

## **MINUTES**

### **REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL**

**Wellington Village Hall  
12300 Forest Hill Blvd  
Wellington, FL 33414**

**Tuesday, August 10, 2021  
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, August 10, 2021, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Anne Gerwig, Mayor; John T. McGovern, Vice Mayor; Michael Drahos, Councilman; Michael Napoleone, Councilman; and Tanya Siskind, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Addie, Village Clerk.

1. **CALL TO ORDER** – Mayor Gerwig called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Members of the Little League All Star Teams led the Pledge of Allegiance.
3. **INVOCATION** – Deacon Bob Rodriguez, St. Therese de Lisieux Catholic Church, delivered the invocation.
4. **MOMENT OF SILENCE**

Mayor Gerwig conducted a Moment of Silence in honor of Neil Hirsch.

#### **5. APPROVAL OF AGENDA**

Mr. Barnes indicated staff recommended approval of the Agenda as amended.

- 1) Move Consent Item 7D, Resolution No. R2021-40 (Approving an Increase to the Village's Purchasing Thresholds for Formal Solicitations and Council Approval) to the Regular Agenda as Item 9A.
- 2) Move Consent Item 7G, An Amendment to the Restrictive Covenant between W&W Equestrian Club, LLC and Wellington for Winding Trails, to the Regular Agenda as Item 9B.

**A motion was made by Vice Mayor McGovern, seconded by Councilman Drahos, and unanimously passed (5-0), to approve the Agenda as amended.**

**6. PRESENTATIONS AND PROCLAMATIONS**

- A. 21-4568** RECOGNITION OF WELLINGTON LITTLE LEAGUE 9/10 COMBINED AND 9 YEAR OLD ALL STAR TEAMS:

Mr. Barnes introduced the item.

Mr. Darryl Boyd provided a brief overview and read the names of the Little League players of the 9/10 combined and 9-year-old All Star teams into the record and recognized the players who attended.

Council congratulated the teams.

**7. CONSENT AGENDA**

- A. 21-4574** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF JULY 13, 2021
- B. 21-4408** AUTHORIZATION TO RENEW AN EXISTING AGREEMENT FOR LOBBYING SERVICES
- C. 21-4410** AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR UTILITY PROCESS CONTROL ANNUAL MAINTENANCE
- D. 21-4491** ~~RESOLUTION NO. R2021-40 (APPROVING AN INCREASE TO THE VILLAGE'S PURCHASING THRESHOLDS FOR FORMAL SOLICITATIONS AND COUNCIL APPROVAL)~~
- ~~A RESOLUTION OF WELLINGTON'S COUNCIL APPROVING AN INCREASE TO THE VILLAGE'S PURCHASING THRESHOLDS FOR FORMAL SOLICITATIONS AND COUNCIL APPROVAL FROM \$25,000 TO \$65,000; AND PROVIDING AN EFFECTIVE DATE.~~  
**(MOVED TO THE REGULAR AGENDA AS ITEM 9A)**
- E. 21-4516** AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT FOR THE PURCHASE AND DELIVERY OF A P-REX PAINT REMOVER
- F. 21-4519** AUTHORIZATION TO UTILIZE A BROWARD COUNTY CONTRACT AS A BASIS FOR PRICING, FOR THE REDUNDANT RADIO ANTENNA FOR VILLAGE RADIOS
- G. 21-4556** ~~AN AMENDMENT TO THE RESTRICTIVE COVENANT BETWEEN W&W EQUESTRIAN CLUB, LLC AND WELLINGTON FOR WINDING TRAILS~~ **(MOVED TO THE REGULAR AGENDA AS ITEM 9B)**

- H.      **21-4567**      AUTHORIZATION TO UTILIZE A FLORIDA SHERIFFS ASSOCIATION CONTRACT FOR THE PURCHASE AND DELIVERY OF ONE SKID STEER LOADER; AND AUTHORIZATION TO DISPOSE OF EXISTING SURPLUS EQUIPMENT
- I.      **21-4557**      RESOLUTION NO. R2021-37 (PALM BEACH COUNTY SHERIFF'S OFFICE DISTRICT 8 WELLINGTON FY2022 BUDGET AND CONTRACT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE LAW ENFORCEMENT SERVICES AGREEMENT WITH THE PALM BEACH COUNTY SHERIFF'S OFFICE FOR LAW ENFORCEMENT SERVICES FOR FY 2022; AND PROVIDING AN EFFECTIVE DATE.
- J.      **21-4573**      RESOLUTION NO. R2021-38 (PALM BEACH COUNTY SHERIFF'S OFFICE DISTRICT 8 SEVENTH ADDENDUM TO FY 2021 LAW ENFORCEMENT SERVICES AGREEMENT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE SEVENTH ADDENDUM TO THE FY 2021 LAW ENFORCEMENT SERVICES AGREEMENT WITH THE PALM BEACH COUNTY SHERIFF'S OFFICE FOR LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.
- K.      **21-4575**      RESOLUTION NO. R2021-39 (FEE SCHEDULE FOR PARKS AND RECREATION FACILITIES)
- A RESOLUTION OF THE VILLAGE OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING FEE SCHEDULES FOR PARKS AND RECREATION FACILITIES; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- L.      **21-4560**      RESOLUTION NO. R2021-44 (PALM BEACH COUNTY SHERIFF'S OFFICE VILLAGE OF WELLINGTON LAW ENFORCEMENT SERVICES PLAN (LESP) FOR FY22)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE LAW ENFORCEMENT SERVICES PLAN (LESP) FOR FISCAL YEAR 2021-2022; AND PROVIDING AN EFFECTIVE DATE.

**M. 21-4576 RESOLUTION NO. AC2021-08 (14318 BLACKBERRY DRIVE – ABANDONMENT OF MAINTENANCE EASEMENT)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT ABANDONING A 5 FOOT PORTION OF A 25 FOOT WIDE MAINTENANCE EASEMENT, TOTALING APPROXIMATELY 400 SQUARE FEET, LOCATED WITHIN LOT 2, BLOCK 13, SUGAR POND MANOR OF WELLINGTON (14318 BLACKBERRY DRIVE), MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes indicated staff recommended approval of the Consent Agenda as amended.

**A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve the Consent Agenda as amended.**

Mr. Barnes stated there was one comment card.

Public Comment:

Representative Matt Willhite thanked Council for their kind comments about Mr. Hirsch. He discussed the Fireworks Bill (HB 979) and presented Council with a copy of the bill signed into law by Governor Ron DeSantis. Representative Willhite stated Wellington is the first city in the state of Florida to pass an ordinance to accomplish this. He gave further comments regarding Parks & Recreation. He also indicated that other cities are looking to accomplish this and commended the Village's lobbyists. Representative Willhite thanked Council and stated he appreciates the opportunity to represent Wellington.

**8. PUBLIC HEARINGS**

**A. 21-4430 RESOLUTIONS ADOPTING THE BUDGETS AND ASSESSMENT RATES FOR THE ACME IMPROVEMENT DISTRICT, WELLINGTON SOLID WASTE COLLECTION AND SADDLE TRAIL PARK, NEIGHBORHOOD IMPROVEMENT DISTRICT; AND RESOLUTIONS ADOPTING THE BUDGETS FOR THE WATER AND WASTEWATER UTILITY AND THE LAKE WELLINGTON PROFESSIONAL CENTRE**

I. RESOLUTION NO. AC2021-10: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE DISTRICT AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF THE

DISTRICT FOR CERTIFICATION OF THE DISTRICT'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. AC2021-11: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE WATER AND WASTEWATER UTILITY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

III. RESOLUTION NO. R2021-41: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SOLID WASTE COLLECTION PROGRAM BUDGET AND NON-AD VALOREM ASSESSMENT ROLL AND LEVYING THE NON-AD VALOREM ASSESSMENTS FOR SOLID WASTE COLLECTION AND DISPOSAL WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; PROVIDING FOR RATES AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON TO CERTIFY THE SOLID WASTE COLLECTION NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

IV. RESOLUTION NO. R2021-42: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE LAKE WELLINGTON PROFESSIONAL CENTRE BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

RESOLUTION NO. R2021-43: A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NON-AD VALOREM ASSESSMENT ROLL AS PROVIDED HEREIN; LEVYING OF THE NON-AD VALOREM ASSESSMENTS FOR THE AREA AND APPOINTING AN AUTHORIZED REPRESENTATIVE OF WELLINGTON FOR CERTIFICATION OF THE AREA'S NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Resolutions by title.

Ms. Quickel indicated that the five resolutions for Council's consideration are for Acme, Solid Waste, Utilities, Lake Wellington Professional Centre, and Saddle Trail and adopt the budgets and rates for FY 2022.

Ms. Quickel stated the budget process starts with the five fundamentals: Neighborhood Renaissance, Economic Development, Protecting Our Investment, Responsive Government, and Respecting the Environment. She said staff developed the budget using insight and information from the 2021 Directions Workshop with Council. She said staff focused on Infrastructure and Facility Maintenance; Full Recreation, Community and Athletic Programs; Investment in Projects that keep Wellington a great hometown; Planning for Sustainability; Financial Planning and Stability; Technologies that Improve Productivity, Cybersecurity and reduced costs; Inclusionary Government; and Staff Development and Training.

Ms. Quickel stated the proposed FY 2022 non-ad valorem Acme Improvement District assessment is \$230 per unit, with no change to the current year's rate. She said the non-ad valorem Solid Waste assessment is \$171 for curbside per unit and \$121 for container per unit.

Ms. Quickel indicated for the Water & Wastewater user rates have an average monthly bill increase of \$2.37.

Ms. Quickel stated it is the fifth year of the fifteen-year Saddle Trail Park South Improvement District assessment, which is \$1,720.54, with no change from the current year. She indicated the assessment is only for the residents in that area that receive the benefits for those improvements.

Ms. Quickel stated the FY 2022 budget for all funds includes revenues of \$99.7 million and expenditures of \$116.7 million. She said staff is using reserves as planned to balance the budget. She noted that there is no increase in the millage and the ACME non-ad valorem rates.

Ms. Quickel stated for the Acme and Enterprise budgets the revenues are \$35.5 million and expenditures are \$40.2 million. She said staff is using approximately \$9.5 million in reserves.

Ms. Quickel stated the Enterprise Fund Budget changes primarily include Utility Capital Projects, Solid Waste Contract & Related Expenditures and Utility Technology & Ongoing Operating Expenses.

Ms. Quickel stated the FY 2022 Utility Budget is \$31.7 million in total. The FY 2022 Utility expenditures are budgeted at \$24.4 million. The biggest budgeted change is a decrease of \$1,750,000 in Utility Capacity Fees. This is an estimate and varies based on actual development projects. The FY 2022 Utility Budget is \$3.7 million up from the current year and the majority of the increase is from Utility Capital Projects which increased by \$2.5 million. As stated in yesterday's workshop, the total projects is almost \$11.7 million for capital projects.

Ms. Quickel stated the FY 2022 revenues for the Solid Waste Fund are budgeted at \$4.2 million and the increase was based on the new contract that goes into effect December 2021. Solid Waste expenditures total \$6 million and also based on the contract award.

Ms. Quickel stated the budget for the Lake Wellington Professional Centre (LWPC) stands at \$708,500. There is a small decrease in revenues for FY 2022 of approximately \$79,000. She stated the expenditures are budgeted at \$654,583, which is slightly higher than the current year.

Ms. Quickel stated Acme Revenues stand at \$6.2 million, almost the same as the current year. Acme Expenditures stand at \$6.7 million, an increase of \$523,321 from the current year due to increased projects and operating budget increases.

Ms. Quickel stated the Sample Tax Bill shows that the overall increase in Wellington taxes, if the taxable value increases 1.4% would be \$10.00 for a homesteaded property at \$300,000. The impact on a non-homesteaded property is \$15.00. Wellington Taxes and Assessments represent 17% of the total sample tax bill.

Ms. Quickel stated staff is on track with their budget calendar. She said staff would be coming back to Council in September for the public hearings on the proposed budget.

Mayor Gerwig stated she appreciates the work on the Solid Waste budget and asked why staff is using the number of \$300,000 for a property. She stated staff should seek the average cost of a home to use.

Ms. Quickel explained why staff utilized the number.

Mayor Gerwig asked what year is it for the ACME assessment.

Ms. Quickel stated it is the fifth year.

#### Public Hearing

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to open the public hearing.**

**There being no public comments, a motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) to close the public hearing.**

Vice Mayor McGovern inquired about the reason for the \$79,000 decrease in revenues for the LWPC.

Ms. Quickel stated a small number of tenants moved out which was consistent throughout the pandemic. She stated there were a few changes with operating expenditures.

Vice Mayor McGovern asked if any ADA changes are being made to the building.

Ms. Quickel said the building is being maintained. There are no major funds budgeted for the building.

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. AC2021-10 as presented.**

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. AC2021-11 as presented.**

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. R2021-41 as presented.**

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. R2021-42 as presented.**

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. R2021-43 as presented.**

Ms. Quickel thanked Council and said Christine Wadleigh appeared on Zoom and was present for questions.

**B.        21-4569        ORDINANCE NO. 2021-08 (AMENDING THE QUALIFYING PERIOD FOR WELLINGTON'S MARCH, 2022 MUNICIPAL ELECTION)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE DATE FOR THE CANDIDATE QUALIFYING PERIOD FOR WELLINGTON'S 2022 MUNICIPAL ELECTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Ms. Cohen stated this is the second reading of Ordinance No. 2021-08. She indicated the Palm Beach County Supervisor of Elections had asked municipalities to change their qualifying dates to end no later than December 3, 2021. The proposed qualifying period of November 2, 2021 to November 16, 2021 keeps a consistent two week period that does not interfere with holidays. By statute, the Village is allowed to amend the qualifying period. There has been no change since first reading.

#### Public Hearing

**A motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to open the public hearing.**

**There being no public comments, a motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to close the public hearing.**

**A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2021-08 (Amending The Qualifying Period For Wellington's March, 2022 Municipal Election) as presented on second reading.**



**C. 21-4552 ORDINANCE NO. 2021-12 (ARTICLE 6 – ZONING DISTRICTS)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 6, FOR CONSISTENCY WITH THE UPDATES TO THE COMPREHENSIVE PLAN, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings stated that tonight the Council would adopt the update to the Comprehensive Plan. As a result, changes to the Land Use Element required some changes to Land Development Regulations (LDR) Article 6. Article 6 pertains to the zoning districts. Mr. Stillings discussed the purpose of the request and highlighted the most notable changes. The changes are modifications to the Building Height Requirements, modifications to Table 6.2-1, Use Regulations Schedule, modifications to the Supplemental Use Standards for Home Occupations and various formatting, editing, and clarification updates. The Planning, Zoning and Adjustment Board (PZAB) recommended approval at their July 14, 2021 meeting. He indicated that staff recommends approval of the ordinance as presented.

Councilman Napoleone asked if the ordinance had been presented to the Equestrian Preserve Committee.

Mr. Stillings spoke regarding naming changes. He indicated that no standards were changed and briefly discussed the Use Matrix.

Mayor Gerwig asked if other animals besides horses are allowed on farms. She commented regarding the name change and asked if anything was being taken away.

Mr. Stillings stated nothing is being taken away.

Councilman Napoleone asked if the new Use Matrix changes what is allowed currently in the Equestrian Overlay Zoning District (EOZD).

Mr. Stillings replied that it does not. However, staff did see that the commercial recreation had been removed from the Matrix and it is being put back into the regulations.

Vice Mayor McGovern asked if the numbers, limitations and restrictions are the same.

Mr. Stillings stated that what is a permitted use or a conditional use all remained the same.

Mayor Gerwig asked Mr. Stillings to address the changes made to comply with Senate Bill 266.

Mr. Stillings referenced the changes.

Mayor Gerwig asked Ms. Cohen if she reviewed Article 6.

Ms. Cohen stated she reviewed the Article and it complies with state law.

Mayor Gerwig asked that staff maintain a record of the impacts of this.

#### Public Hearing

**A motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously passed (5-0), to open the Public Hearing.**

**There being no public comments, a motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0), to close the Public Hearing.**

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve Ordinance No. 2021-12 (Article 6 – Zoning Districts).**

**D.        21-4553        ORDINANCE        NO.        2021-11        (LWDD-LOTIS        (0.35-ACRE)  
ANNEXATION)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, 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 OWNER; AMENDING SECTION 11 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.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings stated this is an annexation request brought forward by the applicant, Lotis Wellington, LLC. and the Lake Worth Drainage District (LWDD/co-applicant). Mr. Brian Terry, Agent/Insite Studio, Inc. was present on behalf of the applicant to answer any questions from Council. The request is to annex a 0.35-acre, undeveloped, 25-foot wide parcel just to the northeast of the Lotis property, south of the self-storage facility on State Road 7. This is an annexation into Wellington's boundary. Mr. Stillings showed Council a location map of the Lotis property boundary. This meets all of the required findings. The PZAB recommended approval of the request. Staff recommends approval as presented.

Public Hearing

**A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to open the Public Hearing.**

**There being no public comments, a motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.**

**A motion was made by Councilwoman Siskind, seconded by Councilman Drahos, and unanimously passed (5-0), to approve Ordinance No. 2021-11 (LWDD-Lotis (0.35-Acre) Annexation) on first reading.**

**E.        21-4578        ORDINANCE NO. 2021-14 (REPEAL AND REPLACE THE ENTIRE COMPREHENSIVE PLAN (EXCLUDING THE CAPITAL IMPROVEMENTS ELEMENT)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, A COMPREHENSIVE PLAN TEXT AMENDMENT TO REPEAL AND REPLACE WELLINGTON'S COMPREHENSIVE PLAN, IN ITS ENTIRETY, EXCLUDING THE CAPITAL IMPROVEMENTS ELEMENT, INCLUDING ANY ELEMENT MAPS, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Resolution by title.

Mr. Stillings stated this is the Comprehensive Plan Update adoption hearing. The plan is required by Florida Statutes, Chapter 163, Section 163.3177 consisting of various elements that are required and optional. Currently, there are ten elements but it will change to nine as staff has combined two of the elements into one. Each element is framed into goals, objectives and policies, which outline principles and guidelines. Several elements have required maps. The elements are based on relevant and appropriate data including maps or studies as appropriate. Mr. Stillings provided an overview of the history of the Comprehensive Plan and discussed the purpose. He reviewed the update process and provided some of the elements' highlights. Mr. Stillings said staff will transmit this to the Florida State Department of Economic Opportunity (DEO) and it will be brought back as a full package to Council for adoption. He showed Council a slide of the schedule to date. Mr. Stillings indicated that staff recommends approval of the ordinance as presented.

Mayor Gerwig inquired about the Future Land Use Map (FLUM). She asked if the Aero Club Pilot House considered commercial.

Mr. Stillings replied yes. He stated the only things that changed on the map are the names of the land uses, the designations did not change.

Mr. Barnes stated spoke regarding community amenities and land uses.

Councilman Napoleone asked if there have been any changes to any of the elements since they have voted on them.

Vice Mayor McGovern asked if there are new changes for second reading.

Mr. Stillings replied that there have been no changes.

Vice Mayor McGovern stated this is the first major rewrite of the Comprehensive Plan in Wellington's 25-year history.

Councilman Drahos stated Council, the Planning, Zoning and Adjustment Board and the Equestrian Preserve Committee all unanimously approved all of the changes. He commended Mr. Stillings on his work on the Comprehensive Plan.

Councilwoman Siskind stated this was a huge undertaking and another goal was to make the plan clear and concise and remove redundancy for the residents. She stated that has been accomplished. She asked if Article 6 would come back for second reading.

Mr. Stillings replied yes and thanked the Planning Team and all of the departments in the Village.

## Public Hearing

**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to open the Public Hearing.**

### Public Comment:

1. Janna Lhota, attorney with Holland & Knight, speaking on behalf of her client, Victoria McCollough, referenced the Mobility and Equestrian Preserve Elements' provisions that are of concern to Ms. McCullough, who owns properties in the Equestrian Preserve.
2. Michael Whitlow spoke regarding the Equestrian Preserve Element, the widening of roads in the area and the intersection of Pierson Road and South Shore.
3. Carol Coleman stated she is concerned about the widening of roads in the area and feels this will divide the equestrian community.

**There being no public comments, a motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to close the public hearing.**

**A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (5-0) to approve Ordinance No. 2021-14 (Repeal and Replace The Entire Comprehensive Plan (Excluding the Capital Improvements Element)).**

## **9. REGULAR AGENDA**

- A. 21-4491** RESOLUTION NO. 2021-40 (APPROVING AN INCREASE TO THE VILLAGE'S PURCHASING THRESHOLDS FOR FORMAL SOLICITATIONS AND COUNCIL APPROVAL)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AN INCREASE TO THE VILLAGE'S PURCHASING THRESHOLDS FOR FORMAL SOLICITATIONS AND COUNCIL APPROVAL FROM \$25,000 TO \$65,000; AND PROVIDING AN EFFECTIVE DATE. **(THIS ITEM FORMERLY ITEM 7D)**

Mr. Barnes introduced the item.

Mr. De La Vega stated staff is seeking approval to increase the purchasing thresholds. He explained what a purchasing threshold is and provided the history of the purchasing thresholds in 1999, 2004 and 2014. In addition, he indicated there has been a significant increase in the cost of materials and commodities. Mr. De La Vega stated the material costs would remain elevated through the rest of 2021 and 2022. This impacts the Village's bids and bid thresholds. He reviewed a slide of Palm Beach County Municipalities that staff surveyed regarding their purchasing thresholds. Mr. De La Vega referenced Florida Statutes Chapter 287, Section 287.017 that established purchasing categories and requirements for each threshold. He said

staff is desirous of Category 3 - \$65,000. He detailed what that category requires for a contract for commodities and services. He discussed the purchasing approval levels.

Mayor Gerwig asked what "RLI" means.

Mr. De La Vega stated it means "Request for Letter of Interest" and staff rarely uses this.

Councilman Napoleone asked if Council changes the \$65,000 to a different number would the same procedures be followed.

Mr. De La Vega stated correct. The same procedures would be followed and the approval levels would not change. He stated staff recommends increasing the purchasing threshold from \$25,000 to \$65,000 for formal solicitations and Council approval.

Vice Mayor McGovern inquired about the list of other municipalities and the statutory categories. He asked why the Village is not using a formula similar to the Jupiter formula. He said the numbers in both columns do not have to be the same.

Mr. De La Vega stated that the numbers do not have to be same.

Mr. Barnes discussed criteria, levels of approval and sole source.

Councilman Napoleone asked if the higher number for formal solicitations limit the number of people who would bid.

Mr. De La Vega stated no and discussed sealed bid/low bid solicitations.

Mayor Gerwig stated she is comfortable with \$50,000 for both categories and she likes the way the process has worked.

Vice Mayor McGovern stated he thinks a compromise for this is formal solicitations at \$65,000 and Council approval at \$50,000, with a caveat of Council receiving a listing of those contracts that fall between the new area of \$25,000 and \$50,000.

Mr. Barnes stated staff could provide a document to Council that includes vendor, value, etc. and spoke about the process for bids/RFPs.

There was further discussion between Council and staff regarding the process.

Councilman Drahos stated he is fine with \$65,000 and \$50,000 being the numbers.

Vice Mayor McGovern stated he would not like to see the Council approval number double. He asked if there is a benefit to the formal solicitations being at \$65,000.

Mr. De La Vega stated it is important because the cost of a formal solicitation can range from \$5,000 to \$25,000.

Mr. Barnes spoke of some of the projects in terms of solicitations.

Councilman Drahos stated he understands the rationale behind the change.

Mayor Gerwig stated she stills sees value in the process.

Ms. Cohen stated the language will need to be changed in the “Whereas” clause and in Section 2 of the resolution.

**A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (4-1; with Mayor Gerwig dissenting), to approve Resolution No. 2021-40 (Approving an Increase to the Village’s Purchasing Thresholds for Formal Solicitations to \$65,000 and Council Approval to \$50,000) with the necessary modifications to the Resolution.**

**B.        21-4556        AN AMENDMENT TO THE RESTRICTIVE COVENANT BETWEEN  
W&W EQUESTRIAN CLUB, LLC AND WELLINGTON FOR  
WINDING TRAILS (THIS ITEM FORMERLY ITEM 7G)**

Mr. Stillings stated Council approved the Winding Trails project in 2017. As a part of the approval was a condition to the restrictive covenant regarding stalls per lot. He reviewed the proposed restrictive covenant amendment. The request addresses Lots 8 and 9. He showed Council a graphic of the typical layout for the approved site plan and the proposed site plan for Lots 8 and 9.

Vice Mayor McGovern asked if the plan complies with the setbacks in the original Winding Trails approval.

Mr. Stillings replied yes it complies with the exception of the twenty-stall barn. He showed Council a comparison of the typical versus the proposed. Mr. Stillings spoke regarding the landscaping and requirements for the site. He highlighted the lot in relation to the overall development.

Councilman Drahos inquired about the size of the manure bin.

Mr. Stillings stated the bin has to be in an enclosed structure and must meet Best Management Practices (BMP).

Councilman Drahos inquired about the change to the stall rentals proposed in this plan.

Mr. Stillings stated it is four stalls per lot.

Mayor Gerwig stated a person must live in Lakefield to rent the stalls.

Ms. Cohen stated people in Lakefield North and Lakefield South could rent the stalls.

Mayor Gerwig spoke regarding the rings and dressage facility. She said it is unique to be able to provide this open space to the neighborhood.

Mr. Barnes spoke regarding the golf course.

Mayor Gerwig stated the golf course has not been used in a long time; and making this property usable is a worthy effort on the Village's part.

Vice Mayor McGovern stated this increases the amount of open and green space. He spoke regarding the restrictive covenant (Section 4B of the new version). Vice Mayor McGovern stated this is a critical requirement because of the proximity to the homes in Lakefield and Aero Club.

Councilman Drahos stated the reality of the situation is that he does not know that this is an improvement but stated it is a change. He said he is not convinced that the owners who will be near the property would not be affected by this change.

Mr. Donaldson Hearing, Coteleur & Hearing, was present on behalf of the applicant, Ed Casas. He spoke regarding the Winding Trails project and said it is a change for the better. He stated there is a functional issue and Lots 8 and 9 are unique. He described the lots. Mr. Hearing stated Mr. Casas is an expert equestrian who does this all over the country. He said the proposal is a reduction of intensity. Density is per acre that would have occurred otherwise. He explained the number of trips. Mr. Hearing briefly referenced the properties and the efficiencies and reiterated this is appropriate for Lots 8 and 9. He discussed landscape plans and feels they could provide the buffering. He said it is the same number of horses and there are no homes that back up to Lots 8 and 9.

Mayor Gerwig inquired about the overall site plan in relation to the proximity of barns to the lots. She referenced Council's concerns with the original plans.

Councilman Napoleone stated that he previously had the same concerns about putting 20 horses in a single site closer to the residents versus having it split up over the entire two parcels. He said he spoke with the applicant and members of the Equestrian Preserve Committee to obtain their thoughts. He said today he is comfortable with the amendment that would allow the lots to be combined with 20 stalls in one location.

Ms. Cohen stated staff received confirmation that the property owners are consenting to the amendment to the restrictive covenant. She stated that if Council makes a motion to approve the amendment, it should be conditioned upon the receipt of actual written consent forms from the property owners and would need to be recorded with the document.

Vice Mayor McGovern asked if this sets precedential value to any other lot.

Ms. Cohen responded that it would not.

Councilwoman Siskind stated this is less impact than two separate lots and additional requirements and restrictions are still in effect. She said that she sees this as a good site plan.

Councilman Drahos stated he would rather stay with the original concept and he does not agree with this.



**A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (4-1; with Councilman Drahos dissenting), to approve the Amendment to the Restrictive Covenant between W&W Equestrian Club, LLC and Wellington for Winding Trails specific to Lots 8 and 9 only; with the caveat that the Village receives signed approvals from other lot owners in Winding Trails.**

Mr. Stillings stated this would follow a zoning text amendment related to the same combination of lots.

Ms. Cohen stated Council might need to approve an amendment to their Declaration.

Vice Mayor McGovern asked that those items come to Council at the same time.

## **10. PUBLIC FORUM**

Mr. Barnes indicated one public comment card was received.

### Public Comment:

1. John Dever spoke regarding the fields. He said the softball and baseball fields are locked.

## **11. ATTORNEY'S REPORT**

**MS. COHEN:** Ms. Cohen presented the following report:

- Ms. Cohen stated she had no report.

## **12. MANAGER'S REPORT**

**MR. BARNES:** Mr. Barnes presented the following report:

- The Next Regular Council Meeting will be held on Tuesday, August 24, 2021 at 7:00 p.m.
- The Equestrian Properties Workshop was scheduled to be held at the Wellington Community Center on Monday, August 23, 2021 at 3:00 p.m. with Agenda Review to follow immediately. He stated Mr. Bellissimo is asking to postpone the meeting to the following week. Mr. Barnes stated staff would reach out to Council for alternative dates.
- A COVID-19 Testing site will be provided here at no cost to the Village or staff requirements. It will begin on August 23, 2021 and run from 8:00 a.m. to 5:00 p.m., Monday through Friday. Staff is reviewing an earlier start date.
- The President of the Pine Tree Board of Supervisors would like to meet with the Village Manager regarding establishing a relationship with the Village. Mr. Barnes stated the issue regarding the assessment would be discussed.

## **13. COUNCIL REPORTS**

**VICE MAYOR MCGOVERN:** Vice Mayor McGovern presented the following report:

- Vice Mayor McGovern stated that he had a recent bout with COVID and thanked everyone who reached out to him and his family during that time. He said it is wonderful that the Village is getting a testing site again. He encouraged everyone to be vigilant and receive the vaccine. He stated numbers are continuing to rise and everyone has to continue to be smart.
- Vice Mayor McGovern stated children returned to school today. He asked that everyone be patient and follow the ingress and egress plans that have been established. He thanked the teachers and encouraged the students to have a great year.

**COUNCILWOMAN SISKIND:** Councilwoman Siskind presented the following report:

- Councilwoman Siskind commented regarding school and traffic. She said she hopes the students have a great year in school.

**COUNCILMAN DRAHOS:** Councilman Drahos presented the following report:

- Councilman Drahos stated he had no report.

**COUNCILMAN NAPOLEONE:** Councilman Napoleone presented the following report:

- Councilman Napoleone asked everyone to be patient and safe during drop-off and pick-up due to new traffic patterns at the schools. He wished teachers, staff and students good luck and a good school year.

**MAYOR GERWIG:** Mayor Gerwig presented the following report:

- Mayor Gerwig commented regarding schools and COVID Testing and asked if the Village's testing site will allow testing of children.

Mr. Barnes stated staff would find out.

- Mayor Gerwig spoke regarding bulk trash being put out on Paddock Drive. She said she does not believe residents realize that it is not a service point.

Mr. Barnes spoke briefly regarding service points and trash pickup.

#### **14. ADJOURNMENT**

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:56 P.M.

**Approved:**

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**Anne Gerwig, Mayor**

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**Chevelle D. Addie, Village Clerk**