

ORDINANCE NO. 2026 - 03

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3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL
4 APPROVING THE UNIFORM METHOD ("INVOLUNTARY")
5 ANNEXATION (PETITION NUMBER 2025-0001-ANX), OF
6 CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES,
7 LOCATED APPROXIMATELY 1.75 MILES WEST OF THE
8 SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80
9 INTERSECTION, IN PALM BEACH COUNTY, AS MORE
10 SPECIFICALLY DESCRIBED HEREIN; AMENDING SECTION 12
11 OF THE VILLAGE CHARTER BY REDEFINING THE
12 CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON;
13 DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS
14 NECESSARY TO EFFECTUATE THIS ANNEXATION;
15 DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS
16 ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN
17 PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE
18 OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA
19 DEPARTMENT OF STATE WITHIN THIRTY DAYS AFTER
20 ADOPTION, IN ACCORDANCE WITH SECTION 171, FLORIDA
21 STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING
22 A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE
23 DATE.
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26 **WHEREAS**, Wellington is initiating annexation of real property, described in Exhibit A of
27 this Ordinance, pursuant to the provisions of Section 171, Florida Statutes; and
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29 **WHEREAS**, the real property proposed to be annexed consists of 446.14+/- acres, as
30 legally described in Exhibit A and depicted on Exhibit B, and is located in the unincorporated
31 area of Palm Beach County;
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33 **WHEREAS**, the real property is contiguous to the Village of Wellington, is reasonably
34 compact, and the annexation of such proposed area does not result in the creation of
35 enclaves; and
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37 **WHEREAS**, the subject properties have a Palm Beach County Future Land Use Map
38 designation of Low Residential (LR-2), and a Zoning designation of Planned Unit Development
39 (PUD); and
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41 **WHEREAS**, Wellington has prepared a feasibility study in compliance with section 171,
42 Florida Statutes, and has filed a copy of such study with the Board of Commissioners for Palm
43 Beach County at least 15 days prior to commencing the annexation procedures as set forth in
44 the Florida Statutes; and
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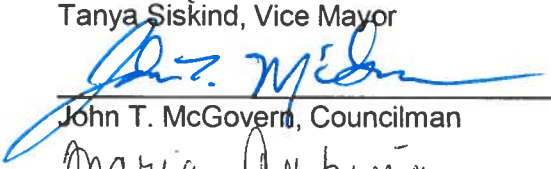
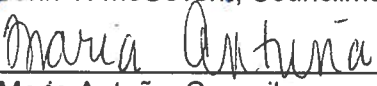
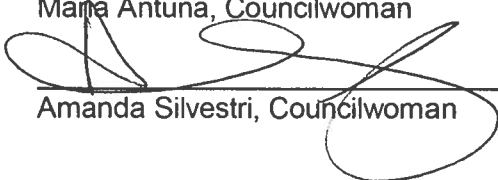
46 **WHEREAS**, it is the opinion of Wellington's Council that it is in the best public interest
47 that the real properties, described herein, be annexed into the Wellington boundaries.
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PASSED this 10th day of February, 2026 on first reading.

PASSED AND ADOPTED this 10th day of March, 2026, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY:  Michael J. Napoleone, Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Tanya Siskind, Vice Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 John T. McGovern, Councilman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Maria Antuña, Councilwoman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Amanda Silvestri, Councilwoman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTEST:

BY: 
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: 
Laurie Cohen, Esq., Village Attorney

Ordinance No.2025-13 Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

Ordinance No.2025-13 Exhibit A

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE

SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH 89°08'03" EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST,

ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH

01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF

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SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19433992.67 SQUARE FEET OR 446.143 ACRES MORE OR LESS.

