



Legislation Details (With Text)

File #: 24-6314 **Name:** ORDINANCE NO. 2023-17 (SOUTHERN BOULEVARD ANNEXATION)

Type: Annexation **In control:** Village Council

On agenda: 2/13/2024 **Final action:**

Title: ORDINANCE NO. 2023-17 (SOUTHERN BOULEVARD ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ANNEXING, PURSUANT TO A PETITION FOR INVOLUNTARY ANNEXATION, CERTAIN REAL PROPERTY COMPRISED OF 257.9+/- ACRES LOCATED ON THE NORTH SIDE OF STATE ROAD 8

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ANNEXING, PURSUANT TO A PETITION FOR INVOLUNTARY ANNEXATION, CERTAIN REAL PROPERTY COMPRISED OF 257.9+/- ACRES LOCATED ON THE NORTH SIDE OF STATE ROAD 80 ADJACENT TO THE WESTERN BOUNDARY OF THE TOWN OF LOXAHATCHEE GROVES AND EXTENDING WESTERLY APPROXIMATELY 0.65 MILES, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED HEREIN; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; APPROVING A BALLOT SUMMARY AND BALLOT QUESTION FOR THE ELECTORS WITHIN THE PROPOSED ANNEXATION AREA; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Code sections:

- Attachments:** 1. 1. Ordinance 2023-17, 2. 2. Ord 2023-17 Exhibit A - Survey-Legal, 3. 3. Ord 2023-17 Exhibit B, 4. 4. Annexation Feasibility Report w-Exhibits, 5. 5. Annexation Area Map, 6. 6. Annexation Survey-Legal Description, 7. 7. S Blvd. Annexation Justification, 8. 8. Southern Blvd Annexation Position on Compliance, 9. 9. Wellington Proposed Annexation - Objection Letter, 10. 10. Legal Ad-Annexation

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

ITEM: ORDINANCE NO. 2023-17 (SOUTHERN BOULEVARD ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL ANNEXING, PURSUANT TO A PETITION FOR INVOLUNTARY ANNEXATION, CERTAIN REAL PROPERTY COMPRISED OF 257.9+/- ACRES LOCATED ON THE NORTH SIDE OF STATE ROAD 80 ADJACENT TO THE WESTERN BOUNDARY OF THE TOWN OF LOXAHATCHEE GROVES AND EXTENDING WESTERLY APPROXIMATELY 0.65 MILES, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED HEREIN; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH

COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; APPROVING A BALLOT SUMMARY AND BALLOT QUESTION FOR THE ELECTORS WITHIN THE PROPOSED ANNEXATION AREA; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2023-17 to annex the referenced property, thereby amending Wellington's municipal boundaries.

EXPLANATION: This is a Village-initiated involuntary annexation to annex approximately 258 acres located on the north side of Southern Boulevard and both sides of Seminole Pratt Whitney Road into the Village. The annexation area includes 38 individual parcels of land (32 owners) and the right-of-way for Seminole Pratt Whitney Road within the subject boundary. Approximately 55% of the property owners, representing 66% of the land area, have provided letters of support. As of November 15, 2023, no letters or other documents of objection have been submitted by property owners within the annexation boundaries.

This annexation was initiated following the most recent Directions meeting where Council expressed an interest in potential for annexation north of Southern Boulevard. The subject land area is a logical place to begin and Wellington was approached by several property owners regarding their desire to be in Wellington. Both Comprehensive Plan and Zoning amendments will follow this annexation. The Future Land Use and Zoning proposed is an approximate even split between commercial and medium density residential on the Future Land Use Plan and Zoning Map. The amendments will be presented to the Planning, Zoning and Adjustment Board (PZAB) and then Council following the annexation approval and subject referendum.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: **SECOND READING:** YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: Based upon the market study prepared for the annexation and potential development within the annexation area, Wellington's ad valorem tax revenue is estimated to be more than \$350,000.

WELLINGTON FUNDAMENTAL: Protecting Our Investment

RECOMMENDATION: Approval of Ordinance No. 2023-17 to annex the referenced property, thereby amending Wellington's municipal boundaries.