

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Tuesday, November 7, 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 Pete Del Valle, St. Therese de Lisieux Catholic Church*

**4. APPROVAL OF AGENDA****5. PRESENTATIONS AND PROCLAMATIONS****6. CONSENT AGENDA**

- A.** [23-6181](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 10, 2023

*Council approval of the Minutes of the Regular Wellington Council Meeting of October 10, 2023.*

- B.** [23-6012](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH STERLING WATER TECHNOLOGIES, LLC FOR THE SUPPLY AND DELIVERY OF LIQUID DISPERSION POLYMER

*Authorization to renew an existing contract with Sterling Water Technologies, LLC for the supply and delivery of liquid dispersion polymer for approximately \$120,000 annually.*

- C.** [23-6058](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II

*Authorization to 1) Award a contract to Wharton-Smith, Inc. for the Water Treatment Plant (WTP) Chemical System Improvements Project - Phase II and 2) Execute a task order with Kimley-Horn and Associates, Inc.*

- D.** [23-6059](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF QUICKLIME

*Authorization to utilize a Southeast Florida Cooperative contract with Lhoist North America of Alabama, LLC for the purchase and delivery of quicklime in the amount of approximately \$375,000 annually.*

- E.** [23-6165](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT, AS A BASIS FOR PRICING, FOR FY 2024 PATHWAY AND SIDEWALK PROJECTS

*Authorization to utilize a Palm Beach County contract, as a basis for pricing, for FY 2024 Pathway and Sidewalk Projects totaling approximately \$1,241,749.*

F. [23-6170](#) AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS FOR THE DEMOLITION OF LAKE WELLINGTON PROFESSIONAL CENTER

*Authorization to utilize various contracts, as the basis for pricing, for the demolition of Lake Wellington Professional Center, located at 12161 Ken Adams Way, at a cost of \$250,261.61 (Plans attached) and to remove demolished items from inventory and fixed assets.*

G. [23-6196](#) RESOLUTION NO. AC2023-06 (FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE HAZARD MITIGATION GRANT PROGRAM FOR THE VILLAGE OF WELLINGTON PUMP STATION #2 STORMWATER SYSTEM, DRAINAGE-WIND RETROFIT-GENERATOR PROJECT; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. AC2023-06 authorizing the Mayor to enter into an agreement with the Florida Division of Emergency Management (FDEM) Mitigation Bureau for the Hazard Mitigation Grant Fund for \$82,581.75 in grant monies for the Capital Fund HMGP Pump Station #2 project revenue and expenditures.*

7. **PUBLIC HEARINGS**

A. [23-6163](#) 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. [23-6146](#) 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 amending Wellington's Land Development Regulations (LDR) by modifying regulations related to Multiple Use Planned Development (MUPD) Zoning Districts to include conservation as a permitted use and to amend the maximum percentage allowed for a single use.*

C. [23-6109](#) 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.*

**8. REGULAR AGENDA**

- A.** [23-6184](#) DIRECTION ON LETTER OF INTEREST/BEST AND FINAL OFFER FOR WELLINGTON GREEN PARK AND AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR WELLINGTON GREEN PARK

*Direction on Letter of Interest/Best and Final Offer for Wellington Green Park and authorization to execute a purchase and sale agreement for Wellington Green Park with the selected proposer.*

**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.*