



Legislation Details (With Text)

File #:	23-6218	Name:	SOUTHERN BOULEVARD ANNEXATION	
Type:	Annexation	In control:	Village Council	
On agenda:	12/5/2023	Final action:		
Title:	SOUTHERN BOULEVARD ANNEXATION			
Code sections:				
Attachments:	1. 1. Ord 2023-17 Southern Blvd. Annexation, 2. 2. Ord 2023-17 Exhibit A, 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. Legal Ad-Annexations			

Date	Ver.	Action By	Action	Result
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ITEM: SOUTHERN BOULEVARD ANNEXATION

REQUEST: Approval of ballot language for involuntary annexation of approximately 258 acres on Southern Boulevard and Seminole Pratt Whitney Road.

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. As part of this proposed annexation, a referendum of all resident electors in the annexation area is required. In order for the referendum to be scheduled by the Supervisor of Elections, the ballot language must be finalized and approved by December 15, 2023. This request is for the approval of the proposed ballot language. First reading and second reading of the annexation ordinance for this annexation are proposed for January 16, 2024, and February 13, 2024, respectively. 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 the 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 the 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: NO **QUASI-JUDICIAL:** NO

FIRST READING: NO **SECOND READING:**

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 ballot language for involuntary annexation of approximately 258 acres on Southern Boulevard and Seminole Pratt Whitney Road.