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WHEREAS, the Master Plan Amendment was reviewed by the Planning, and Adjustment Board (PZAB) on August 16, 2023, and recommended I, with a 5 to 2 vote, to deny the application without prejudice or to table

50 Resolution No. R2023-01, Wellington North MPA, until such time as the Compatibility
51 Determination for Pod F be submitted and has been heard by EPC and PZAB through
52 the Public Hearing process so that the application can be heard at Council collectively
53 with the Wellington North MPA application; and
54

55 **WHEREAS**, the Wellington Council has taken the recommendations of the
56 Local Planning Agency (Planning, Zoning and Adjustment Board), Wellington staff,
57 and the evidence and testimony presented by the Petitioner and other interested
58 parties, and comments of the public into consideration when considering the
59 proposed Master Plan Amendments; and
60

61 **WHEREAS**, Wellington's Council has made the following findings of fact:
62

- 63 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
64
- 65 2. The subject request is consistent with the stated purposes and intent of
66 the Land Development Regulations;
67
- 68 3. The requested Master Plan Amendment is consistent with the surrounding
69 land uses and zoning districts;
70
- 71 4. The requested Master Plan Amendment would result in a logical and
72 orderly development pattern.
73

74 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S**
75 **COUNCIL, THAT:**
76

77 **SECTION 1.** The Wellington PUD Master Plan Amendment is hereby
78 APPROVED as described in Exhibit "A" and illustrated in Exhibit "B", providing for the
79 following:
80

- 81 1. Reconfigure and designate Pods 30C-2 and 30C-4 into Pod 30C-2 with
82 96.11 acres;
83
- 84 2. Assign 96 dwelling units (49 single-family and 47 multi-family) to Pod 30C-
85 2;
86
- 87 3. Adopt The Wellington North Project Standards Manual; and
88
- 89 4. Remove one (1) access point along South Shore Boulevard and one (1)
90 access point along Pierson Road.
91

92 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject
93 to the following conditions:
94
95
96

97 **General Conditions:**

98
99 All previous conditions related to the Master Plan approvals of Equestrian Village
100 (Resolution No. R2013-48) and White Birch Farms (Resolution No. R2013-09) are
101 hereby repealed and replaced, except as provided herein, with the conditions listed
102 in Resolution No. R2023-01.

- 103
- 104 1. The following uses are approved and designated on the Master Plan, date
105 stamped January 9, 2024: (PLANNING AND ZONING)
106
 - 107 a. 70.24-acre eastern portion of Pod 30C-2 – 49 single-family dwelling units
108 and golf amenities;
 - 109 b. 25.87-acre western portion of Pod 30C-2 – 47 multi-family dwelling units
110 with a maximum height of 35 feet and recreational amenities;
 - 111 2. The project shall comply with the Project Standards Manual as adopted in
112 Exhibit C as part of Resolution No. R2023-01. (PLANNING AND ZONING)
113
 - 114 3. The Site Plan shall be approved prior to the issuance of Land Development
115 Permits. (PLANNING AND ZONING)
116
 - 117 4. Recreational amenities shall be completed and open to the residents for use
118 prior to the issuance of a building permit for the 20th dwelling unit. (PLANNING
119 AND ZONING)
120
 - 121 5. All roads, sidewalks, utilities, and infrastructure within the property boundary
122 shall be private and the maintenance responsibility of the owner or managing
123 association and shall not be the maintenance responsibility of Wellington.
124 (PLANNING AND ZONING/ENGINEERING)
125
 - 126 6. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal
127 pathways, and shall illustrate how the connections to the overall system will be
128 maintained or enhanced. No connections shall be discontinued. (PLANNING
129 AND ZONING)
130
 - 131 7. As a voluntary condition of approval, the Property Owner agrees to enter into a
132 Declaration of Restrictions and Covenants (“Covenant”), as hereinafter stated
133 in this condition, acceptable to the Village Attorney, whereby no residential and
134 non-residential building permits for vertical construction for new development
135 within Equestrian Village and no residential building permits for vertical
136 construction for White Birch Farms (Equestrian Village and White Birch Farms
137 shall hereinafter be collectively referred to as “Subject Property”) until such time
138 as: (1) the Covenant has been recorded in the Public Records of Palm Beach
139 County, Florida; (2) the new equestrian facilities, intended for use by dressage
140 and other equestrian events and as set forth below in items a through g (“New
141 Showground Facility”), are constructed in accordance with the facilities and
142 specifications referenced below; and (3) the New Showground Facility is
143 available for use and is in compliance with the applicable United States
144 Equestrian Federation (“USEF”) and Federation Equestre Internationale (“FEI”)
145
146

facility standards and guidelines, as provided in Exhibit D. The New Showground Facility shall, at a minimum, consist of approximately the following quantities and dimensions:

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

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

The aforementioned Covenant shall run with the land, and the Village and Property Owner shall have the right to enforce the Covenant through legal, equitable, or administrative proceedings. Any modification to the Covenant or any condition as a part of Resolution No. R2023-01 shall require an affirmative 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 Covenant in the Public Records in and for Palm Beach County, Florida, upon the expiration of all applicable appeals, whether administrative, and/or judicial, directly relating to the development of Pod F or the Wellington North approval, and all applicable appeals are fully and finally concluded, and such approvals 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 federal, and any delay directly caused by or resulting from any lawsuit, administrative challenge actions, or any other third-party actions.

Until such time as the New Showground Facility is constructed in accordance with the above referenced requirements and available for use in accordance with this condition, the Village shall permit, and the Property Owner shall agree

to, the continued operation of dressage at Equestrian Village, based on the Commercial Equestrian Arena and associated conditions in Resolution No. 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 1.3.3.A.4 of the Land Development Regulations through the construction of the New Showground Facility, or the Construction Date (the earlier to occur), of December 31, 2028 ("Construction Date"). The Property Owner shall not be required to obtain a seasonal equestrian permit for the operation of Equestrian Village. The Property Owner shall, during this time period, continue to operate Equestrian Village within the exercise of its business judgment and shall use commercially reasonable efforts to host a similar number of dressage events 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 of this condition, R2013-48 for Equestrian Village shall be rescinded, all residential and non-residential permits for construction within the Subject Property may be released for issuance, and this condition shall have no further force or effect. (VOLUNTARY)

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:

- 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.

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 development of Pod F as the New Showground Facility, thereby delaying the 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 appeal or other action is finally resolved beyond all further applicable appeals, and all administrative action, judicial action, and appeals directly relating to the development of Pod F or the Wellington North approval are fully and finally concluded. This includes but is not limited to obtaining all required permits from 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

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

- 245
- 246 9. The Property Owner shall further agree to incorporate the following language
247 into the Covenant: notwithstanding the maximum number of dwelling units
248 allowed in Pod 30C-2 overall, the eastern portion (f/k/a White Birch Farms) of
249 Pod 30C-2 shall be permitted a maximum of 22 single-family residential lots,
250 and there will be no other development on White Birch Farms other than a golf
251 practice area and golf ancillary uses. The golf practice area will include a golf
252 clubhouse (the location of which is generally shown on the south side of the
253 Conceptual Site Plan), terrace, terrace dining, storage, driving range,
254 performance shed, short-game practice area, putting green, and parking lot
255 (collectively "Outdoor Golf Practice Area"), and is subject to site plan approval
256 in accordance with the Land Development Regulations. No other development
257 for White Birch Farms shall be permitted other than what is expressly provided
258 in this condition. (VOLUNTARY)

- 259
- 260 10. The western access point on Pierson Road to Equestrian Village shall be
261 removed and the remaining eastern access point on Pierson Road to White
262 Birch Farms, as reflected on the Master Plan, shall be unpaved and limited to
263 emergency ingress and egress only. (PLANNING AND ZONING)

- 264
- 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
267 a landscape buffer in accordance with the approved Project Standards Manual.
268 Prior to the issuance of a building permit for construction of the Outdoor Golf
269 Practice Area, adequate screening including construction fencing, bunting, and
270 temporary landscaping in accordance with Exhibit C – Project Standards
271 Manual shall be provided along the east and south sides of White Birch Farms
272 in order to provide adequate screening of the proposed construction. The
273 existing southernmost hedge located immediately north of the southern property
274 line of the White Birch property will be incorporated into the screening
275 buffer provided such hedge does not impact the preparation of the land,
276 installation of any proposed utility infrastructure, or construction of temporary
277 ingress and egress, or any other condition which is required to be completed in
278 accordance with this development order. This condition shall not be applicable
279 to pre-construction activities associated with land development, engineering, or
280 utility permits. (PLANNING AND ZONING)

- 281
- 282 12. Simultaneous with the issuance of the first building permit for residential
283 development within the properties currently known as Equestrian Village and
284 White Birch or December 31, 2028, whichever occurs first, the Property Owner
285 shall convey to the Village of Wellington, by Special Warranty Deed, marketable
286 title free and clear of mortgages and liens, the approximate 55 plus-acre parcel,
287 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 the sum of two million dollars (\$2,000,000) for improvements of the parcel for 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 shall be permitted to remove source fill from the North Course by converting up to 30% of the existing land area into surface water management areas, with depths and bank grading consistent with the Village of Wellington Engineering standards manual. The location or locations of the surface water management, which provides positive drainage, shall be approved by the Village Engineer. The removal of the fill shall be at the sole expense of the Property Owner and the Property Owner shall procure all permits that may be required 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 the Property Owner to determine the location(s) in which the fill may be 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 specific technical issues involved in the removal along with other logistical issues have not been determined at this time and will require further evaluation 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 agree to work collaboratively in order to allow for the Property Owner to obtain the fill. Prior to the installation or construction of the items (a) through (g) of 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 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:

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:

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 Shore Boulevard are required to commence within 30 days of plat recordation. The Developer shall have obtained all regulatory approvals, construction bonds, secured a contractor, be ready to construct the improvements, and provide proof of such readiness for construction acceptable to the Village Engineer, prior to recordation of the Plat. The following are the minimum required improvements for the Wellington North project (TRAFFIC).

- a. Westbound right-turn lane with 275 feet of storage; and
- b. Eastbound left-turn lane with 500 feet of storage; and
- c. Eastbound right-turn lane with 225 feet of storage.

Wellington will contribute the funds previously provided (approximately \$1,145,931.88) for a portion of the intersection improvements. The funds will be provided upon acceptance of the referenced improvements by the Village Engineer.

26. The Property Owner is required to pay a proportionate share payment of 1.3% 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 Engineer shall provide an opinion of cost, agreed upon by the developer's engineer of record for the roundabout. If a traffic signal or alternative road design is approved at this location for a lower cost, the Wellington Engineer may refund a portion of the prop share payment. (TRAFFIC)

27. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

28. The Property Owner shall extend the storage lane of the southbound left-turn lane on South Shore Boulevard into the project driveway from 175 feet to 280 feet prior to the first residential building permit (TRAFFIC)

29. The Property Owner shall remove the northbound right0turn lane on South Shore Boulevard at the eliminated driveway prior to the first residential building 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 U-turn lane and additional pavement added as necessary for the U-turn maneuver at the same time as the northbound right-turn lane removal. (TRAFFIC)

Concurrency (Level Of Service) Conditions:

30. A Developer Agreement will be required by the Utility Department to reserve water and sewer capacity for the project. Payment of capacity fees per Wellington Resolution No. R2018-35 shall be required to reserve capacity. The Developer Agreement must be executed and approved by Wellington's Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by Wellington's Utility Director. The Developer Agreement conditions should be coordinated during the Site Plan Approval process. The Applicant is advised that no guarantee of available capacity is expressed or

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)

31. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the approval of the Developer Agreement by Wellington's Council. (UTILITIES)

32. The Applicant shall contribute \$134,260.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit. (SDPBC)

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____ 2024.

ATTEST:

WELLINGTON, FLORIDA

BY: _____ BY: _____
Chevelle D. Addie, Village Clerk Anne Gerwig, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

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

BEGINNING AT THE SOUTHWEST CORNER OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'23" E ALONG THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEAST ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 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" EAST ALONG THE NORTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.18 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEAST ALONG 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 NORTH 51°06'56" EAST, ALONG SAID EQUESTRIAN VILLAGE, A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID EQUESTRIAN VILLAGE, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'54" EAST ALONG THE NORTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 434.66 FEET; THENCE SOUTH 00°24'17" WEST, A DISTANCE OF 846.59 FEET; THENCE NORTH 89°37'54" WEST, 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 344.56 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 20°38'41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°33'44", A DISTANCE OF 69.53 FEET; THENCE SOUTH 41°29'27" WEST, A DISTANCE OF 411.49 TO A POINT ON THE SOUTH LINE OF SAID EQUESTRIAN VILLAGE; THENCE NORTH 89°37'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 312.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.87 ACRES MORE OR LESS.

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;
THENCE NORTH 22°31'36" EAST, A DISTANCE OF 405.98 FEET; THENCE SOUTH 89°37'54"
EAST, A DISTANCE OF 327.92 FEET; THENCE NORTH 00°24'17" EAST, A DISTANCE OF
846.59 FEET TO A POINT ON THE NORTH LINE OF SAID EQUESTRIAN VILLAGE AND THE
SOUTH LINE OF EQUERTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO
AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'54" EAST
ALONG SAID NORTH AND SOUTH LINES, A DISTANCE OF 518.03 FEET TO A POINT OF
CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE
SOUTHEAST ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID EQUESTRIAN
VILLAGE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A
POINT OF REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.00
FEET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID EQUESTRIAN VILLAGE
AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF
94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE
NORTHEAST CORNER OF SAID EQUESTRIAN VILLAGE; THENCE SOUTH 00°22'06" WEST
ALONG THE EAST LINE OF SAID EQUESTRIAN VILLAGE AND WEST LINE OF POLO
ISLAND A CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 3391, PAGE 606
AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB OF
WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,290.00 FEET TO THE
SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY
CLUB; THENCE SOUTH 89°37'54" EAST ALONG SAID BOUNDARY OF EQUESTRIAN
VILLAGE, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO
ISLAND OF PALM BEACH POLO AND COUNTRY CLUB AND THE MOST EASTERLY
NORTHEAST CORNER OF SAID EQUESTRIAN VILLAGE; THENCE SOUTH 00°22'06" WEST
ALONG THE EAST LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE OF 162.28 FEET
TO THE SOUTHEAST CORNER OF SAID EQUESTRIAN VILLAGE; THENCE NORTH
89°37'54" WEST ALONG THE SOUTH LINE OF SAID EQUESTRIAN VILLAGE, A DISTANCE
OF 1,905.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.50 ACRES MORE OR LESS.

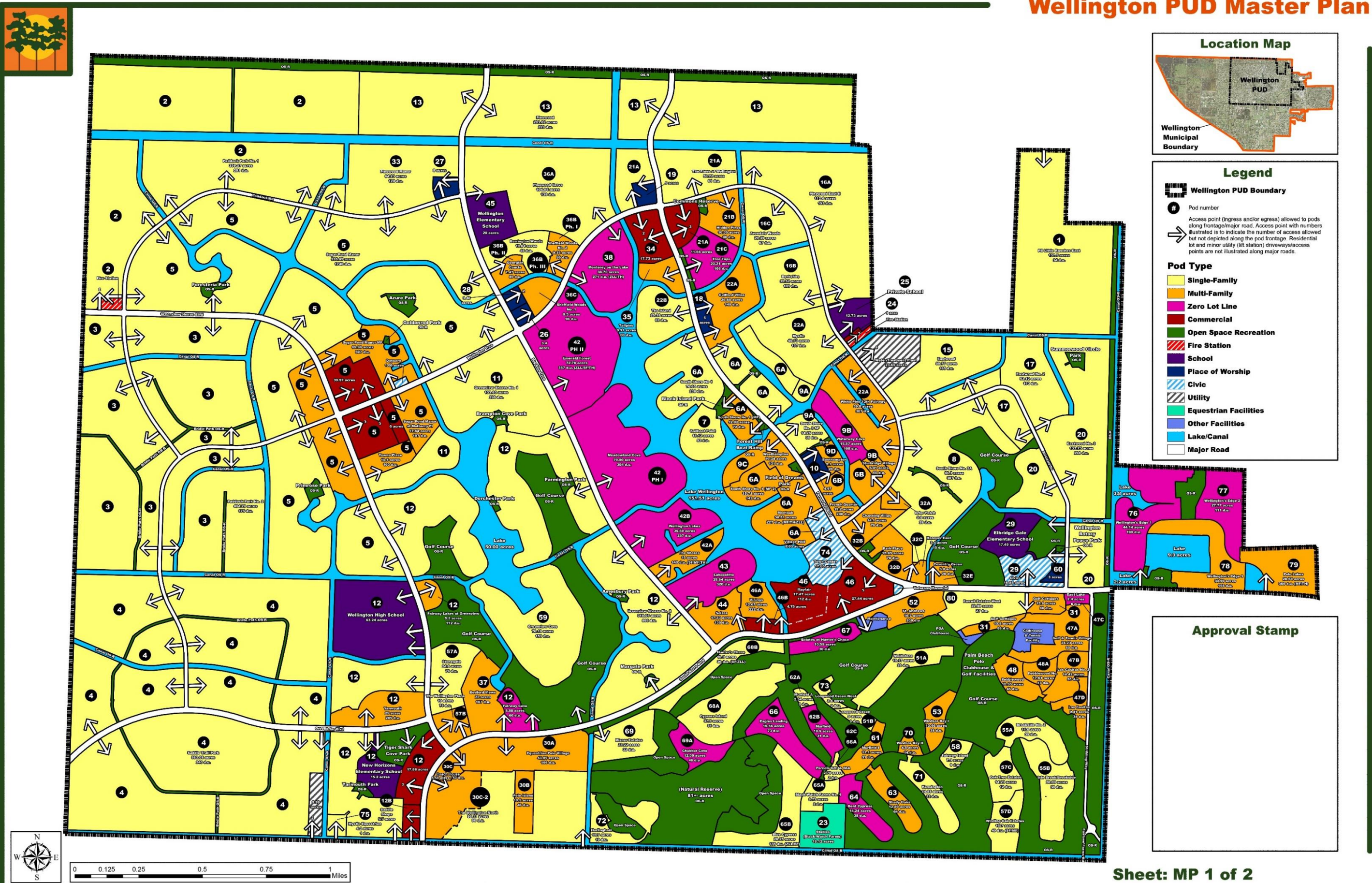
POD 30C-4 WHITE BIRCH FARMS

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")

CONTAINING 36.74 ACRES MORE OF LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF
RECORD.

Wellington PUD Master Plan





Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.95	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tailpine	80	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	109	Single Family/Zero Lot Line	28.25	3.86
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
	Total Units	14472			

Approval Stamp