



Legislation Text

File #: 24-6801, Version: 1

ITEM: ORDINANCE NO. 2024-09 (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 FEET 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.

REQUEST: To designate 125 acres of the newly annexed property, known as the Entrada/Sluggett Property, with a Residential E Future Land Use Map designation.

EXPLANATION: The 38 subject properties comprising over 249 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, 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)

The Planning, Zoning and Adjustment Board heard this item on July 17, 2024. They recommended approval of the item with a unanimous vote of 4-0.

Village Council held a public hearing on this item (First Reading) on September 3, 2024 and approved it by a unanimous vote.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO (Legislative)

FIRST READING: **SECOND READING:** YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: To designate 125 acres of the newly annexed property, known as the Entrada/Sluggett Property, with a Residential E Future Land Use Map designation.