

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Tuesday, December 13, 2022

7:00 PM

Village Hall - Council Chambers

Village Council

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

Childcare Available - The Village of Wellington offers childcare for attendees of the Council Meetings. To sign up, please email us at VillageClerk@wellingtonfl.gov by Noon of the day prior to the meeting

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. INVOCATION**

Pastor Peter Bartuska, Christ Community Church

4. APPROVAL OF AGENDA**5. PRESENTATIONS AND PROCLAMATIONS**

- A.** [22-5595](#) PROCLAMATION RECOGNIZING PALM BEACH COUNTY COMMISSIONER MELISSA MCKINLAY FOR HER YEARS OF SERVICE

Proclamation in recognition of District 6 Commissioner Melissa McKinlay for her years of service.

- B.** [22-5583](#) PRESENTATION OF PALM TRAN BUS SHELTER IMPROVEMENT PROGRAM

Presentation of the Palm Tran Bus Shelter Improvement Program.

- C.** [22-5590](#) PRESENTATION BY CURATIVE, LLC. THANKING THE VILLAGE FOR ITS CONTINUED SUPPORT AND PARTNERSHIP DURING COVID

A presentation by Curative, LLC. thanking the Village of Wellington for its continued support and partnership during Covid-19.

6. CONSENT AGENDA

- A.** [22-5616](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 9, 2022

Council approval of the Minutes of the Regular Wellington Council Meeting of November 9, 2022.

- B.** [22-4915](#) AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF DOOR AND GATE SWIPE HARDWARE VILLAGE-WIDE

Authorization to utilize a Sourcewell contract, as a basis for pricing, for the purchase and delivery of door and gate swipe hardware Village-wide in the amount of \$148,402.50.

- C.** [22-5283](#) AUTHORIZATION TO UTILIZE A CITY OF PLANTATION CONTRACT, AS A BASIS FOR PRICING, WITH ALLIED UNIVERSAL CORPORATION, FOR THE PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE

Authorization to utilize City of Plantation Contract #078-22, as a basis for pricing, with Allied Universal Corporation for the purchase and delivery of Sodium Hypochlorite in the amount of approximately \$656,600 for fiscal year 2023 for the water treatment plant and the wastewater treatment plant.

- D. [22-5444](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH WESTERN COMMUNITIES TRANSPORTATION, INC. TO PROVIDE SENIOR TRANSPORTATION PROGRAM SERVICES

Authorization to renew an existing contract with Western Communities Transportation, Inc. to provide senior transportation program services, in the amount of approximately \$91,000 annually.

- E. [22-5603](#) AUTHORIZATION TO AMEND AN EXISTING PURCHASE ORDER FOR THE WATER TREATMENT PLANT MEMBRANE PLANT #1 (M1) EXPANSION

Authorization to amend an existing Purchase Order with Kimley-Horn and Associates, Inc. for the Water Treatment Plant Membrane Plant #1 (M1) Expansion.

- F. [22-5567](#) AUTHORIZATION TO UTILIZE A SEMINOLE COUNTY, FLORIDA TERM CONTRACT, WITH HYDROMAX USA, LLC, AS A BASIS FOR PRICING, FOR THE WATER DISTRIBUTION VALVE MAINTENANCE PROGRAM

Authorization to utilize Seminole County, Florida Term Contract IFB-603974-20/CAR, with Hydromax USA, LLC, as a basis for pricing, for the Water Distribution Valve Maintenance Program, in the amount of \$166,770.

- G. [22-5566](#) RESOLUTION NO. R2022-71 (CDBG LANGUAGE ACCESS PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING FOUR FACTOR ANALYSIS AND LANGUAGE ACCESS PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FOUR FACTOR ANALYSIS AND LANGUAGE ACCESS PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING AN EFFECTIVE DATE.

Approve Resolution No. R2022-71, adopting a Language Access Plan (LAP).

7. PUBLIC HEARINGS

A. [22-5572](#) RESOLUTION NO. R2022-64 (WELLINGTON PUD MASTER PLAN AMENDMENT FOR 977 CINDY DRIVE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A Master Plan Amendment to amend the Wellington PUD Master Plan to add one (1) dwelling unit with site-specific development standards for a parcel (977 Cindy Drive) designated Open Space and Recreation on the Palm Beach Little Ranches East Plat.

B. [22-5509](#) ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2022-30 to amend Wellington's LDR modifying regulations relating to commercial wireless facilities within Wellington.

- C. [22-5570](#) ORDINANCE NO. 2022-27 (LOTIS II FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT {FLUM})

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2021-0002-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2022-27, Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for the subject properties to Mixed Use.

- D. [22-5571](#) ORDINANCE NO. 2022-28 (LOTIS II REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Approval of Ordinance No. 2022-28, Rezoning to amend the Zoning Map designation of the subject properties to Multiple Use Planned Development (MUPD).

8. REGULAR AGENDA

9. PUBLIC FORUM

10. **ATTORNEY'S REPORT**
11. **MANAGER'S REPORT**
12. **COUNCIL REPORTS**
13. **ADJOURNMENT**

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.