Green Park, to a date certain of December 5, 2023.

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

5. PRESENTATIONS AND PROCLAMATIONS

There were no Presentations and Proclamations.

6. CONSENT AGENDA

Mr. Barnes stated there were no comment cards on the Consent Agenda.

Mr. Barnes indicated staff recommended approval of the Consent

Agenda as presented.

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

- A. [23-6181](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 10, 2023
This item approved on Consent.
- B. [23-6012](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH STERLING WATER TECHNOLOGIES, LLC FOR THE SUPPLY AND DELIVERY OF LIQUID DISPERSION POLYMER
This item approved on Consent.
- C. [23-6058](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II
This item approved on Consent.
- D. [23-6059](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF QUICKLIME
This item approved on Consent.
- E. [23-6165](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT, AS A BASIS FOR PRICING, FOR FY 2024 PATHWAY AND SIDEWALK PROJECTS
This item approved on Consent.
- F. [23-6170](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS FOR THE DEMOLITION OF LAKE WELLINGTON PROFESSIONAL CENTER
This item approved on Consent.
- G. [23-6196](#) RESOLUTION NO. AC2023-06 (FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE 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 VILLAGE OF WELLINGTON PUMP STATION #2 STORMWATER SYSTEM, DRAINAGE-WIND RETROFIT-GENERATOR PROJECT; AND PROVIDING AN EFFECTIVE DATE.

This item approved on Consent.

7. PUBLIC HEARINGS

A. [23-6163](#) ORDINANCE NO. 2023-13 (VACATION RENTALS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, MODIFYING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY AMENDING VACATION RENTALS IN TABLE 6.2-1: USE REGULATIONS SCHEDULE AS A SPECIAL USE; AMENDING SEC.6.2.2.A BY AMENDING SUPPLEMENTARY REGULATIONS FOR VACATION RENTALS; CREATING SUSPENSION AND REVOCATION PROVISIONS, AND ESTABLISHING A SPECIAL USE PERMIT REQUIREMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings presented this item.

Council asked questions regarding the ordinance.

Mr. Stillings, Mr. Barnes and Ms. Cohen provided answers to Council's questions.

Public Hearing

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

Ordinance No. 2023-13 (Vacation Rentals Zoning Text Amendment) as amended on first reading.**B. [23-6146](#)**

ORDINANCE NO. 2023-14 (MULTIPLE USE PLANNED DEVELOPMENT ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2023-0002-ZTA) TO MODIFY THE STANDARDS FOR MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT IN ARTICLE 6, SECTION 6.5.6, TO INCLUDE CONSERVATION AS A PERMITTED USE TYPE, AND TO AMEND THE MAXIMUM PERCENTAGE ALLOWED FOR A SINGLE USE WITHIN A MUPD, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings presented this item.

Mr. Terry was present on behalf of the applicant.

Council asked questions regarding the ordinance.

Mr. Stillings and Mr. Terry provided answers to Council's questions.

Public Hearing

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

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

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2023-14 (Multiple Use Planned Development Zoning Text Amendment) as presented on first reading.

C. [23-6109](#)

ORDINANCE NO. 2023-15 (CHANGES TO CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS OF WELLINGTON CODE OF ORDINANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL RELATING TO BUILDING CODES AND THE ADOPTION OF THE FLORIDA BUILDING CODE 8th EDITION (2023) 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. 5-1 REGARDING THE ADOPTION OF THE GROUP OF CODES KNOWN AS FLORIDA BUILDING CODE 8th EDITION (2023), 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. 5-2, WELLINGTON BUILDING CODE ADMINISTRATIVE CODE, IN ITS ENTIRETY; AMENDING SEC. 5-3 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. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Tomasik presented this item.

Council asked questions regarding the changes.

Mr. Tomasik provided answers to Council's questions.

Public Hearing

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

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2023-15 (Changes to Chapter 18 Buildings and

Building Regulations of the Wellington Code of Ordinances) on first reading.

8. REGULAR AGENDA

- A. [23-6184](#) DIRECTION ON LETTER OF INTEREST/BEST AND FINAL OFFER FOR WELLINGTON GREEN PARK AND AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR WELLINGTON GREEN PARK

This item was postponed to a date certain of December 5, 2023.

9. PUBLIC FORUM

Public Comment:

1. Dylan Cucceraldo spoke regarding Wellington Green Park.
2. Howell Long spoke regarding Wellington Green Park.

10. ATTORNEY'S REPORT

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

Ms. Cohen stated she is looking for direction regarding the Corepoint Properties. She stated she placed a memo on the Council's desks and discussed the delinquent tax certificates on the properties.

Mayor Gerwig discussed the location of the properties.

Ms. Cohen referenced the Corepoint Deed.

There was Council consensus to move forward on the properties.

Mayor Gerwig asked if there is any way to acquire this type of information.

Councilman McGovern suggested that the Village ask the property appraiser or tax collector about vacant Wellington lands.

Ms. Cohen stated the Village does receive an extensive list.

Mr. Barnes referenced the process regarding tax deeds.

11. MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

The Next Council Meetings will be held on November 14th, 15th, and 16th (tentative) at 6:00 p.m.

Wellington will open the Housing Rehabilitation Grant Portal on Wednesday, November 15, 2023 at 9:00 a.m. and the portal will close on Wednesday, December 20, 2023 at 5:00 p.m. This is only for the CDBG and SHIP programs.

Mr. Barnes discussed the Veterans' Day program and activities.

12. COUNCIL REPORTS

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

Vice Mayor Napoleone waived comment.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

Councilman Drahos waived comment.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

Councilman McGovern thanked Community Services for the great Civics 101 program. He thanked PBSO for the tribute to service at Palm Beach Central and the Charlotte Hans Tournament.

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

Councilwoman Siskind waived comment.

MAYOR GERWIG: Mayor Gerwig presented the following report:

Mayor Gerwig recognized Ms. Addie, Village Clerk, for the Palm Beach County League of Cities Public Records presentation that she conducted and thanked her for representing the Village well.

Mayor Gerwig stated she enjoyed the Wellington Chamber of Commerce Divot Dash Community 5K and thanked the National Polo Center for hosting the event.

Mayor Gerwig stated the Boys and Girls Club Gala was very nice.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:28 P.M.