

# Village of Wellington

12300 Forest Hill Blvd  
Wellington, FL 33414



## Action Summary - Final

Monday, November 6, 2023

4:00 PM

Village Hall - Conference Rooms 1E & 1F

## 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**

Mayor Gerwig called the meeting to order at 4:09 p.m.

Council Members in Attendance: Anne Gerwig, Mayor, Michael Napoleone, Vice Mayor, and John McGovern, Councilman.

Council Members Absent: Michael Drahos, Councilman and Tanya Siskind, Councilwoman.

**2. PLEDGE OF ALLEGIANCE**

Mayor Gerwig led the Pledge of Allegiance.

**3. REVIEW OF COUNCIL AGENDA**

Mr. Barnes introduced the agenda for the November 7, 2023 Regular Council Meeting for review. He mentioned the discussion with Ms. Cohen regarding Agenda Item K: Direction on Letter of Interest/Best Final Offer for Wellington Green Park. He said that the item should be pulled if there is consensus by Council to pull it and postpone until after the Attorney-Client Shade Session scheduled for tomorrow. He said that this would allow Council the opportunity to discuss the offer. He said that if there are any people that would like to attend they would know in advance.

Councilman McGovern commented on Council's intention.

Mr. Barnes responded to Councilman McGovern's comment.

Councilman McGovern asked when the item would be brought back to Council.

Mr. Barnes answered a question from Councilman McGovern.

Councilman McGovern mentioned his concerns.

Mr. Barnes responded to Councilman McGovern's concerns.

Vice Mayor Napoleone commented about the postponement of the meeting.

Ms. Cohen said that the meeting will be postponed tentatively to December.

There was consensus to pull and postpone the item.

Mr. Barnes said that Ms. Zembruzski will prepare the notice for postponement to the offers.

**A.**     [23-6181](#)     MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 10, 2023

Mr. Barnes introduced the item. He stated that this was the Council approval of the Minutes of the Regular Wellington Council Meetings of October 10, 2023. He asked Council to provide comments, if any, to the Clerk's Office.

**B.**     [23-6012](#)     AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH STERLING WATER TECHNOLOGIES, LLC FOR THE SUPPLY AND DELIVERY OF LIQUID DISPERSION POLYMER

Mr. Barnes introduced the item. He stated that this was the Authorization to Renew An Existing Contract with Sterling Water Technologies, LLC for the Supply and Delivery of Liquid Dispersion Polymer.

Ms. Panse explained the item. She noted the increase in price.

Mayor Gerwig commented on the bidding.

Ms. Panse responded to Mayor Gerwig's comment.

Councilman McGovern inquired on the bid and price.

Ms. Panse responded to Councilman McGovern's inquiry.

Vice Mayor Napoleone asked about the renewal process.

Ms. Panse responded to Vice Mayor Napoleone's question.

**C.**     [23-6058](#)     AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE WATER TREATMENT PLANT (WTP) CHEMICAL SYSTEM IMPROVEMENTS PROJECT - PHASE II

Mr. Barnes introduced the item. He stated that this was the Authorization to 1) Award a Contract for the Water Treatment Plant (WTP) Chemical System Improvements Project - Phase II and 2) Execute a Task Order for Construction Phase Services for the Water Treatment Plant (WTP) Chemical System Improvements Project Phase II.

Ms. Panse explained the item. She noted that this was a low bid and two bids were received.

Vice Mayor Napoleone asked if this is in the budget for next year.

Ms. Panse answered a question from Vice Mayor Napoleone.

Councilman McGovern asked about the budget amount.

Ms. Panse answered a question from Councilman McGovern.

Councilman McGovern asked about the lifecycle of the project.

Ms. Panse answered a question from Councilman McGovern.

Councilman McGovern asked why is this important to the residents.

Ms. Panse answered a question from Councilman McGovern.

There were comments and discussion regarding the maintenance of the system.

**D.**     [23-6059](#)

AUTHORIZATION TO UTILIZE A SOUTHEAST FLORIDA COOPERATIVE CONTRACT FOR THE PURCHASE AND DELIVERY OF QUICKLIME

Mr. Barnes introduced the item. He stated that this was the Authorization to Utilize a Southeast Florida Cooperative Contract for the Purchase and Delivery of Quicklime.

Ms. Panse explained the item.

Mayor Gerwig asked about the lime reduction.

Ms. Panse answered a question from Mayor Gerwig.

Vice Mayor Napoleone asked about the lime phase out timeline.

Ms. Panse answered a question from Vice Mayor Napoleone.

Councilman McGovern commented on the gradual phase out.

Ms. Panse responded to Councilman McGovern's comment.

Mayor Gerwig commented on the Trane 8.

Ms. Panse responded to comments made by Council.

**E.**     [23-6165](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT, AS A BASIS FOR PRICING, FOR FY 2024 PATHWAY AND SIDEWALK PROJECTS

Mr. Barnes introduced the item. He stated that this was the Authorization to Utilize a Palm Beach County Contract, As A Basis for Pricing, for FY 2024 Pathway and Sidewalk Projects.

Mr. De La Vega explained the item.

Mayor Gerwig asked how the pathways were identified.

Mr. Wagner answered a question from Mayor Gerwig.

Vice Mayor Napoleone asked about the priority order listed.

Councilman McGovern asked who the contract is with.

Mr. Wagner answered a question from Councilman McGovern.

There were comments and discussion regarding the project.

Mayor Gerwig asked if there is a plan for striping.

Mr. Wagner answered a question from Mayor Gerwig.

Councilman McGovern commented on the striping.

Mr. Barnes responded to comments from Councilman McGovern.

**F.**     [23-6170](#)

AUTHORIZATION TO UTILIZE VARIOUS CONTRACTS FOR THE DEMOLITION OF LAKE WELLINGTON PROFESSIONAL CENTER

Mr. Barnes introduced the item. He stated that this was the Authorization to Utilize Various Contracts for the Demolition of Lake Wellington Professional Center.

Mr. Reinsvold explained the item. He showed a PowerPoint presentation of the Lake Wellington Professional Center (LWPC). He noted the demolition cost of \$250,261.61 which includes \$40,000 of owner controlled contingency.

Mayor Gerwig asked if the demolition plan was done in-house.

Mr. Reinsvold answered a question from Mayor Gerwig.

Mr. Reinsvold continued to explain the Project Scope.

Vice Mayor Napoleone inquired about parking.

Mr. Reinsvold responded to Vice Mayor Napoleone's inquiry.

There were comments from Council regarding the space after demolition.

Mr. Barnes noted the request received for a Rotary Clock Tower in the space. He mentioned that staff is continuing to review the request.

Mayor Gerwig asked would it take up the whole space.

Mr. Barnes and Mr. Reinsvold responded to Mayor Gerwig's question.

Mayor Gerwig inquired about the remaining buildings.

Mr. Barnes responded to Mayor Gerwig's inquiry.

There were comments regarding the remaining buildings.

Mayor Gerwig inquired about the sidewalk location.

Mr. Reinsvold responded to Mayor Gerwig's inquiry.

There were comments and discussion regarding the sidewalk.

**G.**     [23-6196](#)

RESOLUTION NO. AC2023-06 (FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU HMGP PROGRAM)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) MITIGATION BUREAU FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE HAZARD MITIGATION GRANT PROGRAM FOR THE VILLAGE OF WELLINGTON PUMP STATION #2 STORMWATER SYSTEM, DRAINAGE-WIND RETROFIT-GENERATOR PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. AC2023-06 (Florida Division of Emergency Management (FDEM) Mitigation Bureau HMGP Program).

Ms. Quickel explained the item. She noted the funding amount of \$82,581.75.

Councilman McGovern asked if this is for acceptance of funding.

Ms. Quickel answered a question from Councilman McGovern.

Mayor Gerwig asked how much is the Village spending.

Councilman McGovern asked how many phases there are.

Ms. Quickel answered questions from Mayor Gerwig and Councilman McGovern.

Mayor Gerwig asked about the coverage.

Councilman McGovern asked if there will be additional grant funding.

Ms. Quickel answered a question from Councilman McGovern.

H. [23-6163](#)

ORDINANCE NO. 2023-13 (VACATION RENTALS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, MODIFYING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY AMENDING VACATION RENTALS IN TABLE 6.2-1: USE REGULATIONS SCHEDULE AS A SPECIAL USE; AMENDING SEC.6.2.2.A BY AMENDING SUPPLEMENTARY REGULATIONS FOR VACATION RENTALS; CREATING SUSPENSION AND REVOCATION PROVISIONS, AND ESTABLISHING A SPECIAL USE PERMIT REQUIREMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2023-13 (Vacation Rentals Zoning Text Amendment).

Mr. Stillings explained the item. He said that there will be a full presentation at tomorrow night's meeting.

Mayor Gerwig asked what is the difference between a seasonal rental and a vacation rental.

Mr. Stillings answered a question from Mayor Gerwig.

Mayor Gerwig inquired if seasonal rentals are turning into vacation

rentals.

Mr. Stillings responded to Mayor Gerwig's inquiry.

Vice Mayor Napoleone asked if there is a definition for seasonal rentals.

Ms. Cohen said that she does not believe that season rentals are defined in the Code.

Mr. Stillings said that they are referred to as seasonal rentals as they are not vacation rentals and they are not annual.

Mayor Gerwig said that she would like for staff to review if corporate owners are renting during the season and then renting in the off season as vacation rentals.

There were comments and discussion regarding the vacation rental and registration.

Councilman McGovern asked Ms. Cohen if the Village is within the statutory purview.

Ms. Cohen said that there is no prohibition against it.

Councilman McGovern commented his concerns about the Village's inability to enforce and the ability to inform people that they will have to do this.

Mr. Stillings responded to Councilman McGovern's comment.

Ms. Cohen discussed certain violations like parking being cited by the citation method without first having to give a warning.

Mr. Barnes mentioned that there is a service to identify the actual locations. He said that staff will continue to track the locations to make sure that they are registered. The Village will coordinate with the Palm Beach County Sheriff's Office (PBSO) for enforcement.

There were comments and discussion regarding enforcement, registration and the keeping the residents and representatives of the rentals updated.

- I. [23-6146](#) ORDINANCE NO. 2023-14 (MULTIPLE USE PLANNED DEVELOPMENT ZONING TEXT AMENDMENT)  
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,



AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2023-0002-ZTA) TO MODIFY THE STANDARDS FOR MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT IN ARTICLE 6, SECTION 6.5.6, TO INCLUDE CONSERVATION AS A PERMITTED USE TYPE, AND TO AMEND THE MAXIMUM PERCENTAGE ALLOWED FOR A SINGLE USE WITHIN A MUPD, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2023-14 (Multiple Use Planned Development Zoning Text Amendment).

Mr. Stillings explained the item. He noted that there will be a full presentation at tomorrow night's meeting. He said that the applicant will be present. He mentioned the tiered table listed on page 199 that lists the maximum percentage of a single use.

Mayor Gerwig asked if the applicant will present at tomorrow night's meeting.

Mr. Stillings answered a question from Mayor Gerwig.

J. [23-6109](#)

ORDINANCE NO. 2023-15 (CHANGES TO CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS OF WELLINGTON CODE OF ORDINANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL RELATING TO BUILDING CODES AND THE ADOPTION OF THE FLORIDA BUILDING CODE 8th EDITION (2023) AS REQUIRED BY STATE STATUTE; ADOPTING A LOCAL ADMINISTRATION SECTION AS PROVIDED FOR IN THE STATE BUILDING CODE BASED UPON THE BUILDING CODE ADVISORY BOARD OF PALM BEACH COUNTY MODEL AND BUILDING OFFICIALS ASSOCIATION OF FLORIDA MODEL; AMENDING SEC. 5-1 REGARDING THE ADOPTION OF THE GROUP OF CODES KNOWN AS FLORIDA BUILDING CODE 8th EDITION (2023), INCLUDING THE: BUILDING, RESIDENTIAL, EXISTING BUILDING, ACCESSIBILITY, MECHANICAL, PLUMBING, FUEL GAS, ENERGY, NATIONAL ELECTRICAL CODE, THE FLORIDA FIRE PREVENTION CODE AS AMENDED BY PALM BEACH COUNTY, INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING AND READOPTING SEC. 5-2, WELLINGTON BUILDING CODE ADMINISTRATIVE CODE, IN ITS ENTIRETY; AMENDING SEC. 5-3 AMENDMENTS TO THE FLORIDA BUILDING CODE TO REFERENCE THE CHANGED SECTION REFERENCES OF THE STATE BUILDING CODE AND ADOPTING WINDSPEED MAPS;

PROVIDING FOR CODIFICATION; PROVIDING AN ADOPTION DATE; PROVIDING A CONFLICTS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2023-15 (Changes to Chapter 5 Buildings and Building Regulations of Wellington Code of Ordinances).

Mr. Tomasik explained the item. He noted that the new Code will take effect December 31, 2023. He mentioned the Code changes listed on page 219 and the streamlining of Fire Alarm permits listed on page 234. He noted that the Legislature comes up with new codes each year.

Mayor Gerwig asked about fire sprinklers.

Mr. Tomasik answered a question from Mayor Gerwig.

There were comments and discussion about the fire alarm permits, application process and changes.

Mr. Tomasik further explained the item. He noted the changes to the Design Professional listed on page 246 and updated Maps listed on page 274.

Mayor Gerwig asked about the maps.

Mr. Tomasik answered a question from Mayor Gerwig.

Councilman McGovern commented that the Village has to do this.

Ms. Cohen asked Mr. Tomasik if the language in Section 5 of the Ordinance should be revised to reflect the approval date effective upon the State rather than immediately upon adoption by Council.

Mr. Tomasik said to leave it effective upon December 31, 2023. He explained the next steps after the approval.

Ms. Cohen advised that the language should be changed to reflect the effective date of December 31, 2023.

Mr. Tomasik said that he will update the section.

**K.**     [23-6184](#)

DIRECTION ON LETTER OF INTEREST/BEST AND FINAL OFFER FOR WELLINGTON GREEN PARK AND AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR WELLINGTON GREEN PARK

Mr. Barnes noted that this item has been postponed.

**4. WORKSHOP**

**5. ATTORNEY'S COMMENTS**

Ms. Cohen noted the memo sent to Council regarding properties owned by CorePoint. She said that she is seeking consensus from Council at tomorrow night's meeting with respect to try to negotiate or acquire the properties.

Mayor Gerwig asked Ms. Cohen to redistribute the memo to Council.

Ms. Cohen advised that CorePoint is agreeable to convey the property for the cost to pay taxes plus their legal fees.

There were comments and discussion regarding the properties.

Councilman McGovern asked who the properties would go to.

Ms. Cohen responded the properties would go to the Acme Improvement District.

Councilman McGovern asked Ms. Cohen if the similar tax deed issue is being monitored with Big Blue.

Ms. Cohen answered a question from Councilman McGovern.

**6. MANAGER COMMENTS**

Mr. Barnes mentioned that Civics 101 will be held in the Council Chambers.

**7. COUNCIL COMMENTS**

None.

**8. ADJOURN**

There being no further business to discuss with Council, the meeting was adjourned at 5:01 p.m.