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SECTION 2: The Manager is hereby directed to amend the Wellington Future Land Use Map (Exhibit B) to include the site specific Future Land Use Map designation for the property as described in Exhibit A, including an adopted date and ordinance number in accordance with this Ordinance.

SECTION 3: The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Economic Opportunity pursuant to Chapter 163, Florida Statutes.

SECTION 4: 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 to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phase 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 6: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by the Council, if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, the ordinance shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment to be in compliance.

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PASSED this ____ day of _____, 2019 on first reading.

PASSED AND ADOPTED this ____ day of _____ 2019, on second and final reading.

WELLINGTON

FOR AGAINST

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

ATTEST:

BY: _____
 Chevelle D. Nubin, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
 Laurie S. Cohen, Village Attorney

EXHIBIT 1
Legal Description

DESCRIPTION:

TRACT W-5, WELLINGTON GREEN MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT W-5; THENCE SOUTH 29°37'30" EAST, A DISTANCE OF 27.10 FEET; THENCE SOUTH 75°48'34" EAST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 29°37'30" EAST, A DISTANCE OF 307.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1035.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°55'58", A DISTANCE OF 125.23 FEET; THENCE SOUTH 01°04'12" WEST, A DISTANCE OF 54.62 FEET; THENCE SOUTH 47°23'56" WEST, A DISTANCE OF 102.95 FEET; THENCE NORTH 83°07'36" WEST, A DISTANCE OF 174.08 FEET; THENCE SOUTH 58°18'49" WEST, A DISTANCE OF 72.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 44.76 FEET; THENCE SOUTH 86°57'17" WEST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 08°55'40" WEST, A DISTANCE OF 149.87 FEET; THENCE SOUTH 85°50'10" WEST, A DISTANCE OF 111.44 FEET; THENCE NORTH 81°46'10" WEST, A DISTANCE OF 191.09 FEET; THENCE NORTH 15°05'19" WEST, A DISTANCE OF 180.81 FEET; THENCE NORTH 65°47'07" EAST, A DISTANCE OF 39.16 FEET; THENCE NORTH 10°13'00" WEST, A DISTANCE OF 53.98 FEET; THENCE NORTH 09°25'37" WEST, A DISTANCE OF 42.13 FEET; THENCE NORTH 18°53'01" EAST, A DISTANCE OF 57.17 FEET; THENCE NORTH 30°26'46" EAST, A DISTANCE OF 80.79 FEET; THENCE SOUTH 77°21'10" EAST, A DISTANCE OF 29.15 FEET; THENCE NORTH 37°58'06" EAST, A DISTANCE OF 16.75 FEET; THENCE NORTH 06°53'41" WEST, A DISTANCE OF 75.74 FEET; THENCE NORTH 68°27'27" EAST, A DISTANCE OF 25.84 FEET; THENCE NORTH 46°56'02" EAST, A DISTANCE OF 67.88 FEET; THENCE NORTH 70°02'12" EAST, A DISTANCE OF 25.43 FEET; THENCE SOUTH 30°29'13" EAST, A DISTANCE OF 29.16 FEET; THENCE NORTH 57°43'42" EAST, A DISTANCE OF 17.42 FEET; THENCE NORTH 73°47'03" EAST, A DISTANCE OF 25.51 FEET; THENCE NORTH 70°36'33" EAST, A DISTANCE OF 53.70 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 11.43 FEET; THENCE NORTH 06°49'16" EAST, A DISTANCE OF 27.50 FEET; THENCE NORTH 13°28'02" EAST, A DISTANCE OF 37.43 FEET; THENCE NORTH 63°01'38" EAST, A DISTANCE OF 46.11 FEET; THENCE NORTH 72°16'59" EAST, A DISTANCE OF 41.10 FEET; THENCE SOUTH 73°59'32" EAST, A DISTANCE OF 19.13 FEET; THENCE NORTH 02°14'37" WEST, A DISTANCE OF 23.19 FEET; THENCE NORTH 80°37'48" EAST, A DISTANCE OF 90.34 FEET; THENCE NORTH 66°44'19" EAST, A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 374,307 SQUARE FEET OR 8.593 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S87°44'43"E AND ARE RELATIVE TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS

LB - LICENSED BUSINESS	PG. - PAGE
O.R.B. - OFFICIAL RECORD BOOK	P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK	P.O.C. - POINT OF COMMENCEMENT

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 26, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**WELLINGTON GREEN
PORTION OF TRACT W-5
SKETCH OF DESCRIPTION**

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	06/26/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8885 PORW5

EXHIBIT "A"

TRACT W-5
WELLINGTON GREEN,
A MUPD/PUD
(P.B. 87, PG. 81)

PARCEL A
CAMDEN COURT AT WELLINGTON GREEN
(P.B. 116, PG. 143)

P.O.B.
NE CORNER
TRACT W-5

TRACT B
BAINBRIDGE
AT
WELLINGTON
GREEN
(P.B. 90,
PG. 61)

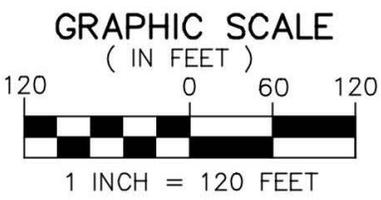
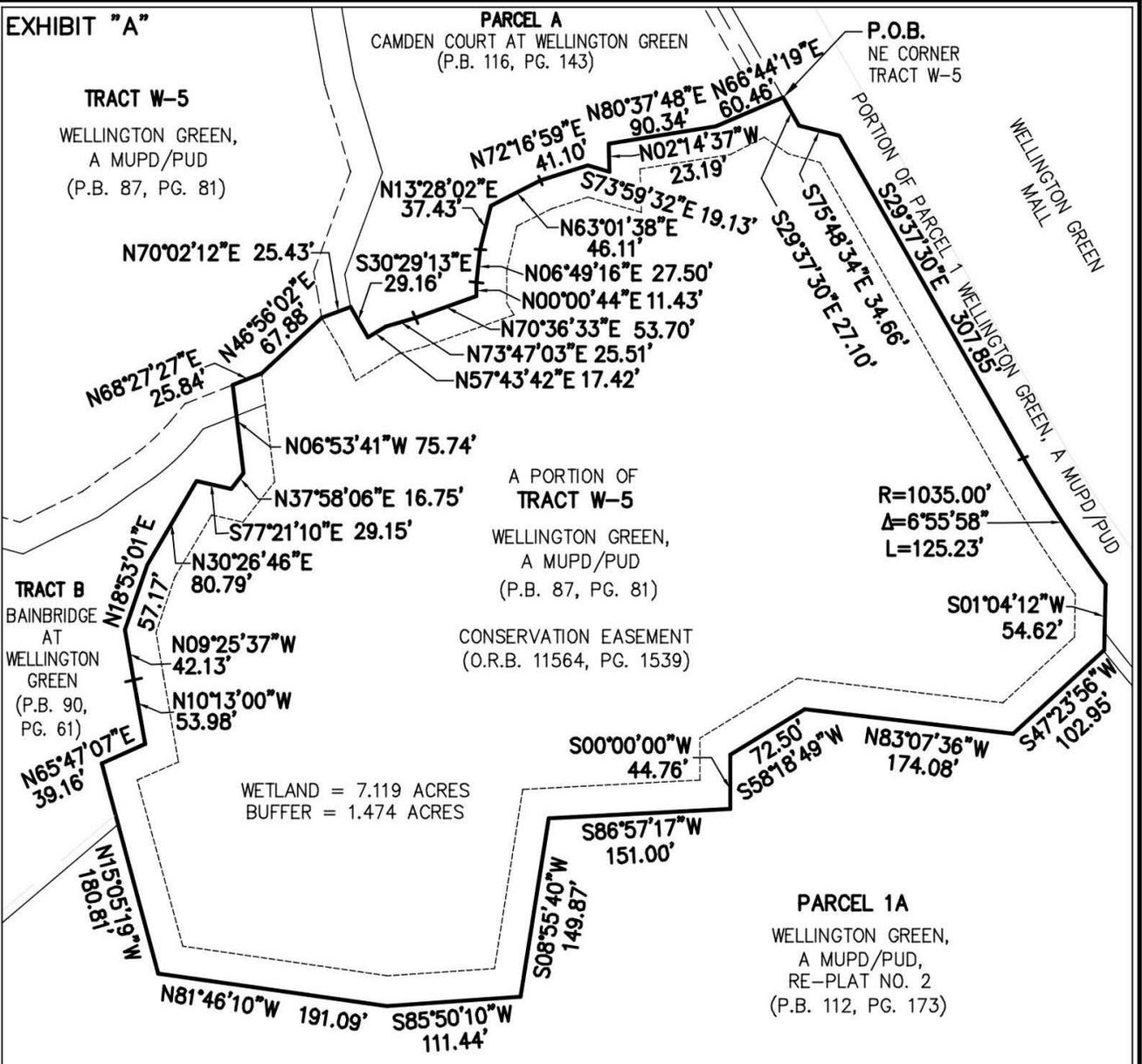
A PORTION OF
TRACT W-5
WELLINGTON GREEN,
A MUPD/PUD
(P.B. 87, PG. 81)

CONSERVATION EASEMENT
(O.R.B. 11564, PG. 1539)

R=1035.00'
Δ=6°55'58"
L=125.23'

WETLAND = 7.119 ACRES
BUFFER = 1.474 ACRES

PARCEL 1A
WELLINGTON GREEN,
A MUPD/PUD,
RE-PLAT NO. 2
(P.B. 112, PG. 173)



SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

WELLINGTON GREEN
PORTION OF TRACT W-5
SKETCH OF DESCRIPTION



DATE	06/26/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=120'
JOB NO.	8588PORW5