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ORDINANCE NO. 2024-09

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2024-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RURAL RESIDENTIAL – 5 (PBC RR-5) TO WELLINGTON RESIDENTIAL E (5.01 – 8.0 DU/AC), TOTALING 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 NORTH OF SOUTHERN BOULEVARD (S.R. 80) AND 390 FEET EAST OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington's Council, pursuant to the authority granted to it in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

WHEREAS, Wellington adopted Ordinance No. 2023-17 on February 13, 2024, which annexed the subject properties into Wellington subject to the passage of a referendum vote of the registered voters within the boundaries of the annexation area; and

WHEREAS, the referendum was held on March 19, 2024, and passed by a unanimous vote of its electoral voters; and

WHEREAS, under the provisions of Chapter 171 of Florida Statutes, the future land use map designations for an annexed property remain under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area onto their Future Land Use maps; and

WHEREAS, the Planning, Zoning & Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on July 17, 2024, recommended approval with a ___ - ___ vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Map that are subject to this Ordinance; and

WHEREAS, Wellington's Council, after notice and public hearing, voted (_ to _) to transmit this proposed amendment to the Florida Department of Commerce in compliance with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans.

1 **PASSED** this _____ day of _____, 2024 on first reading.
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4 **PASSED AND ADOPTED** this ____ day of _____, 2024, on second and final reading.
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6 **WELLINGTON**

	FOR	AGAINST
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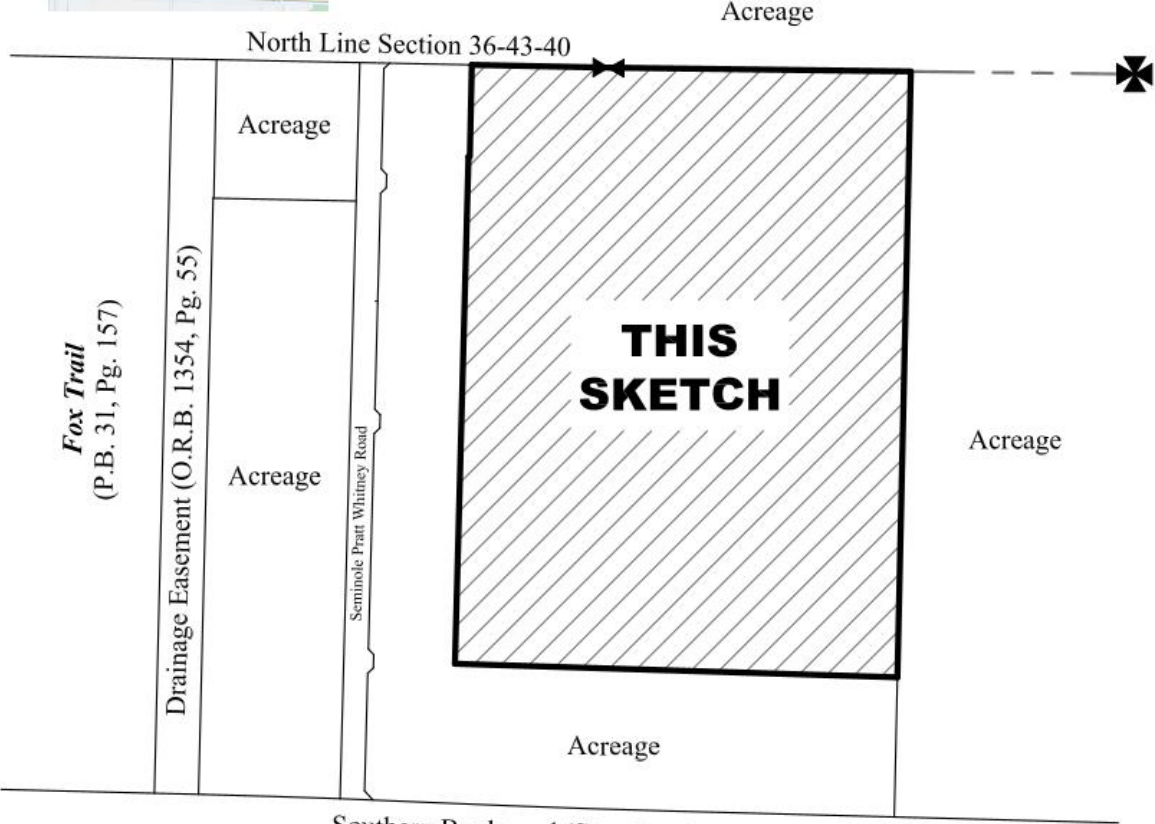


24 **ATTEST:**

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27 BY: _____
28 Chevelle D. Hall, MMC, Village Clerk
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32 **APPROVED AS TO FORM AND**
33 **LEGAL SUFFICIENCY**
34

35
36 BY: _____
37 Laurie Cohen, Village Attorney
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39

Exhibit A – Legal Description

	<h1>DJG Surveying and Mapping, Inc.</h1>	<p>LB# 7682 16889 W Edinburgh Drive Loxahatchee, FL 33470 PHONE: 954-675-7244 EMAIL: admin@djgsurvey.com www.djgsurvey.com</p>	
 <p>THIS SKETCH</p>	<p>SKETCH AND DESCRIPTION VILLAGE OF WELLINGTON ANNEXATION RESIDENTIAL AREA</p>	<p>Sheet 1 of 3</p> 	
<p>LOCATION MAP NTS</p>			
<p>North Line Section 36-43-40</p>			
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Fox Trail (P.B. 31, Pg. 157)</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Drainage Easement (O.R.B. 1354, Pg. 55)</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Seminole Pratt Whitney Road</p>	
<p>Southern Boulevard (State Road 80) Section 93120-2515</p>			
<p>Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper</p>	 <p>10/12/2023 DENNIS J. GABRIELE Professional Surveyor and Mapper NO. LS 5709 State of Florida</p>	 <p>Digitally signed by Dennis Gabriele Date: 2023.10.16 11:32:44 -04'00'</p>	
<p>JOB NO. 23-0920 SCALE: Not to Scale</p>			



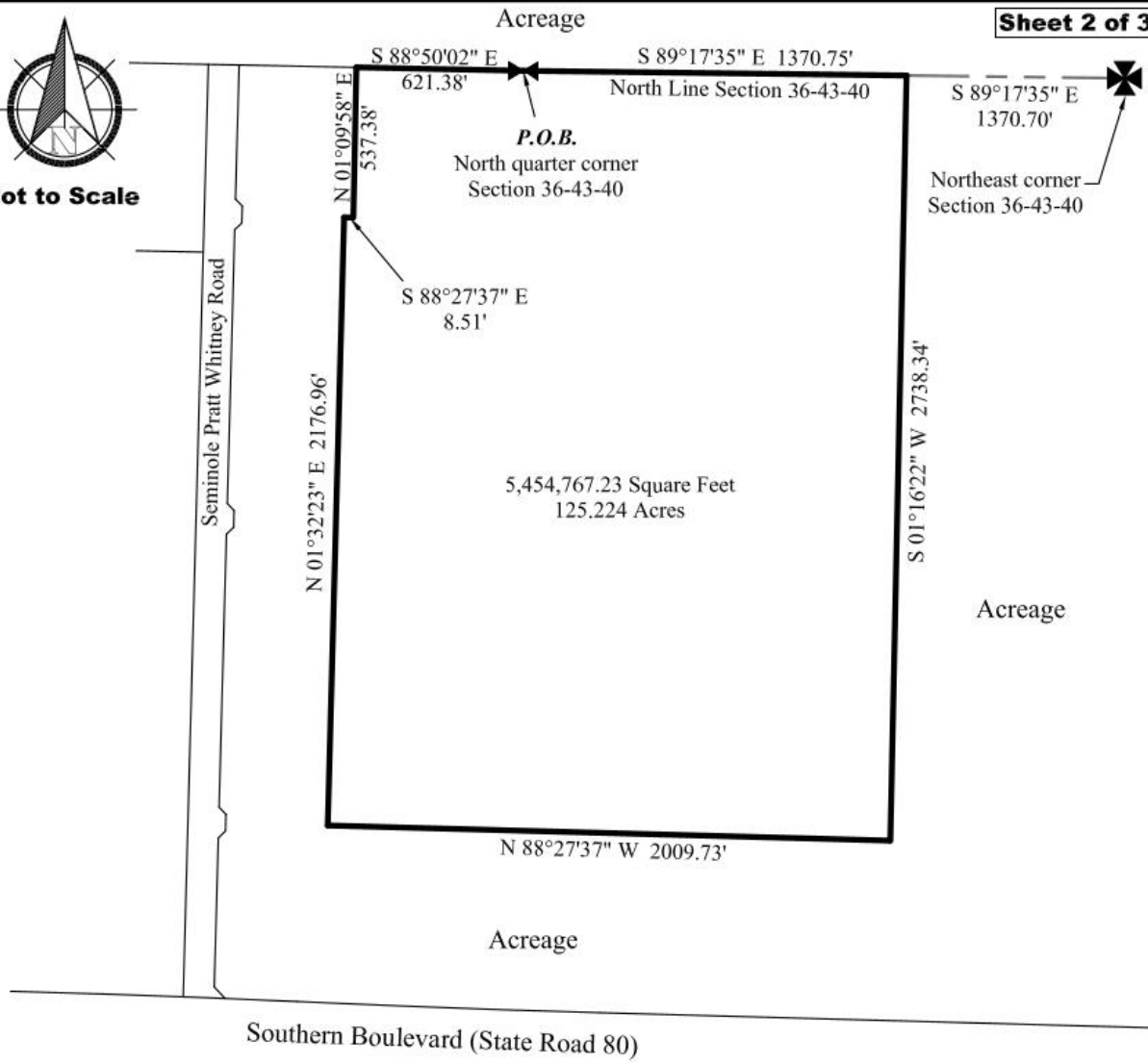
DJG Surveying and Mapping, Inc.

LB# 7682
 16889 W Edinburg Drive
 Loxahatchee, FL 33470
 PHONE: 954-675-7244
 EMAIL: admin@djgsurvey.com
 www.djgsurvey.com



Not to Scale

Sheet 2 of 3



Legend

P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 O.R.B. = Official Records Book
 P.B. = Plat Book
 Pg. = Page

Survey Notes

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 36-43-40 as published by Palm Beach County Engineering Department. Said line bears South 88°50'02" East.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.



LEGAL DESCRIPTION

Sheet 3 of 3

A portion of lands located in Section 36, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the North quarter corner of said Section 36;

Thence, South $89^{\circ}17'35''$ East, along the North line of the Northeast one-quarter of Section 36, a distance of 1370.75 feet. Said point being 1370.70 feet, along the North line of Section 36, from the Northeast corner of Section 36, and also being the Northeast corner of Lot 32 of the unrecorded plat of **Entrada Acres**;

Thence, South $01^{\circ}16'22''$ West, along the East line of **Entrada Acres**, a distance of 2738.34 feet to the Southeast corner of Lot 8;

Thence, North $88^{\circ}27'37''$ West, along the South line of Lots 8 through 12, a distance of 2009.73 feet;

Thence, North $01^{\circ}32'23''$ East, along the West line of Lots 12, 15, 24 and 27 of said **Entrada Acres**, a distance of 2176.96 feet to the Northwest corner of Lot 27;

Thence, South $88^{\circ}27'37''$ East, along the North line of Lot 27, a distance of 8.51 feet to the Southwest corner of Lot 36;

Thence, North $01^{\circ}09'58''$ East, along the West line of Lot 36, a distance of 537.38 feet to the Northwest corner Lot 36 and a point on the North line of the Northwest one-quarter of said Section 36;

Thence, South $88^{\circ}50'20''$ East, along said North line, a distance of 621.38 feet to the **Point of Beginning**.

Said lands lying and being in unincorporated Palm Beach County, Florida, and containing 5,454,767.23 Square Feet (125.224 acres) more or less.

Wellington Comprehensive Plan 2024 Land Use Element Future Land Use

