

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, September 21, 2022

7:00 PM

Village Hall - Council Chambers

Village Council

*Anne Gerwig, Mayor
Michael Drahos, Vice Mayor
John T. McGovern, Councilman
Michael Napoleone, 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 by Noon of the day prior to the meeting

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. INVOCATION****4. APPROVAL OF AGENDA****5. PRESENTATIONS AND PROCLAMATIONS**

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

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

Approval of the Public Safety Committee Recommendations for the 2022 Wellington Top Cop and Top Firefighter.

6. CONSENT AGENDA

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

Council approval of the Minutes of the Regular Wellington Council Meeting of September 6, 2022.

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

Approval of a Developer Agreement Reserving Potable Water and Fire Capacity for the Property Owned/Controlled by Southfields Star, LLC in Palm Beach County, Florida.

- C.** [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.

Approval of a Use of Facility Agreement for Government Entities between the Village of Wellington and Palm Beach County for the use of the Wellington Community Center to host a Congregate Meal Site.

- D. [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.

Approval of Resolution No. R2022-57 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 Staimford Park Project and approval of Resolution No. R2022-58 for a budget amendment to allocate the \$50,000 in grant monies to the Governmental Capital Fund.

- E. [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.

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.

7. PUBLIC HEARINGS**A. [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.

Approval of the proposed Fiscal Year 2022/2023 millage rate, operating and capital budget including balances brought forward. This is the second public hearing on the proposed budget and the corresponding ad valorem millage rate in accordance with the Wellington Charter and F.S. Chapter 200.065.

B. [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.

Approval of Ordinance No. 2022-29 updating Table CI-1, Wellington Capital Improvements Plan 5-Year 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

C. [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.

Approval of Ordinance No. 2022-26, an Annexation (ANX) to voluntary annex the subject properties into the municipal boundary of Wellington.

D. [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.

Approval of Ordinance No. 2022-27, Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for the subject properties to Mixed Use.

E. [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.

Approval of Ordinance No. 2022-28, Rezoning to amend the Zoning Map designation of the subject properties to Multiple Use Planned Development (MUPD).

8. REGULAR AGENDA

A. [22-5282](#) AUTHORIZATION TO RENEW A CONTRACT TO PROVIDE GENERAL LIABILITY, PROPERTY, CASUALTY AND WORKERS' COMPENSATION INSURANCE

Authorization to renew an existing agreement with Florida Municipal Insurance Trust (Florida League of Cities) to provide general liability, property, casualty, and workers' compensation insurance at an estimated annual cost of \$1,054,541.

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.