

# Village of Wellington

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## Meeting Agenda - Final

**Wednesday, November 9, 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 Pete De Valle, St. Therese de Lisieux Catholic Church*

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

- A.** [22-5535](#) A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL PROCLAIMING NOVEMBER 9, 2022 AS "WORLD WAR II VETERAN MARTIN DENENBERG DAY" IN THE VILLAGE OF WELLINGTON

*A proclamation of Wellington, Florida's Council proclaiming November 9, 2022 as "World War II Veteran Martin Denenberg Day" In the Village of Wellington.*

- B.** [22-5528](#) PROCLAMATION DECLARING NOVEMBER 11, 2022 AS WELLINGTON COMMUNITY FOUNDATION DAY IN WELLINGTON

*Proclamation recognizing November 11, 2022 as Wellington Community Foundation Day in Wellington and announcing the Foundation's Red, White and Blue Jeans Event.*

- C.** [22-5489](#) PRESENTATION OF PALM TRAN BUS SHELTER IMPROVEMENT PROGRAM

*Presentation of the Palm Tran Bus Shelter Improvement Program.*

**6. CONSENT AGENDA**

- A.** [22-5517](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 11, 2022

*Council approval of the Minutes of the Regular Wellington Council Meeting of October 11, 2022.*

- B.** [22-5536](#) A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL DESIGNATING NOVEMBER, 2022 AS "FAMILY COURT AWARENESS MONTH" IN THE VILLAGE OF WELLINGTON

*A proclamation of Wellington, Florida's Council designating November 2022 as "Family Court Awareness Month" in the Village of Wellington.*

- C.** [21-4909](#) AUTHORIZATION TO EXECUTE A CHANGE ORDER TO WHARTON-SMITH, INC. FOR AMMONIA SYSTEM IMPROVEMENTS AT THE WATER TREATMENT PLANT (WTP)

*Authorization to execute a change order to Wharton-Smith, Inc. for ammonia system improvements at the Water Treatment Plant (WTP) in the amount of \$807,671.88.*

- D. [22-5285](#) AUTHORIZATION TO UTILIZE CONTRACTS FOR THE PURCHASE AND DELIVERY OF EQUIPMENT; AND AUTHORIZATION TO DISPOSE OF EXISTING SURPLUS EQUIPMENT

*Request to utilize Florida Sheriffs Association (FSA) contract FSA20-EQU18.8 and Sourcewell contract #031121-TTC, as a basis for pricing, for the purchase and delivery of equipment in the amount of \$555,825.14; and authorization to dispose of existing surplus equipment pursuant to Village disposition policies.*

- E. [22-5440](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO WHARTON-SMITH, INC. FOR THE WATER RECLAMATION FACILITY (WRF) MISCELLANEOUS IMPROVEMENTS PROJECT

*Authorization to execute a Guaranteed Maximum Price (GMP) amendment to Wharton-Smith, Inc. for the Water Reclamation Facility (WRF) Miscellaneous Improvements Project in the amount of \$93,884.33.*

- F. [22-5443](#) AUTHORIZATION TO AWARD A TASK ORDER TO HAZEN & SAWYER P.C. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE WATER RECLAMATION FACILITY (WRF) CLAFIFIER 1 AND 3 RAS/WAS PUMP REPLACEMENT AND ELECTRICAL UPGRADES PROJECT

*Authorization to award a task order to Hazen & Sawyer P.C. to provide engineering consulting services for the Water Reclamation Facility (WRF) Clarifier 1 and 3 RAS/WAS Pump Replacement and Electrical Upgrades project at a cost of \$230,131.00.*

- G. [22-5494](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR THE TRAFFIC CALMING PROJECT AT THE INTERSECTION OF WELLINGTON TRACE AND PRIMROSE LANE

*Authorization to utilize Palm Beach County contract #R2020-1641 with Wynn & Sons Environmental Construction Co., Inc., as a basis for pricing, for the traffic calming project at the intersection of Wellington Trace and Primrose Lane at a cost of \$65,980.20.*

- H. [22-5511](#) A. UTILITY SERVICES AGREEMENT WITH SOUTHERN BLVD VILLAS, LLC FOR PROPERTY LOCATED IN PALM BEACH COUNTY, FLORIDA

B. APPROVAL OF RESOLUTION NO. R2022-68 AMENDING THE UTILITY FUND BUDGET FOR FISCAL YEAR 2022/2023 TO ALLOCATE UTILITY CAPACITY FEES TO UTILITY CAPITAL IMPROVEMENT PROJECT BUDGETS; AND PROVIDING AN EFFECTIVE DATE.

*A. Approval of a Developer Agreement Reserving Potable Water, Wastewater and Fire Capacity for the Property Owned/Controlled by Southern Blvd Villas, LLC in Palm Beach County, Florida.*

*B. Approval of Resolution No. R2022-68 amending the Utility Fund Budget for Fiscal Year 2022/2023 to allocate Utility Capacity Fees to Utility Capital Improvement Projects Budgets; and providing an effective date.*

- I. [22-5515](#) AUTHORIZATION TO WAIVE CERTAIN REQUIREMENTS IN FLORIDA STATUTE 255.065 AND PUBLISH NOTICE OF UNSOLICITED PROPOSAL

*Authorization to waive certain requirements in Florida Statute 255.065 and publish notice of unsolicited proposal in the Florida Administrative Register and the Palm Beach Post.*

- J. [22-5518](#) AUTHORIZATION TO 1) UTILIZE A GENERAL SERVICES ADMINISTRATION (GSA) CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF TWO DATTO BACKUP STORAGE SERVERS AND DATTO INFINITE CLOUD RETENTION SERVICES; AND 2) DISPOSE OF EXISTING SURPLUS EQUIPMENT

*Authorization to 1) Utilize GSA Contract #GS-35F-032GA, with Consolidated Computing, Inc., as a basis for pricing, for the purchase and delivery of two (2) Datto Siris 5-48TB storage servers and Datto Service and Infinite Cloud Retention for a total cost of \$279,159.50; and 2) Dispose of existing surplus equipment.*

- K. [22-5534](#) AUTHORIZATION TO CONTINUE UTILIZING AN OMNIA PARTNERS/U.S. COMMUNITIES CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF REFUSE CARTS

*Authorization to continue utilizing an OMNIA Partners/U.S. Communities contract with Rehrig Pacific Company, as a basis for pricing, for the purchase and delivery of refuse carts, in the amount of approximately \$250,000 annually.*

- L. [22-5539](#) RESOLUTION NO. R2022-69 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S RESILIENT FLORIDA PROGRAM GRANT FOR THE ENVIRONMENTAL PRESERVE AT MARJORIE STONEMAN DOUGLAS HABITAT (MONCADA) PROJECT) AND RESOLUTION NO. R2022-70 (A BUDGET AMENDMENT TO ALLOCATE THE GRANT FUNDS)

RESOLUTION NO. R2022-69 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S RESILIENT FLORIDA PROGRAM GRANT FOR THE ENVIRONMENTAL PRESERVE AT MARJORIE STONEMAN DOUGLAS HABITAT (MONCADA) PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE RESILIENT FLORIDA PROGRAM GRANT FOR THE ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS EVERGLADES HABITAT (MONCADA) PROJECT; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2022-70 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RESILIENT FLORIDA PROGRAM GRANT FUNDS BUDGET AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2022-2023 GOVERNMENTAL CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RESILIENT FLORIDA PROGRAM GRANT FUNDS AWARDED FOR DEVELOPMENT OF THE MARJORIE STONEMAN DOUGLAS EVERGLADES HABITAT (MONCADA) PROJECT; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2022-69 authorizing the Mayor to enter into an agreement with the Department of Environmental Protection for the Resilient Florida Program Grant for the Environmental Preserve at Marjorie Stoneman Douglas Habitat (Moncada) Project and approval of Resolution No. R2022-70 for a budget amendment to allocate the \$1,701,633 in grant monies to the Governmental Capital Fund.*

- M. [22-5533](#) DISCUSSION BY THE ACME BOARD OF SUPERVISORS OF UNIT OF DEVELOPMENT 50TH STREET AND A RECOMMENDED WITHDRAWAL OF THE UNIT'S PROPOSED PLAN OF IMPROVEMENT AND REVISED ENGINEER'S REPORT

*Discussion by the ACME Board of Supervisors of a recommended withdrawal of the proposed Plan of Improvements and revised Engineer's Report for Unit of Development 50th Street.*

**7. PUBLIC HEARINGS**

- A.** [22-5506](#) 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.*

- B.** [22-5507](#) 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).*

- C. [22-5509](#) ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

*Postpone to December 13, 2022.*

- D. [22-5508](#) RESOLUTION NO. R2022-64 (WELLINGTON PUD MASTER PLAN AMENDMENT FOR 977 CINDY DRIVE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION (A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*A Master Plan Amendment to amend the Wellington PUD Master Plan to add one (1) dwelling unit with site-specific development standards for a parcel (977 Cindy Drive) designated Open Space and Recreation on the Palm Beach Little Ranches East Plat.*

8. **REGULAR AGENDA**
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.*