

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Meeting Agenda - Final-revised

Tuesday, December 5, 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*

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, St. Therese de Lisieux Catholic Church*

**4. APPROVAL OF AGENDA****5. PRESENTATIONS AND PROCLAMATIONS****A. [23-6200](#) RECOGNITION OF WELLINGTON RESIDENT AUSTEN MACMILLAN**

*A proclamation and recognition of Wellington resident Austen MacMillan as a Wellington Hometown Hero.*

**B. [23-6199](#) PRESENTATION AND RECOGNITION OF FOOD COLLECTION CHALLENGE WINNER**

*Presentation and recognition of the winner of the 2023 Food Collection Challenge.*

**C. [23-6239](#) PRESENTATION OF THE FLORIDA PLANNING ASSOCIATION 10TH ANNUAL GREAT PLACES IN FLORIDA PEOPLE'S CHOICE AWARD**

*Presentation by the Florida Planning Association of the 10th Annual Great Places in Florida People's Choice Award.*

**6. CONSENT AGENDA****A. [23-6237](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 7, 2023**

*Council approval of the minutes of the Regular Wellington Council Meeting of November 7, 2023.*

**B. [23-6168](#) AUTHORIZATION TO 1) EXECUTE A GMP AMENDMENT FOR THE WATER TREATMENT PLANT (WTP) RAW WATER MAIN INTERCONNECT AND REPLACEMENT PROJECT AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE WATER TREATMENT PLANT (WTP) RAW WATER MAIN INTERCONNECT AND REPLACEMENT PROJECT**

*Authorization to 1) Execute a GMP Amendment to Wharton-Smith, Inc. for the Water Treatment Plant (WTP) Raw Water Main Interconnect and Replacement Project at a cost of \$847,230.86 and 2) Execute a task order with Kimley-Horn and Associates, Inc. for construction phase services for the Water Treatment Plant (WTP) Raw Water Main Interconnect and Replacement Project in the amount of \$21,442.00.*

**C. [23-6175](#) AUTHORIZATION TO CONTINUE UTILIZING A CITY OF PLANTATION CONTRACT, AS A BASIS FOR PRICING, WITH ALLIED UNIVERSAL CORPORATION, FOR THE PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE**

*Authorization to continue utilizing a City of Plantation contract, as a basis for pricing, with Allied Universal Corporation, for the purchase and delivery of Sodium Hypochlorite in the amount of approximately \$660,000.00.*

D. [23-6179](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR PLANNING, ZONING AND BUILDING INSPECTION SERVICES

*Authorization to renew existing contracts with C.A.P. Government, Inc., as the primary vendor, and Nova Engineering & Environmental, LLC., as the secondary vendor, for planning, zoning and building inspection services in the amount of approximately \$115,000.00 annually.*

E. [23-6171](#) AUTHORIZATION TO AWARD A CONTRACT FOR TRAFFIC ENGINEERING SERVICE FOR A VISION ZERO ACTION PLAN

*Authorization to award a contract to T J K M, Inc. for Traffic Engineering Service for a Vision Zero Action Plan in the amount of \$247,085.27.*

F. [23-6255](#) RESOLUTION NO. R2023-64 FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR THE TOWN CENTER PHASE II PROJECT AND RESOLUTION NO. R2023-FOR A BUDGET AMENDMENT TO ALLOCATE THE GRANT

RESOLUTION NO. 2023-64 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 TOWN CENTER PHASE II PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. 2023-65 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2023-2024 CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS AWARDED FOR THE TOWN CENTER PHASE II PROJECT; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. 2023-64 authorizing the Mayor to enter into an agreement with the Florida Department of Environmental Protection for the Florida Recreation Development Assistance Program (FRDAP) grant for the Town Center Phase II Project and approval of Resolution No. 2023-65 for a budget amendment to allocate the \$200,000 in grant monies to the Governmental Capital Fund.*

- G. [23-6252](#) RESOLUTION NO. R2023-66 (VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES AGREEMENT WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT FOR VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS FOR THE 2024 MUNICIPAL ELECTION; AND PROVIDING AN EFFECTIVE DATE.

*Approval of the Agreement between the Supervisor of Elections Office and Wellington for Vote Processing Equipment Use and Election Services for the March 2024 Election.*

## 7. PUBLIC HEARINGS

- A. [23-6211](#) 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.

*To amend Article 6 of Wellington's Land Development Regulations (LDR) by amending Vacation Rentals in Table 6.2-1: Use Regulations Schedule as a Special Use, amending Sections 6.2.2.A - supplementary regulations for vacation rentals; creating suspension and revocation provisions.*

- B.**      [23-6210](#)      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.

*Adoption of Ordinance No. 2023-15 adopting The Florida Building Code 8th Edition (2023) and amending the Administrative provisions of the Building Code.*

- C.**      [23-6219](#)      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.

*Approval of Ordinance No. 2023-14, to amend Wellington's Land Development Regulations (LDR) by modifying regulations related to Multiple Use Planned Development Zoning District to include conservation as a permitted use, and to amend the maximum percentage allowed for a single use.*

- D. [23-6241](#) ORDINANCE NO. 2023-16 (FY 2023/2024 ANNUAL CAPITAL IMPROVEMENTS 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 2023/2024 THROUGH 2028/2029 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 2023/2024 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. 2023-16 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 Improvements (CI) Element of Wellington's Comprehensive Plan.*

- E. [23-6220](#) RESOLUTION NO. R2023-63 (LOTIS 1 MASTER PLAN AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 2023-0002-MPA] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 1, A MIXED-USE PROJECT, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; REMOVING THE CONDITIONAL USES FOR A CONGREGATE LIVING FACILITY (TYPE 3) AND GENERAL DAYCARE FACILITY, AS APPROVED BY RESOLUTION NUMBER R2020-48; APPROVING AN INCREASE OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS FROM 191 TO 378, AN INCREASE IN THE MEDICAL OFFICE FROM 40,000 TO 50,000 SQUARE FEET, TO DEDICATE A 0.84-ACRE CYPRESS PRESERVE AND RECREATION AREA AS CONSERVATION, TO ADD A PUBLIC DOG PARK, TO MODIFY THE LAKE AND PUBLIC GREENWAY TRACTS, AND TO AMEND CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2023-63, a Master Plan Amendment (MPA) to modify the 64-acre mixed-use project known as Lotis Wellington 1 (Lotis 1).*

- F. [23-6221](#) RESOLUTION NO. R2023-62 (LOTIS 2 MASTER PLAN AND CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2022-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2022-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED-USE PROJECT CONSISTING OF INDOOR/OUTDOOR ENTERTAINMENT WITH 36-HOLE MINIATURE GOLF AND 8,000 SQUARE FEET OF RESTAURANT, EVENT SPACE AND RETAIL, 1,030 SQUARE FEET GENERAL OFFICE, A 18,000 SQUARE FEET DAYCARE FACILITY FOR UP TO 210 CHILDREN, 72 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 100 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, 4.24-ACRE DEDICATED CONSERVATION AREA WITH RECREATION AREA, AND 13.21-ACRE OPEN SPACE AND RECREATION AREAS INCLUSIVE OF A LAKE AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC FOR PUBLIC RECREATION LAND DEDICATION; APPROVING A CONDITIONAL USE FOR INDOOR/OUTDOOR ENTERTAINMENT MINIATURE GOLF, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2023-62, a Master Plan (MP) and Conditional Uses (CU) to allow a 52-acre mixed-use project known as Lotis Wellington 2 (Lotis 2).*

## 8. REGULAR AGENDA

- A. [23-6178](#) DIRECTION ON PURCHASE AND SALE AGREEMENT FOR K-PARK

*Direction on Purchase and Sale Agreement for the K-Park site.*

- B. [23-6218](#) SOUTHERN BOULEVARD ANNEXATION

*Approval of ballot language for involuntary annexation of approximately 258 acres on Southern Boulevard and Seminole Pratt Whitney Road.*

## 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.*