



Legislation Text

File #: PZ-0347, Version: 1

ITEM: ORDINANCE NO. 2024-11 (ENTRADA ACRES AND SLUGGETT PROPERTY COMPREHENSIVE PLAN AMENDMENT - COMMERCIAL)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 24-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A CERTAIN PROPERTY KNOWN AS SLUGGETT PROPERTY FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL - 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 64.52 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY COMMERCIAL LOW/RURAL RESIDENTIAL - 5 (CL/RR-5) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 5.38 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY INSTITUTIONAL (INST) TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 4.96 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTIES KNOWN AS ENTRADA ACRES FROM PALM BEACH COUNTY RR-5 TO WELLINGTON COMMERCIAL, TOTALING APPROXIMATELY 49.04 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 123.94 ACRES LOCATED ON THE NORTH SIDE OF SOUTHERN BOULEVARD (S.R. 80) AND BOTH SIDES OF SEMINOLE PRATT WHITNEY ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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.