

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Tuesday, October 22, 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 by Noon of the day prior to the meeting

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

Deacon Al Payne, St. Therese de Lisieux Catholic Church

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

- A.** [24-6818](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 8, 2024

Council approval of the minutes of the Regular Wellington Council Meeting of October 8, 2024.

- B.** [24-6775](#) AUTHORIZATION TO 1) TO RENEW AN EXISTING CONTRACT FOR ANNUAL ASPHALT MILLING, RESURFACING AND SEALCOATING VILLAGE-WIDE, AND 2) APPROVE EXISTING CONTRACTS FOR VARIOUS FY 2025 PUBLIC WORKS ROAD PROJECTS

Authorization to 1) Renew an existing contract for Annual Asphalt Milling, Resurfacing and Sealcoating Village-Wide with Ranger Construction Industries Inc., and 2) Approve existing contracts for various FY 2025 Public Works Road Projects over \$50,000.

- C.** [24-6785](#) 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 \$725,000.00.

- D.** [24-6800](#) AUTHORIZATION TO CONTINUE UTILIZING A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF QUICKLIME

Authorization to continue utilizing a Southeast Florida Cooperative contract with Lhoist North America of Alabama, LLC for the purchase and delivery of quicklime in the amount of approximately \$430,500.00 annually.

- E. [24-6799](#) RESOLUTION NO. R2024-54 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR THE TENNIS COURT PROJECT AND RESOLUTION NO. R2024-55 FOR A BUDGET AMENDMENT TO ALLOCATE THE 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 TENNIS COURT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2024-55 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 RECREATION IMPACT FEE CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS AWARDED FOR THE TENNIS COURT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2024-54 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 Tennis Court Project and approval of Resolution No. R2024-55 for a budget amendment to allocate the \$200,000 in grant monies to the Recreation Impact Fee Capital Fund.

- F. [24-6805](#) RESOLUTION NO. R2024-56 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT FOR THE FIELD OF DREAMS PARK PROJECT AND RESOLUTION NO. R2024-57 FOR A BUDGET AMENDMENT TO ALLOCATE THE 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 FIELD OF DREAMS PARK PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2024-57 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2024-2025 GOVERNMENTAL CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT FUNDS AWARDED FOR THE FIELD OF DREAMS PARK PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2024-56 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 Field of Dreams Park Project and approval of Resolution No. R2024-57 for a budget amendment to allocate the \$50,000 in grant monies to the Governmental Capital Fund.

7. PUBLIC HEARINGS

- A.** [24-6801](#) ORDINANCE NO. 2024-09 (ENTRADA ACRES COMPREHENSIVE PLAN AMENDMENT – RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2024-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RURAL RESIDENTIAL – 5 (PBC RR-5) TO WELLINGTON RESIDENTIAL E (5.01 – 8.0 DU/AC), TOTALING 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 FEET NORTH OF SOUTHERN BOULEVARD (S.R. 80) AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

To designate 125 acres of the newly annexed property, known as the Entrada/Sluggett Property, with a Residential E Future Land Use Map designation.

- B.** [24-6803](#) ORDINANCE NO. 2024-10 (ENTRADA ACRES REZONING – RESIDENTIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS ENTRADA ACRES – RESIDENTIAL FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (PBC AR) TO RESIDENTIAL SINGLE-FAMILY (RS), TOTALING APPROXIMATELY 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 FEET NORTH OF SOUTHERN BOULEVARD AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

To designate 125 acres of the newly annexed property, known as the Entrada/Sluggett Property, with RS - Residential Single-Family Zoning designation.

C. [24-6802](#) ORDINANCE NO. 2024-11 (ENTRADA ACRES AND SLUGGETT PROPERTY COMPREHENSIVE PLAN AMENDMENT – COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL – 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL – 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL (INST) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RR-5 TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD (S.R. 80) AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

To designate 124 acres of the newly annexed property, known as the Entrada/Sluggett Property, with a Commercial Future Land Use Map designation.

D. [24-6804](#) ORDINANCE NO. 2024-12 (ENTRADA ACRES AND SLUGGETT PROPERTY REZONING – COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON'S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON COMMUNITY COMMERCIAL (CC), TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL AND PUBLIC FACILITY TO WELLINGTON CC, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RESIDENTIAL TO WELLINGTON CC, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES; LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

To designate 124 acres of the newly annexed property, known as the Entrada/Sluggett Property, with a Community Commercial Zoning designation.

E. [24-6756](#) ORDINANCE NO. 2024-18 (FY 2024/2025 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 2024/2025 THROUGH 2029/2030 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 2024/2025 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. 2024-18 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.

F. [24-6797](#) 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. [24-6825](#) DISCUSSION AND DIRECTION ON THE TERMS OF THE PURCHASE AND SALE AGREEMENT(S) FOR K PARK

Discussion and direction on the terms of the Purchase and Sale Agreement(s) for the sale of K Park to (a) Related Ross and (b) Education in Motion (EIM).

B. [24-6820](#) RESOLUTION NO. R2024-41 (ADOPTING NEW COUNCIL PROCEDURES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL REVISING THE RULES OF PROCEDURE FOR COUNCIL MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2024-41 adopting New Council Procedures.

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.