

ORDINANCE NO. 2015 – 14

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, PROPOSING THE VOLUNTARY ANNEXATION (PETITION NUMBER 15-80 / 2015 - 42 ANX 1) OF REAL PROPERTY COMPRISING OF 10.5 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY .5 MILES NORTH OF FOREST HILL BOULEVARD IN PALM BEACH COUNTY, FLORIDA, KNOWN AS THE "VILLAGE PROFESSIONAL PARK," MORE PARTICULARLY 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.

**WHEREAS**, the Village Council of the Village of Wellington, Florida, has received a written petition from the owner of real property, hereinafter described, who desires that said real property be annexed into the Village of Wellington, Florida, pursuant to the provisions of Section 171.044, Florida Statutes; and

**WHEREAS**, the Village Council of the Village of Wellington finds that the written petition for voluntary annexation filed with the Village bears the signature of the owner (Village Professional Park, LLC) of the real property; and

**WHEREAS**, it is determined that the area to be annexed does not have any registered electors, a vote of electors of the area proposed to be annexed is not required; and

**WHEREAS**, the subject real property is currently in unincorporated Palm Beach County with a Zoning designation of Public Ownership (PO) and Future Land Use designation of Low Residential, 2 units per acre (LR-2); and

**WHEREAS**, the subject real property is in the future annexation area of the Village of Wellington, is contiguous land to the municipal limits of the Village, is not irregular in shape and annexation will not result in the creation of an enclave; and

**WHEREAS**, the Palm Beach County Board of County Commissioners sold the subject real property to the current owner and required annexation into the municipal boundary of the

1 Village of Wellington per the Executed Sales Agreement made February 3, 2015; and  
2

3 **WHEREAS**, it is the opinion of the Village Council that it is in the best public interests  
4 that the real property described herein be annexed into the Village of Wellington boundaries.  
5

6 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**  
7 **FLORIDA, THAT:**  
8

9 **SECTION 1:** The real property consisting of 10.5 acres, more or less, legally described  
10 as set forth in Exhibit 1 and located in unincorporated Palm Beach County, as indicated on the  
11 Location Map in Exhibit 2, being the subject of the aforesaid petition for voluntary annexation  
12 filed pursuant to Section 171.044, Florida Statutes, is hereby annexed into the Village of  
13 Wellington, Florida.  
14

15 **SECTION 2:** Section 11 of the Village Charter, entitled "Land Description," is hereby  
16 amended to reflect the property annexed into the Village of Wellington by this Ordinance.  
17

18 **SECTION 3:** The Village Manager is hereby directed to do all things necessary to  
19 effectuate this annexation.  
20

21 **SECTION 4:** The Village Clerk is hereby is hereby directed to file a copy of this  
22 Ordinance with the Clerk of the Circuit Court, Palm Beach County, the Chief Administrative  
23 Officer of Palm Beach County, and the Department of State within seven (7) days of the  
24 adoption of this Ordinance.  
25

26 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this  
27 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall  
28 not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the  
29 part to be declared invalid.  
30

31 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of this  
32 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington  
33 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this  
34 Ordinance shall prevail to the extent of such conflict.  
35

36 **SECTION 7:** This Ordinance shall become effective immediately upon adoption of the  
37 Village Council following second reading.  
38

39 (The remainder of this page left intentionally blank)  
40

1 **PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015, on first reading.  
2  
3

4 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015, on second and final reading.  
5  
6

7 **WELLINGTON**

8 **FOR**

9 **AGAINST**

10 BY: \_\_\_\_\_

11 Bob Margolis, Mayor

12 \_\_\_\_\_

13 John Greene, Vice Mayor

14 \_\_\_\_\_

15 Matt Willhite, Councilman

16 \_\_\_\_\_

17 Anne Gerwig, Councilwoman

18 \_\_\_\_\_

19 John T. McGovern, Councilman  
20  
21  
22  
23  
24  
25

26 **ATTEST:**

27  
28 BY: \_\_\_\_\_

29 Awilda Rodriguez, Village Clerk  
30  
31

32  
33 **APPROVED AS TO FORM AND**  
34 **LEGAL SUFFICIENCY**  
35

36  
37 BY: \_\_\_\_\_

38 Laurie Cohen, Village Attorney

Exhibit 1

LEGAL DESCRIPTION:

TRACT 11, BLOCK 18, PALM BEACH COUNTY FARMS COMPANY PLAT NO. 3, AS  
RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA. THE ABOVE BEING THE REAL PROPERTY DESCRIBED  
UNDER TAX CERTIFICATE NUMBER 817, IN THE TAX DEED RECORDED IN DEED BOOK  
987, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.5 ACRES,  
MORE OR LESS

1  
2

Exhibit 2  
Location Map



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