

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Meeting Agenda - Final**

**Tuesday, May 9, 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****A. [23-5891](#) SENATOR LORI BERMAN: LEGISLATIVE SESSION UPDATE**

*Legislative Session Update by Senator Lori Berman, District 26.*

**B. [23-5873](#) PROCLAMATION RECOGNIZING LIEUTENANT ELI SHAIVITZ FOR HIS YEARS OF SERVICE WITH THE PALM BEACH COUNTY SHERIFF'S OFFICE DISTRICT 8 WELLINGTON**

*A proclamation recognizing Lieutenant Eli Shaivitz for his years of service to Wellington.*

**C. [23-5863](#) RECOGNITION OF PALM BEACH CENTRAL HIGH SCHOOL AND WELLINGTON COMMUNITY HIGH SCHOOL STUDENTS FOR THEIR DANCE MARATHON FUNDRAISING EFFORTS**

*Recognition and appreciation of Palm Beach Central High School and Wellington Community High School students for their Dance Marathon fundraising efforts.*

**6. CONSENT AGENDA****A. [23-5887](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF APRIL 11, 2023**

*Council approval of the Minutes of the Regular Wellington Council Meeting of April 11, 2023.*

**B. [22-5396](#) AUTHORIZATION TO UTILIZE MULTIPLE CONTRACTS FOR THE PURCHASE OF INFORMATION TECHNOLOGY SYSTEMS EQUIPMENT**

*Authorization to utilize multiple contracts (Sourcewell RFP #081419; OMNIA Partners with the City of Mesa, AZ #2018011, and State of Florida #43211500-WSCA-15-ACS; National IPA Technology Solutions #2018011-01; Florida #AR3228 43220000-NASPO-19; Florida HP Inc NVP Computer Equipment MNNVP-133 43211500-WSCA-15-ACS; Florida HPE NVP Computer Equipment MNNVP-134 43211500-WSCA-15-ACS-E; Florida Lenovo NVP Computer Equipment 43211500-WSCA-15-ACS; and Carahsoft GSA schedule 47QSWA18D008F for the purchase of information technology systems equipment in the amount not to exceed \$473,000 (budgeted amount) for FY 2023.*

**C. [22-5544](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF SWIMMING POOL CHEMICALS**

*Authorization to utilize a Southeast Florida Cooperative contract with Commercial Energy Specialists (CES), for the purchase and delivery of swimming pool chemicals in the amount of approximately \$50,000.00 annually.*

- D. [22-5549](#) AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT WITH MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF SODIUM HYDROXIDE

*Authorization to utilize a Southeast Florida Cooperative contract with Univar Solutions USA, Inc., Allied Universal Corp., and Brenntag Mid-South Inc., as a basis for pricing for the purchase and delivery of sodium hydroxide in the amount of approximately \$137,250.00 annually.*

- E. [22-5604](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR VILLAGE PARK FIELD 22 RENOVATIONS

*Authorization to execute a Guaranteed Maximum Price (GMP) Amendment with Burkhardt Construction, Inc. for Village Park Field 22 renovations in the amount of \$1,170,733.50.*

- F. [23-5875](#) RESOLUTION NO. R2023-22 (OUTSIDE LEGAL FEES AND COSTS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2022/2023 GENERAL FUND LEGAL DEPARTMENT OPERATING BUDGET TO ALLOCATE UNASSIGNED FUND BALANCE OF \$80,000 FOR ADDITIONAL OUTSIDE LEGAL SERVICES AND RELATED EXPENSES; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2023-22 amending the Fiscal Year 2022/2023 General Fund Legal Department Operating Budget to allocate unassigned fund balance of \$80,000.00 for additional outside legal services and related expenses.*

## 7. PUBLIC HEARINGS

- A. [23-5877](#) RESOLUTION NO. R2023-23 (PRELIMINARY TRIM RATES FOR WELLINGTON SOLID WASTE COLLECTION AND RECYCLING ASSESSMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR SOLID WASTE COLLECTION AND RECYCLING SERVICE FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2023-23 setting the preliminary FY 2024 TRIM rates for Solid Waste Collection and Recycling proposed at \$290/unit for curbside services and \$225/unit for containerized service.*

**B.**     [23-5845](#)     ORDINANCE NO. 2023-11 (MUNICIPAL ELECTION DATE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL MOVING THE DATE FOR THE MUNICIPAL ELECTION TO BE HELD CONCURRENT WITH THE PRESIDENTIAL PREFERENCE PRIMARY; AMENDING THE CANDIDATE QUALIFYING PERIOD; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2023-11 moving the election date to be held concurrent with the presidential preference primary and amending the qualifying period for Wellington's March, 2024 municipal election.*

**C.**     [23-5862](#)     ORDINANCE NO. 2023-10 (RESTAURANT OUTDOOR DINING AREAS - ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2023-0001-ZTA) TO MODIFY THE SUPPLEMENTARY STANDARDS FOR RESTAURANTS IN ARTICLE 6, SECTION 6.2.2.B.17, TO PROVIDE STANDARDS FOR OUTDOOR DINING AREAS, AND TO ALLOW DOGS WITHIN DESIGNATED RESTAURANT OUTDOOR AREAS WITH APPROVAL OF A SPECIAL USE PERMIT, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2023-10 to amend Wellington's Land Development Regulations (LDR) modifying regulations relating to restaurant outdoor dining areas and to allow dogs within designated restaurant outdoor areas within Wellington.*

**D.**     [23-5865](#)     ORDINANCE NO. 2023-08 (MONCADA COMPREHENSIVE PLAN AMENDMENT (CPA))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS MONCADA FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 45 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.35 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2023-08, a Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) designation of Moncada from Palm Beach County Rural Residential 10 (RR/10) to Wellington Conservation (CN).*

E. [23-5866](#) ORDINANCE NO. 2023-09 (MONCADA REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A REZONING (PETITION NUMBER 2023-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FOR CERTAIN PROPERTY KNOWN AS MONCADA FROM PALM BEACH COUNTY AGRICULTURE RESIDENTIAL (AR) TO WELLINGTON COMMUNITY FACILITIES (CF), TOTALING 45 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.35 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2023-09, a rezoning request to modify Wellington's Official Zoning Map designation for Moncada from Palm Beach County Agriculture Residential (AR) to Wellington Community Facilities (CF).*

8. **REGULAR AGENDA**

A. [23-5892](#) A. AMENDMENT NO. 2 TO COMPREHENSIVE AGREEMENT FOR THE DESIGN, DEVELOPMENT, CONSTRUCTION AND OPERATION OF WELLINGTON COMMUNITY PARK

B. AUTHORIZATION OF BOND COUNSEL ENGAGEMENT FOR WELLINGTON COMMUNITY PARK PROJECT

*Council direction to prepare Amendment No. 2 to Comprehensive Agreement for the Design, Development, Construction and Operation of Wellington Community Park to address revised scope, modifications to framework for the bond issuance and financing, and demolition of existing facility.*

B. [23-5858](#) AUTHORIZATION TO ENTER INTO MASTER MARKETING AGREEMENT WITH ARCADIA INFRASTRUCTURE I, LLC

*Authorization to enter into Master Marketing Agreement with Arcadia Infrastructure I, LLC for the marketing and leasing of Wellington-owned (or Acme-owned) properties to wireless service providers for developing, constructing, and operating wireless communication facilities.*

C. [23-5857](#) PRESENTATION BY THE NORTH LONDON COLLEGIATE SCHOOL

*Presentation by the North London Collegiate School for potential development of the K-Park site.*

D. [23-5870](#) DISCUSSION AND DIRECTION REGARDING AN UNSOLICITED PROPOSAL RECEIVED FROM PROJECT LIGHTHOUSE

*Discussion and direction regarding an unsolicited proposal received from Project Lighthouse for the Wellington Green Park property.*

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.*