

INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT
ENTERED INTO BY THE VILLAGE OF WELLINGTON
AND THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT ("Agreement") is made on this _____ day of _____, 2026, between the VILLAGE OF WELLINGTON, a Florida municipal corporation located in Palm Beach County, Florida, hereinafter referred to as "Village", and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "County", each entity constituting a "public agency" as defined in Part 1, Chapter 163, F.S.

WHEREAS, the Village possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, F.S.; and

WHEREAS, the County possesses Home Rule powers as a Charter County pursuant to Article VIII, Section 1(g), Florida Constitution and Section 125.01, F.S.; and Article 1 of the Charter of Palm Beach County; and

WHEREAS, Section 163.01, F.S., known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governments and public agencies to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, F.S., and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, F.S., recognize the use of Interlocal Service Boundary Agreements to coordinate future land use, public facilities and services, and protection of natural resources in advance of annexation; and

WHEREAS, the area described in Exhibit "A" will be added to the future annexation areas of the Village as identified on the Future Annexation Areas map in the Land Use and Community Design Element in the Village's Comprehensive Plan; and

WHEREAS, Chapter 171, Part II, F.S., establishes the Interlocal Service Boundary Agreement process as a flexible, joint planning option for counties and municipalities to cooperatively adjust municipal boundaries while planning for service delivery and land use changes; and

WHEREAS, the Village and the County wish to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs, and providers for such lands, and to agree on certain procedures for the timely review and processing of annexations within those areas; to provide alternate annexation methodologies; and

WHEREAS, the agreement of the Village to undertake annexation efforts in a manner that is coordinated with the County is a material inducement to the County to enter into this Agreement; and

WHEREAS, pursuant to Section 171.094(1) F.S., an Interlocal Service Boundary Agreement is binding on the Parties to the agreement, and a Party may not take any action that violates the Agreement; and

WHEREAS, Section 163.3171(3) F.S. authorizes municipalities and counties to jointly enter into agreements to exercise the powers granted to the county and the municipalities pursuant to Chapter

163, Part II, the Local Government Comprehensive Planning and Land Development Regulation Act; after each government conducts a public hearing with due public notice; and

WHEREAS, the Village has complied with the notification requirements in Section 171.203 F.S. and adopted Resolution No. R2026-11, an Initiating Resolution pursuant to said statute, and

WHEREAS, the County adopted Resolution R-2026-0212, a Responding Resolution pursuant to Section 171.203 F.S.; and

WHEREAS, the County and Village have each held duly noticed public hearings to consider the adoption of this Agreement; and

WHEREAS, the Village and the County have enacted this agreement by ordinance as required by Section 171.203(14) F.S.; and

WHEREAS, the Future Land Use Element of the Palm Beach County Comprehensive Plan states that Palm Beach County shall pursue interlocal agreements with municipalities that have established future land use designations for adjacent unincorporated areas and will establish Joint Planning Areas between the County and the respective municipalities; and

WHEREAS, the Intergovernmental Coordination Element of the County's Comprehensive Plan states that Palm Beach County shall adopt policies and implement strategies which support municipal efforts to secure boundary changes that maintain cost-effective service delivery, assisting the elimination of enclaves, pockets, and finger-like areas, and ensure consistency between municipal and County land use; and

WHEREAS, the Intergovernmental Coordination Element Policy of the County's Comprehensive Plan requires Palm Beach County to support municipal efforts to secure boundary changes; and

WHEREAS, the Intergovernmental Coordination Element Policy of the County's Comprehensive Plan requires the County to work with municipalities to determine areas to be considered for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND THE VILLAGE COUNCIL OF WELLINGTON that:

Section 1. Purpose

The purpose of the Agreement is to jointly determine how to provide services to residents and property most efficiently and effectively while balancing the needs and desires of the community in the area identified in the unincorporated area, depicted in Exhibit A, attached hereto and made a part hereof. This agreement establishes the means and process by which future annexations and planning activities will be accomplished. The Village and the County (the "Parties") hereby establish a Joint Planning Agreement (the "JPA"). All areas specifically delineated, mapped, and referenced in the legend on Exhibit A are within the JPA.

Section 2. Definitions and Terminology

The following definitions apply to this Agreement:

(1) "Interlocal Service Boundary Agreement" (the "ISBA") means an agreement adopted under Chapter 171, Part II, F.S., between a county and one or more municipalities, which may include one or more independent special districts as Parties to the agreement defined as set forth in Section 171.202, F.S.

(2) "Municipal Service Area" means the area identified by the boundaries in Exhibit A.

(3) "Enclave" shall be defined as set forth in Section 171.031(5)(a) & (b), F.S.

(4) "Agreement" means this ISBA and JPA, including any amendments or supplements, which also serves as a joint planning agreement under Section 163.3171(3) F.S.

(5) All references to the Florida Statutes in this Agreement are to the 2025 Florida Statutes, referred to as F.S.

Section 3. Annexation Process

A. The Village may annex lands designated within the area depicted on Exhibit A hereto during the term of this Agreement by using any of the procedures established in Chapter 171, F.S., Parts I and II unless otherwise noted in this agreement. The County and Village agree that the area is urban in character, as required by s. 171.204, F.S., and is eligible for annexation subject to this Agreement.

B. Within 10 days of reaching the necessary consent threshold for a particular area proposed for annexation, the Village and County agree that the Village shall provide a copy of the annexation petition bearing the signatures of more than 50% of the persons who own property in the area proposed to be annexed and/or a petition of more than 50% of the registered voters in the area proposed to be annexed to the County Administrator and the County Planning Director and include a cover letter confirming consistency of the Village's planned service delivery with the terms of this Agreement. Unless otherwise provided in Chapter 171, Part I or II, annexations shall be adopted by the Village Council after a public hearing. The public hearing shall be noticed and advertised in accordance with Village Code and s. 166.041, F.S. Not fewer than ten (10) days prior to publishing or posting the ordinance annexing any of the areas set forth in Exhibit A, the Village must provide a copy of the notice, via certified mail, to the county administrator and the county planning director. Failure to comply with the notice provisions of this section may be the basis for a cause of action invalidating an annexation undertaken pursuant to this Agreement.

C. The Village and County agree that the term "petition" as used in this Agreement and in the referenced sections of Chapter 171, F.S. shall mean a written signature affixed to: an application for annexation, a list of parties consenting to annexation, or upon an individual statement of consent.

D. The Village and County agree that within the area depicted in Exhibit A, the Village may annex lands in accordance with the requirements established in Chapter 171, Part I, F.S., and Chapter 171, Part II, F.S., subject to the terms of this Agreement.

E. The fee-owned real property owned by Florida Power & Light Company or its affiliate, including the property commonly known as the West County Energy Center and identified by PCNs 00-40-43-29-00-000-3040, 00-40-43-29-00-000-7010, 00-40-43-32-00-000-3010, 00-40-43-29-00-000-3020, 00-40-43-29-00-000-3010, and 00-40-43-32-00-000-3030, consisting of approximately 364 acres, shall be treated as a separate proposed annexation area for purposes of determining consent under Section 171.205, Florida Statutes, unless Florida Power & Light Company, or the then-current fee owner of the affected property, consents in writing to inclusion in a larger proposed annexation area.

F. The Declaration of Restrictive Covenant on Annexation and Land Use recorded in book 17900, page 257, in the Official Records of Palm Beach County, Florida, is released pursuant to the amended declaration approved by the Board of County Commissioners on DATE, 2026.

G. For the County to be able to verify that the Village has complied with the terms of this Agreement, the Village will adopt all applicable comprehensive plan amendments and zoning approvals at the same time that it adopts its annexation ordinance.

Section 4. Notification to Property Owners and Registered Voters

A. When seeking the consent of property owners within a proposed annexation area, the Village shall provide notice by first-class United States Mail using property ownership and address information obtained from the Palm Beach County Property Appraiser's Office.

B. When seeking the consent of registered voters residing within a proposed annexation area, the Village shall provide notice by first-class United States Mail using voter information from the Palm Beach County Supervisor of Elections Office.

Section 5. County Consent to Annexation by the Village

If the annexation ordinances of the Village are adopted under the conditions set forth in this Agreement, the County will not challenge, administratively, judicially, or otherwise, any annexations by the Village that annex lands within the Municipal Service Area depicted in Exhibit A.

Section 6. Future Land Use for the Municipal Service Area

A. Future land uses are identified herein and agreed to by the Village and County for each of the areas within the areas as set forth in Exhibit A. If one or more of the future land uses identified in Section 6 of this Agreement are not adopted by the Village, then the future land uses presently depicted upon the County's Future Land Use Atlas shall remain in effect, unless another land use category acceptable to both Parties is agreed upon and unless the Village requests by resolution and the Board of County Commissioners approves by resolution a mutually acceptable alternative land use designation.

B. Future Land Use designation definitions: Except as otherwise provided in this Agreement, the following densities shall apply to the land uses indicated on Exhibit B and in Paragraph B, below:

- (1) Residential B: This residential designation provides for a residential density of up to one (1) dwelling unit per acre.
- (2) Residential C: This residential designation provides for a residential density of up to three (3) dwelling units per acre.
- (3) Flex: This light industrial designation provides for a building intensity of up to 0.4 Floor Area Ratio.

C. Property 1 on Exhibit B Owned by Leonard Land Company LLC: Should all or part of the approximately 496.84 acre (PCN: 00-40-43-22-00-000-7020) property identified as Property 1 in Exhibit B be annexed into the Village, the following shall be applied by the Village as part of the future land use atlas amendment ordinance for Property 1 and will be carried forward in the Village's zoning resolution as a condition of approval as follows:

1. The use shall be limited to residential, and the density allowed on the property shall be limited to no more than two (2) units per acre and compatible with the surrounding developed properties as established by the Wellington Comprehensive Plan and Land Development Regulations.

D. Property 2 on Exhibit B, known as Artistry Lakes: The ordinance annexing the 446.14-acre Property 2, known as Artistry Lakes PUD (Control No. 2022-58), into the Village has already been

adopted by the Village, along with the future land use atlas amendment ordinance and corresponding zoning and master plan resolutions. The master plan resolution includes the following:

1. The density of Property 2 shall be limited to 1.4 units per acre.
2. The Developer, as a condition of approval set forth in the Village's development approvals, shall contribute \$1 million to the Village's Workforce Housing Fund.

A separate agreement between Palm Beach County and the developer of Artistry Lakes for a workforce housing contribution must be approved and executed before the effective date of this agreement.

Section 7. Infrastructure and Service Delivery Provisions

Within the Municipal Service Area as designated on Exhibit A hereto, the Village and County agree to ensure the efficient provision of infrastructure and service delivery as set forth below:

A. **Water and Sewer Utilities:** The parcels depicted in Exhibit A are included in the County's water and sewer utility service area. Service to lands within the Municipal Service Area may require the design and construction of additional utility infrastructure, including water mains, wastewater facilities, easements, and related appurtenances, as determined by Palm Beach County Water Utilities Department (the "PBCWUD"). Annexation into the Village shall not change Palm Beach County's role as the utility provider or require the County to construct utility improvements except in accordance with applicable County requirements and approvals.

B. **Okeechobee Boulevard Extension Utility Easement:** A 30-foot-wide utility easement is required along the south side of the road right-of-way for the Okeechobee Boulevard extension to accommodate the installation of a potable water main and a wastewater force main. This infrastructure is necessary to provide redundant water and wastewater service to existing, new, and future development within the Municipal Service Area. The Village shall require this easement as a condition of approval in all future development orders within the Municipal Service Area, to be conveyed to PBCWUD by a recorded easement at the time of utility project completion and PBCWUD acceptance.

C. **Rights-of-Way and Transportation:**

- a. **Road Transfers:** There are no identified County-owned and maintained roads to transfer to the Village. Any future roadway transfers will be addressed on a case-by-case basis.
- b. **North-South Connection:** The Parties acknowledge that a north-south connection between the future Okeechobee Boulevard extension and State Road 80 (Southern Boulevard) is necessary for traffic circulation and connectivity in this area. Therefore, a north-south connection between the future Okeechobee Boulevard extension and State Road 80 will be required by the Village in the applicable land use, zoning, or development orders in the Municipal Service Area in Exhibit A.
- c. **Thoroughfare Right-of-Way Protection:** The Village agrees to protect all road rights of way shown on the County's Thoroughfare Right of Way Identification Map (the "TIM") within the Municipal Service Area in Exhibit A, including by imposing development order conditions for TIM compliance.
- d. **Open Space Trail Corridor:** The Village agrees that all zoning development orders or approvals shall include and indicate on all master plans and subdivision plans a minimum 50 foot wide (inclusive of right-of-way buffers) open space trail corridor located south of the future Okeechobee Boulevard extension right-of-way to include a

vehicular/pedestrian connection to the future extension, which will link to the planned trail network to the west and to the east.

- e. **Traffic Enforcement and School Zone:** Pursuant to section 316.006(3)b, F.S., the County has a Traffic Enforcement Agreement with the Arden HOA that transferred traffic control authority to the County over the private roads within Arden, the property shown as 3 in Exhibit B. The Traffic Enforcement Agreement allows the Palm Beach County Sheriff's Office (the "PBSO") to enforce traffic laws on Arden's roads. When Arden is annexed into the Village, section 316.006(2), F.S. will apply, and the Traffic Enforcement Agreement must be terminated and may be replaced by an agreement between the Village and the Arden HOA. The Village must accept traffic control authority and coordinate with PBSO to execute such an agreement. Pursuant to section 316.1895(3)(c), F.S., the Village will be responsible for the Saddle View Elementary School zone. The Village will review the school zone to ensure that it meets standards. The Village will have traffic control authority over the portions of Cane Field Trace and Arden Lake Way that are open to the public.

D. **Fire and Rescue Services:** The Village is part of the Palm Beach County Fire-Rescue Municipal Service Taxing Unit. Palm Beach County Fire-Rescue will continue to provide fire rescue services to the parcels in Exhibit A.

E. **Law Enforcement:** The County and Village acknowledge that PBSO, through a contractual agreement with Wellington, provides public safety services to the Municipal Service Area, and PBSO will continue to serve the Municipal Service Area as modified by annexation.

F. **Artistry Lakes Public Civic Site:** To facilitate the delivery of public infrastructure and services, a 4.0-acre civic pod of the Artistry Lakes PUD, the property identified as Pod B of Wellington Resolution No. R2026-02 shall be conveyed in full to the County in accordance with the Property & Real Estate Management conditions of approval as contained within Resolution No. R-2024-0414 of the Palm Beach County Board of County Commissioners approving the rezoning to the Planned Unit Development (PUD) Zoning District on the 446.14 acres that are the subject thereof.

G. **Parks and Recreation:** The parties acknowledge that two (2) parcels depicted within Exhibit A (the 25-acre Arden Park Property and the adjacent 3.76-acre Arden Trailhead) are owned by Palm Beach County. The Parcels are identified in the Palm Beach County Parks and Recreation Department's adopted Master Plan for future development as an active, County-managed district park within an anticipated timeframe of ten (10) years. These parcels will provide additional district park acreage necessary to maintain the countywide park level of service established within the County's Comprehensive Plan. Annexation of these parcels into the Village shall not alter Palm Beach County's need to develop an active park. Upon annexation, land use and zoning designations applicable to the Parcels are to be consistent with and permit the development and use of the Parcels as public park and recreation facilities. If the 25-acre Arden Park Property is annexed prior to the development of the park, the design of the facility shall be coordinated with the Village.

Section 8. Incorporation into Comprehensive Plans

As required by Section 171.203(9) F.S. no later than six (6) months following approval of this Agreement, the Parties shall prepare amendments to their respective Intergovernmental Coordination Elements, and as necessary other Elements of their Comprehensive Plans, acknowledging this Agreement and scheduling a review of the Agreement at the time of each Evaluation and Appraisal Report periodic review and negotiations per section 13 of this Agreement and shall consider incorporation of said amendments into their respective comprehensive plans.

Section 9. Other Rights and Agreements

A. The Parties agree that the requirements of Chapter 164, F.S. shall be complied with before litigation to enforce this Agreement.

B. The Parties do not intend for this Agreement to amend, modify, supersede, or terminate any other agreement between the Village and County in effect as of the effective date of this Agreement.

Section 10. Notice to Parties

All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the County Administrator and the County Planning Director, or as either Party may otherwise designate in writing. Notices, consents, approvals, waivers, and elections will be deemed given when received by the Party for whom intended. If a notice provided by either party under this Agreement relates to or in any way impacts fire rescue services, then a duplicate copy of such notice shall be provided at the same time to the following:

As to the County:
Fire Rescue Administrator
Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, Florida 33411-3815

As to the Village:
Village Manager
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Furthermore, the Village Manager shall promptly inform the County Fire Rescue Administrator of all planned annexations within the Municipal Service Area depicted on Exhibit A to this Agreement. For all notices relating to annexations provided to the County pursuant to this Agreement or otherwise pursuant to the annexation process or law, the Village also shall provide a duplicate copy to the County Fire Rescue Administrator at the same time.

Section 11. Discharge

This Agreement is solely for the benefit of the Village and the County, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

Section 12. Enforcement

This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance. If this Agreement or any portion hereof is challenged by any person or entity not a Party hereto in any judicial, administrative, or appellate proceeding, representatives of the Parties hereto agree to promptly meet and discuss said challenge. If only one Party is a defendant in the challenge, the other Party agrees to cooperate with the defending Party in the defense of the challenge and make itself available for consultations, depositions and evidentiary hearings.

Section 13. Term and Review

A. Original Term: This Agreement, unless amended or extended in accordance with its terms, shall expire 20 years from the effective date as provided in Section 15.

B. Review: During the comprehensive plan Evaluation and Appraisal review process required by Chapter 163, F.S., each Party will review the terms of this Agreement and consider amendments, as necessary.

C. Renegotiation: At least 18 months before the expiration of the full term, the Parties agree to commence negotiations for another interlocal agreement to govern the matters addressed in this Agreement or an extension of this agreement if any of the areas identified in Exhibit A remain unincorporated.

D. Amendment: Amendments may be proffered by either Party at any time. Proposed amendments shall be in writing and must be approved by the boards of both Parties or shall be considered not adopted.

Section 14. Miscellaneous

A. Entire Agreement: Except as otherwise set forth herein, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

B. Governing Law and Venue: The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall be in the Circuit Court of the Fifteenth Judicial Circuit of Florida, in and for Palm Beach County, Florida.

Section 15. Effective Date

This agreement shall take effect upon execution by both Parties and upon the adoption of duly adopted ordinances by both Parties adopting this agreement.

Section 16. Filing

Upon execution by both Parties, a certified copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

Section 17. Notification

The Village hereby acknowledges that it has provided written notice to all owners of real property located in the areas identified in Exhibit A whose names and addresses are known by reference to the latest published ad valorem tax records of the Palm Beach County Property Appraiser. The written notice described the purpose of the Interlocal Service Boundary Agreement and stated the date, time, and place of the meeting in the Village where this Interlocal Agreement is to be considered for adoption. The written notice also indicated the name and telephone number of the Palm Beach County staff person to contact regarding the date, time, and place when the Palm Beach County Board of County Commissioners is to consider the adoption of this Interlocal Agreement.

Section 18. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 19. Severability

In the event a court of competent jurisdiction hereof holds any section, paragraph, sentence, clause, or provision to be invalid, such holding shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 20. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the Parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the **VILLAGE OF WELLINGTON, FLORIDA**, has caused this Agreement to be executed by its Mayor and affixed its official seal, attested by its Clerk pursuant to the Authorization of the Wellington Village Council, and **PALM BEACH COUNTY, FLORIDA**, has caused this Agreement to be executed by its Mayor and affixed its official seal, attested by its Clerk, pursuant to the authorization of the Board of County Commissioners, on the day and year indicated below.

ATTEST:

VILLAGE OF WELLINGTON, FLORIDA:

By: _____
Chevelle D. Hall, Village Clerk

By: _____
Michael Napoleone, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Laurie Cohen, Village Attorney

ATTEST:
Mike Caruso, Clerk & Comptroller

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Sara Baxter, Mayor

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Darren Leisser
Assistant County Attorney

By: _____
Whitney Carroll, Executive Director
Planning, Zoning & Building

EXHIBIT A
ISBA BOUNDARY MAP AND LEGAL DESCRIPTION



DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21, 22, 26, 27, 28, 29, 30, 31, 32, 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE SOUTHERLY, WESTERLY AND SOUTHERLY AONG THE WEST LINES OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 157 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80); THENCE WESTLERY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 24.00 FEET OF SAID SECTION 31; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST 24.00 FEET OF SAID SECTIONS 31 AND 30 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 30; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTIONS 30 AND 29 TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTHLERY ALONG THE WEST LINE OF SAID SECTION 21 TO THE SOUTHWEST CORNER OF DEER RUN, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 34 OF SAID PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID DEER RUN TO THE POINT OF BEGINNING.

EXHIBIT B **ISBA PROPOSED FUTURE LAND USES**

Property No.	Acres	Parcels	EXLU ¹	Existing County FLU ²	Proposed Village FLU ³	Water & Sewer Provider	Right-of-way Maintenance
1	496.84	1	AGR	RR-10	Res C	PBC	FDOT, PBC
2*	446.14	4	AGR	LR-2	Res C	PBC	FDOT, PBC
3	1,209.96	2,000 +	SFR	LR-2	Res C	PBC	FDOT, PBC
4		30 +	IND	EDC, RR-10	Flex, Res C	PBC	FDOT, PBC

* Annexed by Wellington Ordinance No. 2026-03 on March 10, 2026; effective date April 14, 2026.

¹Existing Land Use (EXLU) Codes:

AGR = Agricultural
SFR = Single Family Residential
IND = Industrial

²Existing County Future Land Use (FLU) Codes:

LR-2 = Low Residential 2
EDC = Economic Development Center
RR-10 = Rural Residential 10

³Proposed Wellington Future Land Use (FLU) Codes:

Res C = Residential C
Flex = Flex

