

Southern Boulevard Properties

Annexation Application

Justification Statement

The purpose of this application is to bring 257.97 acres of land located on the north side of Southern Blvd. (S.R. 80) into the incorporated boundaries of the Village of Wellington by way of an involuntary annexation action. The subject property is located on the north side of Southern Boulevard and the east and west sides of Seminole Pratt Whitney Road (and includes that right-of-way between Southern Boulevard and East Harlena Drive). The annexation area extends easterly approximately 0.46 mile and westerly approximately 0.16 mile from the Southern Blvd./Seminole Pratt Whitney intersection. It consists of thirty-eight (38) individual properties ranging in size from approximately five (5) acres each to approximately 64 acres, most of which are a part of an unrecorded subdivision known as Entrada Acres; plus, the Seminole Pratt Whitney Road right-of-way. The individual properties add up to 249.7 acres and the Seminole Pratt Whitney right of way within the annexation boundary is approximately 8.3 acres. The property is currently within the unincorporated area of Palm Beach County, but is adjacent to Wellington along its entire southern boundary (approximately 3,350 feet). Most of the properties in Entrada Acres are currently being used for various commercial purposes. There are approximately 10 commercial nurseries, 3 churches, 4 Equestrian farms and 2 lots that are owned by Palm Beach County that are occupied by a drainage lake. Approximately 8 properties appear to be strictly residential use and 10 properties are vacant. More than 150 acres of the subject site have been approved for commercial development and other nonresidential uses by Palm Beach County over the past several years. Further, lands to the east and west of the subject property have been approved and developed for urban level development types of uses and intensities. Property adjacent to the east is occupied by a farm property, go cart track and paintball facility located in the Town of Loxahatchee Groves, Palm Beach State College's western campus and a Publix shopping center. Property located adjacent to the west is a rural subdivision (Fox Trail) but land to the west of that is currently under consideration for a commercial/residential development. That application proposes to change the County Future Land Use Atlas designation from a rural residential land use designation to LR-2 (Low Residential, 2 units per acre). The project proposes 534 dwelling units and 47,000 square feet of retail and office space on 446 acres. The application was transmitted to the State for review in October 2023. Next west is the Arden PUD, which is approved for residential development at approximately 2 units per acre.

This request complies with all of the relevant requirements of the Village of Wellington and requirements set forth in Sections 171.011- 171.094, Florida Statutes, as follows:

Contiguity, compactness and shape: The proposed annexation is a grouping of Thirty-Eight (38) contiguous properties individually and collectively forming a regular shape (rectangular) that is physically adjacent to Wellington on one entire side (south). The 38 properties are split by the Seminole Pratt Whitney road right-of-way, which could be considered the 39th property, although it lacks a property control number. This annexation will not create an enclave when the subject petition is approved.

Unity of Interest & Logical Extension of Wellington's Boundaries: Wellington's Council has determined that it is in Wellington's best interest to pursue annexation of properties located north of the current Village boundary and west of established municipalities (Royal Palm Beach & Loxahatchee). Potential annexation to the west and southwest of Wellington do not exist because they are in the Everglades. Potential to the north, east of the subject site are limited because of other municipal boundaries. Potential to the east is limited by the Florida Turnpike and presence of other municipalities. The property owners of more than 50% of the properties in this application support the annexation. There are 31 electors within the proposed annexation boundaries, all located on a total of 12 of the properties. Therefore, a referendum must be held, after approval of the annexation by Wellington's Council. Approximately half of the electors live on properties whose owners have submitted letters of support for the annexation.

Growth Potential to Justify Extension of Services: No extension of Wellington water and sewer services will be made because the petition is in the service area of Pam Beach County's Utility Department and services exist along Southern Boulevard and Seminole Pratt Whitney Road adjacent to the annexation site. Current property owners will not be required to extend services. Wellington can provide police and Fire Rescue service by adding the property to our contracts with Palm Beach Fire Rescue and the Sheriff's Office. In fact, the annexation area is already in the same MSTU as Wellington, for fire services. School age children living within the boundaries of the subject petition already attend Wellington Schools, as will those from the new dwelling units made possible from this annexation.

Deficit of Income against Expense: There will be a small deficit of income vs. expenses resulting from this petition initially (approximately \$300K first year), but the development of the property will create a substantial surplus of income vs. expenses. The cost for providing water, sewer and drainage services will remain with the current provider. Since the necessary services are already at the property, there are no concerns about the feasibility of extending services. Police and recreation services will be provided by Wellington. Please refer to Exhibit E for financial calculations.

Advantages/Disadvantages: Benefits to the property owners are that Wellington will provide the property owners improved police, fire rescue services and recreational facilities, will provide the property owners with faster, easier, more flexible and more personalized grass roots experience in dealing with local government, and will give them a Wellington address. There are

no disadvantages. The primary advantage to Wellington is that annexation of the petitioned property will substantially build the tax base once development proceeds, will provide an opportunity to control the land use around our perimeter, achieve commercial services that are not adequately provided currently within the jurisdiction, will provide the resulting residents and current/future resident of the surrounding areas to the north and west shopping and service opportunities without having to impact Southern Boulevard and other primary roads in the area.

Provision of Services: As discussed above, annexation will not change the provision of services related to potable water & sewer, drainage, fire rescue or schools. However, property owners will see improved law enforcement and parks & recreational opportunities.

Consistent with the Comprehensive Plan: Annexation of the subject property will not be in conflict with any of the Goals, Objectives or Policies of Wellington's Comprehensive Plan. It is Wellington's intent to add the property to its Future Land Use Map and regulate future development through the Goals, Objective and Policies of the Comprehensive Plan. In addition, the proposed annexation is consistent with the following provisions of the Comprehensive Plan:

LU & CD 1, Land Uses- "Enhance the high quality of life through community design and appearance within Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great hometown!"

Wellington will require that proposed development complies with both the residential and commercial standards outlined in Objective 1.

LU & CD 2, Neighborhoods & Districts- "Maintain a high quality of life through community design and appearance within Wellington's neighborhoods and districts."

When development applications are submitted, Wellington will assure that the projects are consistent with the character and quality of other Wellington neighborhoods and districts its design and aesthetics are compatible internally and externally.

LU & CD 3, Protect our Investment- "Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints and provide services at the adopted levels of service."

When actual development applications are proposed all adopted development standards will be applied, including levels of service. Design will be required to protect the character of surrounding land use. The subject property is compact and is located in an area of land use transition. Urban Sprawl is not an issue.

LU & CD 4, Sustainability- “Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability, and reduces public facility and service costs.”

The location of the subject property creates the opportunity for the surrounding community to obtain the goods and services that they currently need to travel further to obtain, and often need to pass through this intersection on the way. The residential portion of the property will create a neighborhood whose residents can interact with each other enhance their quality of life by taking advantage of the goods, services and social opportunities provided. This will also serve to reduce public facility and services costs. There is no environmentally significant aspect to the property.