

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Monday, May 8, 2023

4:00 PM

Village Hall - Council Chambers

Village Council Workshop

*Anne Gerwig, Mayor
Michael Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman*

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. REVIEW OF COUNCIL AGENDA****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.

D. [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.

E. [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.

F. [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.

G. [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.

H. [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.

I. [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.

J. [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.

K. [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.

- L. [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.

- M. [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).

N. [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).

O. [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 approval of and direction to: A) execute 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; and B) authorize engagement of Bond Counsel for the Wellington Community Park Project.

P. [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.

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

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

R. [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.

4. WORKSHOP**5. ATTORNEY'S COMMENTS****6. MANAGER COMMENTS**

7. COUNCIL COMMENTS

8. ADJOURN