

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Meeting Agenda - Final

Tuesday, November 12, 2024

7:00 PM

Village Hall - Council Chambers

### Village Council

*Michael J. Napoleone, Mayor*  
*John T. McGovern, Vice Mayor*  
*Tanya Siskind, Councilwoman*  
*Maria Antuña, Councilwoman*  
*Amanda Silvestri, 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**

*Rabbi Stephen Pinsky, Temple Beth Torah*

**4. APPROVAL OF AGENDA****5. PRESENTATIONS AND PROCLAMATIONS****A. [24-6763](#) FISCAL YEAR 2025 KEELY SPINELLI GRANT AWARDS**

*Presentation of the FY 2025 Keely Spinelli Grant Awards.*

**6. CONSENT AGENDA****A. [24-6721](#) AUTHORIZATION TO 1) EXECUTE CHANGE ORDER TWO FOR THE WATER TREATMENT PLANT (WTP) EMERGENCY GENERATOR 3 REPLACEMENT PROJECT AND 2) EXECUTE A TASK ORDER TO PROVIDE ENGINEER CONSULTING SERVICES FOR THE TESTING AND REPORTING OF THE CORROSION RACK TREATMENT STUDY**

*Authorization to 1) Execute Change Order Two with Wharton-Smith, Inc. for the Water Treatment Plant (WTP) Emergency Generator 3 Replacement Project at a cost of \$136,252.74 and 2) Execute a Task Order with Kimley-Horn and Associates, Inc. to Provide Engineer Consulting Services for The Testing and Reporting of the Corrosion Rack Treatment Study at a cost of \$161,965.00.*

**B. [24-6784](#) AUTHORIZATION TO 1) EXECUTE CHANGE ORDER ONE FOR THE WATER TREATMENT PLANT (WTP) EMERGENCY GENERATOR 3 REPLACEMENT PROJECT AND 2) EXECUTE A TASK ORDER TO PROVIDE CONSTRUCTION PHASE CONSULTING SERVICES FOR THE WTP M1 DEGASIFIER-SCRUBBER WIRING AND RACEWAY REPLACEMENT PROJECT**

*Authorization to 1) Execute Change Order One with Wharton-Smith, Inc. for the Water Treatment Plant (WTP) Emergency Generator 3 Replacement Project at a cost of \$221,173.54 and 2) Execute a Task Order with Hillers Electrical Engineering, Inc. to Provide Construction Phase Services for the WTP M1 Degasifier-Scrubber Wiring and Raceway Replacement Project at a cost of \$30,934.29.*

- C. [24-6682](#) RESOLUTION NO. R2024-61 (REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING APPROVAL AND ADOPTION OF THE REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN AS REQUIRED BY THE DISASTER MITIGATION ACT OF 2000; AND PROVIDING AN EFFECTIVE DATE.

*Authorization and approval to adopt the revised unified Palm Beach County Local Mitigation Strategy (LMS) Plan for 2024.*

- D. [24-6847](#) RESOLUTION NO. R2024-58 (SUPPORTING THE APPLICATION TO SEEK MEMBERSHIP IN THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL EXPRESSING SUPPORT TO ENROLL IN THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES AND APPROVING A LETTER OF SUPPORT FOR THE AARP LIVABLE COMMUNITIES DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

*Approval of Resolution No. R2024-58 to support membership in the AARP Network of Age-Friendly States and Communities and Livable Communities designation.*

- E. [24-6823](#) APPROVAL OF AMENDED RESOLUTION NO. R2022-19

AN AMENDED RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A COMPREHENSIVE AGREEMENT WITH WELLINGTON ATHLETICS, LLC FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF A RECREATIONAL FACILITY AT THE WELLINGTON VILLAGE PARK SITE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Amended Resolution No. R2022-19 to Revise the Location of the Wellington Athletics Sports Facility.*

**7. PUBLIC HEARINGS**

- A. [24-6757](#) ORDINANCE NO. 2024-13 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 21-BUSINESS TAX RECEIPTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON CODE OF ORDINANCES, MORE SPECIFICALLY, TO MODIFY AND CLARIFY CERTAIN PROVISIONS IN CHAPTER 21 (TAXATION) RELATED TO BUSINESS TAX RECEIPTS (BTR), AS CONTAINED HEREIN; TO ESTABLISH THE FINDINGS AND IMPLEMENTATION OF BTR; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AND EFFECTIVE DATE.

*To amend Chapter 21, Article 2 - Business Tax Receipts (BTR), of the Code of Ordinances to define terms related to BTR and clarify certain sections of this chapter. This includes adding definitions, clarifying existing requirements, and providing submittal requirements to obtain a BTR to operate a business in Wellington.*

- B. [24-6826](#) ORDINANCE NO. 2024-15 (NOISE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES CHAPTER 13, ARTICLE II (NOISE STANDARDS), SECTIONS 13-4 TO 13-8, TO PROVIDE DEFINITIONS AND CLARIFY PERMISSIBLE SOUND LEVELS AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*To amend Chapter 13, Article II. - Noise Standards, Section 13-4 to 13-8 of the Wellington Code of Ordinances, to add definitions, and regulations for unreasonably loud noise for certain types of property.*

- C. [24-6816](#) ORDINANCE NO. 2024-16 (PARKING FOR DISABLED PERSONS; PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES TO MODIFY CHAPTER 22 – TRAFFIC AND VEHICLES, ARTICLE II. – PARKING FOR DISABLED PERSONS AND ARTICLE IV. – PENALTIES; MISCELLANEOUS PROVISIONS, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*To amend Articles II - Parking for Disabled Persons and IV - Penalties; Miscellaneous Provisions of Chapter 22 - Traffic and Vehicles, of the Wellington Code of Ordinances.*

D. [24-6817](#) ORDINANCE NO. 2024-17 (VIOLATIONS AND PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES TO UPDATE THE REFERENCES IN SECTION 2-47. – VIOLATIONS AND PENALTIES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*To amend Section 2-47 of the Wellington Code of Ordinances to update the code references for each class of violation.*

E. [24-6815](#) ORDINANCE NO. 2024-19 (CHRONIC NUISANCE PROPERTY CODE)

AN ORDINANCE OF WELLINGTON'S COUNCIL AMENDING CHAPTER 9 OF THE WELLINGTON CODE OF ORDINANCES, SECTIONS 9-5 (PROCEDURE FOR ENFORCEMENT) AND 9-6 (APPEALS) TO CLARIFY THE PROCEDURES FOR NUISANCE ABATEMENT AND CREATE A NEW ARTICLE VI, SECTIONS 9-46 THROUGH 9-56, TO BE TITLED CHRONIC NUISANCE PROPERTY CODE AND ESTABLISHING PROCEDURES FOR ABATEMENT OF CHRONIC NUISANCES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*To amend Chapter 9 of the Wellington Code of Ordinances, Sections 9-5 (Procedure for Enforcement) and 9-6 (Appeals) to clarify the procedures for nuisance abatement and create a new Article VI, Sections 9-46 through 9-56, to be titled "Chronic Nuisance Property Code" and establishing procedures for abatement of chronic nuisances.*

F. [24-6828](#) ORDINANCE NO. 2024-22 (VACATION RENTALS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY AMENDING THE SUPPLEMENTARY USE REGULATIONS FOR VACATION RENTALS FOUND IN SEC.6.2.2.A; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2024-22 to amend Article 6 of Wellington's Land Development Regulations (LDR) by amending Sections 6.2.2.A - supplementary standards for vacation rentals.*

G. [24-6840](#) ORDINANCE NO. 2024-23 (FLOOD DAMAGE PREVENTION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON CODE OF ORDINANCES CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS, TO REVISE THE FLOOD INSURANCE STUDY DATE; SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; REFORMATTING AMENDMENTS TO THE FLORIDA BUILDING CODE, PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Adoption of Ordinance No. 2024-23 amending the current Flood Damage Prevention provision, including the current language contained within Chapter 5, Article II "Flood Damage Prevention" to include certain minimum prerequisites, established by the NFIP Community Rating System and required by the Florida Department of Emergency Management (FDEM), for communities to qualify for or maintain class ratings of Class 8 or better.*

**8. REGULAR AGENDA****A. [24-6855](#) CONSIDERATION OF THE PURCHASE AND SALE AGREEMENT(S)  
FOR K PARK**

*Consideration of the Purchase and Sale Agreement(s) for the sale of K Park to (a) Related Ross and (b) Education in Motion (EIM).*

**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.*