



Legislation Details (With Text)

File #: PZ-0346 **Name:** ORDINANCE NO. 2024-9 (ENTRADA ACRES COMPREHENSIVE PLAN AMENDMENT – RESIDENTIAL)

Type: PZ-Comprehensive Plan Amendment

In control: Planning, Zoning and Adjustment Board

On agenda: 7/17/2024

Final action:

Title: ORDINANCE NO. 2024-9 (ENTRADA ACRES COMPREHENSIVE PLAN AMENDMENT – RESIDENTIAL)

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.

Code sections:

Attachments: 1. Location Map, 2. Ordinance No. 2024-09 (CPA - Res), 3. Staff Report, 4. Exhibit A - Property Information, 5. Exhibit B - Current Future Land Use Map, 6. Exhibit C - Proposed FLU Map, 7. Exhibit D - Current Zoning Map, 8. Exhibit E - Proposed Zoning Map, 9. Exhibit F - Traffic Analysis, 10. Exhibit G - Market study

Date	Ver.	Action By	Action	Result
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PUBLIC HEARING: YES QUASI-JUDICIAL: NO

EXPLANATION: The 38 subject properties comprising over 257 acres are located on the Northeast and Northwest corners of the intersection of Southern Boulevard and Seminole Pratt Whitney Road. The properties were annexed by Wellington on February 13, 2024, (Ordinance No. 2023-17) subject to a positive referendum vote of the registered voters within the boundaries of the annexation area. The ordinance provides for an effective date of December 15, 2024. The referendum was held on March 19, 2024, and passed by a unanimous vote of the registered electors within the subject area.

Under the provisions of Chapter 171 of Florida Statutes, the comprehensive plan and zoning 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 and Zoning maps. Wellington is initiating the Future Land Use and Zoning amendments for these properties as follows:

- Comprehensive Plan Amendment (2024-0002-CPA):
 - Ordinance No. 2024-09 - designating 125.77 acres as Residential E (5.01 - 8.0 du/ac)
 - Ordinance No. 2024-11 - designating 123.94 acres as Commercial (C)

- Zoning Map Amendments (2024-0002-REZ):
 - Ordinance No. 2024-10 - designating 125.77 acres as Single-Family residential (RS)
 - Ordinance No.2024-12 - designating 123.94 acres as Community Commercial (CC)

SUMMARY: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Land Development Regulations and Comprehensive Plan, subject to conditions, as presented. Findings of Fact have been provided in the Staff Report to recommend approval of the Comprehensive Plan Map Amendment and Rezoning requests. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

PZAB may recommend approval or denial based upon the Findings of Fact and evidence presented.