

COUNCIL COVER SHEET

ITEM: 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 7 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.

REQUEST: Involuntary annexation of approximately 258 acres.

EXPLANATION: This is a Wellington initiated involuntary annexation petition to annex land located on the north side of Southern Boulevard and both sides of Seminole Pratt Whitney Road into the Village. The petition includes 38 individual parcels of land (32 owners) and the right-of-way for Seminole Pratt Whitney Road within the petition boundaries. 55% of the property owners, representing 66% of the land area and 53% of the number of owners have provided letters of support. As of November 15, 2023, no letters or other documents of objection have been submitted by property owners within the annexation boundaries.

This proposal was initiated following last years Directions meeting, where Council expressed a desire to annex land located on the north side of Southern Boulevard, west of the Town of Loxahatchee Groves. The subject land area is a logical place to begin this initiative because it is at the easterly end of the area of interest and staff was approached by some of the property owners with respect to their desire to be brought into Wellington. Staff will be processing both Comprehensive Plan and Zoning applications to follow this annexation. Proposed will be an approximate even split between commercial and medium density residential on the Future Land Use Plan and Zoning Map. Those applications will go before the PZAB in January of 2024 and come to Council in February. This annexation will provide Wellington with the ability to determine the appropriate use of the property, to provide us with the opportunity to accomplish land uses that are lacking within the community and to build the tax base.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: Yes

QUASI-JUDICIAL: No

FIRST READING: yes

SECOND READING: No

LEGAL SUFFICIENCY: Yes

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: PROTECTING OUR INVESTMENT.

RECOMMENDATION: Approval of Ordinance 2023-17 (First Reading) to annex the petitioned property, thereby amending Wellington's municipal boundaries.