

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Meeting Agenda - Final**

**Tuesday, February 13, 2024**

**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**

*Father Steven Thomas retired Rector of St. David's in the Pines Episcopal Church*

**4. APPROVAL OF AGENDA****5. PRESENTATIONS AND PROCLAMATIONS**

**A. [24-6336](#) PRESENTATION BY THE JEWISH WOMEN'S FEDERATION ON  
HUMAN TRAFFICKING AWARENESS**

*A presentation by a representative of the Jewish Women's Federation on human trafficking awareness.*

**6. CONSENT AGENDA**

**A. [24-6315](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF  
JANUARY 16, 2024 AND MINUTES OF THE ACME LANDOWNERS  
MEETING OF JANUARY 16, 2024**

*Council approval of the Minutes of the Regular Wellington Council Meeting of January 16, 2024 and ACME Landowners Meeting of January 16, 2024.*

**B. [23-6010](#) AUTHORIZATION TO AWARD A CONTRACT FOR ON-DEMAND  
RIDESHARE TRANSPORTATION SERVICES**

*Authorization to award a contract to Beefree, LLC. DBA Freebee for on-demand rideshare transportation services in the amount of approximately \$210,462.72 annually.*

**C. [23-6173](#) AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A  
BASIS FOR PRICING, WITH UNIFIRST CORPORATION FOR UNIFORMS  
AND RELATED PRODUCTS AND SERVICES**

*Authorization to utilize Sourcewell contract #040920-UFC, as a basis for pricing, with UniFirst Corporation, for uniforms and related products and services, in the amount of approximately \$80,000.00 annually.*

**D. [23-6177](#) AUTHORIZATION TO AWARD A CONTRACT FOR THE C-9 CANAL  
AND RETENTION EXPANSION PROJECT**

*Authorization to award a contract for the C-9 Canal and Retention Expansion Project to H & J Contracting, Inc. in the amount of \$919,449. Authorization to enter into a right of way consent agreement with Florida Power and Light.*

- E. [24-6318](#) AUTHORIZATION TO UTILIZE A CITY OF BEVERLY HILLS AGREEMENT WITH E SOURCE COMPANIES, LLC, AS A BASIS FOR PRICING, FOR ADVANCED METERING INFRASTRUCTURE (AMI) PROCUREMENT, IMPLEMENTATION PLANNING, AND PROGRAM MANAGEMENT CONSULTING SERVICES

*Authorization to utilize City of Beverly Hills, California Agreement No. 373-23, as a basis for pricing, for Advanced Metering Infrastructure (AMI) Procurement, Implementation Planning, and Program Management Consulting Services (Phase 1 and 2 only) in the amount of approximately \$206,624.00.*

- F. [24-6320](#) AUTHORIZATION TO REAPPOINT CODE COMPLIANCE SPECIAL MAGISTRATES: MICHAEL POSNER AND HOLLIE HAWN

*Authorization to reappoint two Special Magistrates for another two-year term and provide direction regarding pending vacancy by Mr. Fumero in September 2024.*

- G. [24-6337](#) AUTHORIZATION TO AMEND AN EXISTING PURCHASE ORDER FOR THE LICENSE PLATE READER (LPR) UPGRADE

*Authorization to amend an existing Purchase Order with ER Tech Systems Group Inc. for the License Plate Reader (LPR) Upgrade.*

- H. [24-6342](#) RATIFICATION OF EMERGENCY PURCHASE ORDERS ISSUED FOR THE WATER TREATMENT PLANT POWER FAILURE

*Ratification of emergency purchase orders issued to various vendors for the Water Treatment Plant 4160V Feed Failure to M1 in the amount \$191,862.00.*

- I. [24-6340](#) RESOLUTION NO. AC2024-01 (SOLID WASTE AUTHORITY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT FOR THE VILLAGE OF WELLINGTON OLD LITTLE RANCHES BRIDGE DEMOLITION PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT PROGRAM FOR THE VILLAGE OF WELLINGTON OLD LITTLE RANCHES BRIDGE DEMOLITION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

- B. RESOLUTION NO. AC2024-02 (BUDGET AMENDMENT FOR SOLID WASTE AUTHORITY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT AND PROJECT COSTS FOR THE VILLAGE OF WELLINGTON OLD LITTLE RANCHES BRIDGE DEMOLITION PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2023-2024 GOVERNMENTAL CAPITAL FUND BUDGET FOR SOLID WASTE AUTHORITY BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP GRANT AWARDED FOR THE VILLAGE OF WELLINGTON OLD LITTLE RANCHES BRIDGE DEMOLITION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. AC2024-01 authorizing the Mayor to enter into an agreement with the Solid Waste Authority for the Blighted and Distressed Property Clean-Up Program Grant, and Resolution No. AC2024-02 Budget Amendment for \$162,260 in grant monies and \$300,000 as Wellington's match amending the Fiscal Year 2023-2024 Governmental Capital Fund ACME Surface Water System Rehabilitation Project budget for Old Little Ranches Bridge Demolition project revenue and expenditures.*

- J. [24-6345](#) RESOLUTION NO. R2024-09 (FOR USDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY INFLATION REDUCTION ACT PROGRAM GRANT FOR THE WELLINGTON ENVIRONMENTAL PRESERVE EXPANSION PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL RATIFYING THE DEPUTY VILLAGE MANAGER'S EXECUTION OF A SUB-AWARD AGREEMENT WITH THE NATIONAL ARBOR DAY FOUNDATION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE USDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE EXPANSION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. R2024-10 (BUDGET AMENDMENT FOR THE USDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY PROGRAM GRANT FOR THE WELLINGTON ENVIRONMENTAL PRESERVE EXPANSION PROJECT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2023-2024 GOVERNMENTAL CAPITAL FUND BUDGET FOR THE USDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY PROGRAM GRANT AWARDED FOR THE VILLAGE OF WELLINGTON ENVIRONMENTAL PRESERVE EXPANSION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Resolution No. R2024-09 ratifying the Deputy Village Manager's execution of a sub-award agreement with the National Arbor Day Foundation for the purpose of receiving a grant under provisions of the U. S. Department of Agriculture (USDA) Forest Service Urban and Community Forestry Inflation Reduction Act Program Grant Fund, and Resolution No. R2024-10 Budget Amendment for \$747,500 in grant monies amending the Fiscal Year 2023-2024 Capital Fund for the Wellington Environmental Preserve Expansion project revenue and expenditures.*

- K. [24-6350](#) RESOLUTION NO. 2024-11 (FORM 6 DISCLOSURES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING A DECLARATION THAT THE PROVISIONS OF SECTION 112.144(1)(d), FLORIDA STATUTES THAT REQUIRE MUNICIPAL ELECTED OFFICIALS TO FILE FORM 6 FINANCIAL DISCLOSURE FORMS IS UNCONSTITUTIONAL AND INVALID, AND PROVIDING FOR AN EFFECTIVE DATE.

*Approval of Resolution No. R2024-11 authorizing participation in a lawsuit seeking declaratory and injunctive relief relating to the statutory requirement for municipal elected officials to file a Form 6 Financial Disclosure.*

**7. PUBLIC HEARINGS****A. [24-6339](#) 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.

*To amend Article 6 of Wellington's Land Development Regulations (LDR) by amending Vacation Rentals in Table 6.2-1: Use Regulations Schedule as a Special Use, amending Sections 6.2.2.A - supplementary standards for vacation rentals, and creating suspension and revocation provisions.*

*Vacation, or short-term, rentals continue to increase in popularity. In response to the increasing numbers of vacation rentals in Wellington and some of the associated issues being reported, Wellington adopted Ordinance No. 2020-11. This Ordinance established supplemental standards for vacation rentals. Certain impacts to adjacent property owners and neighborhoods have increased prompting the Village Council to direct the drafting of additional standards and enforcement provisions for consideration.*

**B.     [24-6314](#)     ORDINANCE NO. 2023-17 (SOUTHERN BOULEVARD ANNEXATION)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ANNEXING, PURSUANT TO A PETITION FOR INVOLUNTARY ANNEXATION, CERTAIN REAL PROPERTY COMPRISED OF 257.9+/- ACRES LOCATED ON THE NORTH SIDE OF STATE ROAD 80 ADJACENT TO THE WESTERN BOUNDARY OF THE TOWN OF LOXAHATCHEE GROVES AND EXTENDING WESTERLY APPROXIMATELY 0.65 MILES, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED HEREIN; 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 SECTION 171.044, FLORIDA STATUTES; APPROVING A BALLOT SUMMARY AND BALLOT QUESTION FOR THE ELECTORS WITHIN THE PROPOSED ANNEXATION AREA; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2023-17 to annex the referenced property, thereby amending Wellington's municipal boundaries.*

**C.     [24-6352](#)     ORDINANCE NO. 2024-03 (DESIGNATING THE PALM BEACH COUNTY CANVASSING BOARD AS THE VILLAGE CANVASSING BOARD FOR THE MARCH 19, 2024 WELLINGTON MUNICIPAL ELECTION)**

AN ORDINANCE OF WELLINGTON'S COUNCIL DESIGNATING THE PALM BEACH COUNTY CANVASSING BOARD TO SERVE AS THE VILLAGE CANVASSING BOARD FOR THE MARCH 19, 2024 WELLINGTON MUNICIPAL ELECTION AND ANY REQUIRED RUNOFF ELECTION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Approval of Ordinance No. 2024-03 designating the Palm Beach County Canvassing Board as the Village Canvassing Board for the March 19, 2024 Wellington Municipal Election and any required runoff election.*

**8.     REGULAR AGENDA****A.     [24-6353](#)     APPROVAL OF SETTLEMENT AGREEMENT WITH BREFRANK, INC**

*Approval of Settlement Agreement with Brefrank, Inc., including the Purchase and Sale Agreement for the 10-acre civic site located on Forest Hill Blvd.*

**B.     [23-6269](#)     DIRECTION ON THE SALE AND DEVELOPMENT OF THE K-PARK SITE**

*Direction on the Sale and Development of the K-Park site.*

**9.     PUBLIC FORUM**

**A.     [24-6356](#)     PUBLIC FORUM REQUESTS – ALINA ARMAS AND CAROLE HOYDICK**

*Requests from Alina Armas and Carole Hoydick to give presentations regarding the latest additions and revisions made to the Short Term Rental ordinance.*

**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.*