

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, October 25, 2021

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

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

1. CALL TO ORDER

Mayor Gerwig called the meeting to order at 4:00 p.m.

Council Members in Attendance: Anne Gerwig, Mayor; John McGovern, Vice Mayor; Michael Drahos, Councilman; Michael Napoleone, 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 October 26, 2021 meeting for review.

A. [21-4703](#) PRESENTATION OF 2021 WELLINGTON TOP COP AND TOP FIREFIGHTER AWARDS

Mr. Barnes introduced the item. He said that this is the Approval of the Public Safety Committee Recommendations for the 2021 Wellington Top Cop and Top Firefighter. He said that the Palm Beach Sheriff's Office and the Palm Beach County Fire Rescue will be in attendance.

Ms. Coates explained the item. She also introduced the Council to the new Wellington contact for Fire Rescue, District Chief Philip Olavarria.

Chief Olavarria addressed the Council and the Council welcomed him.

B. [21-4760](#) TEMPLE BETH TORAH CHECK PRESENTATION

Mr. Barnes introduced the item. He said that this was the Presentation of a Check from Temple Beth Torah. He explained the reasoning for the donation.

C. [21-4753](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 12, 2021

Mr. Barnes introduced the item. He said that this was the Council Approval of the Minutes of the Regular Wellington Council Meeting of October 12, 2021. He suggested that if there were any comments to provide those to the Clerk.

D. [21-4755](#) AUTHORIZATION TO AMEND AN EXISTING CONTRACT TO ADD ADDITIONAL CONSULTING SERVICES FOR PHASE II OF THE TOWN CENTER PROJECT

Mr. Barnes introduced the item. He said that this is the Authorization to Amend an Existing Contract with Urban Design Studio, LLC to Add Additional Consulting Services for Phase II of the Town Center Project.

Mr. O'Dell explained the item. He answered questions from Mayor Gerwig and Vice Mayor McGovern regarding the state of the plan and the scope of the plan. Mr. O'Dell mentioned he would provide a site plan update to Council.

E. [21-4731](#)

ORDINANCE NO. 2021-17 (ADOPTING THE PRIVATE PROPERTY RIGHTS ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this is the Approval of Ordinance No. 2021-17 Adopting the Private Property Rights Element of Wellington's Comprehensive Plan.

Mr. Stillings explained the item. He mentioned there would be a full presentation at the next meeting.

F. [21-4732](#)

ORDINANCE NO. 2021-21 (FY 2021/2022 ANNUAL CAPITAL IMPROVEMENT ELEMENT UPDATE OF WELLINGTON'S COMPREHENSIVE PLAN)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, UPDATING THE WELLINGTON COMPREHENSIVE PLAN BY INCORPORATING THE ANNUAL REVIEW AND REVISIONS TO THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT THE 2021/2022 THROUGH 2026/2027 FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR LEVEL OF SERVICE PROJECTS; UPDATING POLICY CI 1.2.5 TO ADOPT THE SCHOOL DISTRICT OF PALM BEACH COUNTY'S FISCAL YEAR 2021/2022 10-YEAR CAPITAL IMPROVEMENTS SCHEDULE BY REFERENCE; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Stillings explained this item, which is the Approval of Ordinance No. 2021-21 Updating Table CI-1, Wellington Capital Improvement Plan 5 Years Level of Service Projects, and Policy CI 1.2.5 Which Adopts the School District of Palm Beach County's 10-Year Capital Improvements Schedule by Reference, of the Capital Improvement (CI) Element of

Wellington's Comprehensive Plan.

Mr. Stillings stated that he would also have a full presentation on this item at the next meeting.

G. [21-4734](#)

ORDINANCE NO. 2021-15 (LWDD-LOTIS (0.35-ACRE) 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 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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.

Mr. Stillings mentioned that this item and the next two are all connected. This item is the Approval of Ordinance No. 2021-15, a Comprehensive Plan Amendment (CPA) to Amend the Future Land Use Map (FLUM) Designation of a 0.35-acre (+/-) parcel from PBC Low Residential (LR-2) to Mixed Use (MU).

He stated that he would have a full presentation on all three items - the land use, the rezoning and the abandonment.

H. [21-4737](#)

ORDINANCE NO. 2021-16 (LWDD-LOTIS (0.35-ACRE) REZONING)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0001-REZ) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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.

Mr. Stillings discussed this item, Approval of Ordinance No. 2021-16, a Rezoning to Amend the Zoning Map Designation of a 0.35-acre (+/-) parcel from PBC Agricultural Residential to Multiple Use Planned Development (MUPD), in the previous item.

I. [21-4741](#) RESOLUTION NO. R2021-62 (LWDD-LOTIS WELLINGTON VACATION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, TO ABANDON THE ROAD EASEMENT AND ALL RIGHTS OF THE VILLAGE OF WELLINGTON FOR 0.35-ACRE OF THE 25-FOOT WIDE ROAD EASEMENT LYING NORTH OF TRACTS 13 AND SOUTH OF TRACT 12 BLOCK 18, AS DEDICATED ON PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings discussed this item, Approval of Resolution No. R2021-48, a Conditional Use (CU) Approval to Allow a Type 2A Congregate Living Facility (CLF), with the previous two items.

J. [21-4751](#) RESOLUTION NO. R2021-48 (VALERIE'S PLACE TYPE 2A CLF)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He mentioned that Mr. Stillings would discuss the next item of Approval of Resolution No. R2021-48, a Conditional Use (CU) Approval to Allow a Type 2A Congregate Living Facility (CLF).

Mr. Stillings explained the item and that the applicant has asked for another continuance. He answered several Council questions including why they want the continuance and the process of doing so or not doing so.

K. [21-4752](#) ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6 TO ESTABLISH A CONSISTENT APPEARANCE OF HEDGES AND FENCES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He said that this is the Approval of Ordinance No. 2021-18 to Amend Section 6.4.1.A.5 of Wellington's LDR to Modify the Regulations Related to Fences, Walls, and Hedges Along Thoroughfares and Throughout Wellington.

Mr. O'Dell provided a handout to the Council and mentioned that he had a presentation to give at the next meeting as well. He discussed the changes that were made. He presented a powerpoint slide that displayed the approved fence types and materials.

There was discussion on the program to give some help to those that may have financial difficulties in complying with the proposed code.

Mr. Barnes informed Council that there would be an upcoming workshop on the consideration of revising the Village's color palette after a review from ARB. There was discussion on the current code and allowance of certain colors.

Mr. Stillings explained the color palette and the challenges that have been encountered. He answered the Council's questions including base and accent colors as well as time frame of when they can expect to address the palette issues.

L. [21-4759](#)

RESOLUTION NO. R2021-65 APROVING PURCHASE AND SALE AGREEMENT FOR 4001 FLYING COW ROAD, PARCEL ID# 73-40-44-24-00-000-1070, 160TH AVENUE NORTH, WELLINGTON, FL TO EXPAND AND ENHANCE THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS HABITAT.

RESOLUTION NO. 2021-65 (APPROVAL OF PURCHASE AND SALE AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO APPROVE THE PURCHASE AND SALE AGREEMENT FOR 4001 FLYING COW ROAD, PARCEL ID# 73-40-44-24-00-000-1070, 160TH AVENUE NORTH, WELLINGTON, FL TO EXPAND AND ENHANCE THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE

MARJORY STONEMAN DOUGLAS HABITAT; AUTHORIZING THE MAYOR OR VICE MAYOR, VILLAGE MANAGER, AND VILLAGE CLERK TO EXECUTE THE PURCHASE AND SALE AGREEMENT, INCLUDING ANY REVISION TO INCLUDE REVERTER LANGUAGE REQUIRED BY LAW, AND TO EXECUTE ALL NECESSARY CLOSING DOCUMENTS, AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He said that this is the Approval of Resolution No. 2021-65 Authorizing the Mayor or Vice Mayor, Village Manager and Village Clerk to Sign the Purchase and Sale Agreement, Including Any Revision to Include Reverter Language Required by Law, and to Execute All Documents Incident to Closing, for 4001 Flying Cow Road, Parcel ID# 73-40-44-24-00-000-1070, 160th Avenue North, Wellington, FL to Expand and Enhance the Wellington Environmental Preserve at the Marjory Stoneman Douglas Habitat.

Ms. Quickel explained the item and mentioned the handout that she provided to Council. She answered a few questions from Council including when the proposed reverter agreement would be available.

4. WORKSHOP

5. ATTORNEY'S COMMENTS

None.

6. MANAGER COMMENTS

Mr. Barnes reminded the Council about the Civics 101 via Zoom at 5:30 pm that day. He explained that there is a new process for it.

Mr. Barnes reminded the Council that the Treasure Coast Regional Planning Council (TCRPC) Workshop regarding the State Route 7 Corridor Study would be held at 4:00 p.m. tomorrow prior to the Council Meeting.

7. COUNCIL COMMENTS

Councilman Drahos apologized that he would not be able to attend the next meeting due to an unavoidable work situation.

8. ADJOURN

There being no further business to discuss with Council, the meeting adjourned at 4:55 pm.