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ORDINANCE NO. 2024-10

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0002-REZ) TO MODIFY WELLINGTON’S OFFICIAL ZONING MAP FOR CERTAIN PROPERTY KNOWN AS ENTRADA ACRES – RESIDENTIAL FROM PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (PBC AR) TO RESIDENTIAL SINGLE FAMILY (LOW DENSITY) (RS), TOTALING APPROXIMATELY 125.77 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 650 FEET NORTH OF SOUTHERN BOULEVARD 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 and Chapter 166, Florida Statutes, and the Land Development Regulations (LDR) as adopted by Wellington, is authorized and empowered to consider and make changes and/or additions to property zoning designations and other development orders; 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 zoning designations for annexed properties remain under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area onto their zoning maps; and

WHEREAS, Wellington adopted Ordinance No. 2024-09 on _____, 2024, approving the Residential E (5.01-8.0) Future Land Use Map designation of Wellington’s Comprehensive Plan for the subject properties; 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 4 - 0 vote; and

WHEREAS, Wellington’s Council has taken the recommendations from the Local Planning Agency, the Wellington staff, and the comments from the public into consideration for this request; and

WHEREAS, Wellington’s Council has determined that this rezoning request is consistent with the Comprehensive Plan and consistent with the developing character of the area.

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NOW, THEREFORE, BE IT ORDAINED BY THE OF COUNCIL OF WELLINGTON, FLORIDA THAT:

SECTION 1: Wellington’s Official Zoning Map designation for the subject properties, as legally described in Exhibit A, is hereby designated RS – Residential Single Family (Low Density).

SECTION 2: The Manager is hereby directed to amend the Zoning Map as illustrated in Exhibit B to amend the zoning designation for the subject properties as legally describe in Exhibit A, and to include the adopted date and ordinance number in accordance with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 3: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 5: This Ordinance shall become effective after Ordinance No. 2024-09 is adopted and in full effect.

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PASSED this 3rd day of September, 2024, on first reading.

PASSED AND ADOPTED this ____ day of _____, 2024, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____ John T. McGovern, Vice Mayor	_____	_____
_____ Tanya Siskind, Councilwoman	_____	_____
_____ Maria Antuña, Councilwoman	_____	_____
_____ Amanda Silvestri, Councilwoman	_____	_____

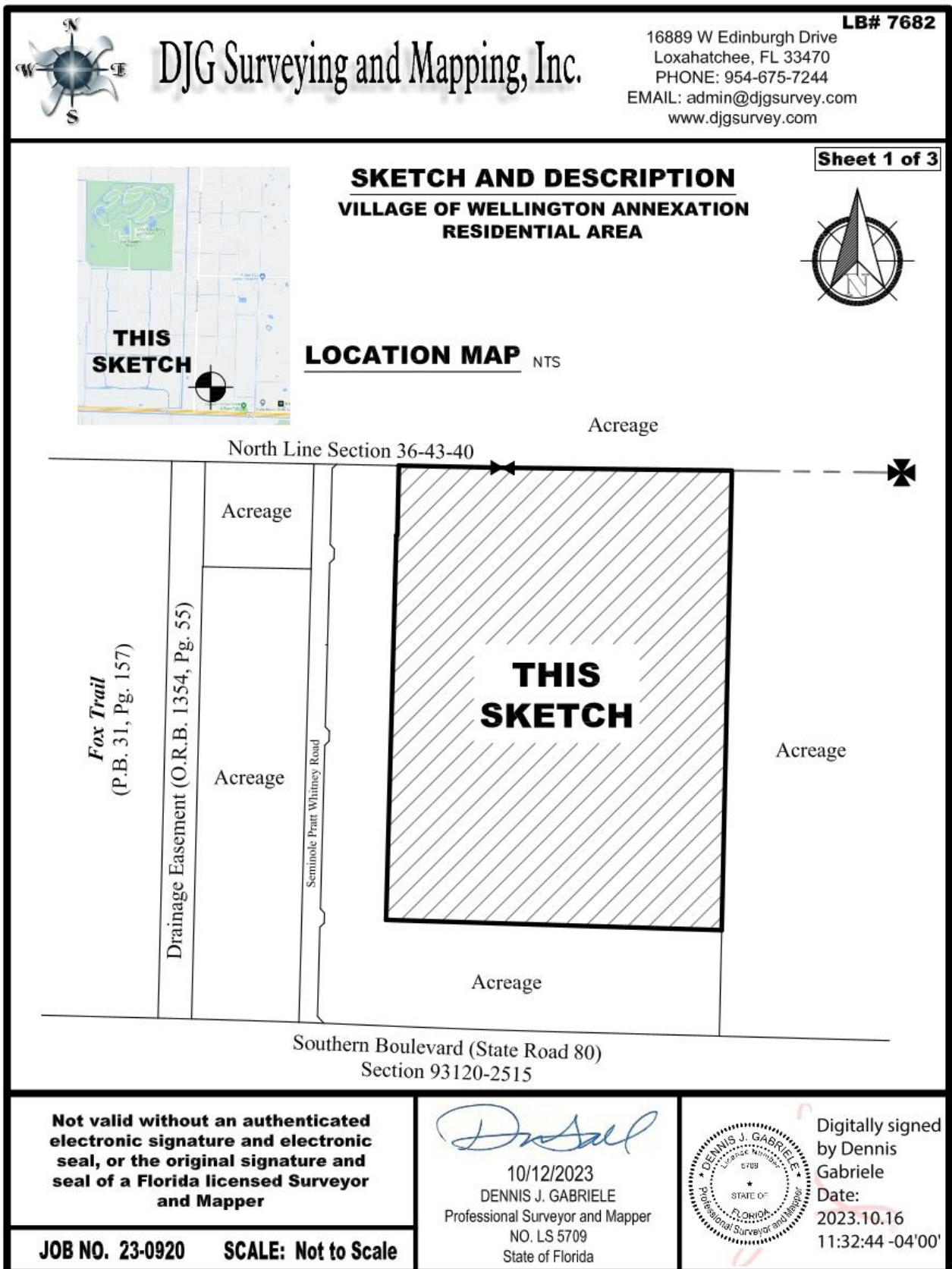
ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Description





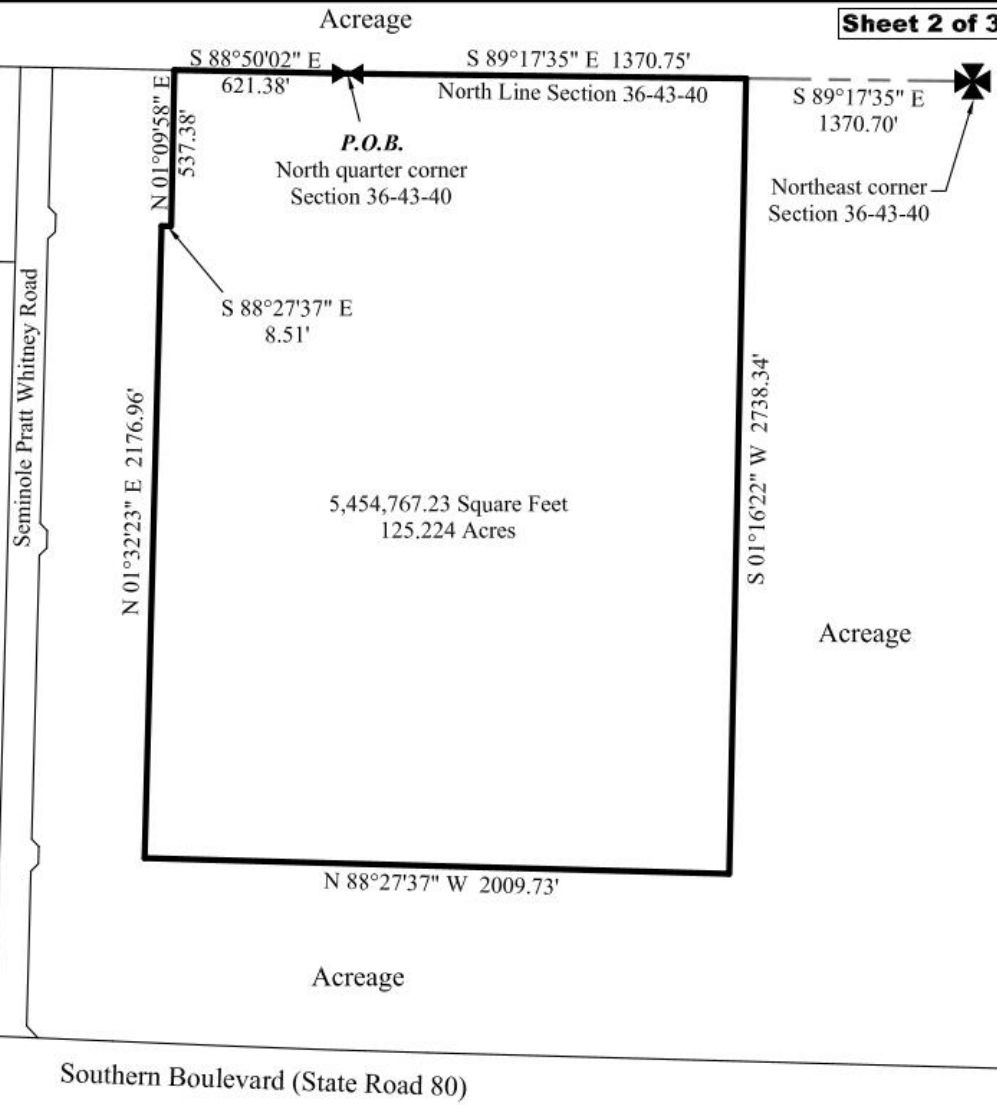
DJG Surveying and Mapping, Inc.

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

Sheet 2 of 3



Not to Scale



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;

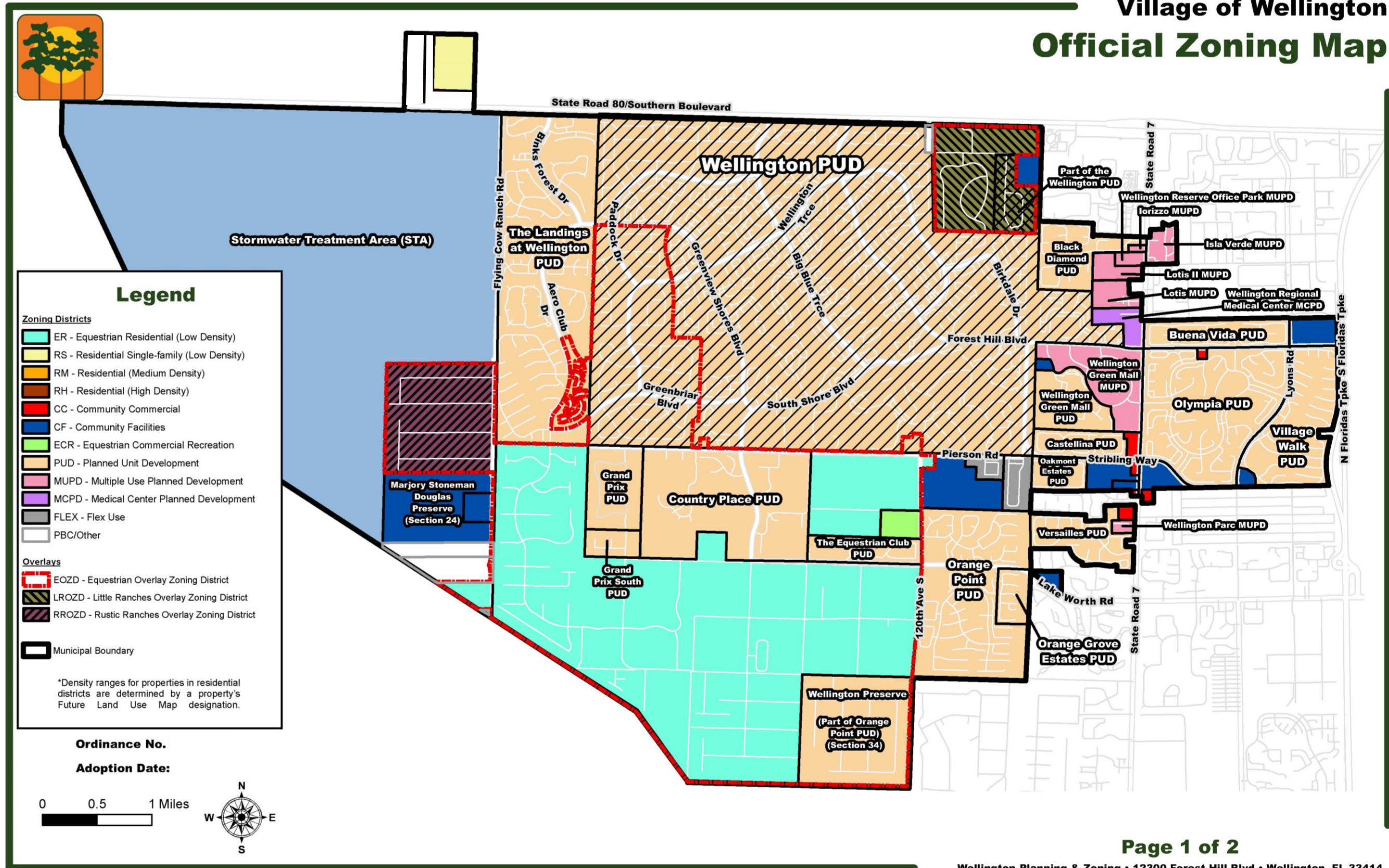
Thence, South $88^{\circ}27'37''$ East, along the North line of Lot 27, a distance of 8.51 feet to the Southwest corner of Lot 36;

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;

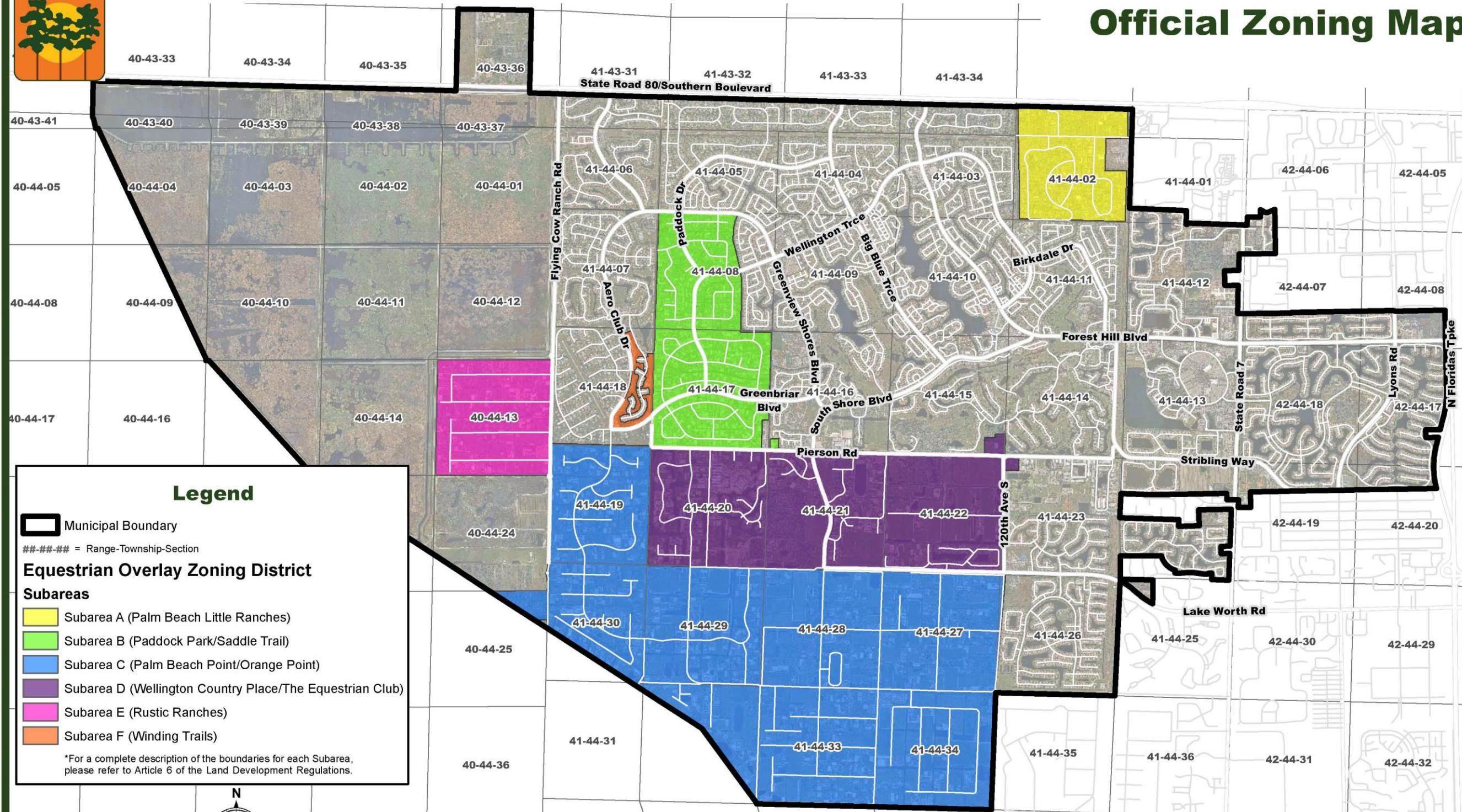
Thence, South $88^{\circ}50'20''$ East, along said North line, a distance of 621.38 feet to the **Point of Beginning**.

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.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map



Legend

- Municipal Boundary
 - #### = Range-Township-Section
 - Equestrian Overlay Zoning District**
 - Subareas**
 - Subarea A (Palm Beach Little Ranches)
 - Subarea B (Paddock Park/Saddle Trail)
 - Subarea C (Palm Beach Point/Orange Point)
 - Subarea D (Wellington Country Place/The Equestrian Club)
 - Subarea E (Rustic Ranches)
 - Subarea F (Winding Trails)
- *For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

