1	RESOLUTION NO. R2023-01
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3	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
4	APPROVING A MASTER PLAN AMENDMENT FOR THE (PETITION
5	2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT
6	(PUD), FOR CERTAIN PROPERTIES KNOWN AS EQUESTRIAN
7	VILLAGE (POD 30C-2; AKA GLOBAL DRESSAGE) AND WHITE
8	BIRCH FARMS (POD 30C-4), LOCATED AT THE NORTHEAST
9	CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD,
10 11	AND AS DESCRIBED MORE PARTICULARY HEREIN, TO COMBINE PODS 30C-2 AND 30C-4 INTO POD 30C-2 WITH 96.11
11 12	ACRES AND TO ASSIGN 96 DWELLING UNITS COMPRISED OF 49
12	SINGLE-FAMILY AND 47 MULTI-FAMILY DWELLING UNITS TO
15 14	POD 30C-2; TO ADOPT THE WELLINGTON NORTH PROJECT
14 15	STANDARDS MANUAL FOR POD 30C-2 (WELLINGTON NORTH);
15	PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE
10	DATE; AND FOR OTHER PURPOSES.
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19	WHEREAS, the Wellington's Council, as the governing body of Wellington,
20	Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes,
21	and the Wellington Land Development Regulations are authorized and empowered
22	to the consider petitions related to zoning and development orders; and
23	3 1 1 1 1 1 1 1 1 1 1
24	WHEREAS, the notice of hearing requirements as provided in Article 5 of the
25	Wellington Land Development Regulations have been satisfied; and
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27	WHEREAS, Equestrian Village, also known as Global Dressage, has a
28	Future Lane Use Map designation of Equestrian Commercial Recreation (ECR) and
29	is Pod 30C-2 of the Wellington PUD Master Plan, which is comprised of 59.37 acres,
30	four (4) dwelling units, and two (2) access points on the Plan; and
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32	WHEREAS, White Birch Farms has a Future Land Use Map designation of
33	Equestrian Commercial Recreation and is Pod 30C-4 of the Wellington PUD Master
34	Plan which is comprised of 36.74 acres, two (2) dwelling units, and one (1) access
35	point; and
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37	WHEREAS, the Future Land Use Map designations for a 33.74-acre portion
38	of 30C-2 and all of 30C-4 of the Wellington Planned Unit Development (PUD) was
39	recently changed to Residential C (1.01 du/ac – 3.0 du/ac) and a 25.87-acre portion
40	of 30C-2 was recently changed to Residential D (3.01 du/ac - 5.0 du/ac) by
41	Ordinance 2023-01; and
42	WHEREAS the Applicant is requesting to smend the Wellington DUD by
43	WHEREAS, the Applicant is requesting to amend the Wellington PUD by
44 45	adding 90 dwelling units to a combined Pod 30C-2 for a total of 96 dwelling units on
45 46	96.11 acres; and
46 47	WHEREAS, the Master Plan Amendment was reviewed by the Planning,
47 48	Zoning and Adjustment Board (PZAB) on August 16, 2023, and recommended
40 49	Council, with a 5 to 2 vote, to deny the application without prejudice or to table
43	obuilding with a 5 to 2 vote, to deny the application without prejudice of to table

50 51 52 53 54	Resolution No. R2023-01, Wellington North MPA, until such time as the Compatibility Determination for Pod F be submitted and has been heard by EPC and PZAB through the Public Hearing process so that the application can be heard at Council collectively with the Wellington North MPA application; and
55 56 57 58 59 60	WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency (Planning, Zoning and Adjustment Board), Wellington staff, and the evidence and testimony presented by the Petitioner and other interested parties, and comments of the public into consideration when considering the proposed Master Plan Amendments; and
61 62	WHEREAS, Wellington's Council has made the following findings of fact:
63 64	1. The Master Plan Amendment is consistent with the Comprehensive Plan;
65 66 67	The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
68 69	 The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
70 71 72	 The requested Master Plan Amendment would result in a logical and orderly development pattern.
73	
	NOW THEREFORE RE IT RECOUVER BY THE WELLINGTON FLORIDAYS
74	NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S
74 75	NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:
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74 75 76 77 78	COUNCIL, THAT: <u>SECTION 1.</u> The Wellington PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "A" and illustrated in Exhibit "B", providing for the
74 75 76 77 78 79	COUNCIL, THAT: <u>SECTION 1.</u> The Wellington PUD Master Plan Amendment is hereby
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97 <u>General Conditions:</u>

All previous conditions related to the Master Plan approvals of Equestrian Village
(Resolution No. R2013-48) and White Birch Farms (Resolution No. R2013-09) are
hereby repealed and replaced, except as provided herein, with the conditions listed
in Resolution No. R2023-01.

- 1. The following uses are approved and designated on the Master Plan, date stamped January 9, 2024: (PLANNING AND ZONING)
 - a. 70.24-acre eastern portion of Pod 30C-2 49 single-family dwelling units and golf amenities;
 - b. 25.87-acre western portion of Pod 30C-2 47 multi-family dwelling units with a maximum height of 35 feet and recreational amenities;
 - 2. The project shall comply with the Project Standards Manual as adopted in Exhibit C as part of Resolution No. R2023-01. (PLANNING AND ZONING)
 - 3. The Site Plan shall be approved prior to the issuance of Land Development Permits. (PLANNING AND ZONING)
 - Recreational amenities shall be completed and open to the residents for use prior to the issuance of a building permit for the 20th dwelling unit. (PLANNING AND ZONING)
 - 5. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
 - 6. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal pathways, and shall illustrate how the connections to the overall system will be maintained or enhanced. No connections shall be discontinued. (PLANNING AND ZONING)
- 7. As a voluntary condition of approval, the Property Owner agrees to enter into a Declaration of Restrictions and Covenants ("Covenant"), as hereinafter stated in this condition, acceptable to the Village Attorney, whereby no residential and non-residential building permits for vertical construction for new development within Equestrian Village and no residential building permits for vertical construction for White Birch Farms (Equestrian Village and White Birch Farms shall hereinafter be collectively referred to as "Subject Property") until such time as: (1) the Covenant has been recorded in the Public Records of Palm Beach County, Florida; (2) the new equestrian facilities, intended for use by dressage and other equestrian events and as set forth below in items a through g ("New Showground Facility"), are constructed in accordance with the facilities and specifications referenced below; and (3) the New Showground Facility is available for use and is in compliance with the applicable United States Equestrian Federation ("USEF") and Federation Equestre Internationale ("FEI")

147facility standards and guidelines, as provided in Exhibit D. The New148Showground Facility shall, at a minimum, consist of approximately the following149quantities and dimensions:

- a. Derby field (grass, 350' by 400') and schooling area (200' by 350')
- 151b. Main arena (defined as arena with dimensions of 350' by 250' and152includes a minimum of 1,000 seats for spectators) and schooling area153(200' by 220')
- 154c. Additional arena(s) suitable for three (3) dressage competition arenas (20155meters by 60 meters) and three (3) schooling areas (20 meters by 60156meters)
- d. Permanent stabling (minimum 200 stalls)
- e. Lunging area (140' by 200')
- 159 f. Five (5) ringside shade structures (10' by 30', each) for viewing
- 160 g. Covered arena (150' by 250')

161 The facilities in items a through g above shall also include the associated 162 elements of vehicle parking, dressage haul-in area, landscaping, stormwater 163 management areas, concession areas, restroom facilities, manure bins, and 164 wash areas.

- In an effort to expedite the construction of the New Showground Facility, the Village shall process all relevant applications for the Property Owner to fulfill this condition in the normal course but without delay, and the Village will exercise good faith consistent with the Village's land use regulations and other laws in doing so.
- This condition shall not preclude the issuance of land development, engineering, and/or utility permits for the Subject Property.
- 172 The aforementioned Covenant shall run with the land, and the Village and 173 Property Owner shall have the right to enforce the Covenant through legal, equitable, or administrative proceedings. Any modification to the Covenant or 174 any condition as a part of Resolution No. R2023-01 shall require an affirmative 175 176 vote of not less than four (4) members of the Village Council and the consent of the Property Owner. The Property Owner shall execute, notarize, and record the 177 Covenant in the Public Records in and for Palm Beach County, Florida, upon 178 179 the expiration of all applicable appeals, whether administrative, and/or judicial, directly relating to the development of Pod F or the Wellington North approval, 180 and all applicable appeals are fully and finally concluded, and such approvals 181 182 have not otherwise been reversed. This includes but is not limited to obtaining all required permits from all relevant agencies, whether state, local, and/or 183 federal, and any delay directly caused by or resulting from any lawsuit, 184 administrative challenge actions, or any other third-party actions. 185
- 186Until such time as the New Showground Facility is constructed in accordance187with the above referenced requirements and available for use in accordance188with this condition, the Village shall permit, and the Property Owner shall agree

to, the continued operation of dressage at Equestrian Village, based on the 189 190 Commercial Equestrian Arena and associated conditions in Resolution No. 191 R2013-48, as a legally non-conforming use, and any use that is currently conforming in accordance with this approval shall not be subject to Section 192 1.3.3.A.4 of the Land Development Regulations through the construction of the 193 194 New Showground Facility, or the Construction Date (the earlier to occur), of December 31, 2028 ("Construction Date"). The Property Owner shall not be 195 required to obtain a seasonal equestrian permit for the operation of Equestrian 196 Village. The Property Owner shall, during this time period, continue to operate 197 Equestrian Village within the exercise of its business judgment and shall use 198 commercially reasonable efforts to host a similar number of dressage events 199 200 during the customary event dates as are going to be held in the 2024 Dressage season. Upon the completion of the New Showgrounds Facility and satisfaction 201 of this condition, R2013-48 for Equestrian Village shall be rescinded, all 202 residential and non-residential permits for construction within the Subject 203 Property may be released for issuance, and this condition shall have no further 204 force or effect. (VOLUNTARY) 205

8. As an additional voluntary restriction to be included in the Covenant, the New
 Showground Facility shall be completed by the Construction Date. In the event
 Condition 7 is not satisfied by the Construction Date, the Property Owner shall
 consent to all Village-initiated applications ("Applications") as follows:

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- To amend the Future Land Use Map to place the Subject Property in the Equestrian Preserve Area (EPA) and designate Equestrian Village as "Equestrian Commercial Recreation" and maintain "Residential C" for White Birch Farms as illustrated in Exhibit E;
- To amend the Zoning Map for the Subject Property to include in Subarea D of the Equestrian Overlay Zoning District (EOZD);
- To assign the Subject Property (Pod 30C-2) on the Wellington PUD Master Plan six (6) single family residential units, the equestrian facilities on Equestrian Village, and golf practice area and ancillary golf facilities on White Birch Farms as illustrated in Exhibit F. All access points on Pierson Road shall be reinstated on the Master Plan as approved by Resolution No. R2013-09.
 - To reinstate the Compatibility Determination of the Commercial Equestrian Arena for Equestrian Village with associated conditions in Resolution No. R2013-48.

227 In the event a lawsuit, administrative challenge action, or any other third-party action, is filed that would either have the effect of challenging or delaying the 228 development of Pod F as the New Showground Facility, thereby delaying the 229 230 construction of the New Showground Facility, or challenge in whole or in part the Wellington North approval, the Construction Date shall be tolled until such 231 appeal or other action is finally resolved beyond all further applicable appeals, 232 and all administrative action, judicial action, and appeals directly relating to the 233 development of Pod F or the Wellington North approval are fully and finally 234 concluded. This includes but is not limited to obtaining all required permits from 235 236 state, local, and/or federal agencies, and any other delays directly caused by or resulting from any lawsuit, administrative challenge, or any other third-party 237

action. In addition to the foregoing, the Construction Date shall also be tolled
pursuant to Section 252.363, Florida Statutes, limited, however, to Executive
Orders that directly impact Palm Beach County or directly lead to substantial
shortages of supplies and/or services necessary for the construction of the New
Showground Facility. Upon successfully constructing the New Showground
Facility in accordance with Condition 7, this condition shall be deemed fully
satisfied. (VOLUNTARY)

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- 9. The Property Owner shall further agree to incorporate the following language 246 into the Covenant: notwithstanding the maximum number of dwelling units 247 allowed in Pod 30C-2 overall, the eastern portion (f/k/a White Birch Farms) of 248 249 Pod 30C-2 shall be permitted a maximum of 22 single-family residential lots, and there will be no other development on White Birch Farms other than a golf 250 practice area and golf ancillary uses. The golf practice area will include a golf 251 clubhouse (the location of which is generally shown on the south side of the 252 Conceptual Site Plan), terrace, terrace dining, storage, driving range, 253 performance shed, short-game practice area, putting green, and parking lot 254 (collectively "Outdoor Golf Practice Area"), and is subject to site plan approval 255 256 in accordance with the Land Development Regulations. No other development for White Birch Farms shall be permitted other than what is expressly provided 257 258 in this condition. (VOLUNTARY)
 - 10. The western access point on Pierson Road to Equestrian Village shall be removed and the remaining eastern access point on Pierson Road to White Birch Farms, as reflected on the Master Plan, shall be unpaved and limited to emergency ingress and egress only. (PLANNING AND ZONING)
- 265 11. Prior to receiving a certificate of occupancy, completion, or the equivalent for 266 any vertical construction on White Birch Farms, the Property Owner shall install a landscape buffer in accordance with the approved Project Standards Manual. 267 Prior to the issuance of a building permit for construction of the Outdoor Golf 268 Practice Area, adequate screening including construction fencing, bunting, and 269 270 temporary landscaping in accordance with Exhibit C - Project Standards Manual shall be provided along the east and south sides of White Birch Farms 271 272 in order to provide adequate screening of the proposed construction. The existing southernmost hedge located immediately north of the southern property 273 line of the White Birch property will be incorporated into the screening 274 buffer provided such hedge does not impact the preparation of the land, 275 installation of any proposed utility infrastructure, or construction of temporary 276 ingress and egress, or any other condition which is required to be completed in 277 accordance with this development order. This condition shall not be applicable 278 to pre-construction activities associated with land development, engineering, or 279 280 utility permits. (PLANNING AND ZONING)
- 12. Simultaneous with the issuance of the first building permit for residential development within the properties currently known as Equestrian Village and White Birch or December 31, 2028, whichever occurs first, the Property Owner shall convey to the Village of Wellington, by Special Warranty Deed, marketable title free and clear of mortgages and liens, the approximate 55 plus-acre parcel, which is identified by the legal description as shown on Exhibit G and referred

to as the "North Course", and at that time will pay to the Village of Wellington 288 the sum of two million dollars (\$2,000,000) for improvements of the parcel for 289 290 development as a public park. However, prior to such conveyance, or such other time that the Property Owner and the Village shall agree, the Property Owner 291 shall be permitted to remove source fill from the North Course by converting up 292 to 30% of the existing land area into surface water management areas, with 293 depths and bank grading consistent with the Village of Wellington Engineering 294 295 standards manual. The location or locations of the surface water management, which provides positive drainage, shall be approved by the Village 296 Engineer. The removal of the fill shall be at the sole expense of the Property 297 Owner and the Property Owner shall procure all permits that may be required 298 299 for such removal provided however the cost of such Village permits shall be waived by the Village. The Village of Wellington will cooperate and work with 300 the Property Owner to determine the location(s) in which the fill may be 301 302 removed, and the allowable depths to which the fill may be dredged. The Property Owner and the Village of Wellington acknowledge and agree that the 303 specific technical issues involved in the removal along with other logistical 304 issues have not been determined at this time and will require further evaluation 305 306 based upon the ultimate design criteria for the parcel as determined by the Village of Wellington. Both the Property Owner and the Village of Wellington 307 agree to work collaboratively in order to allow for the Property Owner to obtain 308 the fill. Prior to the installation or construction of the items (a) through (g) of 309 310 Condition 7, the Property Owner shall provide a cost estimate and bond for the completion of said items and upon completion and acceptance, such costs shall 311 312 be applied against the Park Impact Fee. (VOLUNTARY)

- The following shall apply relating to the North Course:
 - Within 30 days of the Approval, the Property Owner shall provide the Village with the phase one environmental report for the North Course.

Land Development Conditions:

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- 13. All proposed private roadways, lakes, conservation areas, etc. shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (ENGINEERING)
- 14. A plat/replat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit (including demolition of the equestrian venue). All residential portions of the project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association, assessment of members for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
- 15. The Property Owner shall convey sufficient road drainage easement(s) through
 the project's internal drainage system, as required, to provide legal positive
 outfall for runoff. Said easements shall be no less than 20-feet in width. Portions
 of such system not included within roadways or waterways dedicated for
 drainage purposes will be specifically encumbered by said minimum 20-foot

- drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)
- 16. Authorization from Palm Beach Polo Golf and Country Club POA to increase the
 size of the existing lakes within Palm Beach Polo or change of the positive outfall
 locations shall be required. (ENGINEERING)
 - 17. The Property Owner is responsible for the funding and construction of all improvements/upgrades to existing lift stations, water distribution systems, sanitary systems, and force main systems that are necessary as a result of the impacts of the proposed project development plan on the existing systems. (UTILITIES)
 - 18. The Property Owner must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)
 - 19.A cross access agreement with the Coach House property will be required prior to the issuance of the first building permit. (TRAFFIC)

Landscape Conditions:

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381 382 20.A Landscape Buffer shall be required along all property lines that are adjacent to a different Future Land Use Map designation and along all major thoroughfares as required in Wellington's Land Development Regulations. (PLANNING AND ZONING)

Traffic Conditions:

- 21. Conveyance of a 40-foot corner clip at the southwest property corner (depicted on Conceptual Site Plan), for future intersection improvements at Pierson Road and South Shore Boulevard, shall be required and shall be conveyed at the time of plat. (ENGINEERING)
- 22. The Property Owner shall dedicate an additional 15-foot wide right-of-way for the turn lane along South Shore Boulevard at the northbound approach to Greenview Shores Boulevard and shall be required to construct a 280-foot turning lane, with a 50-foot taper (depicted on Conceptual Site Plan) prior to the issuance of the first residential building permit for the western portion of the project (fka Equestrian Village). This condition shall not apply to the eastern portion of the project and the developer may obtain residential building permits for this portion of the project. (ENGINEERING)
 - 23.A 15-foot multimodal pathway easement or tract dedication will be required along the south property line along Pierson Road. (ENGINEERING)
- 24. No building permits are to be issued after December 31, 2027, unless a time
 extension has been approved by Planning and Zoning and Wellington's Traffic
 Engineer. Any additional extensions requests, other than those eligible from a
 Legislative Emergency Order shall be approved by Council. (TRAFFIC)

25. Construction of the intersection improvements at Pierson Road and South 388 Shore Boulevard are required to commence within 30 days of plat recordation. 389 The Developer shall have obtained all regulatory approvals, construction bonds, 390 secured a contractor, be ready to construct the improvements, and provide proof 391 of such readiness for construction acceptable to the Village Engineer, prior to 392 393 recordation of the Plat. The following are the minimum required improvements for the Wellington North project (TRAFFIC). 394 395 396 a. Westbound right-turn lane with 275 feet of storage; and b. Eastbound left-turn lane with 500 feet of storage; and 397 c. Eastbound right-turn lane with 225 feet of storage. 398 399 400 Wellington will contribute the funds previously provided (approximately \$1,145,931.88) for a portion of the intersection improvements. The funds will be 401 402 provided upon acceptance of the referenced improvements by the Village 403 Engineer. 404 26. The Property Owner is required to pay a proportionate share payment of 1.3% 405 406 of the total cost to construct a roundabout at Lake Worth Road at 120th Avenue South prior to the first residential building permit for the project. The Wellington 407 Engineer shall provide an opinion of cost, agreed upon by the developer's 408 engineer of record for the roundabout. If a traffic signal or alternative road design 409 is approved at this location for a lower cost, the Wellington Engineer may refund 410 a portion of the prop share payment. (TRAFFIC) 411 412 27. The County traffic concurrency approval is subject to the Project Aggregation 413 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC) 414 415 416 28. The Property Owner shall extend the storage lane of the southbound left-turn 417 lane on South Shore Boulevard into the project driveway from 175 feet to 280 feet prior to the first residential building permit (TRAFFIC) 418 419 420 29. The Property Owner shall remove the northbound right0turn lane on South Shore Boulevard at the eliminated driveway prior to the first residential building 421 422 permit for the western 65-acre portion of the project (fka Equestrian Village). The southbound left-turn lane at the eliminated driveway shall be restriped as a 423 U-turn lane and additional pavement added as necessary for the U-turn 424 425 maneuver at the same time as the northbound right-turn lane removal. 426 (TRAFFIC) 427 428 **Concurrency (Level Of Service) Conditions:** 429 430 30. A Developer Agreement will be required by the Utility Department to reserve 431 water and sewer capacity for the project. Payment of capacity fees per 432 Wellington Resolution No. R2018-35 shall be required to reserve capacity. The Developer Agreement must be executed and approved by Wellington's Council 433 434 prior to the execution of the Palm Beach County Health Water and Sewer Department permits by Wellington's Utility Director. The Developer Agreement 435 conditions should be coordinated during the Site Plan Approval process. The 436 Applicant is advised that no guarantee of available capacity is expressed or 437

438 439 440	implied by the issuance of a Capacity Availability Letter, until such time that the developer has reserved capacity through payment of Water, Sewer and Fire Capacity Fees. (UTILITIES)						
441							
442	31. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water						
443	and Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior						
444	to the approval of the Developer Agreement by Wellington's Council.						
445	(UTILITIES)						
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447	32. The Applicant shall contribute \$134,260.00 to the School District of Palm Beach						
448	County (SDPBC) prior to the issuance of the first residential building permit.						
449	(SDPBC)						
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451	SECTION 3. This Resolution shall become effective immediately upon						
452	adoption.						
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454	PASSED AND ADOPTED this day of 2024.						
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457	ATTEST: WELLINGTON, FLORIDA						
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459	BY: BY:						
	BY: BY: Chevelle D. Addie, Village Clerk Anne Gerwig, Mayor						
459	BY:BY:BY: Chevelle D. Addie, Village Clerk Anne Gerwig, Mayor						
459 460							
459 460 461	APPROVED AS TO FORM AND						
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459 460 461 462 463 464 465 466	APPROVED AS TO FORM AND LEGAL SUFFICIENCY:						
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471 POD 30C-2 EQUESTRIAN VILLAGE (RESIDENTIAL D PORTION):

BEGINNING AT THE SOUTHWEST CORNER OF EQUESTRIAN VILLAGE AS RECORDED IN 472 PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; 473 THENCE NORTH 00°51'23" E ALONG THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE 474 BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 120, PUBLIC RECORDS OF PALM 475 BEACH COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO A POINT OF CURVE 476 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1440.00 FEET; THENCE 477 478 NORTHEAST ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 479 THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO THE MOST WESTERLY NORTH CORNER OF SAID EQUESTRIAN VILLAGE: THENCE SOUTH 90°00'00" 480 EAST ALONG THE NORTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 398.12 481 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.18 FEET TO A POINT ON A 482 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL 483 BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEAST ALONG 484 485 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37". A DISTANCE OF 79.36 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 68.82 FEET; THENCE 486 NORTH 51°06'56" EAST, ALONG SAID EQUESTRIAN VILLAGE, A DISTANCE OF 204.71 487 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID EQUESTRIAN VILLAGE, A 488 DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B, 489 EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY 490 CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC 491 RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE SOUTH 89°37'54 EAST ALONG 492 THE NORTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 434.66 FEET; THENCE 493 SOUTH 00°24'17" WEST, A DISTANCE OF 846.59 FEET; THENCE NORTH 89°37'54" WEST, 494 495 A DISTANCE OF 327.92 FEET; THENCE SOUTH 22°31'36" WEST, A DISTANCE OF 405.98 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 496 344.56 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 20°38'41" WEST: 497 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL 498 ANGLE OF 11°33'44", A DISTANCE OF 69.53 FEET; THENCE SOUTH 41°29'27" WEST, A 499 DISTANCE OF 411.49 TO A POINT ON THE SOUTH LINE OF SAID EQUESTRIAN VILLAGE: 500 THENCE NORTH 89°37'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 312.70 FEET 501 TO THE POINT OF BEGINNING. 502

503 CONTAINING 25.87 ACRES MORE OR LESS.

504 **POD 30C-2 EQUESTRIAN VILLAGE (RESIDENTIAL C PORTION):**

COMMENCING AT THE SOUTHWEST CORNER OF EQUESTRIAN VILLAGE AS RECORDED
IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE SOUTH 89°37'54" EAST ALONG THE SOUTH LINE OF SAID EQUESTRIAN
VILLAGE, A DISTANCE OF 312.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH
41°29'27" EAST, A DISTANCE OF 411.49 FEET TO A POINT ON A CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 344.56 FEET, A RADIAL BEARING TO SAID POINT
BEARS SOUTH 32°12'25" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 11°33'44", A DISTANCE OF 69.53 FEET; 512 THENCE NORTH 22°31'36" EAST, A DISTANCE OF 405.98 FEET; THENCE SOUTH 89°37'54" 513 EAST, A DISTANCE OF 327.92 FEET; THENCE NORTH 00°24'17" EAST, A DISTANCE OF 514 846.59 FEET TO A POINT ON THE NORTH LINE OF SAID EQUESTRIAN VILLAGE AND THE 515 SOUTH LINE OF EQUERTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO 516 AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, 517 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'54" EAST 518 ALONG SAID NORTH AND SOUTH LINES, A DISTANCE OF 518.03 FEET TO A POINT OF 519 CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE 520 SOUTHEAST ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID EQUESTRIAN 521 VILLAGE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A 522 POINT OF REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.00 523 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID EQUESTRIAN VILLAGE 524 AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 525 94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE 526 NORTHEAST CORNER OF SAID EQUESTRIAN VILLAGE: THENCE SOUTH 00°22'06" WEST 527 ALONG THE EAST LINE OF SAID EQUESTRIAN VILLAGE AND WEST LINE OF POLO 528 ISLAND A CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 3391, PAGE 606 529 AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB OF 530 WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS 531 OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,290.00 FEET TO THE 532 SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY 533 CLUB: THENCE SOUTH 89°37'54" EAST ALONG SAID BOUNDARY OF EQUESTRIAN 534 VILLAGE, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO 535 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB AND THE MOST EASTERLY 536 NORTHEAST CORNER OF SAID EQUESTRIAN VILLAGE; THENCE SOUTH 00°22'06" WEST 537 ALONG THE EAST LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 162.28 FEET 538 TO THE SOUTHEAST CORNER OF SAID EQUESTRIAN VILLAGE; THENCE NORTH 539 89°37'54" WEST ALONG THE SOUTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE 540 541 OF 1,905.89 FEET TO THE POINT OF BEGINNING.

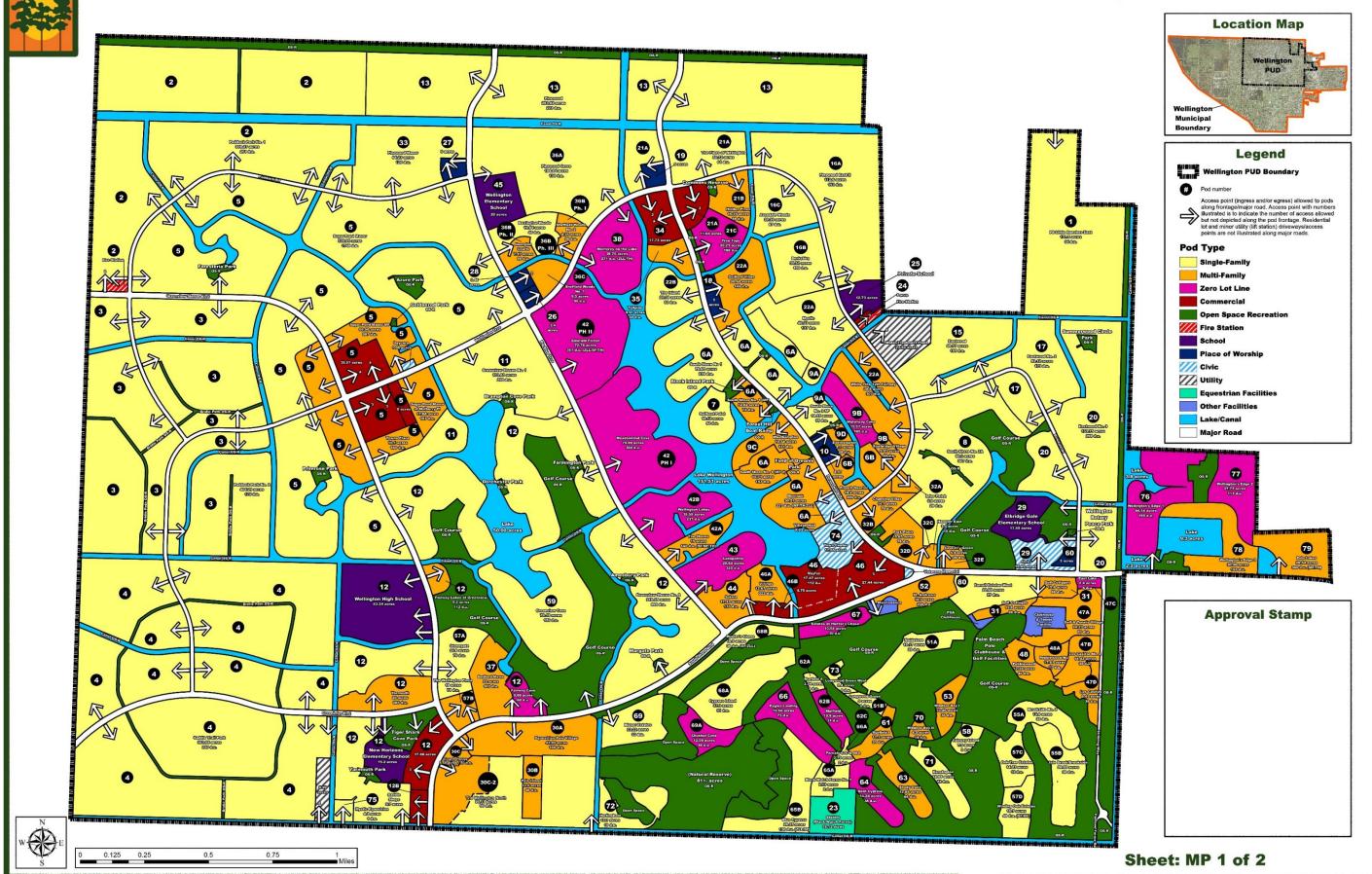
542 CONTAINING 33.50 ACRES MORE OR LESS.

543 **POD 30C-4 WHITE BIRCH FARMS**

PARCEL 1, WHITE BIRCH FARM, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 117, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA (THE "PROPERTY")

- 547 CONTAINING 36.74 ACRES MORE OF LESS.
- 548 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF 549 RECORD.





Wellington PUD Master Plan

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Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density	Pod Number	Pod Name	Number of Units	Pod Type	Acreage	De
1	PB Little Ranches East	34	Single Family	140.50	0.24	32C	Hanover East	15	Townhome	3.40	4
2	PBCFR Station 20	-	Fire Station	2.72	-	32D	Park Place	78	Townhome/Zero Lot Line	15.85	4
2	Paddock Park No. 1	251	Single Family	359.57 404.29	0.70	32E	Coventry Green	28	Townhome	5.80 64.23	4
3	Paddock Park No. 2 Saddle Trail Park	175 240	Single Family	404.29	0.43	33 34	Pinewood Manor	120	Single Family	17.73	
4	Saddle Trail Park Wellington Corporate Center	- 240	Single Family Commercial	6.00		34	Wellington Country Plaza Tallpine	60	Commercial Townhome	9.91	6
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-	36A	Pinewood Grove	138	Single Family	104.84	
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67	36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	1
5	Daycare	-	Civic	1.08	-	36B Ph. II	Georgian Courts	86	Townhome	7.47	1
5	Towne Place	100	Townhome	10.10	9.90	36B Ph. III	Barrington Woods	45	Single Family	19.04	2
5	Sugar Pond Manor at Mulberry PI	107	Duplex	17.84	6.00	36C	Sheffield Woods No. 1	96	Multifamily	9.50	1
5	Sugar Pond Manor	1746	Single Family	535.05	3.26	37	Bedford Mews	107	Townhome	22.00	4
6A	Village Hall	-	Civic	5.03	-	38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44	42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99	42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10	42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	ç
6A	South Shore No. 1	238	Single Family	76.65	3.10	42B	Wellington Lakes	237	Zero Lot Line	35.59	6
6B	French Quarter	200	Quads	19.20	10.42	43	Lakepointe	320	Zero Lot Line	28.64	1
7	Sailboat Point	52	Single Family	18.12	2.87	44	Solara	135	Multifamily	17.33	- '
8	South Shore No. 2A	307	Single Family	96.30	3.19	45	Wellington Elementary School	- 112	School	20.00 44.91	
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46	40 46A	Town Square at Wellington/Mayfair Vinings	222	Commercial/Townhome Multifamily	12.67	1
9B	Sturbridge Village	60	Quads	5.01	11.98	46A 46B	Village Place	-	Commercial	4.75	-
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74	47A	Golf & Tennis Village	60	Townhome	24.23	
90	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77	478	Las Casitas No. 2	35	Townhome	14.42	
9D	Easthampton	28	Duplex/Quads	5.10 4.97	5.49	47C	East Lake	6	Zero Lot Line	2.40	
10	St. Peter's United Methodist Place of Worship	-	Place of Worship Single Family	103.63	- 2.86	47D	Las Casitas	38	Townhome	9.41	4
11	Greenview Shores No. 1 Professional Center at Wellington	296	Commercial	17.88		48	Pebblewood	45	Multifamily	12.35	3
12	New Horizons Elementary School	-	School	15.20	-	48A	Pebblewood No. 2	17	Townhome	7.61	2
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20	51A	Maidstone	28	Single Family	19.17	1
12	Fairway Cove	60	Zero Lot Line	8.88	6.76	51B	Longwood Green	9	Single Family	5.00	
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54	52	St. Andrews	200	Multifamily	16.70	1
12	Wellington High School	-	School	63.24	-	53	Windsor Bay I	38	Townhome	10.46	3
12	Greenview Shores No. 2	898	Single Family	318.05	2.82	55A	Brookside No. 2	35	Single Family	14.60	2
12B	Saddle Shops	-	Commercial	5.70	-	55B	Isle Brook/Brookside	38	Single Family	28.09	1
13	Pinewood	223	Single Family	283.02	0.79	57A	Stonegate	76	Single Family	24.60	
15	Eastwood	185	Single Family	59.77	3.10	57B 57C	The Wellington Place Oak Tree Estates	78	Townhome Single Family	10.00	-
16A	Pinewood East II	153	Single Family	112.60	1.36	57D	Winding Oak Estates	40	Single Family/Multifamily	14.23	-
16B	Berkshire	109	Single Family	35.52	3.07	58	Fairway Island	9	Single Family	7.30	
16C	Avondale Woods	67	Single Family	29.39	2.28	59	Greenview Cove	159	Single Family	76.19	
17	Eastwood No. 2	173	Single Family	53.12	3.26	60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
20	Eastwood No. 3	298	Single Family	133.75	2.23	61	Murfield I	31	Townhome	11.10	1
21A	Wellington Mall	-	Commercial	11.66	-	62A	Murfield A	3	Single Family	2.54	
21A 21B	The Pines of Wellington	61 88	Single Family	50.72 16.35	1.20	62B	Murfield	31	Zero Lot Line	10.90	2
216	Hidden Pines Tree Tops	108	Townhome Zero Lot Line	20.21	5.38	62C/66A	Parcels 62C & 66A	2	Single Family	2.79	(
21C	Guilford Villas	149	Duplex	26.68	5.58	63	Shady Oaks	64	Duplex	12.89	4
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71	64	Bent Cypress	38	Zero Lot Line	14.24	2
22A	Mystic	137	Single Family	45.33	3.02	65A	Black Watch Farms No. 1	2	Single Family	9.73	(
22B	The Island	62	Single Family	25.39	2.44	65B	Blue Cypress	109	Single Family/Zero Lot Line	28.25	3
23	Stables (Black Watch Farms)	21	Equestrian Facilities	18.12	-	66	Eagles Landing	73	Zero Lot Line	19.56	3
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-	67 68A	Estates at Hunter's Chase	30	Zero Lot Line Single Family	10.55 37.30	
24	PBCFR Station 25	-	Fire Station	1.80	-	68B	Cypress Island Hunter's Chase	36	Single Family/Zero Lot Line	16.90	
25	Private School	121	School	12.73	-	69	Mizner Estates	33	Single Family	23.22	-
26	The Place of Worship of Jesus Christ of Later-day Saints	s _	Place of Worship	3.40	-	69A	Chukker Cove	48	Zero Lot Line	12.09	-
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-	70	Windsor Bay II	14	Townhome	4.50	1
29	Daycare/Wellington Branch Library	-	Civic	15.85	-	71	Kensington	22	Single Family	14.88	-
29	Elbridge Gale Elementary School		School	17.49	-	72	Hurlingham	19	Single Family	15.70	1
31	Golf Cottages	88	Multifamily	15.80	5.57	73	Longwood Green West	9	Single Family	3.40	1
31	POA Clubhouse	-	Other Facilities	1.63	-	74	Town Center	1220	Civic	17.65	
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86	75	Mystic Equestrian	1	Single Family	4.20	(
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38	76	Wellington's Edge 1	199	Zero Lot Line	44.14	4
30C	Coach House	50	Multifamily	5.58	8.96	77	Wellington's Edge 2	111	Zero Lot Line	27.77	4
30C-2	The Wellington North	47/49	Multifamily/Single Family	96.11	1.00	78	Wellington's Edge 3	195	Townhome	30.96	6
32A	Brier Patch	28	Townhome	5.80	4.83	79	Polo Lakes	366	Multifamily	28.54	1
32B	Channing Villas	76	Duplex	14.10	5.39	80	Farrell Estates West	27	Single Family	22.98	+1
2						-	Total	Units 14472		1	L



Wellington PUD Master Plan

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Revisions						
Date	Resolution No. / Petition No.	Notes				
7/11/2023	R2023-11/Petition 2022-0006-MPA	Farrell West: Created Pod 80; transferred 27 du from Pod 65B to Pod 80; and reduced Pod 65B from 163 du to 136 du.				
	2022-0006-IVIPA	from 163 du to 136 du.				
		Approval Stamp				
Sh	eet: MP	2 of 2				

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