

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, September 19, 2022

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

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

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig led the Pledge of Allegiance.

3. REVIEW OF COUNCIL AGENDA

Mr. Barnes introduced the agenda for the September 21, 2022 Regular Council Meeting for review.

- A. [22-5401](#) A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL PROCLAIMING OCTOBER, 2022 AS "CRIME PREVENTION MONTH" IN THE VILLAGE OF WELLINGTON

Mr. Barnes introduced the item. He stated that this was a Proclamation of Wellington, Florida's Council Proclaiming October, 2022 as "Crime Prevention Month" in the Village of Wellington.

- B. [22-5246](#) PRESENTATION OF 2022 WELLINGTON TOP COP AND TOP FIREFIGHTER AWARDS

Mr. Barnes introduced the item. He stated that this was the Presentation of 2022 Wellington Top Cop and Top Firefighter Awards. He said Nicole Coates will present the award and there will be representatives from the Palm Beach Sheriff's Office (PBSO), the Palm Beach County Fire Rescue (PBCFR), and the Public Safety Committee in attendance.

- C. [22-5435](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF SEPTEMBER 6, 2022

Mr. Barnes introduced the item. He stated that this was for Council approval of the Regular Wellington Council Meeting of September 6, 2022. He asked Council to provide any comments, if any, to the Clerk's Office.

- D. [22-5394](#) UTILITY SERVICES AGREEMENT WITH SOUTHFIELDS STAR, LLC FOR PROPERTY LOCATED IN PALM BEACH COUNTY, FLORIDA

Mr. Barnes introduced the item. He stated that this was the Utility

Services Agreement with Southfields Star, LLC for Property Located in Palm Beach County, Florida. He answered questions from Mayor Gerwig.

E. [22-5422](#)

RESOLUTION R2022-61 (CONGREGATE DINING SITE FACILITY USE AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT WITH PALM BEACH COUNTY FOR THE USE OF THE WELLINGTON COMMUNITY CENTER TO HOST A CONGREGATE DINING SITE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2022-61 Congregate Dining Site Facility Use Agreement.

Mr. De La Vega explained the item. He answered questions from Mayor Gerwig.

Vice Mayor Drahos inquired whether the program is limited to Wellington residents.

Mr. Barnes responded to Vice Mayor Drahos.

There were comments by Council regarding residents' ability to access the program.

Mr. Barnes responded to comments made by Council.

Councilman McGovern inquired about the time schedule for other programs.

Mr. De La Vega responded to Councilman McGovern.

Mayor Gerwig asked about senior programs.

Mr. De La Vega responded to Mayor Gerwig.

There was discussion regarding liability issues.

Mr. Barnes and Ms. Cohen answered questions from Council.

Councilman McGovern inquired about provisions for food liability.

Ms. Cohen stated that she would look into this and provide an update at

tomorrow night's meeting.

Vice Mayor Drahos inquired about how staff will prepare for fluctuations.

Mr. De La Vega responded to Vice Mayor Drahos.

There was Council discussion about a plan for fluctuations and whether information is available on the turnout for the program.

Mr. De La Vega provided information on an existing program offered to seniors at the Community Center.

Mayor Gerwig asked if the program is limited to seniors.

Mr. Barnes responded to a question from Mayor Gerwig.

Councilwoman Siskind asked how the message will get out to residents.

Mr. De La Vega responded to Councilwoman Siskind.

F. [22-5432](#)

RESOLUTION NO. R2022-57 FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR THE STAIMFORD PARK PROJECT AND RESOLUTION NO. R2022-58 FOR A BUDGET AMENDMENT TO ALLOCATE THE GRANT

RESOLUTION NO. R2022-57 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) FOR THE STAIMFORD PARK PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2022-58 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2022-2023 CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS AWARDED FOR DEVELOPMENT OF THE FOR THE

STAIMFORD PARK PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2022-57 for Florida Department of Environmental Protection's Florida Recreational Development Assistance (FRDAP) Grant for the Staimford Park Project and Resolution No. R2022-58 for a Budget Amendment to Allocate the Grant.

Ms. Quickel explained the item.

Mayor Gerwig inquired about the total grant funding.

Ms. Quickel responded to Mayor Gerwig and to Council's comments.

G. [22-5434](#)

DISCUSSION BY THE WELLINGTON COUNCIL AND THE ACME BOARD OF SUPERVISORS REGARDING THE PLAN OF IMPROVEMENTS AND REVISED ENGINEER'S REPORT FOR UNIT OF DEVELOPMENT 50th STREET.

Mr. Barnes introduced the item. He stated that this was the Discussion by the Wellington Council and the ACME Board of Supervisors Regarding the Plan of Improvements and Revised Engineer's Report for Unit of Development 50th Street.

Ms. Quickel explained the item.

Councilman Napoleone asked Ms. Quickel to address the calculation issue previously raised.

Ms. Quickel answered Councilman Napoleone's question.

Mayor Gerwig inquired about taxes on the egress and ingress of the easement.

Ms. Cohen responded to Mayor Gerwig's inquiry.

Ms. Quickel further explained the item.

Councilman McGovern inquired about what will come before Council at tomorrow night's meeting.

Ms. Quickel explained the notice and approval process. She stated that the item will be presented on Public Hearing at the November 9, 2022 Council meeting.

Ms. Cohen and Ms. Quickel answered questions from Council.

There was discussion on the assessments.

Councilman McGovern inquired on staff recommendations to Council to approve the item.

Mr. Barnes responded to Councilman McGovern's question.

There was discussion on Pine Tree, landowner meetings, votes, assessments and benefits.

Mayor Gerwig said that she would like to speak with Engineering staff.

H. [22-5170](#)

SECOND PUBLIC HEARING TO ADOPT THE FY 2022/2023 MILLAGE RATE AND ANNUAL BUDGET FOR WELLINGTON

I. RESOLUTION NO. R2022-59 (MILLAGE RATE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE TAX LEVY AND MILLAGE RATE FOR WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. R2022-60 (WELLINGTON BUDGET)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A BUDGET FOR THE VILLAGE OF WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Second Public Hearing to Adopt the FY 2022/2023 Millage Rate and Annual Budget for Wellington.

Ms. Quickel mentioned that there would be a full presentation at tomorrow night's meeting.

Councilman McGovern asked about rate increases.

Ms. Quickel answered questions from Councilman McGovern.

I. [22-5400](#)

ORDINANCE NO. 2022-29 (FY 2022/2023 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 2022/2023 THROUGH 2027/2028 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 2022/2023 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.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2022-29 FY 2022/2023 Annual Capital Improvement Element Update of Wellington's Comprehensive Plan.

Mr. Stillings explained the item. He stated that there will be a full presentation at tomorrow night's meeting.

Mayor Gerwig asked if the Palm Beach Sheriff's Office (PBSO) station is included in the plan.

Mr. Stillings answered Mayor Gerwig's question and noted that it is included on page 164.

Councilman McGovern inquired if this is the School District of Palm Beach County's Plan that is completed each year.

Mr. Stillings answered Councilman McGovern's question.

J. [22-5406](#)

ORDINANCE NO. 2022-26 LOTIS II ANNEXATION

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL 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, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF

THE PROPERTY OWNERS; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2022-26 Lotis II Annexation.

Mr. Stillings explained the item. He presented a PowerPoint and discussed the Location Map.

Councilman McGovern inquired about the zoning breakdown.

Mr. Stillings responded to Councilman McGovern's inquiry.

Councilman McGovern asked Mr. Stillings if Council will be locking in numbers by approving the item.

Mayor Gerwig and Mr. Stillings answered Councilman McGovern's question.

Vice Mayor Drahos inquired about the timeline.

Mr. Stillings responded to Vice Mayor Drahos's inquiry.

There was discussion on the mix uses.

K. [22-5407](#)

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.

This item was discussed with the previous item.

Ms. Cohen stated that one item is legislative and the other item is quasi-judicial.

L. [22-5408](#)

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.

This item was discussed with the previous item.

M. [22-5282](#)

AUTHORIZATION TO RENEW A CONTRACT TO PROVIDE GENERAL LIABILITY, PROPERTY, CASUALTY AND WORKERS' COMPENSATION INSURANCE

Mr. Barnes introduced the item. He stated that this was the Authorization to Renew A Contract to Provide General Liability, Property, Casualty and Workers' Compensation Insurance.

Mayor Gerwig recused herself from the discussion. She mentioned that she would be submitting the appropriate documents.

Mr. De La Vega explained the item.

Vice Mayor Drahos inquired if there were any coverage disputes and

issues that Council should be made aware of.

Ms. Cohen responded to Vice Mayor Drahos.

Mr. Lewis further explained the item. He answered questions from Council.

4. WORKSHOP

None.

5. ATTORNEY'S COMMENTS

Ms. Cohen advised that a meeting with Palm Beach Polo and their representatives will be held tomorrow. She noted that the mayor was appointed as the Council representative to attend. She expects a possible Shade Session to be called subsequent to the meeting.

Vice Mayor Drahos inquired about mediation and who will speak at the meeting.

Ms. Cohen answered questions from Vice Mayor Drahos.

Mayor Gerwig commented that she would not be offering any decisions at the meeting.

Ms. Cohen explained the purpose of the meeting.

Councilman McGovern asked Ms. Cohen whether the meeting for Pine Tree will be held on September 27, 2022.

Ms. Cohen confirmed that the meeting would be held on September 27, 2022.

6. MANAGER COMMENTS

Mr. Barnes provided updates on the fields and game cancellations.

Vice Mayor Drahos inquired about umpires making game cancellations.

Mr. Barnes responded to Vice Mayor Drahos.

There was discussion on fields, cancellations, and drainage.

Mr. Barnes provided updates on the parking issue related to Equestrian Walk.

7. COUNCIL COMMENTS

None.

8. ADJOURN

There being no further business to discuss with Council, the meeting adjourned at 5:02 p.m.