

Annexation Feasibility Study

Petition Number/Type:

2026-0001-ANX / Annexation (ANX)

Ordinance No.:

2026-08

Request:

Annexation of a portion of Lake Worth Road.

Owner:

Palm Beach County

PCN:

See legal sketch and description

Acreage:

5.5 acres (+/-)

Project Manager:

Cory Lyn Cramer, AICP

561-791-4000

ccramer@wellingtonfl.gov

This Uniform Method (Involuntary) Annexation is for the portion of Lake Worth Road that runs adjacent to Panther Run Elementary School in Wellington.

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.

Location:**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 a portion of Lake Worth Road adjacent to the south property line of Panther Run Elementary School, as legally described in Exhibit A, and is located approximately 0.6 miles west of State Road 7. The subject site is contiguous to Wellington's southern and western boundaries and is bordered by unincorporated Palm Beach County (Exhibit B) on the east and south sides. The Wycliffe subdivision also borders the portion of Lake Worth Road to the south.

Site History

In February 2023, Wellington annexed Panther Run Elementary School, located on the north side of Lake Worth Road, approximately 0.6 miles west of State Road 7. At that time, the portion of Lake Worth Road running along the southern property line of the school was not included as part of the annexation area. This annexation will provide Wellington with the ability to enforce codes, regulations, safety measures, and other purposes, for Panther Run Elementary School.

Analysis

Surrounding Uses, Zoning, and Future Land Use Designations

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

<u>North:</u>	Panther Run Elementary borders the north side of Lake Worth Road.
<u>South:</u>	The Wycliffe Subdivision, located in Unincorporated Palm Beach County, is just south of Lake Worth Road.
<u>East:</u>	Lake Worth Road continues to run east toward and beyond State Road 7.
<u>West:</u>	Lake Worth Road run west into Wellington's municipal boundary. At 120 th Street South Lake Worth Road terminates and becomes 40 th Street South/Gracida Street.

Adjacent Property	Future Land Use	Zoning Distric	Existing Use
North	Community Facilities	Community Facilities	Panther Run Elementary School
South	LR2 (PBC)	RS/SE/PUD (PBC)	Wycliffe
East	N/A	N/A	Roadway
West	N/A	N/A	Roadway

Prerequisites to Annexation and 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.

- This feasibility study and analysis 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.

- Exhibits A and B illustrate that the area of the proposed annexation is contiguous to Wellington's southern and western boundary and is reasonably compact. 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 a portion of Lake Worth Road running directly adjacent to Panther Run Elementary School.

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 portion of Lake Worth Road proposed for annexation is existing, and no additional construction is planned for this roadway section at this time. There is no related population associated with this roadway section; however, it will serve existing and future populations for urban purposes.

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.

- Based on the proposed property being a roadway section, there is no new use that would require urban services be provided above the existing conditions.

Additionally, Wellington and Palm Beach County have entered into an Interlocal Agreement with Palm Beach County for the transfer of ownership, operation, and maintenance of the portion of Lake Worth Road that is subject to this annexation. The Interlocal Agreement was adopted by Wellington on June 30, 2026, and by Palm Beach County on July 14, 2026. A copy has been provided as an exhibit to Ordinance No. 2026-08.

List of Exhibits

Exhibit A: Sketch and Legal Description of Annexation Area

Exhibit B: Location Map with Adjacent Property Information