

Annexation Petition Summary



Municipality	Wellington	Fiscal Year	2024
Annexation Name	State Road 80 & Seminole Pratt Whitney R	Status	Adopted
Annexation ID	2024-73-001		
Acres	257.90		
Location	North side of State Rd 80, south of E Harlena Dr, east & west sides of Seminole Pratt Whitney Rd		
First Reading	1/16/2024	Second Reading	2/13/2024
Type	Other	Auto Id Number	1156
Intake Date	11/14/2023	Petition Number	
Existing Use	SingleFamily Residence; Agriculture; Inst.; vacant		
County FLU	Rural Res.5(RR5); Institutional(INST);Comm.Low(CL)		
County Zoning	Agr. Res.(AR);Inst.Public(IPF);Community Com.(CC)		
Proposed Use	Not Provided		
Proposed FLU	Residential; Commercial		
Proposed Zoning	Not Provided		
Commissioner	Sara Baxter	District	6
Adoption Date	2/13/2024	Completed?	☐
Ordinance Number	2023-17	Objections?	☐

00404336000002020
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Comments

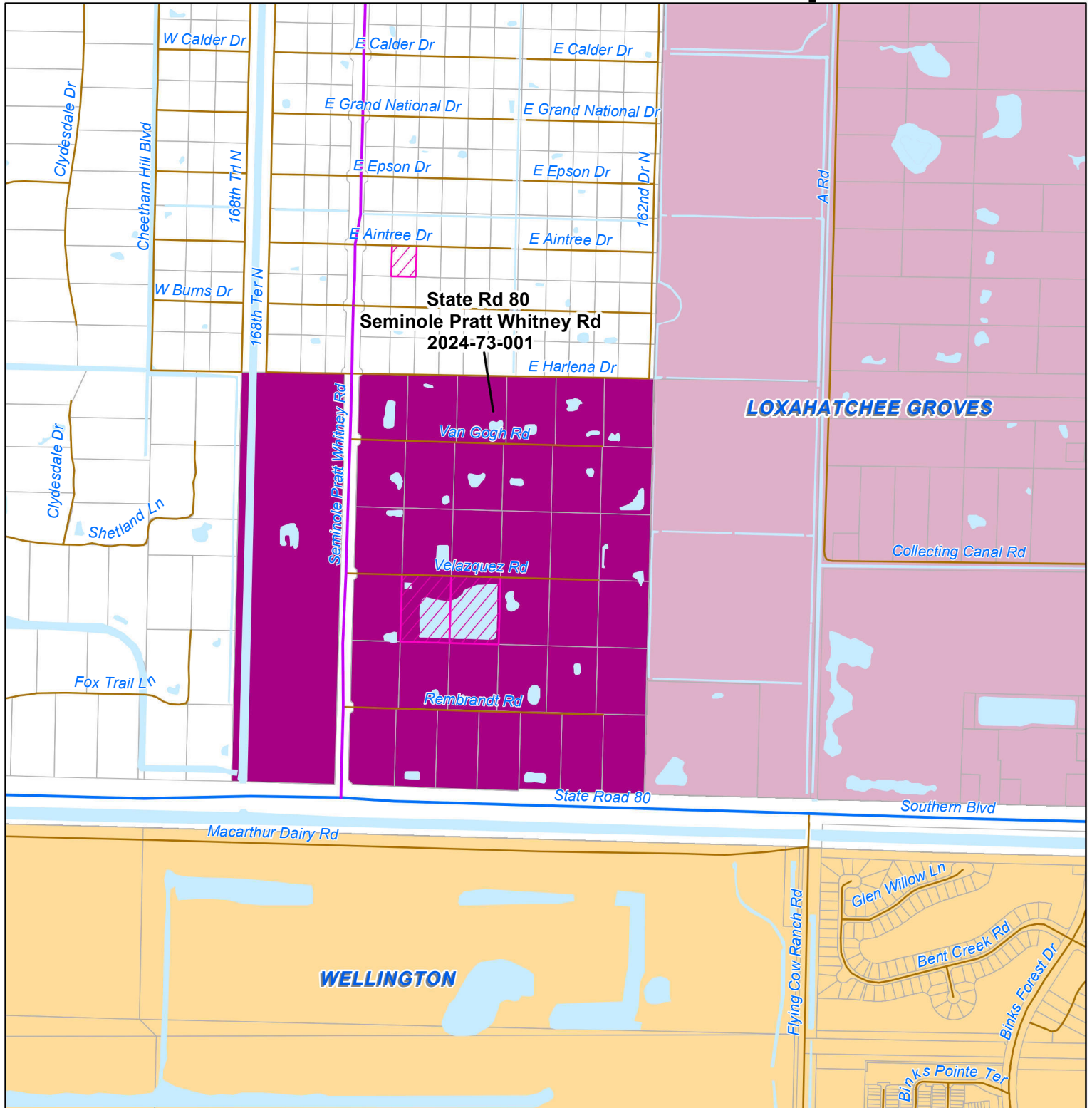
Referendum vote on the proposed annexation held on March 19, 2024. The referendum was approved, annexation effective date is December 15, 2024.
BCC Board direction: 12/5/2023
County Ojection Letter sent 1/3/2024

Annexation Petition Summary



00404336000002180
00404336000002190
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Annexation Location Map



- Proposed Annexation
- Wellington
- Loxahatchee Groves

- Water
- PBC Owned

Right-of-Way Maintenance

County ROW Maintenance

- County Maintained
- Courtesy Maintained

Other ROW Maintenance

- State Maintained
- Other

Updated: 11/15/2024
Contact: Nicole Delsoin
Filename: N:\Div\Proj\Annex\FY2024

Note: Map is not official, for informational purposes only
Source: ROW Maintenance Data PBC Engineering
Dept 2015 GISPROD SDE GEODATA.CENTERLINE_LN

0 0.09 0.18 0.27 Miles



**Planning, Zoning
& Building**

2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (561) 233-5300



Council

Anne Gerwig, Mayor
Michael J. Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman

Manager

Jim Barnes

FEB 20 2023

February 14, 2024

Verdenia C. Baker
County Administrator
Palm Beach County
301 North Olive Avenue
West Palm Beach, FL 33401

Re: Village of Wellington Ordinance No. 2023-17

Dear Ms. Baker:

Enclosed please find a copy of Ordinance No. 2023-17, which was adopted by the Wellington Village Council at their Council meeting on Tuesday, February 13, 2024. Ordinance No. 2023-17 approves the involuntary annexation (ANX) 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 into the municipal boundary of Wellington.

Please feel free to contact me directly should you require any further information.

Sincerely,



Chevelle D. Addie, MMC
Village Clerk

/jm
Enclosures

ORDINANCE NO. 2023-17

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; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council has initiated a petition for involuntary annexation of real property, hereinafter described in Exhibit A, and has received letters of support/consent from the owners of more than 60% of the acres of land in the area proposed to be annexed and from the owners of more than 50% of the parcels of land proposed to be annexed into the Village of Wellington, Florida, pursuant to the provisions of Section 171.044, Florida Statutes; and

WHEREAS, the real property proposed to be annexed, consisting of 257.9+/- acres depicted on the map attached hereto as Exhibit B and legally described as set forth in Exhibit A, which is made a part hereof, is located in the unincorporated area of Palm Beach County, is contiguous to the Village of Wellington, is reasonably compact and the annexation of such proposed area does not result in the creation of enclaves; and

WHEREAS, Wellington has prepared a feasibility study in compliance with section 171.042, Florida Statutes, and has filed a copy of such study with the Board of County Commissioners for Palm Beach County at least 15 days prior to commencing the annexation procedures set forth in section 171.0413, Florida Statutes; and

WHEREAS, not less than 10 days prior to the first public hearing on this ordinance,

Wellington has mailed a written notice to each person who resides or owns property within the area proposed to be annexed, which notice described the annexation proposal and set forth the time and place for each public hearing to be held and the place or places within Wellington where the proposed ordinance may be inspected by the public and which is available for inspection during regular business hours of the office of Wellington's Village Clerk; and

WHEREAS, the Council has taken the recommendations from the Wellington staff and the comments from the public into consideration when considering the petition for annexation; and

WHEREAS, the Wellington Council has determined that it is in the public interest to annex into the Village of Wellington the real property described in Exhibit A and depicted in Exhibit B, attached to hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA THAT:

SECTION 1: The real property herein described in Exhibit A and depicted in Exhibit B is hereby annexed into the Village of Wellington, Florida, effective December 15, 2024.

SECTION 2: Effective December 15, 2024, section 11 of the Village Charter, entitled "Land Description" is hereby amended to reflect the property annexed into the Village of Wellington by this ordinance.

SECTION 3: The Village Manager is hereby directed to do all things necessary to effectuate this annexation.

SECTION 4: The Village Clerk is hereby directed to file a copy of this Ordinance with the Clerk of the Circuit Court, Palm Beach County, the Chief Administrative Officer of Palm Beach County, and the Department of State within seven days of the adoption of this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: The annexation proposed by this ordinance shall be submitted to the electors who own or reside on the parcels proposed to be annexed at an election to be held on Tuesday, March 19, 2024, in accordance with the requirements of Ch. 171, Florida Statutes, and shall be deemed approved upon the favorable vote of a majority of the electors voting at that time upon the following question:

REFERENDUM QUESTION NO. 1

Annexation—Determine whether to approve annexation into the Village of Wellington

BALLOT SUMMARY: Florida law provides a process for

expanding municipal boundaries by annexing areas contiguous to the municipality's boundaries. The Village of Wellington proposes to annex 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. If approved, the proposed annexation area will become part of the Village of Wellington's municipal boundaries, effective December 15, 2024.

BALLOT QUESTION: Shall the proposed area comprised of 257.9+/- acres be annexed into the Village of Wellington?

O For annexation of the property described in Ordinance No. 2023-17 of the Village of Wellington

O Against annexation of the property described in Ordinance No. 2023-17 of the Village of Wellington

SECTION 7: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 8: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

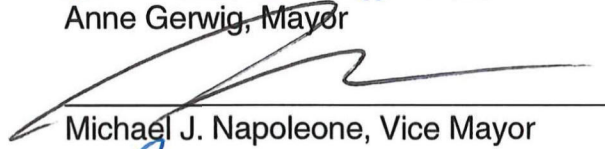
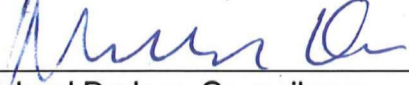
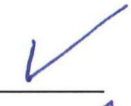
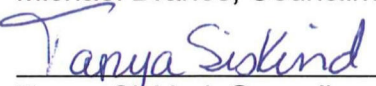
SECTION 9: This Ordinance shall become effective after adoption by Council on second reading and immediately following approval by a majority of the electors in the area proposed to be annexed.

(The remainder of this page is intentionally left blank.)

PASSED this 16 day of January, 2024 on first reading.

PASSED AND ADOPTED this 13th day of February, 2024, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY: <u></u> Anne Gerwig, Mayor	<u></u>	<u> </u>
<u></u> Michael J. Napoleone, Vice Mayor	<u></u>	<u> </u>
<u></u> John T. McGovern, Councilman	<u></u>	<u> </u>
<u></u> Michael Drahos, Councilman	<u></u>	<u> </u>
<u></u> Tanya Siskind, Councilwoman	<u></u>	<u> </u>

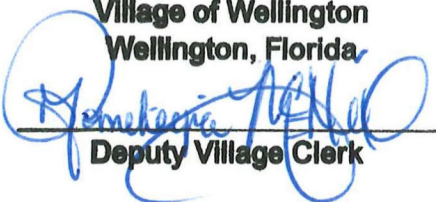
ATTEST:

BY: 
Chevelle D. Addie, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: 
Laurie Cohen, Village Attorney

**Certified Copy
Jomekeyia McNeil
Village of Wellington
Wellington, Florida**


Deputy Village Clerk



DJG Surveying and Mapping, Inc.

16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com

LB# 7682

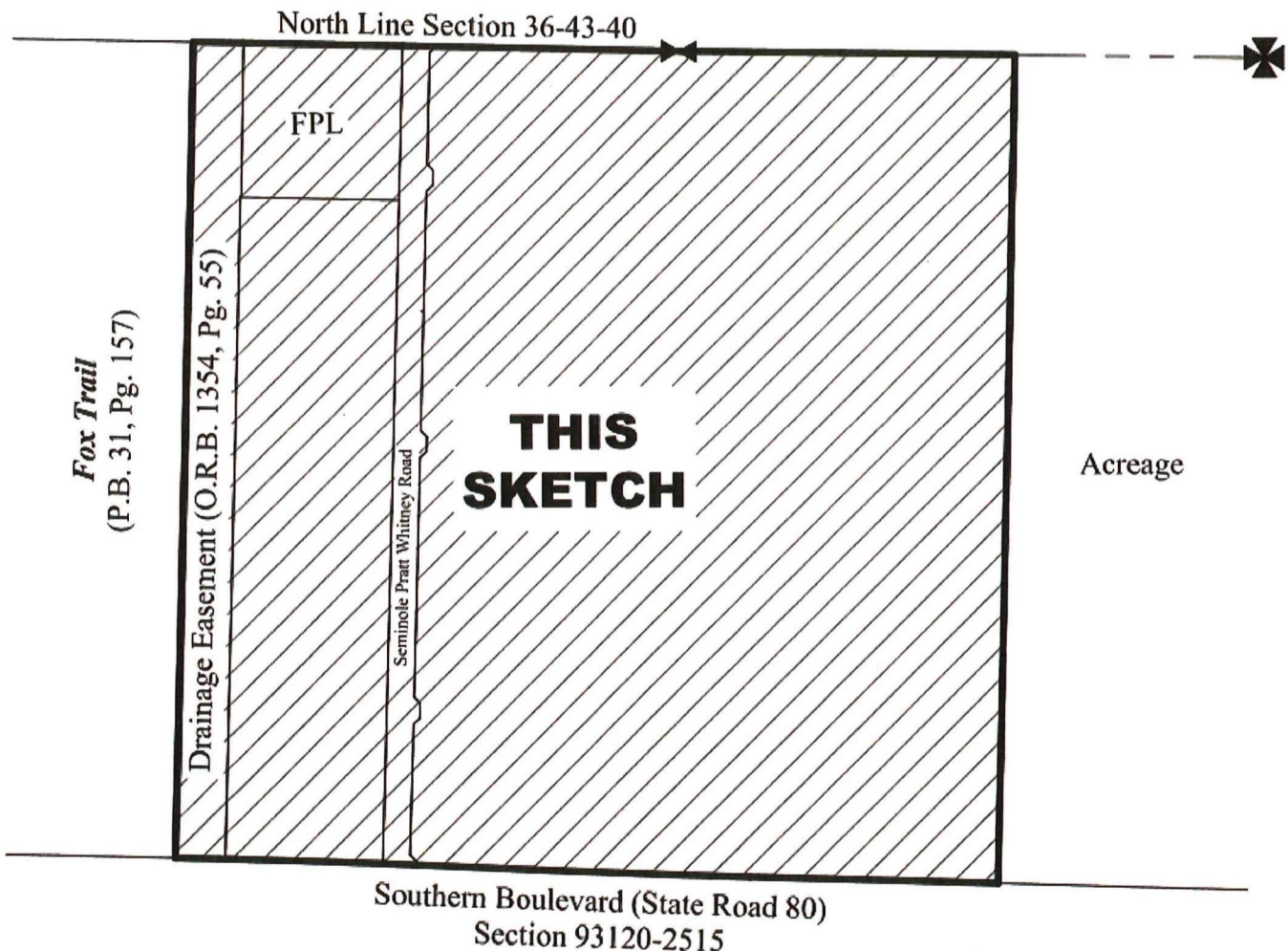
Sheet 1 of 3



SKETCH AND DESCRIPTION VILLAGE OF WELLINGTON ANNEXATION AREA



LOCATION MAP NTS



Not valid without an authenticated
electronic signature and electronic
seal, or the original signature and
seal of a Florida licensed Surveyor
and Mapper

10/12/2023
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida



Digitally signed
by Dennis
Gabriele
Date:
2023.10.12
15:09:32 -04'00'

JOB NO. 23-0920 SCALE: Not to Scale

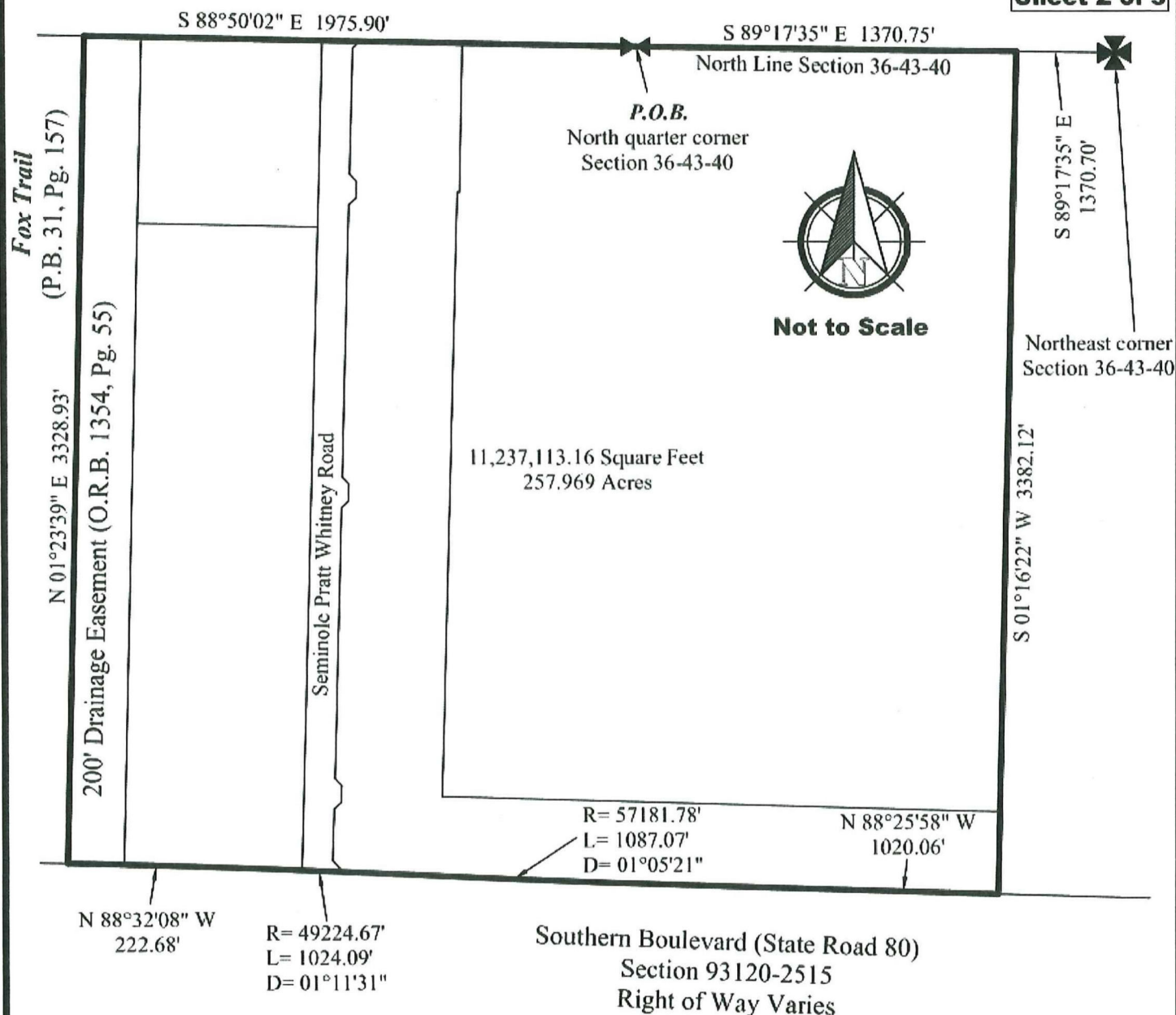


DJG Surveying and Mapping, Inc.

16889 W Edinburgh Drive
Loxahatchee, FL 33470
PHONE: 954-675-7244
EMAIL: admin@djgsurvey.com
www.djgsurvey.com

LB# 7682

Sheet 2 of 3



Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
O.R.B. = Official Records Book
P.B. = Plat Book
Pg. = Page

Survey Notes

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 36-43-40 as published by Palm Beach County Engineering Department. Said line bears South 88°50'02" East.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.



LEGAL DESCRIPTION

Sheet 3 of 3

A portion of lands located in Section 36, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the North quarter corner of said Section 36;

Thence, South $89^{\circ}17'35''$ East, along the North line of the Northeast one-quarter of Section 36, a distance of 1370.75 feet. Said point being 1370.70 feet, along the North line of Section 36, from the Northeast corner of Section 36;

Thence, South $01^{\circ}16'22''$ West, a distance of 3382.12 feet to a point on the North line of State Road 80 as shown on FDOT Right of Way Map Section No. 93120-2515;

Thence, North $88^{\circ}25'58''$ West, a distance of 1020.06 feet to the point of curvature of a circular curve, concave to the North, having a radius of 57181.78 feet and a central angle of $01^{\circ}05'21''$;

Thence, Westerly, along the arc of said curve, an arc distance of 1087.07 feet to the point of reverse curvature of a circular curve, concave to the South, having a radius of 49224.67 feet and a central angle of $01^{\circ}11'31''$;

Thence, Westerly, along the arc of said curve, an arc distance of 1024.09 feet;

Thence, North $88^{\circ}32'08''$ West, a distance of 222.68 feet to a point on the West line of a 200 foot wide drainage easement as recorded in Official Records Book 1354, Page 55, of the Public Records of Palm Beach County, Florida. Said line also being the East line of **Fox Trail**, according to the plat thereof, as recorded in Plat Book 31, Page 157 of the Public Records of Palm Beach County, Florida;

The previous four courses being coincident with the North line of State Road 80;

Thence, North $01^{\circ}23'39''$ East, along said East line of **Fox Trail**, a distance of 3328.93 feet to a point on the North line of the Northwest one-quarter of said Section 36;

Thence, South $88^{\circ}50'02''$ East, along said North line, a distance of 1975.90 feet to the **Point of Beginning**.

Said lands lying and being in unincorporated Palm Beach County, Florida, and containing 11,237,113.16 Square Feet (257.969 acres) more or less.

ANNEXATION AREA

Total Acres:  249.7137

Number of Parcels: 38

Number of Owners: 32



Southern Boulevard Annexation

Feasibility Study

Petition Number/Type:

2023xxxx-ANX / Annexation (ANX)

Ordinance No.: 2023- XX

PBC File No.:

Owners: 32 separate property owners/ 38 properties, plus road R-O-W-See Exhibit A

Applicant: Village of Wellington

PCN: 38 separate PCN's- See Exhibit A

Future Land Use Designation:

- Current – PBC: C, CL, CL-O, Institutional & RR-5
- Proposed – Commercial & Residential E (Med. Density Res.)

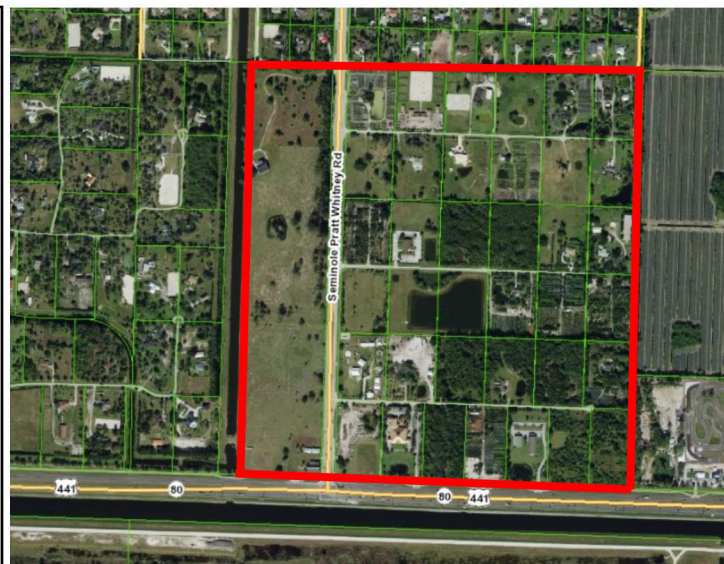
Zoning Designation:

Current – PBC: CC, IPF & AR
Proposed – CC & RM

Acreage: 257.97 Acres (+/-)

This feasibility study is being prepared pursuant to Section 171.042 of the Florida Statutes, entitled Prerequisites to Annexation, demonstrating availability of urban services & feasibility for properties annexing within Wellington's municipal boundary.

The subject property is located at the intersection of State Road 80 & Seminole Pratt Whitney Road (both sides of Seminole Pratt Whitney Road



Location Map

Adjacent Property	FLUM	Zoning
North	County Rural Res.	County RR-5
South	Wellington- Has County RR-10 designation. SFWMD-STA	Wellington- Has County RR-10 designation. SFWMD STA.
East	Town of Loxahatchee Groves Rural Residential	Town of Loxahatchee Groves Comm. Rec. & Agricultural Residential
West	County rural Res.	County RR-5

Project Manager:

Robert Basehart, AICP, Sustainability and Regulatory Affairs Director

rbasehart@wellingtonfl.gov (561) 753-2578



Site History and Current Request:

The property that is the subject of this petition consists of approximately 257.9 acres of land located at the intersection of Southern Boulevard (S.R 80/US 441) and Seminole Pratt Whitney Road. The 64.5 acres of the property located on the west side of Seminole Pratt Whitney Road is a single parcel. The balance of the site is on the east side of Seminole Pratt Whitney Road and consists of 37 properties that make up the entirety of an old unrecorded plat named Entrada Acres. Most of the properties in Entrada Acres are currently being used nonresidential/commercial purposes. There are approximately 10 commercial nurseries, 3 churches, 4 equestrian farms and 2 lots that are owned by Palm Beach County and occupied by a drainage lake. Approximately 8 properties appear to be strictly residential use and 10 properties are vacant. Also included in this annexation application consists of the road right-of-way for Seminole Pratt Whitney Road, which is not a developable property.

This application package is a three-component proposal, initiated by Wellington. The first component is an involuntary annexation of the property from the unincorporated area of Palm Beach County into the Village of Wellington. The second component is an application to add the subject property to the Wellington Future Land Use Map (FLUM) as commercial (123.94 acres) and Medium Density Residential E (125.77 acres). Currently the property has a combination of commercial, commercial office, institutional, agricultural and low-density residential designations. The third component is a rezoning application to change the zoning to the appropriate designations on the Wellington zoning map. The proposed designations are justified because they comply with the review criteria of the LDR for FLUM and rezoning applications. The FLUM and rezoning applications are companion proposals to the annexation application, but are not a part of it, as they cannot be approved until after the annexation is completed.

Analysis:

Consistency with State Annexation Law

As indicated above, the petition is for the involuntary annexation of the subject 257.9 acres area consisting of 38 properties and a road right-of-way, currently in unincorporated Palm Beach County. The property is occupied by numerous uses, as detailed above. Because more than 70% of the acres of land in the annexation area is owned by individuals, corporations, or legal entities which are not registered electors in such area, the annexation cannot occur unless the owners of more than 50% of the acres of land in the annexation area consent to the annexation pursuant to section 171.0413 (5), Florida Statutes. As of September 15, 2023, 53% of the properties within the proposed annexation area have provided owners consents, which includes 64% of the acreage involved. If the road right-of-way were added to these calculations, the percentages would be altered slightly, but still comply with the required percentages. This annexation petition is consistent with Section 171.042, Florida Statutes (Prerequisites to Annexation), and more specifically the below sections:

171.042(1)(a) – Maps:

- Wellington's Future Land Use Map (FLUM) illustrating the current land use and municipal boundaries is provided as Exhibit B.
- Proposed FLUM illustrating the unincorporated areas annexed within the municipal boundaries with the proposed land use is provided as Exhibit C.
- Current Municipal Services Map illustrating the present water and wastewater infrastructure adjacent to the proposed annexation area is provided as Exhibit D.

171.042(1)(b) – Statement certifying that the area to be annexed meets the criteria in s. 171.043:

The proposed annexation is consistent with Section 171.043, F.S. as the subject real property is;

- Contiguous land to the municipal limits of Wellington,
- Not irregular in shape,
- Not within the boundary of another incorporated municipality, and
- Within an area that is developing for urban purposes. The area surrounding the subject petition is a mixture of urban and nonurban uses that have been evolving into urban development over the last decade. Land located to the immediate east along S.R. 80 is occupied by a go cart race track facility and paint ball course, followed by the west campus of Palm Beach State College and an approximately 23-acre shopping center. Land located immediately to the west of the petitioned site is occupied by a rural subdivision (Fox Trail) with approximately one mile of S.R. 80 frontage. However, land to the west of Fox Trail is farmland that is currently under consideration for a mixed commercial and residential development with a proposed Future Land Use Map designation of LR-2 (Low Density Residential, Maximum 2 units per acre), followed by the Arden planned development which was approved by Palm Beach County at urban densities. Further, 3 miles to the north is the Town of Westlake which was incorporated less than 10 years ago and is developing at urban densities. The primary access to Westlake is Seminole Pratt Whitney Road, which bisects the subject petition site, at S.R. 80.
- Because more than 70% of the acres of land in the annexation area is owned by individuals, corporations, or legal entities who are not registered electors in such area, the annexation cannot occur unless the owners of more than 50% of the acres of land in the annexation area consent to the annexation pursuant to section 171.0413(5), Florida Statutes. As of September 15, 2023, 53% of the properties within the proposed annexation area have consented to the annexation, which includes 64% of the land involved. However, since there are electors living on the property (31 electors), a referendum must be held prior to finalization of the annexation. That referendum is scheduled to be held in March of 2024.

171.042(1)(c) – Statement setting forth plans for extending major municipal service performed within the municipality into the annexation area:

- All urban services indicated below are available by Wellington (or provided by other entities) for the annexation area. The proposed annexation can be served with potable water and sanitary sewer. The utility service provider is Palm Beach County Utilities. There is 12" water main in front of the petition site on Southern Boulevard and a 24" water main on Seminole Pratt Whitney Road. There is a 10" sanitary force main running past the site on Southern Blvd. and an 18" force main on Seminole Pratt Whitney Road (see Exhibit E). No utility extensions will be necessary to accommodate the future development of the petitioned property.

Urban Service	Provider
Sanitary Sewer	Palm Beach County Utilities
Potable Water	Palm Beach County Utilities
Solid Waste	PBC Solid Waste Authority & pickup by Wellington via private contractor
Parks & Recreation	Wellington
Stormwater Management	South Florida Water Management District
Electric	Florida Power and Light
Police	Palm Beach Sheriff's Office/Wellington
Fire	PBC Fire Rescue/Wellington

- Palm Beach County School District currently serves Wellington and the petitioned area. Students from the petitioned area currently attend schools located in Wellington.
- Emergency services are provided by Palm Beach County Sheriff's Office, via contract with Wellington, and Palm Beach County Fire Rescue (Station 20 located on Greenview Shores Blvd., approximately 2.4 miles southeast of the subject property). The proposed annexation area is currently located in the same Fire Department MSTU as Wellington. These services can all be provided to the petitioned area.

Financial Feasibility:

There will be a minor deficit of income vs. expenses to Wellington resulting from this petition initially, but development/redevelopment of the property will create a substantial surplus of income vs. expenses in the very near future. The cost and income for providing water, sewer and drainage services will remain with the current providers and the expenses of on-site installation of those services to the site will be the responsibility of the developer(s). Law enforcement services will be provided by Wellington. Fire Rescue services are currently provided by Palm Beach County and no change will occur because the annexation property is already in the same MSTU as Wellington.



Although there will be a minor short-term deficit in the balance of income vs. expense, Property values, and therefore tax revenues, will increase exponentially in the near future as the properties in the annexation area begin to develop. Please refer to Exhibit E for short term financial calculations and Exhibit F or long-term forecast.

Market:

IN PROCESS- EXHIBIT G

71.042(2) – File report with the board of county commissioners:

This section requires Wellington to file a feasibility study with the Palm Beach County Board of Commissioners at least 15 days prior to commencing annexation procedures under s. 171.041 in compliance with this section. Wellington will file this feasibility study on or before November 20, 2023, which is 15 days prior to the tentative first public hearing for the adoption of the annexation ordinance by the Village Council on December 5, 2023. Further, mail notices will sent to all of the included property owners within the annexation area and to surrounding property owners within 500 feet of the annexation area a minimum of 10 days prior to the first public hearing.

List of Exhibits:

Exhibit A	Property Control Numbers
Exhibit B	Wellington's Current Future Land Use Map (FLUM)
Exhibit C	Future Land Use Map (with proposed amendment)
Exhibit D	Current Municipal Services Map
Exhibit E	Existing Water & Sewer Lines
Exhibit F	Financial Feasibility
Exhibit G	Market Study

EXHIBIT A

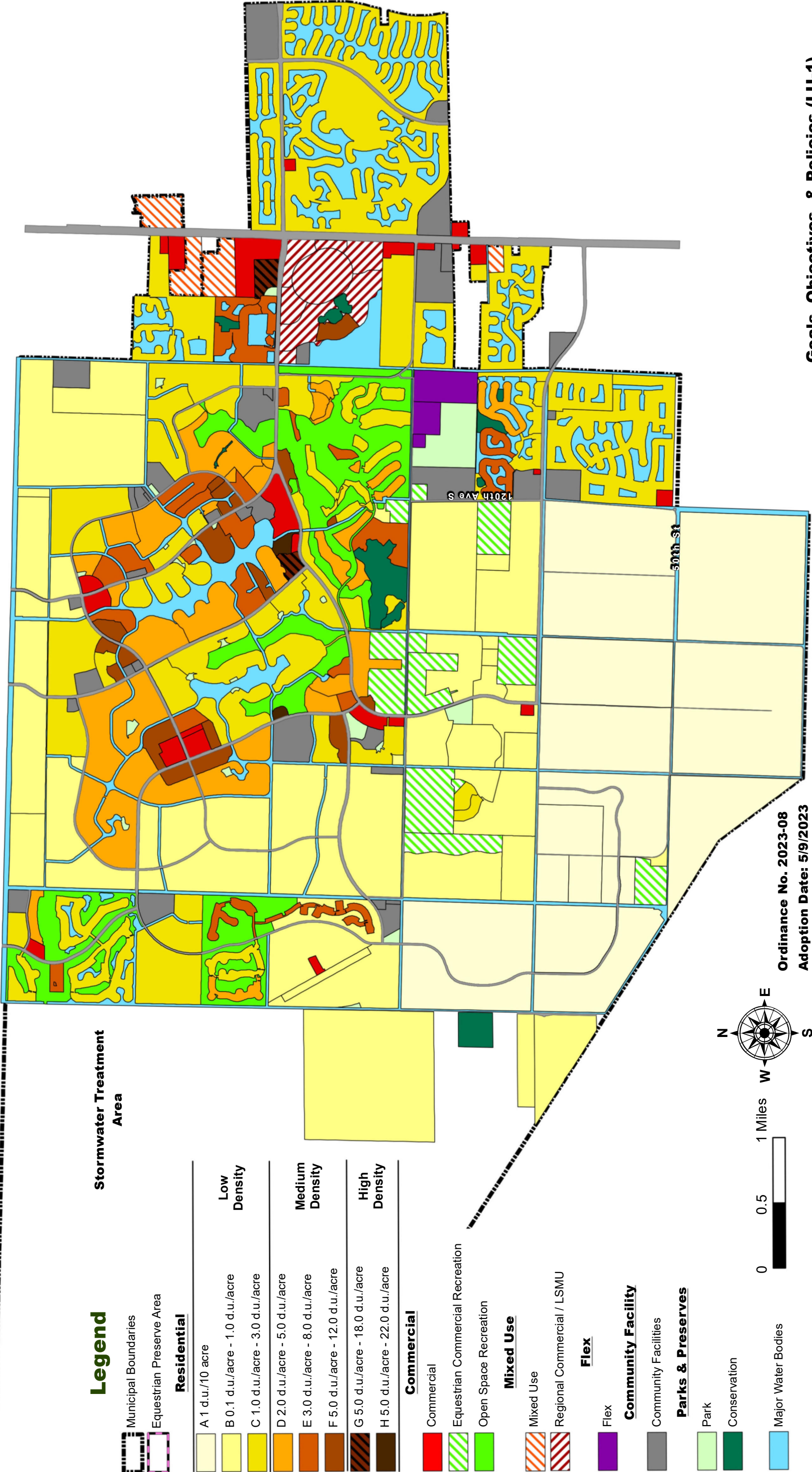
Parcel Number	Site Address	City State & Zip	Owner Name
0040433600000 - 2020	16569 STATE ROAD 80	LOXAHATCHEE, FL 33470	GRACE CHAPEL OF THE WESTERN
0040433600000 - 2030			1401 WPB LLC
0040433600000 - 2040	16469 STATE ROAD 80	LOXAHATCHEE, FL 33470	CORRALES DAISY ONDINA TRUST
0040433600000 - 2050	16401 SOUTHERN BLVD	LOXAHATCHEE, FL 33470	PALMS WEST ALLIANCE CHURCH INC
0040433600000 - 2060	16340 REMBRANDT RD	LOXAHATCHEE, FL 33470	THOMAS THOMAS A
0040433600000 - 2070			THOMAS THOMAS A JR
0040433600000 - 2080	16275 REMBRANDT RD	LOXAHATCHEE, FL 33470	VAZQUEZ MANUEL &
0040433600000 - 2090			KURIAN CHERIAN P &
0040433600000 - 2100	16421 REMBRANDT RD	LOXAHATCHEE, FL 33470	REYNOLDS ANDRES A &
0040433600000 - 2110	16501 REMBRANDT RD	LOXAHATCHEE, FL 33470	RUBBIO BOB &
0040433600000 - 2120	16571 REMBRANDT RD	LOXAHATCHEE, FL 33470	WP AGRICULTURAL SERVICES LLC
0040433600000 - 2130	16651 REMBRANDT RD	LOXAHATCHEE, FL 33470	ROLA MANAGEMENT LLC
0040433600000 - 2140	16650 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PBP INVESTMENTS LLC
0040433600000 - 2150	16570 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PALM BEACH COUNTY
0040433600000 - 2160	16500 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PALM BEACH COUNTY
0040433600000 - 2170	16426 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	CORRALES DAISY O
0040433600000 - 2180	16350 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	FRAME RONALD E JR
0040433600000 - 2190	16300 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SCHWARTZ CHERYL K
0040433600000 - 2200	16299 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	TRUE NORTH EQUESTRIAN INC
0040433600000 - 2210	16351 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SALKEY MARTIN
0040433600000 - 2220			2053 NW 56TH LLC
0040433600000 - 2230			PACIFIC PREMIER TRUST
0040433600000 - 2240	16571 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SOUTH CONGREGATION OF
0040433600000 - 2250	16651 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SCHWARTZ RONALD L TRUST
0040433600000 - 2260	16650 VAN GOGH RD	LOXAHATCHEE, FL 33470	PBP INVESTMENTS LLC
0040433600000 - 2270	16570 VAN GOGH RD	LOXAHATCHEE, FL 33470	SHAKTI SOUTH LLC
0040433600000 - 2280	16500 VAN GOGH RD	LOXAHATCHEE, FL 33470	LEDERER KARL F
0040433600000 - 2290	16424 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON MICHAEL W &
0040433600000 - 2300	16350 VAN GOGH RD	LOXAHATCHEE, FL 33470	YUE PENGFEI
0040433600000 - 2310	16300 VAN GOGH RD	LOXAHATCHEE, FL 33470	SHAUKAT NIMRAH
0040433600000 - 2320	16299 VAN GOGH RD	LOXAHATCHEE, FL 33470	VELLONE CARLO F JR &
0040433600000 - 2330	16351 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON LINDA M
0040433600000 - 2340	16425 VAN GOGH RD	LOXAHATCHEE, FL 33470	HARRISON ANN E
0040433600000 - 2350	16501 VAN GOGH RD	LOXAHATCHEE, FL 33470	WARNER GARRETT P &
0040433600000 - 2360	16575 VAN GOGH RD	LOXAHATCHEE, FL 33470	NOORTHOEK DRESSAGE LLC
0040433600000 - 2370	16651 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON MICHAEL W REV TRUST &
0040433600000 - 3020	35 SEMINOLE PRATT WHITNEY RD	LOXAHATCHEE, FL 33470	SLUGGETT RICHARD J
0040433600000 - 7020	16670 REMBRANDT RD	LOXAHATCHEE, FL 33470	STRATEGIC ENDEAVORS LLC



Wellington Comprehensive Plan 2023

Land Use Element

Future Land Use



PROPOSED FUTURE LAND USE MAP DESIGNATION

Residential E:  125.77 acres

Commercial:  123.94 acres





Current Municipal Services

Legend

-  Palm Beach County Fire Stations
-  PBSO Substation
-  Wellington Parks
-  Municipal Boundaries

0 0.75 1.5 Miles

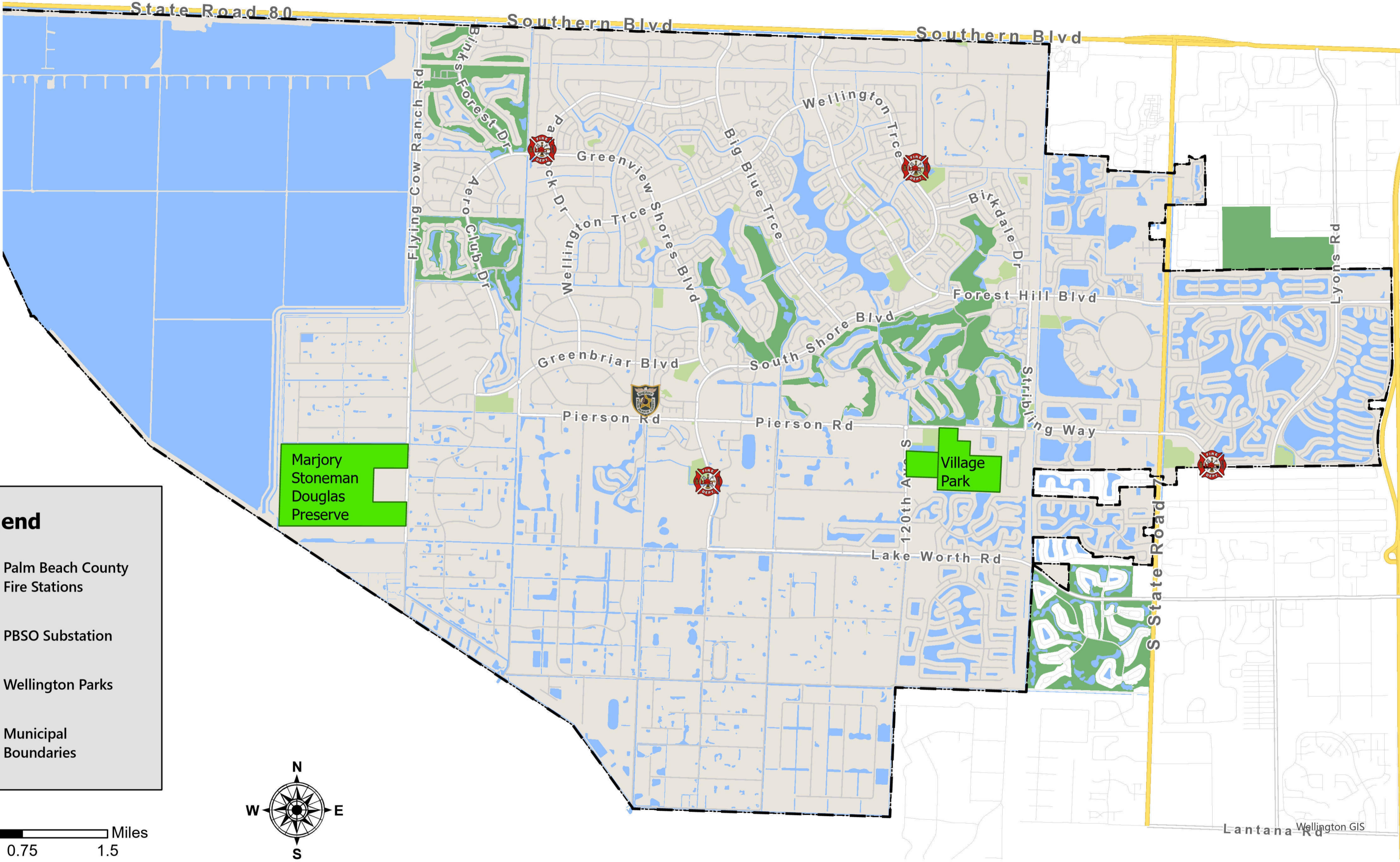
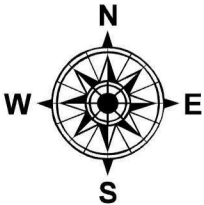
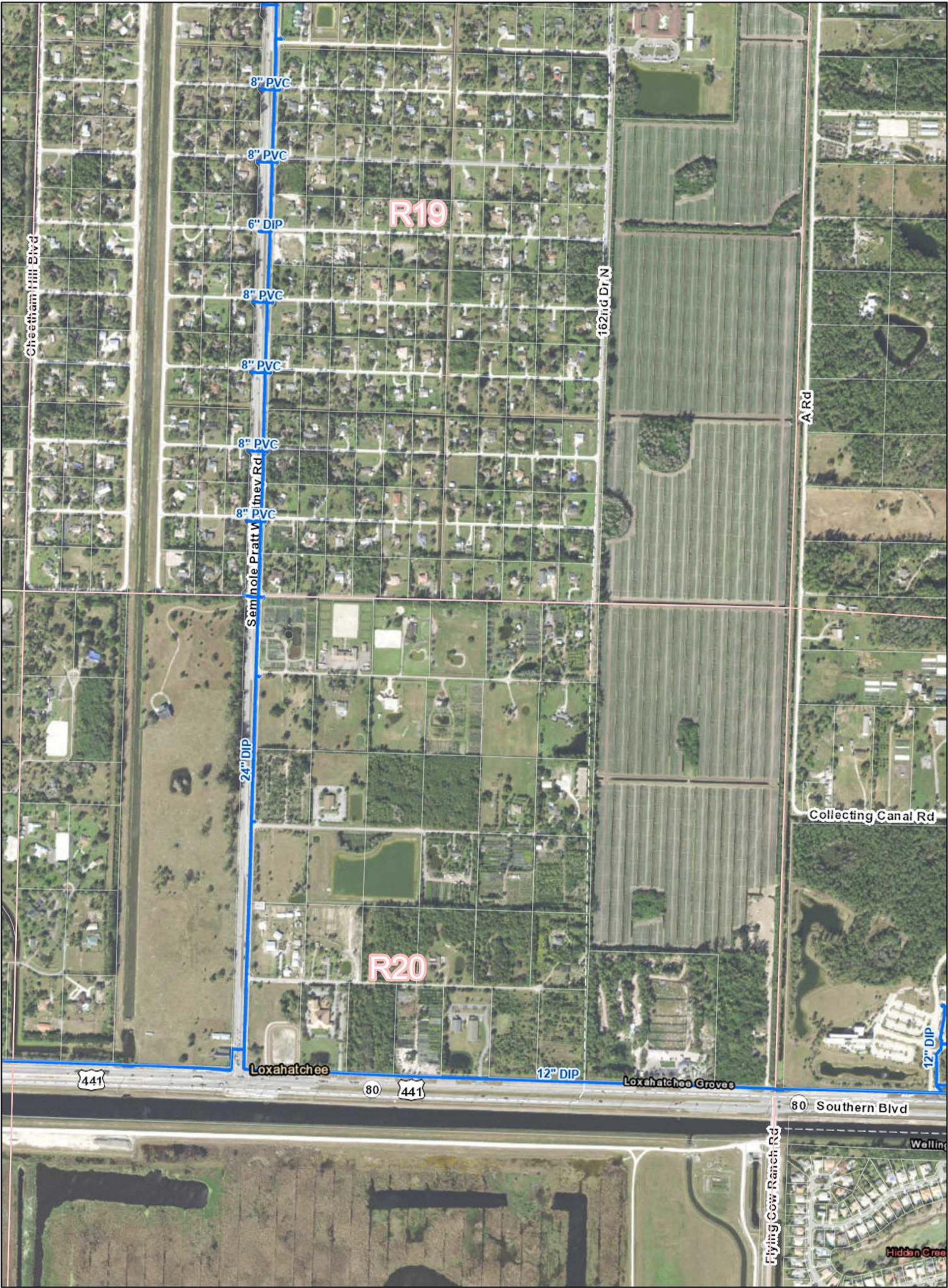


Exhibit E

Water Utility Infrastructure Map



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Roads+Names+Hwy<144k(500;250)

- 95
- 99
- 500; 250
- Roads+Names+Hwy <72K(100)
- Roads+Names <36K(48)
- <all other values>

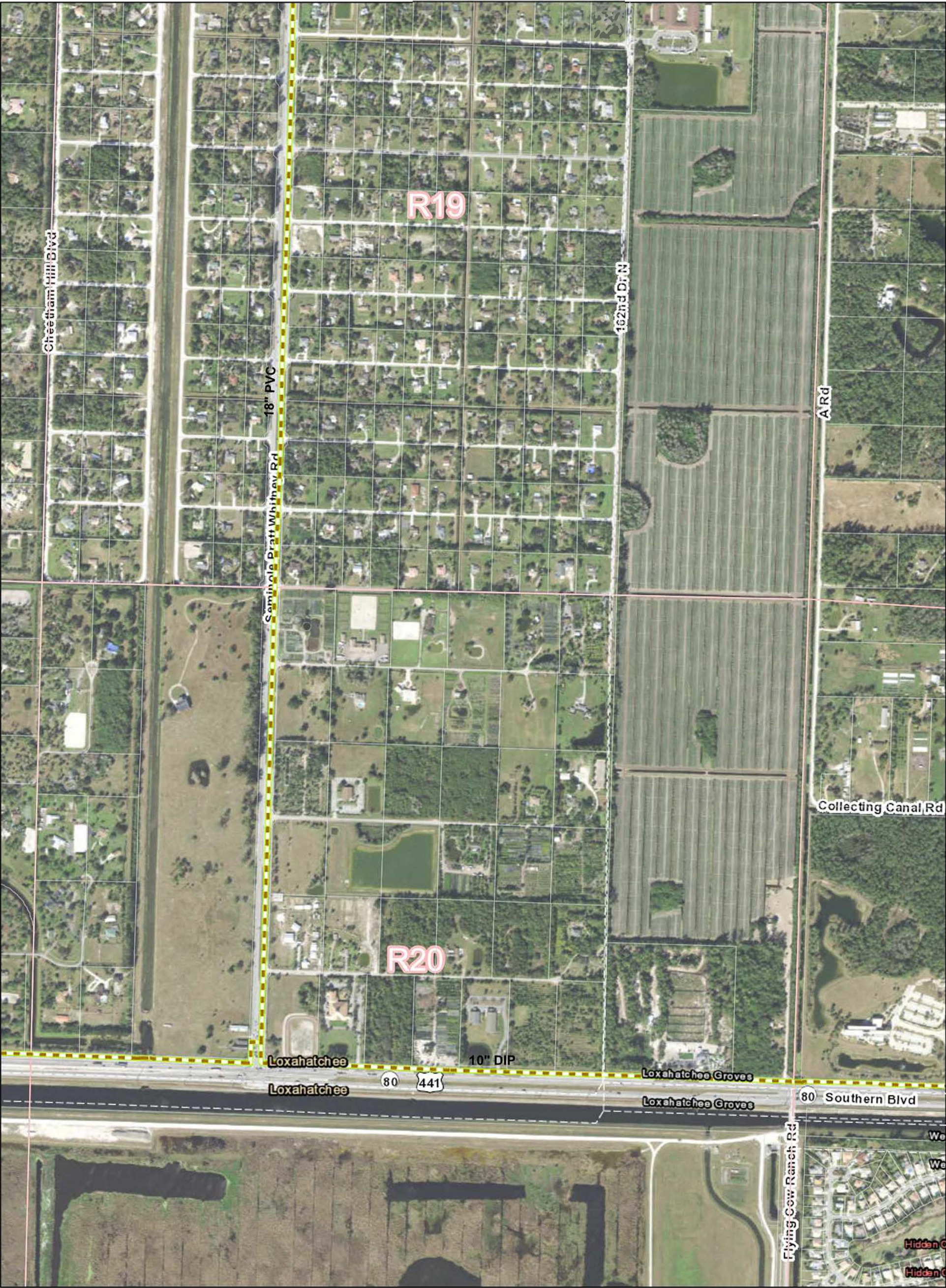
- 48
- Roads+Names <18K(24)
- Roads+Names <9K(12)
- WUD Parcels
- Private Potable Water Main Street Scale
- Potable Water Main Street Scale

1:9,028

00.070.150.3 mi

00.130.250.5 km

State of Florida, Maxar
None
PBCWUD GIS
Esri, HERE, Garmin, iPC

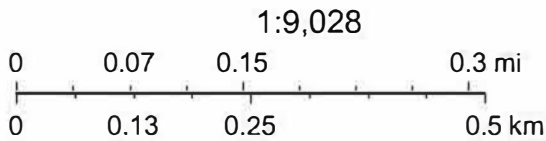


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Roads+Names+Hwy<144k(500;250)

- 95
- 99
- 500; 250
- Roads+Names+Hwy <72K(100)
- Roads+Names <36K(48)
- <all other values>

- 48
- Roads+Names <18K(24)
- Roads+Names <9K(12)
- WUD Parcels
- Sewer Force Main Street Scale
- Sewer Gravity Main Street Scale



State of Florida, Maxar
None
PBCWUD GIS
Esri, HERE, Garmin, iPC

PROPERTY ADDRESS	PCN	ASSESSED VALUE	TAXABLE VALUE	SOLID WASTE UNITS (C=Commercial)	TOTAL MILLAGE RATE		INCORPORATED - WELLINGTON				UNINCORPORATED COUNTY			INCREASE/(DECREASE) TAXES
					INCORPORATED	UNINCORPORATED	AD VALOREM	SOLID WASTE COLLECTION	SOLID WASTE DISPOSAL	TOTAL	AD VALOREM	SOLID WASTE COLLECTION & DISPOSAL	TOTAL	
	00404336000002230	\$ 300,075	\$ 300,075	0	21.36	18.89	\$ 6,410	\$ -	\$ -	\$ 6,410	\$ 5,668	\$ -	\$ 5,668	\$ 741
	00404336000002090	\$ 226,420	\$ 226,420	0	21.36	18.89	\$ 4,836	\$ -	\$ -	\$ 4,836	\$ 4,277	\$ -	\$ 4,277	\$ 559
16340 REMBRANDT RD	00404336000002060	\$ 60,360	\$ 60,360	0	21.36	18.89	\$ 1,289	\$ -	\$ -	\$ 1,289	\$ 1,140	\$ -	\$ 1,140	\$ 149
16501 REMBRANDT RD	00404336000002110	\$ 226,420	\$ 226,420	1	21.36	18.89	\$ 4,836	\$ 290	\$ 179	\$ 5,305	\$ 4,277	\$ 533	\$ 4,810	\$ 495
16425 VAN GOGH RD	00404336000002340	\$ 42,390	\$ 42,390	0	21.36	18.89	\$ 905	\$ -	\$ -	\$ 905	\$ 801	\$ 40	\$ 841	\$ 65
16570 VELAZQUEZ RD	00404336000002150	\$ 226,420	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16575 VAN GOGH RD	00404336000002360	\$ 963,698	\$ 963,698	2	21.36	18.89	\$ 20,585	\$ 580	\$ 228	\$ 21,393	\$ 18,204	\$ 1,124	\$ 19,328	\$ 2,064
16299 VELAZQUEZ RD	00404336000002200	\$ 559,237	\$ 559,237	2	21.36	18.89	\$ 11,945	\$ 580	\$ 228	\$ 12,753	\$ 10,564	\$ 1,124	\$ 11,688	\$ 1,065
	00404336000002220	\$ 300,075	\$ 300,075	0	21.36	18.89	\$ 6,410	\$ -	\$ -	\$ 6,410	\$ 5,668	\$ -	\$ 5,668	\$ 741
	00404336000002030	\$ 1,180,133	\$ 1,180,133	0	21.36	18.89	\$ 25,208	\$ -	\$ -	\$ 25,208	\$ 22,293	\$ -	\$ 22,293	\$ 2,915
16350 VAN GOGH RD	00404336000002300	\$ 437,762	\$ 437,762	1	21.36	18.89	\$ 9,351	\$ 290	\$ 188	\$ 9,829	\$ 8,269	\$ 542	\$ 8,811	\$ 1,017
16651 VAN GOGH RD	00404336000002370	\$ 18,956	\$ 18,956	0	21.36	18.89	\$ 405	\$ -	\$ -	\$ 405	\$ 358	\$ -	\$ 358	\$ 47
16300 VELAZQUEZ RD	00404336000002190	\$ 22,847	\$ 22,847	0	21.36	18.89	\$ 488	\$ -	\$ -	\$ 488	\$ 432	\$ 40	\$ 472	\$ 16
16421 REMBRANDT RD	00404336000002100	\$ 573,285	\$ 523,285	1	21.36	18.89	\$ 11,177	\$ 290	\$ 188	\$ 11,655	\$ 9,885	\$ 542	\$ 10,427	\$ 1,229
16569 STATE ROAD 80	00404336000002020	\$ 2,819,851	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16571 VELAZQUEZ RD	00404336000002240	\$ 669,908	\$ -	C	21.36	18.89	\$ -	\$ -	\$ 188	\$ 188	\$ -	\$ -	\$ -	\$ 188
16650 VAN GOGH RD	00404336000002260	\$ 291,001	\$ 291,001	0	21.36	18.89	\$ 6,216	\$ -	\$ -	\$ 6,216	\$ 5,497	\$ -	\$ 5,497	\$ 719
16424 VAN GOGH RD	00404336000002290	\$ 34,512	\$ 34,512	0	21.36	18.89	\$ 737	\$ -	\$ -	\$ 737	\$ 652	\$ -	\$ 652	\$ 85
16650 VELAZQUEZ RD	00404336000002140	\$ 239,406	\$ 239,406	0	21.36	18.89	\$ 5,114	\$ -	\$ -	\$ 5,114	\$ 4,522	\$ -	\$ 4,522	\$ 591
16275 REMBRANDT RD	00404336000002080	\$ 550,468	\$ 550,468	1	21.36	18.89	\$ 11,758	\$ 290	\$ 188	\$ 12,236	\$ 10,398	\$ 582	\$ 10,980	\$ 1,256
16469 STATE ROAD 80	00404336000002040	\$ 70,297	\$ 70,297	C	21.36	18.89	\$ 1,502	\$ -	\$ 228	\$ 1,730	\$ 1,328	\$ -	\$ 1,328	\$ 402
16426 VELAZQUEZ RD	00404336000002170	\$ 152,619	\$ 102,619	1	21.36	18.89	\$ 2,192	\$ 290	\$ 188	\$ 2,670	\$ 1,938	\$ 582	\$ 2,520	\$ 149
16401 SOUTHERN BLVD	00404336000002050	\$ 2,060,713	\$ -	C	21.36	18.89	\$ -	\$ -	\$ 188	\$ 188	\$ -	\$ -	\$ -	\$ 188
16300 VAN GOGH RD	00404336000002310	\$ 438,945	\$ 388,945	1	21.36	18.89	\$ 8,308	\$ 290	\$ 188	\$ 8,786	\$ 7,347	\$ 582	\$ 7,929	\$ 857
35 SEMINOLE PRATT WHITNE	00404336000003020	\$ 665,794	\$ 615,294	2	21.36	18.89	\$ 13,143	\$ 580	\$ 228	\$ 13,951	\$ 11,623	\$ 845	\$ 12,468	\$ 1,483
16350 VELAZQUEZ RD	00404336000002180	\$ 25,571	\$ 25,571	0	21.36	18.89	\$ 546	\$ -	\$ -	\$ 546	\$ 483	\$ 40	\$ 523	\$ 23
16571 REMBRANDT RD	00404336000002120	\$ 767,095	\$ 767,095	2	21.36	18.89	\$ 16,385	\$ 580	\$ 228	\$ 17,193	\$ 14,490	\$ 970	\$ 15,460	\$ 1,733
16670 REMBRANDT RD	00404336000007020	\$ 280,378	\$ 280,378	0	21.36	18.89	\$ 5,989	\$ -	\$ -	\$ 5,989	\$ 5,296	\$ -	\$ 5,296	\$ 693
16500 VELAZQUEZ RD	00404336000002160	\$ 226,420	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16501 VAN GOGH RD	00404336000002350	\$ 706,118	\$ 706,118	1	21.36	18.89	\$ 15,083	\$ 290	\$ 188	\$ 15,561	\$ 13,339	\$ 582	\$ 13,921	\$ 1,640
16299 VAN GOGH RD	00404336000002320	\$ 193,253	\$ 143,253	1	21.36	18.89	\$ 3,060	\$ 290	\$ 188	\$ 3,538	\$ 2,706	\$ 582	\$ 3,288	\$ 250
16651 REMBRANDT RD	00404336000002130	\$ 212,689	\$ 181,718	1	21.36	18.89	\$ 3,881	\$ 290	\$ 188	\$ 4,359	\$ 3,433	\$ 582	\$ 4,015	\$ 345
16351 VELAZQUEZ RD	00404336000002210	\$ 322,269	\$ 272,269	1	21.36	18.89	\$ 5,816	\$ 290	\$ 188	\$ 6,294	\$ 5,143	\$ 542	\$ 5,685	\$ 609
	00404336000002070	\$ 161,430	\$ 161,430	0	21.36	18.89	\$ 3,448	\$ -	\$ -	\$ 3,448	\$ 3,049	\$ 40	\$ 3,089	\$ 359
16351 VAN GOGH RD	00404336000002330	\$ 189,343	\$ 139,343	1	21.36	18.89	\$ 2,976	\$ 290	\$ 188	\$ 3,454	\$ 2,632	\$ 599	\$ 3,231	\$ 223
16651 VELAZQUEZ RD	00404336000002250	\$ 33,257	\$ 33,257	1	21.36	18.89	\$ 710	\$ 290	\$ 188	\$ 1,188	\$ 628	\$ 582	\$ 1,210	\$ (22)
16570 VAN GOGH RD	00404336000002270	\$ 380,661	\$ 330,661	1	21.36	18.89	\$ 7,063	\$ 290	\$ 188	\$ 7,541	\$ 6,246	\$ 542	\$ 6,788	\$ 753
16500 VAN GOGH RD	00404336000002280	\$ 388,355	\$ 338,355	1	21.36	18.89	\$ 7,227	\$ 290	\$ 188	\$ 7,705	\$ 6,392	\$ 542	\$ 6,934	\$ 772
				22			\$ 224,999	\$ 6,380	\$ 4,139	\$ 235,518	\$ 198,981	\$ 12,139	\$ 211,120	\$ 24,398

PCN	Owner	Acreage
0040336000003020	Richard Sluggett	64.48
0040336000002370	Michael Catron	4.86
0040336000002360	Noortehoek Dressage LLC	5.03
0040336000002350	Garrett Warner	5.05
0040336000002340	Ann Harrison	5.04
0040336000002330	Linda Catron	5.03
0040336000002320	Carlo Vellone	5.12
0040336000002260	PCP Investments LLC	4.86
0040336000002270	Shakti South LLC	5.01
0040336000002280	Karl Lederer	5.01
0040336000002290	Michael Catron	5.01
0040336000002300	Pengfei Yue	5.01
0040336000002310	NimRah Shaukat	5.10
0040336000002250	Ronald Schwartz	4.86
0040336000002240	South Congregation	5.01
0040336000002230	Pacific Premier Trust	5.01
0040336000002220	2053 NW 56th LLC	5.01
0040336000002210	Martin Salkey	5.02
0040336000002200	True North Equestrian Inc	5.08
0040336000002140	PBP Investments LLC	4.86
0040336000002150	Palm Beach County	5.01
0040336000002160	Palm Beach County	5.01
0040336000002170	Daisy Corrales	5.01
0040336000002180	Ronald Frame	5.01
0040336000002190	Cheryl Schwartz	5.09
0040336000002130	Rola Management LLC	4.86
0040336000002120	WP Agricultural	5.01
0040336000002110	Bob Rubbio	5.01
0040336000002100	Andres Reynolds	5.01
0040336000002090	Cherian Kurian	5.01
0040336000002080	Manuel Vazquez	5.09
0040336000007020	Strategic Endeavors LLC	5.38
0040336000002020	Grace Chapel of the Western...	4.93
0040336000002030	1401 WPB LLC	4.96
0040336000002040	Daisy Corrales	4.98
0040336000002050	Palms West Alliance Church	4.86
0040336000002060	Thomas Thomas	4.98
0040336000002070	Thomas Thomas	5.07
		249.74
Total Parcels: 38	Total Property Owners: 32	Total Acreage: 249.74

PCN	Owner	Acreage
0040336000003020	Richard Sluggett	64.48
0040336000002370	Michael Catron	4.86
0040336000002360	Noortehoek Dressage LLC	5.03
0040336000002350	Garrett Warner	5.05
0040336000002340	Ann Harrison	5.04
0040336000002330	Linda Catron	5.03
0040336000002320	Carlo Vellone	5.12
0040336000002260	PCP Investments LLC	4.86
0040336000002270	Shakti South LLC	5.01
0040336000002280	Karl Lederer	5.01
0040336000002290	Michael Catron	5.01
0040336000002300	Pengfei Yue	5.01
0040336000002310	NimRah Shaukat	5.10
0040336000002250	Ronald Schwartz	4.86
0040336000002240	South Congregation	5.01
0040336000002230	Pacific Premier Trust	5.01
0040336000002220	2053 NW 56th LLC	5.01
0040336000002210	Martin Salkey	5.02
0040336000002200	True North Equestrian Inc	5.08
0040336000002140	PBP Investments LLC	4.86
0040336000002150	Palm Beach County	5.01
0040336000002160	Palm Beach County	5.01
0040336000002170	Daisy Corrales	5.01
0040336000002180	Ronald Frame	5.01
0040336000002190	Cheryl Schwartz	5.09
0040336000002130	Rola Management LLC	4.86
0040336000002120	WP Agricultural	5.01
0040336000002110	Bob Rubbio	5.01
0040336000002100	Andres Reynolds	5.01
0040336000002090	Cherian Kurian	5.01
0040336000002080	Manuel Vazquez	5.09
0040336000007020	Strategic Endeavors LLC	5.38
0040336000002020	Grace Chapel of the Western...	4.93
0040336000002030	1401 WPB LLC	4.96
0040336000002040	Daisy Corrales	4.98
0040336000002050	Palms West Alliance Church	4.86
0040336000002060	Thomas Thomas	4.98
0040336000002070	Thomas Thomas	5.07
		249.74

Total acreage of support 159.39

Total Parcels: 38	Total Property Owners: 32	Total Acreage: 249.74
20 parcels out of 38 (53%)	16 owners out of 32 (50%)	159.39 acres out of 249.74 (64%)



State Road 80

MacArthur Dairy Rd

OBJECTID	PARID	PCN	ACRES	SITEADDR	OWNERNAME1	OWNERNAME2	EXEMPTION	PADDR1	PADDR3	CITYNAME	STATE	INSTRUM#	NBHD	SALEKEY	PROPUSE	AG USE	V	CONFID_FLG	HMSSTD_FLG	YEAR ADD	SALE DATE	BOOK	PAGE	STREET N	STREETNAME	STREET S	ZIP1	ZIP2	MUNI	SUBDIVNA	PRICE	TOTMRKV	ASSESSVAL	LANDVAL	IMPRV_MKRT	TOTAKVAL	VOW Tax	VOW Solid Waste
189650	404336000002230	404336000002230	5.0081		PACIFIC PREMIER TRUST	FBO JORGE GOMEZ		0	PO BOX 981012	BOSTON MA 02298 1012	BOSTON	MA	WD	724600RS	2982939	VACANT	N	N		1980	6/25/2018	30108	938				2298	1012		10	419437	300075	419437	0	300075	\$815.31		
190538	404336000002090	404336000002090	5.0079		KURIAN CHERIAN P &	KURIAN CHERIAN P T		0	11321 LAUREL BROOK CT	RIVERVIEW FL 33569	RIVERVIEW	FL	QC	724600RS	3013345	VACANT	N	N		1980	12/27/2021	30381	1494				33569		10	419437	226420	419437	0	226420	\$615.18			
190699	404336000002060	404336000002060	4.9844	16340 REMBRANDT RD	THOMAS THOMAS A			0	11 CYPRESS ROAD PASS	OCALA FL 34472 3535	OCALA	FL	WD	724600RS	1574736	AG Classification OR	N	N		1980	12/28/2020	13343	1648	16340	REMBRANDT	RD	33569	3535	330000	452533	60360	452533	0	60360	\$160.85			
191010	404336000002110	404336000002110	5.008	16501 REMBRANDT RD	RUBBIO BOB &	RUBBIO LUZ M		0	15630 NW 37TH FL	OPA LOCKA FL 33054 6348	OPA LOCKA	FL	WD	724600RS	34703	MOBILE HOME	N	N		1980	10/15/1985	4696	609	16501	REMBRANDT	RD	33054	6348	55000	419437	226420	419437	0	226420	\$615.18	290		
194669	404336000002340	404336000002340	5.0389	16425 VAN GOGH RD	HARRISON ANN E			0	16501 VAN GOGH BLVD	LOXAHATCHEE FL 33470 3900	LOXAHATCHEE	FL	WD	724600RS	3324573	VACANT	N	N		1980	12/22/2022	34036	1243	16425	VAN GOGH	RD	33470	3900	550000	421747	42390	419437	2310	42390	\$1,145.25	290		
196605	404336000002360	404336000002360	5.0342	16575 VAN GOGH RD	NOORTHOEK DRESSAGE LLC			0	800 NE 72ND ST	BOCA RATON FL 33487 2440	BOCA RATON	FL	WD	724600RS	3350807	AG Classification EQ	N	N		1980	4/7/2023	34285	1946	16575	VAN GOGH	RD	33487	2440	3500000	1635598	963698	419437	1216161	963698	\$2,608.47	290		
198299	404336000002200	404336000002200	5.0849	16299 VELAZQUEZ RD	TRUE NORTH EQUESTRIAN INC			0	16299 VELAZQUEZ BLVD	LOXAHATCHEE FL 33470 3959	LOXAHATCHEE	FL	WD	724600RS	3138884	AG Classification EQ	N	N		1996	10/1/2020	31825	446	16299	VELAZQUEZ	RD	33470	3959	825000	974364	559237	419437	554927	559237	\$1,511.23	290		
203171	404336000002220	404336000002220	5.0081	2053 NW 56TH LLC				0	PO BOX 1138	LOXAHATCHEE FL 33470 1138	LOXAHATCHEE	FL	WD	724600RS	2879329	VACANT	N	N		1980	4/4/2012	29112	378				33470	1138	10	419437	300075	419437	0	300075	\$815.31			
205572	404336000002030	404336000002030	4.9646		1451 WPB LLC			0	4730 NW 101ST TER	POMPANO BEACH FL 33076 2	POMPANO BEACH	FL	WD	513000CM	2927494	VACANT COMMERCIAL	N	N		1980	1/4/2018	29575	1113				33076	2920	1150000	1251408	1180133	1251408	0	1180133	\$3,206.42			
212045	404336000002300	404336000002300	5.0081	16350 VAN GOGH RD	YUI PENG FEI			0	16350 VAN GOGH RD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	WD	724600RS	2846896	SINGLE FAMILY	N	N		1980	12/16/2021	28780	561	16350	VAN GOGH	RD	33470	3958	410000	592897	437762	419437	173460	437762	\$1,189.40	290		
212290	404336000002370	404336000002370	4.8631	16651 VAN GOGH RD	CATRON MICHAEL W REV TRUST	CATRON LINDA M REV		0	16651 VAN GOGH RD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	WD	724600RS	2752828	AG Classification OR	N	N		1980	9/18/2015	27813	771	16651	VAN GOGH	RD	33470	3958	550000	406536	18956	407214	2016	18956	\$46.53			
214123	404336000002190	404336000002190	5.0906	16300 VELAZQUEZ RD	SCHWARTZ CHERYL K			0	101 ROYAL CT	ROYAL PALM BEACH FL 33411	ROYAL PALM BEACH	FL	QC	724600RS	2162605	AG Classification OR	N	N		1980	7/18/2007	21962	761	16300	VELAZQUEZ	RD	33411	1579	10	443023	22847	419437	23586	22847	\$58.36	290		
214744	404336000002100	404336000002100	5.008	16421 REMBRANDT RD	REYNOLDS ANDRES A &	REYNOLDS LEEANNA	50000	16421 REMBRANDT RD	LOXAHATCHEE FL 33470 3942	LOXAHATCHEE	FL	WD	724600RS	3127596	SINGLE FAMILY	N	N		1980	8/14/2020	31692	658	16421	REMBRANDT	RD	33470	3942	200000	760966	573285	419437	341429	523285	\$1,335.00	290			
219516	404336000002260	404336000002260	4.8585	16650 VAN GOGH RD	PBP INVESTMENTS LLC			0	1845 NW 112TH AVE STE 18	MIAMI FL 33122 1827	MIAMI	FL	WD	724600RS	2813813	VACANT	N	N		1996	6/30/2016	28415	502	16650	VAN GOGH	RD	33172	1827	570000	406754	291001	406754	0	291001	\$790.65			
220048	404336000002290	404336000002290	5.0081	16424 VAN GOGH RD	CATRON MICHAEL W &	WALCZAK CHRISTINA		0	16424 VAN GOGH BLVD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	QC	724600RS	3348027	AG Classification OR	N	N		1980	4/3/2023	34219	1322	16424	VAN GOGH	RD	33470	3958	10	449003	34512	419437	29566	34512	\$89.44			
220053	404336000002140	404336000002140	4.8587	16650 VELAZQUEZ RD	PBP INVESTMENTS LLC			0	12230 FOREST HILL BLVD ST	WELLINGTON FL 33414 3192	WELLINGTON	FL	WD	724600RS	2725570	VACANT	N	N		1980	5/20/2015	27556	1299	16650	VELAZQUEZ	RD	33414	3192	550000	406536	239406	406536	0	239406	\$650.47			
220845	404336000002080	404336000002080	5.0853	16275 REMBRANDT RD	VAZQUEZ MANUEL &	VAZQUEZ VICTORIA		0	1708 BOARDMAN AVE	WEST PALM BEACH FL 33407	WEST PALM BEACH	FL	QC	724600RS	34695	AG Classification OR	N	N		1980	1/1/1979	3170	1718	16275	REMBRANDT	RD	33407	2108	22000	816462	550468	419437	397025	550468	\$1,494.60	290		
220730	404336000002040	404336000002040	4.98	16469 STATE ROAD 80	CORRALES DAISY ONDINA TRUST	CORRALES DAISY ONI		0	16426 VELAZQUEZ BLVD	LOXAHATCHEE FL 33470 3959	LOXAHATCHEE	FL	DT	724600RS	2420768	AG Classification OR	N	N		1990	10/10/2021	24799	434	16469	STATE ROAD 80		33470	3959	184634	457992	70297	453442	4550	70297	\$187.48			
221034	404336000002170	404336000002170	5.008	16426 VELAZQUEZ RD	CORRALES DAISY O			0	16426 VELAZQUEZ BLVD	LOXAHATCHEE FL 33470 3959	LOXAHATCHEE	FL	WD	724600RS	1966250	AG Classification OR	N	N		1980	4/26/2005	18552	1015	16426	VELAZQUEZ	RD	33470	3959	587500	638363	152619	419437	218926	102619	\$263.88	290		
226396	404336000002310	404336000002310	5.1015	16300 VAN GOGH RD	SHAUKAT NIMRAH			50000	16300 VAN GOGH RD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	QC	724600RS	2533053	AG Classification GR	N	N		1980	3/15/2013	25876	1323	16300	VAN GOGH	RD	33470	3958	10	936320	438945	419437	516883	388945	\$993.08	290		
233915	404336000003020	404336000003020	64.4816	35 SEMINOLE PRATT WHITE	SLUGGETT RICHARD J			50500	35 SEMINOLE PRATT WHITE	LOXAHATCHEE FL 33470 3972	LOXAHATCHEE	FL	QC	513000CM	34792	AG Classification GR	N	N		1980	1/1/1980	3255	1925	35	SEMINOLE PRATT	RD	33470	3972	380000	7664018	665794	6995940	668078	615294	\$1,604.99	290		
235890	404336000002180	404336000002180	5.008	16350 VELAZQUEZ RD	FRAME RONALD E JR			0	4322 HICO RD	MURRAY KY 42071 6139	MURRAY	KY	RD	724600RS	2515457	AG Classification OR	N	N		1980	12/28/2021	25691	48	16350	VELAZQUEZ	RD	42071	6139	10	428698	25571	419437	9261	25571	\$65.15	290		
236522	404336000002120	404336000002120	5.008	16571 REMBRANDT RD	WP AGRICULTURAL SERVICES LLC			0	1935 COMMERCE LN STE 3	JUPITER FL 33458 5888	JUPITER	FL	WD	724600RS	3014426	AG Classification PO	N	N		1980	8/5/2021	33801	132	16571	REMBRANDT	RD	33458	5888	900000	767095	767095	419437	347658	767095	\$1,290.79	290		
236925	404336000007020	404336000007020	5.3796	16670 REMBRANDT RD	STRATEGIC ENDORSORS LLC			0	360 S ROSEMARY AVE STE 1	WEST PALM BEACH FL 33401	WEST PALM BEACH	FL	WD	513000CM	3250303	VACANT COMMERCIAL	N	N		2016	1/7/2022	33271	638	16670	REMBRANDT	RD	33401	6055	LOXAHATCHEE		1828775	0	280378		\$4,741.70	290		
238703	404336000002350	404336000002350	5.0476	16501 VAN GOGH RD	WARNER GARRETT P &	WARNER KATHA GAT		0	16501 VAN GOGH BLVD	LOXAHATCHEE FL 33470 3900	LOXAHATCHEE	FL	WD	724600RS	3349882	SINGLE FAMILY	N	N		1980	4/1/2023	34282	93	16501	VAN GOGH	RD	33470	3900	10	706118	706118	419437	286681	706118	\$1,918.52	290		
240248	404336000002320	404336000002320	5.1159	16299 VAN GOGH BLVD	VELLONE CARLO F JR &	VELLONE ANN D		50000	16299 VAN GOGH BLVD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	WD	724600RS	34770	AG Classification OR	N	N		1980	2/1/1989	5973	494	16299	VAN GOGH	RD	33470	3958	550000	722794	193253	419437	303357	143253	\$367.06	290		
240931	404336000002130	404336000002130	4.8589	16651 REMBRANDT RD	RDIA MANAGEMENT LLC			30971	63 RIVER DR	TEQUESTA FL 33469 1950	TEQUESTA	FL	WD	724600RS	3324148	SINGLE FAMILY	N	N		1980	12/15/202	34023	1572	16651	REMBRANDT	RD	33469	1950	2000000	608466	212689	344022	264444	181718	\$2,491.57	290		
241550	404336000002210	404336000002210	5.019	16351 VELAZQUEZ RD	SALEY MARTIN			50000	16351 VELAZQUEZ RD	LOXAHATCHEE FL 33470 3959	LOXAHATCHEE	FL	QC	724600RS	2575411	AG Classification OR	N	N		1980	10/11/2021	25840	1948	16351	VELAZQUEZ	RD	33470	3959	LOXAHATCHEE		373772	322269	419437	318535	322269	\$696.27	290	
242599	404336000002070	404336000002070	5.0687		THOMAS THOMAS A JR			0	11 CYPRESS RD	OCALA FL 34472 3192	OCALA	FL	WD	724600RS	3265302	AG Classification OR	N	N		1980	1/22/2021	33390	252				34472	3192	10	452533	161430	452533	0	161430	\$416.60	290		
242889	404336000002330	404336000002330	5.0262	16351 VAN GOGH RD	CATRON LINDA M TRUST			50000	16351 VAN GOGH BLVD	LOXAHATCHEE FL 33470 3958	LOXAHATCHEE	FL	QC	724600RS	3355985	AG Classification OR	N	N		1980	5/23/2023	34354	1425	16351	VAN GOGH	RD	33470	3958	LOXAHATCHEE		1078940	189343	419437	289503	139343	\$357.17	290	
245328	404336000002250	404336000002250	4.8587	16651 VELAZQUEZ RD	SCHWARTZ RONALD L TRUST	SCHWARTZ RONALD L		0	12795 WESTPORT CIR	WELLINGTON FL 33414 5537	WELLINGTON	FL	WD	724600RS	2177980	AG Classification OR	N	N		1980	10/22/2020	22233	665	16651	VELAZQUEZ	RD	33414	5537	10	431004	33257	406762	24242	33257	\$86.65	290		
252014	404336000002270	404336000002270	5.0081	16570 VAN GOGH RD	SHAKTI SOUTH LLC			50000	440 ROYAL PALM WAY STE 7	PALM BEACH FL 33480 4179	PALM BEACH	FL	WD	724600RS	3351373	SINGLE FAMILY	N	N		1980	5/27/2023	34310	1627	16570	VAN GOGH	RD	33480	4179	LOXAHATCHEE		1250000	821426	380661	419437	401989	330661	\$844.94	290
252026	404336000002280	4																																				

Population-based revenues

	Taxable Properties	Avg Household Size	Max population
Area population estimate:	33	2.96	98

		Per Capita or Formula	Estimated Maximum Revenue
Half-cent Sales Tax	Ordinary Distribution	\$ 97	\$ 9,495
Municipal Revenue Sharing	Formulaic Distribution	\$ 44	\$ 4,272
Estimated Other Revenues			\$ 13,767
Ad Valorem Revenues			\$ 34,358
Total General Fund Estimated Revenue Impact			\$ 48,125