

ORDINANCE NO. 2026 - 03

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE UNIFORM METHOD ("INVOLUNTARY") ANNEXATION (PETITION NUMBER 2025-0001-ANX), OF CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING SECTION 12 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 THIRTY DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Wellington is initiating annexation of real property, described in Exhibit A of this Ordinance, pursuant to the provisions of Section 171, Florida Statutes; and

**WHEREAS**, the real property proposed to be annexed consists of 446.14+/- acres, as legally described in Exhibit A and depicted on Exhibit B, and is located in the unincorporated area of Palm Beach County;

**WHEREAS**, the real property is contiguous to the Village of Wellington, is reasonably compact, and the annexation of such proposed area does not result in the creation of enclaves; and

**WHEREAS**, the subject properties have a Palm Beach County Future Land Use Map designation of Low Residential (LR-2), and a Zoning designation of Planned Unit Development (PUD); and

**WHEREAS**, Wellington has prepared a feasibility study in compliance with section 171, Florida Statutes, and has filed a copy of such study with the Board of Commissioners for Palm Beach County at least 15 days prior to commencing the annexation procedures as set forth in the Florida Statutes; and

**WHEREAS**, it is the opinion of Wellington's Council that it is in the best public interest that the real properties, described herein, be annexed into the Wellington boundaries.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA THAT:

**SECTION 1:** The real property, described in Exhibit A, and depicted in Exhibit B, is hereby annexed into the Village of Wellington, Florida.

**SECTION 2:** Section 12 of the Wellington Charter, entitled “Land Description”, is hereby amended to reflect the property annexed by this Ordinance.

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

**SECTION 4:** The Village Clerk is hereby directed to file a copy of this Ordinance with the Clerk of the Circuit Court, Palm Beach County, the Chief Administrative Officer of Palm Beach County, and the Department of State within 30 days of the adoption of this Ordinance.

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

**SECTION 7.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

**SECTION 8.** This Ordinance shall become effective immediately upon adoption by Council on second reading.

This section is intentionally left blank

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026 on first reading.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, on second and final reading.

**WELLINGTON**

	<b>FOR</b>	<b>AGAINST</b>
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____	_____	_____
Tanya Siskind, Vice Mayor	_____	_____
_____	_____	_____
John T. McGovern, Councilman	_____	_____
_____	_____	_____
Maria Antuña, Councilwoman	_____	_____
_____	_____	_____
Amanda Silvestri, Councilwoman	_____	_____

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Esq., Village Attorney