

Annexation Feasibility Study

Petition Number/Type:

2025-001-ANX / Annexation (ANX)

Ordinance No.: 2025-13

Owner: KH Artistry Lakes LLC

PCN: 4 separate PCN's- See Exhibit C

Future Land Use Designation:

- Current – Palm Beach County: LR-2
- Proposed – Residential C

Zoning Designation:

Current – Palm Beach County: Planned Unit Development (PUD)

Proposed – Wellington: Planned Unit Development (PUD)

Acreage: 446.14 acres (+/-)

Project Manager:

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This feasibility study is prepared pursuant to Section 171.042 of the Florida Statutes, Prerequisites to Annexation, demonstrating the availability of urban services and the feasibility of properties proposed for annexation into Wellington.

1. 00-40-43-22-00-000-5000
2. 00-40-43-22-00-000-7010
3. 00-40-43-27-00-000-3010
4. 00-40-43-27-00-000-1010



Introduction

This Feasibility Study analyzes and documents the prerequisites to annexation for the proposed annexation area ("subject site") illustrated above, pursuant to Section 171.042, Florida Statutes. Additionally, this study further explains how the proposed annexation meets the criteria in Section 171.043, Florida Statutes. The subject site consists of four (4) parcels totaling 446.14 acres, as illustrated in Exhibit A, and is located approximately 1.75 miles west of the Seminole Pratt Whitney Road and State Road 80 (Southern Boulevard) intersection, on the

north side of State Road 80. The subject site is contiguous to Wellington's northern boundary and is bordered by unincorporated Palm Beach County (Exhibit B) on the east, west, and north sides.

Site History

The four (4) parcels are currently under the jurisdiction of unincorporated Palm Beach County. The four (4) parcels are undeveloped with a designated use type as Agricultural Classification Crop Soil Class 1 by the Palm Beach County Property Appraiser. KH Artistry Lakes LLC purchased the subject site between February and March 2025, as illustrated in Exhibit C.

The Palm Beach County Board of County Commissioners approved Resolution No. R-2024-0414 to allow the construction of 534 residential dwelling units on the four (4) parcels. A total of 480 single-family detached units and 54 townhouse units are proposed. The approved subdivision plat proposes 23,500 square feet of commercial office use and 23,500 square feet of commercial retail use. The Palm Beach County Board of County Commissioners subsequently approved Ordinance No. 2024-007 to modify the subject site's future land use designation.

Palm Beach County Applications

Application/Petition Number	Approval Date	Summary
Resolution No. R-2024-0414	April 25, 2024	The resolution changed the zoning designation of the subject site from Agricultural Residential (AR) to Planned Unit Development (PUD).
Ordinance No. 2024-007	April 25, 2024	The ordinance changed the future land use designation of the subject site from Rural Residential (RR-10) to Low Residential (LR-2) with conditions and depicts the subject area as a limited urban service area.

Analysis

Surrounding Uses, Zoning, and Future Land Use Designations

Below are descriptions of the uses, zoning, and future land use designations of the adjacent properties.

North: Approximately six (6) residential single-family detached homes are directly north of the subject site. These residential properties are five (5) acres in size with a Palm Beach County Future Land Use designation of RR-5 (Rural Residential, 1 unit/5 acres) with an AR (Agriculture Residential) zoning designation.

South: State Road 80 right-of-way (ROW) and Wellington's jurisdiction limit.

East: A 496.84-acre farm property owned by Land Company LLC. This property has a Palm Beach County Future Land Use designation RR-5 (Rural Residential, 1 unit/5 acres) with an AR (Agriculture Residential) zoning designation.

West: The Arden residential community comprises 1,210 acres. The zoning designation is Palm Beach County Planned Unit Development (PUD) and an LR-2 (Low Residential, 2 units/acre) Future Land Use designation. The Arden subdivision is approved for approximately 2,300 single-family dwelling units.

Adjacent Property	Future Land Use	Zoning District	Existing Use
EAST – PBC	RR-10	AR	Agricultural row crops
NORTH – PBC	RR-5	AR	Residential
SOUTH – VOW	STA	STA	SFWMD Stormwater Treatment Area
WEST – PBC	LR-2	PUD	Residential

Prerequisites to Annexation & Character of the Area to be Annexed

171.042(1)(b) Statement certifying that the area to be annexed meets the criteria in s. 171.043.

The following certifies that the area to be annexed meets the criteria in s. 171.043.

171.043 Character of the area to be annexed – A municipal governing body may propose to annex an area only if it meets the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3).

Section 171.043(1) The total area to be annexed is contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.

Exhibit A illustrates that the area of the proposed annexation is contiguous to Wellington's northern boundary and is reasonably compact. As illustrated in Exhibit B, the proposed annexation area does not encroach within a neighboring incorporated municipal area.

Therefore, the proposed annexation area meets the general standards of Section 171.043(1), Florida Statutes. The subject site is within an area being developed for urban purposes. *Section 171.043(2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as any area that meets any one of the following standards:*

- (a) It has a total resident population equal to at least two persons for each acre of land included within its boundaries;*
- (b) It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or*
- (c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.*

The properties proposed for annexation are not currently developed. However, the approval by Palm Beach County entitles the property owner to construct 534 residential units. The property will be subdivided into lots less than one (1) acre in size, and these lots will comprise more than 60 percent of the total number of lots. The approved density for the properties is 1.2 units per acre. At full build-out, the approximate population will be more than 1,500 persons, equating to approximately 3.4 persons per acre (based on Wellington's persons per household of 2.84, as estimated by the American Community Survey, 2023).

Section 171.043(3) In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

- (a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or*
- (b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).*

The subject property lies between Wellington and an area developed for urban purposes or is adjacent to at least 60 percent of its external boundary to a combination of Wellington's boundary and an area developed for urban purposes.

171.042(1)(c) Statement setting forth plans for extending major municipal service performed within the municipality into the annexation area.

- All urban services for the annexation area will be provided as indicated below. There is a 24-inch Ductile Iron Pipe (DIP) potable water line and a sewage pressure main line on Southern Boulevard (see Exhibit D). Potable water, sewage, and utility connections will be necessary to accommodate the future development of the subject site. In accordance with F.S. 171.042(1)(c), Wellington will require the connection to water and sewer lines by the developer of the property and will ensure coordination with Palm Beach County Public Utilities. The developer of the proposed annexation area expects to commence construction of the connections following the annexation and complete the main lines by December 2026.

Urban Service	Provider
Sanitary Sewer	Palm Beach County
Potable Water	Palm Beach County
Solid Waste	Palm Beach County
Parks & Recreation	Wellington
Stormwater Management	South Florida Water Management District
Electric	Florida Power and Light
Police	Palm Beach Sheriff's Office/District 8
Fire	PBC Fire Rescue

- Palm Beach County School District currently serves Wellington and the subject site. Saddle View Elementary, Wellington Landings Middle School, and Wellington High School are the designated schools for the subject site.
- Exhibit F illustrates the emergency services provided by Wellington or Palm Beach County. The Palm Beach County Sheriff's Office (PBSO District 8) will serve the subject site through a contract with Wellington. Palm Beach County Fire Rescue (Station 20, located on Greenview Shores Blvd., approximately 5.25 miles southeast of the subject property) will continue to provide service to the annexation area. The proposed annexation area is currently located in the same Fire Department Municipal Service Taxing Unit (MSTU) as Wellington.

List of Exhibits

- Exhibit A: Proposed Annexation Boundary
- Exhibit B: Adjacent Municipalities & Neighborhoods
- Exhibit C: Property Owners of Record
- Exhibit D: Warranty Deeds
- Exhibit E: Water and Sewer
- Exhibit F: Current Municipal Services Map
- Exhibit G: Palm Beach County Approved Artistry Lakes PUD Master Plan