

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda

**Tuesday, October 11, 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](mailto: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****A. [22-5420](#) FISCAL YEAR 2023 KEELY SPINELLI GRANT AWARDS**

*Presentation of the FY 2023 Keely Spinelli Grant Awards.*

**B. [22-5461](#) PRESENTATION OF A MARKET STUDY BY CLANCY SPORTS PROPERTIES, LLC. FOR THE WELLINGTON ATHLETICS PROJECT**

*Presentation of a market study by Clancy Sports, LLC. for the Wellington Athletics project.*

**6. CONSENT AGENDA****A. [22-5478](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF SEPTEMBER 21, 2022**

*Council approval of the Minutes of the Regular Wellington Council Meeting of September 21, 2022.*

**B. [22-5395](#) AUTHORIZATION TO UTILIZE EXISTING CONTRACTS AND AWARD SOLE SOURCE CONTRACTS FOR VARIOUS FY 2023 PUBLIC WORKS PROJECTS**

*Authorization to utilize existing contracts and award sole source contracts for various FY 2023 Public Works Projects with a budgeted total amount of \$4,126,000.00.*

**C. [22-5438](#) AUTHORIZATION TO UTILIZE AN EXISTING PUBLIC WORKS CONTRACT, AS A BASIS FOR PRICING, FOR THE POLO CLUB ROAD / C-7 CANAL CULVERT REPAIR**

*Authorization to utilize an existing Public Works contract with D.S. Eakins Construction Corporation, as a basis for pricing, for the Polo Club Drive/C-7 canal culvert repair, at a cost of \$190,503.00.*

**D. [22-5439](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT WITH WHARTON-SMITH, INC. FOR THE WATER TREATMENT PLANT RAW WATERMAIN-DRAINAGE (RWD) CONFLICT REPLACEMENT PROJECT**

*Authorization to execute a Guaranteed Maximum Price (GMP) Amendment with Wharton-Smith, Inc. for the Water Treatment Plant Raw Watermain-Drainage (RWD) Conflict Replacement Project in the amount of \$226,996.48.*

- E. [22-5441](#) AUTHORIZATION TO AWARD A TASK ORDER, TO PROVIDE ENGINEERING CONSULTING SERVICES FOR BOOSTER PUMP STATION NO. 1

*Authorization to approve a task order to Hillers Electrical Engineering, Inc. to provide engineering consulting services for Booster Pump Station No. 1 in the amount of \$85,917.50.*

- F. [22-5466](#) AN AMENDMENT TO THE RESTRICTIVE COVENANT BETWEEN W&W EQUESTRIAN CLUB, LLC AND WELLINGTON FOR WINDING TRAILS

*Approval of an Amendment to the Restrictive Covenant for Winding Trails, specifically Section 4, to allow adjacent lots 5 and 6 held under unity of title with common ownership to aggregate the sum of each lot's maximum horse stall and stall rental limitation.*

- G. [22-5318](#) RESOLUTION NO. R2022-48 (WELLINGTON SENIORS CLUB AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A CONTRACT FOR SENIOR CITIZENS SERVICES BETWEEN WELLINGTON AND THE WELLINGTON SENIORS CLUB, INC.; AND PROVIDING AN EFFECTIVE DATE.

*Approval of the Annual Agreement between Wellington and the Wellington Seniors Club, Inc. for FY 2023.*

- H. [22-5409](#) RESOLUTION NO. R2022-56 (ALCOHOL POLICY)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A REVISED ALCOHOL RISK MANAGEMENT POLICY; REPEALING PRIOR RESOLUTIONS RELATING TO THE ALCOHOL RISK MANAGEMENT POLICY; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-56 revising the Alcohol Risk Management Policy and repealing all prior resolutions relating to same.*

- I. [22-5467](#) RESOLUTION NO. R2022-62 (2680 AERO CLUB DRIVE)

A RESOLUTION OF THE WELLINGTON'S COUNCIL ABANDONING A 28.45 FOOT LONG PORTION OF A 5-FOOT WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 142 SQUARE FEET, LOCATED WITHIN LOT 6, OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE), MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-62 to vacate a 28.45 foot long portion of 5 foot wide Limited Access Easement, totaling approximately 142 square feet, located at 2680 Aero Club Drive.*

J. [22-5451](#) RESOLUTION NO. R2022-63 (LOTIS WELLINGTON PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING PLAT OF LOTIS WELLINGTON BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

*Approval of Resolution No. R2022-63 accepting and approving the Lotis Wellington Plat.*

K. [22-5477](#) RESOLUTION NO. R2022-67 (EMPLOYEE HEALTH INSURANCE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MANAGER TO (1) AWARD A CONSUMER DRIVEN HEALTH PLAN (CDHP) AGREEMENT WITH CIGNA HEALTHCARE TO PROVIDE HEALTH INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS, AND RETIREES, AND APPROVE HRA FUNDING FOR EACH ELIGIBLE EMPLOYEE TO COVER ALL COSTS ASSOCIATED WITH ANNUAL DEDUCTIBLES; (2) RENEW A CONTRACT WITH CIGNA TO PROVIDE DENTAL INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS, AND RETIREES; (3) RENEW A CONTRACT WITH HUMANA TO PROVIDE VISION INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS AND RETIREES; (4) RENEW A CONTRACT WITH CIGNA GROUP BENEFITS TO PROVIDE LIFE/AD&D AND DISABILITY INSURANCE; AND PROVIDING AN EFFECTIVE DATE.

*Authorization to approve Resolution No. R2022-67 to (1) Award a Consumer Driven Health Plan (CDHP) agreement with CIGNA Healthcare to provide health insurance to eligible employees, dependents, and retirees, at a cost of approximately \$5,952,233.52 annually, and approve HRA funding for each eligible employee at a cost of approximately \$673,500, to cover all associated annual deductibles; (2) Renew a contract with CIGNA to provide dental insurance to eligible employees, dependents and retirees at an annual cost of approximately \$ 343,757.28; (3) Renew a contract with Humana to provide vision insurance to eligible employees, dependents and retirees at an annual cost of approximately \$32,906.588; (4) Renew a contract with CIGNA Group Benefits to provide Life/AD&D and disability insurance, to eligible employees, at a cost of approximately \$254,487.07.*

**7. PUBLIC HEARINGS**

- A.** [22-5476](#) 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 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.*

- B.** [22-5455](#) ORDINANCE NO. 2022-24 (REPEALING CHAPTER 10, CHAPTER 34, AND ALL RESERVED CHAPTERS OF THE CODE OF ORDINANCES)

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING CHAPTER 10, TITLED "AMUSEMENTS AND ENTERTAINMENTS" IN ITS ENTIRETY, REPEALING CHAPTER 34, TITLED "MANUFACTURED HOMES AND TRAILERS" IN ITS ENTIRETY, AND REPEALING ALL RESERVED CHAPTERS IN THEIR ENTIRETY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval on second reading of Ordinance No. 2022-24 repealing Chapter 10, Chapter 34, and all reserved chapters of the Code of Ordinances.*

- C. [22-5468](#) ORDINANCE NO. 2022-25 (AMENDING THE CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTERS 1, 2, 3, 6, 14, 18, 22, 23, 26, 27, 30, 33, 35, 36, 38, 42, 46, 50, 54, 58, 62, 66, 70, 71, AND 72 IN THEIR ENTIRETY)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTERS 1, 2, 3, 6, 14, 18, 22, 23, 26, 27, 30, 33, 35, 36, 38, 42, 46, 50, 54, 58, 62, 66, 70, 71 AND 72 IN THEIR ENTIRETY, AS CONTAINED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

*Approval on Second Reading of Ordinance No. 2022-25 amending the Code of Ordinances by repealing and replacing Chapters 1, 2, 3, 6, 14, 18, 22, 23, 26, 27, 30, 33, 35, 36, 38, 42, 46, 50, 54, 58, 62, 66, 70, 71, and 72 in their entirety.*

- D. [22-5454](#) ADVISORY BOARD AND COMMITTEE ENABLING RESOLUTIONS

*Approval of Resolution Nos. R2022-21 (Architectural Review Board), R2022-22 (Construction Board of Adjustment and Appeals), R2022-23 (Education Committee), R2022-24 (Equestrian Preserve Committee), R2022-25 (Parks and Recreation Advisory Board), R2022-26 (Planning, Zoning, and Adjustment Board), R2022-27 (Public Safety Committee), R2022-28 (Senior Advisory Committee), and R2022-29 (Tree Board).*

- E. [22-5453](#) RESOLUTION NO. R2022-30 (PUBLIC ASSEMBLIES POLICY AND APPLICATION FEE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE PUBLIC ASSEMBLIES ADMINISTRATIVE POLICY TO PROVIDE FOR WAIVER OF CERTAIN REQUIREMENTS, FEES, INSURANCE, APPLICATION REVIEW, AND FAST-BREAKING ASSEMBLY LOCATIONS; ADOPTING A FEE FOR PUBLIC ASSEMBLY APPLICATIONS; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-30 Approving the Public Assemblies Administrative Policy and Adopting a Fee for Public Assembly Applications.*

- F. [22-5465](#) RESOLUTION NO. R2022-47 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – LOT 6 OF WINDING TRAILS ACCESS POINT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2022-0001-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LOT 6 OF WINDING TRAILS (POD D-1), TOTALING 4.99 ACRES, MORE OR LESS, LOCATED 500 FEET NORTH OF THE INTERSECTION OF AERO CLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, BY ADDING ONE (1) ACCESS POINT ALONG AERO CLUB DRIVE TO ACCESS LOT 6; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-47 to amend The Landings at Wellington PUD Master Plan by adding an access point along Aero Club Drive to access Lot 6 of Winding Trails.*

- G. [22-5470](#) RESOLUTION NO. R2022-51 (WELLINGTON PUD MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE WELLINGTON PLANNED UNIT OF DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-51, a Master Plan Amendment to replace the current Wellington PUD Master Plan with an updated graphical illustration of the plan, restate current approvals, and reflect current site conditions within the subject area of Wellington.*

## 8. REGULAR AGENDA

- A. [22-5472](#) AUTHORIZATION TO APPROVE THE FINANCING TEAM UNDERWRITER SELECTION FOR THE WELLINGTON COMMUNITY PARK IMPROVEMENT PROJECT

*Authorization to approve the Financing Team Underwriter Selection for the Wellington Community Park Improvement Project.*

- B. [22-5462](#) AMENDMENT TO A COMPREHENSIVE AGREEMENT FOR THE DESIGN, DEVELOPMENT, CONSTRUCTION, AND OPERATION OF WELLINGTON COMMUNITY PARK, BETWEEN WELLINGTON ATHLETICS, LLC., AND ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON

*Approval of amendment No.1 to a comprehensive agreement for the design, development, construction, and operation of Wellington Community Park, between Wellington Athletics, LLC and ACME Improvement District, a dependent district of the Village of Wellington.*

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.*