

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Tuesday, October 26, 2021**

**7:00 PM**

**Village Hall - Council Chambers**

### **Village Council**

*Anne Gerwig, Mayor  
John T. McGovern, Vice Mayor  
Michael Drahos, 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](mailto:VillageClerk@wellingtonfl.gov) by Noon of the day prior to the meeting

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

*Deacon Bob Rodriguez of St. Therese de Lisieux Catholic Church*

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

- A.** [21-4703](#) PRESENTATION OF 2021 WELLINGTON TOP COP AND TOP FIREFIGHTER AWARDS

*Approval of the Public Safety Committee Recommendations for the 2021 Wellington Top Cop and Top Firefighter.*

- B.** [21-4760](#) TEMPLE BETH TORAH CHECK PRESENTATION

*Presentation of check from Temple Beth Torah.*

**6. CONSENT AGENDA**

- A.** [21-4753](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 12, 2021

*Council approval of the Minutes of the Regular Wellington Council Meeting of October 12, 2021.*

- B.** [21-4755](#) AUTHORIZATION TO AMEND AN EXISTING CONTRACT TO ADD ADDITIONAL CONSULTING SERVICES FOR PHASE II OF THE TOWN CENTER PROJECT

*Authorization to amend an existing contract with Urban Design Studio, LLC to add additional consulting services for Phase II of the Town Center project.*

**7. PUBLIC HEARINGS**

- A.** [21-4731](#) ORDINANCE NO. 2021-17 (ADOPTING THE PRIVATE PROPERTY RIGHTS ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

*Approve Ordinance No. 2021-17 adopting the Private Property Rights Element of Wellington's Comprehensive Plan.*

- B. [21-4732](#) ORDINANCE NO. 2021-21 (FY 2021/2022 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 2021/2022 THROUGH 2026/2027 FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR LEVEL OF SERVICE PROJECTS; UPDATING POLICY CI 1.2.5 TO ADOPT THE SCHOOL DISTRICT OF PALM BEACH COUNTY'S FISCAL YEAR 2021/2022 10-YEAR CAPITAL IMPROVEMENTS SCHEDULE BY REFERENCE; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

*Approval of Ordinance No. 2021-21 updating Table CI-1, Wellington Capital Improvement Plan 5 Years Level of Service Projects, and Policy CI 1.2.5 which adopts the School District of Palm Beach County's 10-Year Capital Improvements Schedule by reference, of the Capital Improvement (CI) Element of Wellington's Comprehensive Plan.*

- C. [21-4734](#) ORDINANCE NO. 2021-15 (LWDD-LOTIS (0.35-ACRE) 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 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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. 2021-15, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 0.35-acre (+/-) parcel from PBC Low Residential (LR-2) to Mixed Use (MU).*

D. [21-4737](#) ORDINANCE NO. 2021-16 (LWDD-LOTIS (0.35-ACRE) REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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. 2021-16, a Rezoning to amend the Zoning Map designation of a 0.35-acre (+/-) parcel from PBC Agricultural Residential to Multiple Use Planned Development (MUPD).*

E. [21-4741](#) RESOLUTION NO. R2021-62 (LWDD-LOTIS WELLINGTON VACATION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, TO ABANDON THE ROAD EASEMENT AND ALL RIGHTS OF THE VILLAGE OF WELLINGTON FOR 0.35-ACRE OF THE 25-FOOT WIDE ROAD EASEMENT LYING NORTH OF TRACTS 13 AND SOUTH OF TRACT 12 BLOCK 18, AS DEDICATED ON PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45; PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2021-62 to abandon 0.35-acre of the 25-foot wide road easement as dedicated on the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45, Public Records, Palm Beach County.*

F. [21-4751](#) RESOLUTION NO. R2021-48 (VALERIE'S PLACE TYPE 2A CLF)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2021-48, a Conditional Use (CU) approval to allow a Type 2A Congregate Living Facility (CLF).*

- G. [21-4752](#) ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6 TO ESTABLISH A CONSISTENT APPEARANCE OF HEDGES AND FENCES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2021-18 to amend Section 6.4.1.A.5 of Wellington's LDR to modify the regulations related to fences, walls, and hedges along thoroughfares and throughout Wellington.*

## 8. REGULAR AGENDA

- A. [21-4759](#) RESOLUTION NO. R2021-65 APPROVING PURCHASE AND SALE AGREEMENT FOR 4001 FLYING COW ROAD, PARCEL ID# 73-40-44-24-00-000-1070, 160TH AVENUE NORTH, WELLINGTON, FL TO EXPAND AND ENHANCE THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS HABITAT.

RESOLUTION NO. 2021-65 (APPROVAL OF PURCHASE AND SALE AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO APPROVE THE PURCHASE AND SALE AGREEMENT FOR 4001 FLYING COW ROAD, PARCEL ID# 73-40-44-24-00-000-1070, 160TH AVENUE NORTH, WELLINGTON, FL TO EXPAND AND ENHANCE THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS HABITAT; AUTHORIZING THE MAYOR OR VICE MAYOR, VILLAGE MANAGER, AND VILLAGE CLERK TO EXECUTE THE PURCHASE AND SALE AGREEMENT, INCLUDING ANY REVISION TO INCLUDE REVERTER LANGUAGE REQUIRED BY LAW, AND TO EXECUTE ALL NECESSARY CLOSING DOCUMENTS, AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. 2021-65 authorizing the Mayor or Vice Mayor, Village Manager and Village Clerk to sign the Purchase and Sale Agreement, including any revision to include reverter language required by law, and to execute all documents incident to closing, for 4001 Flying Cow Road, Parcel ID# 73-40-44-24-00-000-1070, 160th Avenue North, Wellington, FL to expand and enhance the Wellington Environmental Preserve at the Marjory Stoneman Douglas Habitat.*

## 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.*