

ORDINANCE NO. 2023-01

1  
2  
3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
4 APPROVING COMPREHENSIVE PLAN AMENDMENTS TO  
5 WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP  
6 [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND  
7 USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA  
8 BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF  
9 EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE  
10 FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY  
11 KNOWN AS COACH HOUSE FROM RESIDENTIAL F (5 DU/AC TO 12  
12 DWELLING UNITS PER ACRE (DU/AC)) TO RESIDENTIAL E (3 DU/AC  
13 TO 8 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH  
14 SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD,  
15 TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE FUTURE  
16 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS  
17 EQUESTRIAN VILLAGE FROM EQUESTRIAN COMMERCIAL  
18 RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC),  
19 LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE  
20 BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE  
21 OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR  
22 CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS FROM  
23 EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL  
24 E (3 DU/AC TO 8 DU/AC), LOCATED ON PIERSON ROAD  
25 APPROXIMATELY ½-MILE EAST OF SOUTH SHORE BOULVARD,  
26 TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY  
27 DESCRIBED HEREIN; TO MODIFY THE MOBILITY ELEMENT MAPS  
28 INCLUDING THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY  
29 NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE  
30 BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A  
31 VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A  
32 SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.  
33

34 **WHEREAS**, Wellington, a Florida Council, pursuant to the authority in Chapter 163,  
35 Florida Statutes, is authorized and empowered to consider changes to its Comprehensive  
36 Plan; and  
37

38 **WHEREAS**, the Equestrian Preserve Area is a defined area in Wellington that  
39 highlights the equestrian lifestyle in Wellington and is regulated by the Equestrian Overlay  
40 Zoning District; and  
41

42 **WHEREAS**, the Wellington Charter, Section 4. – Equestrian Preserve Area requires  
43 an affirmative vote of not less than four (4) members of Council for any contraction of the  
44 boundaries; and  
45

46 **WHEREAS**, Residential E (5.01 du/ac to 8.0 du/ac) Future Land Use Map designation  
47 allows development of the site within the density range of the land use subject to master plan  
48 approvals; and  
49

50 **WHEREAS**, the Comprehensive Plan Amendment regarding the Equestrian Preserve

51 Area Boundary was reviewed by the Equestrian Preserve Committee (EPC) on June 7, 2023,  
52 and recommended denial with a 7 to 0 vote; and

53  
54 **WHEREAS**, the Comprehensive Plan Amendments were reviewed by the Planning,  
55 Zoning and Adjustment Board (PZAB) on \_\_\_\_\_, 2023, and recommended  
56 approval with a \_ to \_ vote; and

57  
58 **WHEREAS**, Wellington’s Council has taken the recommendations from the Local  
59 Planning Agency, Wellington staff and the comments from the public into consideration when  
60 considering the amendments to the Comprehensive Plan Map amendment that are the  
61 subject of this Ordinance; and

62  
63 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted (\_\_\_ to \_\_\_) to  
64 transmit this proposed amendment to the Florida Department of Economic Opportunity  
65 in compliance with applicable provisions of the Florida Statutes governing amendments of  
66 local Comprehensive Plans.

67  
68 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA,**  
69 **THAT:**

70  
71 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map and the Bridle  
72 Trail Map is hereby amended to revise the boundary of the Equestrian Preserve Area by  
73 removing the properties known as Equestrian Village and White Birch Farms as legally  
74 described in Exhibit “A.”

75  
76 **SECTION 2:** The Wellington Comprehensive Plan Future Land Use Map designation  
77 for the properties within the Wellington Planned Unit Development and legally described in  
78 Exhibit “A,” are hereby designated as Residential E.

79  
80 **SECTION 3:** The Manager is hereby authorized and directed to transmit this  
81 Comprehensive Plan amendment to the Florida Department of Economic Opportunity  
82 pursuant to Chapter 163, Florida Statutes.

83  
84 **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive  
85 Plan Future Land Use Map (Exhibit “B”) to include the site specific designation for the property  
86 as described in Exhibit “A,” and remove reference to the site as a “venue” on the Bridle Path  
87 Map (Exhibit “C”), the Pedestrian Pathway Network Map (Exhibit “D”), the Multi-Modal  
88 Pathway Map (Exhibit “E”), and the Bicycle Lanes Map (Exhibit “F”) including an adopted  
89 date and ordinance number in accordance with this ordinance and pursuant to the  
90 requirements of Chapter 163, Florida Statutes.

91  
92 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this  
93 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall  
94 not affect the validity of this ordinance as a whole or any portion or part thereof, other than  
95 the part to be declared invalid.

96  
97 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of this  
98 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington  
99 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this

100 Ordinance shall prevail to the extent of such conflict.

101  
102 **SECTION 7:** The effective date of this Comprehensive Plan Amendment shall be 31  
103 days after adoption by Wellington’s Council, if there has not been a compliance challenge with  
104 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after  
105 adoption, the ordinance shall not become effective until the state land planning agency or the  
106 Administrative Commission, respectively, issues a final order determining the amendment to  
107 be in compliance.

108  
109 **PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023, upon first reading.

110  
111 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2023, on second and final reading.

112  
113 **WELLINGTON**

114 **FOR** **AGAINST**

115  
116 BY: \_\_\_\_\_

117 Anne Gerwig, Mayor

118 \_\_\_\_\_

119 \_\_\_\_\_

120 Michael J. Napoleone, Vice Mayor

121 \_\_\_\_\_

122 \_\_\_\_\_

123 John T. McGovern, Councilman

124 \_\_\_\_\_

125 \_\_\_\_\_

126 Michael Drahos, Councilman

127 \_\_\_\_\_

128 \_\_\_\_\_

129 Tanya Siskind, Councilwoman

130 \_\_\_\_\_

131 \_\_\_\_\_

132 **ATTEST:**

133 \_\_\_\_\_

134 BY: \_\_\_\_\_

135 Chevelle D. Addie, Clerk

136 \_\_\_\_\_

137 \_\_\_\_\_

138 **APPROVED AS TO FORM AND**

139 **LEGAL SUFFICIENCY**

140 \_\_\_\_\_

141 \_\_\_\_\_

142 BY: \_\_\_\_\_

143 Laurie Cohen, Village Attorney

144 \_\_\_\_\_

145

**Exhibit A – Legal Descriptions:**

146 **Equestrian Village –**

147 STADIUM SOUTH PROPERTY, PARCEL 2:

148

149 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE  
150 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS  
151 FOLLOWS:

152

153 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH  
154 COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
155 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54"  
156 EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE  
157 NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE  
158 BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO.2 WELLINGTON P.U.D.,  
159 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH  
160 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO  
161 THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE,  
162 NORTH 00°51 '23" EAST, A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43" EAST, A  
163 DISTANCE OF 573.03 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE OF 658.77  
164 FEET; THENCE NORTH 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE  
165 SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 584.58 FEET TO THE POINT OF  
166 BEGINNING.

167 CONTAINING 8.76 ACRES MORE OR LESS.

168

169 STADIUM NORTH PROPERTY, PARCEL 1:

170

171 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE  
172 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS  
173 FOLLOWS:

174

175 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH  
176 COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
177 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54"  
178 EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE  
179 NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE  
180 BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO.2 WELLINGTON  
181 P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES  
182 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF  
183 712.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT  
184 OF WAY LINE, NORTH 00°51'23" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVE,  
185 CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY  
186 ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY OF SOUTH SHORE  
187 BOULEVARD, THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO  
188 THE SOUTHWEST CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF  
189 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT  
190 BOOK 35, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE  
191 NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12  
192 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A CURVE  
193 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO  
194 SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF  
195 SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.63 FEET;  
196 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; THENCE NORTH 51°06'56"

197 EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" WEST, A DISTANCE OF 647.12  
198 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF 628.00 FEET TO THE POINT OF  
199 BEGINNING.  
200 CONTAINING 7.78 ACRES MORE OR LESS.

201  
202 PARCEL 3:  
203 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE  
204 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS  
205 FOLLOWS:

206  
207 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE  
208 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY  
209 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION  
210 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE  
211 SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47"  
212 WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47"  
213 WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97  
214 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE  
215 SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM  
216 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,  
217 PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56"  
218 EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID  
219 PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38  
220 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE  
221 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE  
222 SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33  
223 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  
224 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE  
225 OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE  
226 NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF  
227 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00  
228 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST  
229 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO  
230 THE POINT OF BEGINNING.

231 LESS THE FOLLOWING PROPERTY:

232  
233 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
234 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE  
235 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
236 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG  
237 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22  
238 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE  
239 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E  
240 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

241  
242 TOGETHER WITH THE FOLLOWING PROPERTY:

243  
244 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE  
245 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE  
246 SPECIFICALLY DESCRIBED AS FOLLOWS:

247  
248 COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,  
249 RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID  
250 SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A DISTANCE OF

251 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND  
252 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET;  
253 THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING;  
254 THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06"  
255 WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO  
256 THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT  
257 BEARS SOUTH 17°49'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID  
258 CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE  
259 NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A  
260 DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO  
261 A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF  
262 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK  
263 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH  
264 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET  
265 TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET;  
266 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
267 OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO  
268 THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE  
269 ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET;  
270 THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER  
271 OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND  
272 COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188,  
273 PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE  
274 WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND  
275 COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM  
276 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50,  
277 PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET  
278 TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY  
279 CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO  
280 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF  
281 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO  
282 AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF  
283 43.61 FEET TO THE POINT OF BEGINNING.

284  
285 TOGETHER WITH:

286  
287 CELL TOWER PARCEL:

288  
289 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
290 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE  
291 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
292 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG  
293 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22  
294 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE  
295 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E  
296 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

297  
298 CONTAINING 23.65 ACRES MORE OR LESS.

299  
300 FAR NIENTE STABLES II PARCEL, PARCEL 4:

301  
302 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE  
303 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS  
304 FOLLOWS:

305  
306 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH, RANGE  
307 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY  
308 DESCRIBED AS FOLLOWS:

309  
310 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE  
311 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF SAID SECTION 16,  
312 A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE 50.00 FEET  
313 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A DISTANCE OF  
314 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET TO THE POINT  
315 OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1,322.28 FEET; THENCE  
316 NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A  
317 DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH  
318 LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO  
319 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND  
320 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST,  
321 PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT SAID POINT  
322 BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE  
323 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE  
324 SOUTH 00°22'06" WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF  
325 EQUESTRIAN POLO VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB  
326 WELLINGTON P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB  
327 WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC  
328 RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE  
329 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE  
330 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
331 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL  
332 BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A  
333 DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF  
334 SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE  
335 DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:  
336 ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF AS  
337 RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY,  
338 FLORIDA.

339  
340 CONTAINING 19.24 ACRES MORE OR LESS.

341  
342 EASEMENT INTEREST:

343  
344 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES AS  
345 CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY AND BETWEEN PALM  
346 BEACH POLO, INC., A FLORIDA CORPORATION AND FAR NIENTE STABLES II, LLC, A FLORIDA  
347 LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF  
348 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED  
349 AS FOLLOWS:

350  
351 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE  
352 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY  
353 DESCRIBED AS FOLLOWS:

354  
355 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE  
356 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID SECTION 16, A  
357 DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A LINE 50.00 FEET  
358 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF

359 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°37'54" WEST, PARALLEL  
360 WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 1095.64 FEET; THENCE NORTH  
361 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF  
362 1095.64 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 60.00 FEET TO THE POINT  
363 OF BEGINNING.  
364

365 **White Birch Farms:**

366 PARCEL 1, WHITE BIRCH FARM, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED  
367 IN PLAT BOOK 117, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
368 FLORIDA ( THE "PROPERTY") CONTAINING 36.74 ACRES MORE OF LESS.

369  
370 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF  
371 RECORD.  
372

373 **Coach House:**

374 ALL OF PARCEL "A", OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO  
375 AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS  
376 RECORDED IN PLAT BOOK 35, PAGE 187, PALM BEACH COUNTY, FLORIDA, PUBLIC  
377 RECORDS;  
378 AND

379 A PARCEL OF LAND IN THE UNPLATTED PORTION OF SECTION 16, TOWNSHIP 44 SOUTH,  
380 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LYING SOUTHEASTERLY OF AND  
381 CONTIGUOUS TO PARCEL "A" OF EQUESTRIAN/POLO AND COMPLEX OF PALM BEACH POLO  
382 AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS  
383 RECORDED IN PLAT BOOK 35, PAGE 187, PALM BEACH COUNTY, FLORIDA, PUBLIC  
384 RECORDS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

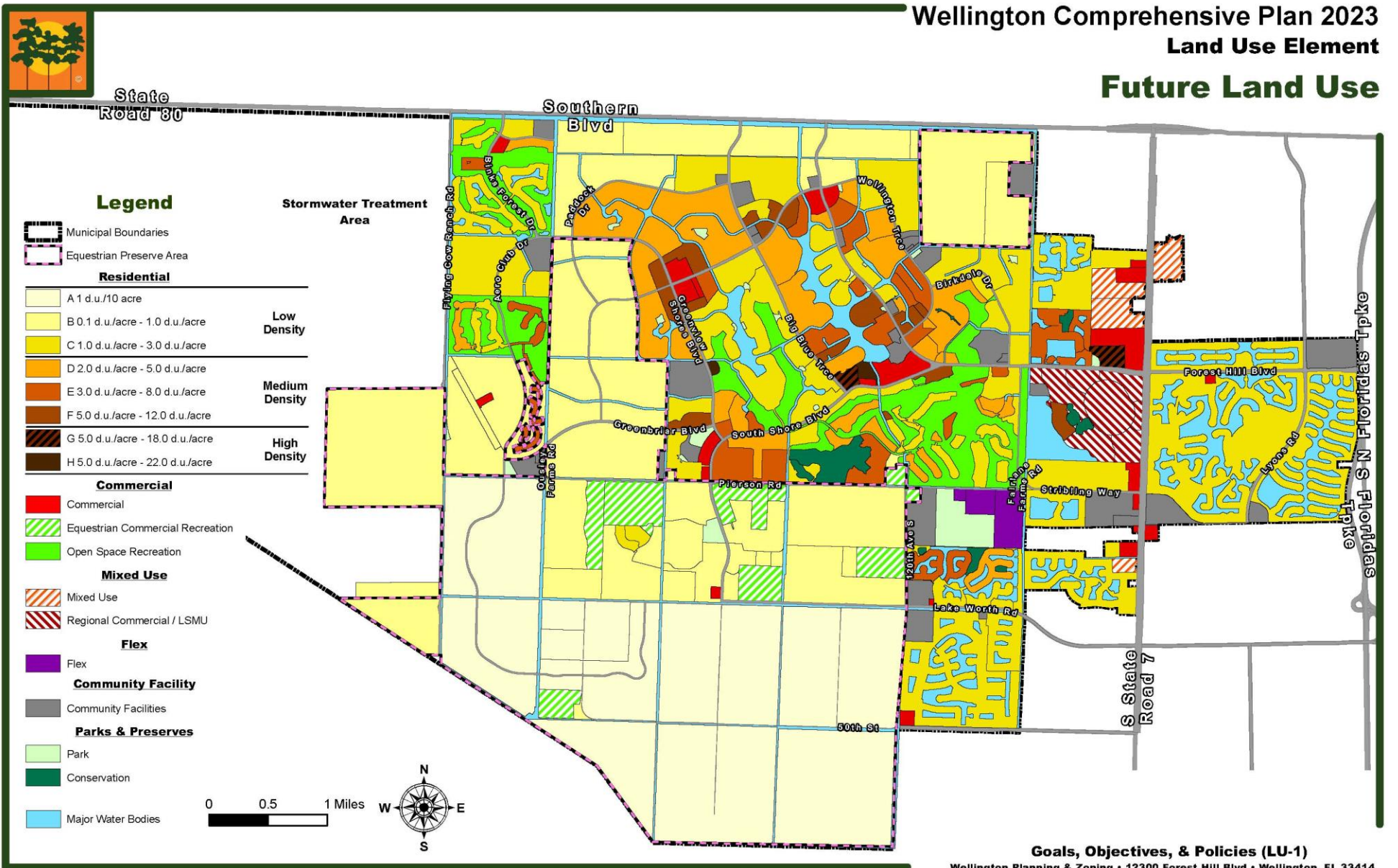
385 COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL SAID CORNER BEING  
386 ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS SHOWN ON THE  
387 PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., ACCORDING TO THE PLAT  
388 THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PALM BEACH  
389 COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 34 DEGREES 14 MINUTES 36  
390 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 110.55  
391 FEET; THENCE SOUTH, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 284.30  
392 FEET THENCE SOUTH 38 DEGREES 53 MINUTES 04 SECONDS EAST, CONTINUING ALONG  
393 SAID EASTERLY LINE, A DISTANCE OF 118.38 FEET; THENCE SOUTH 51 DEGREES 06  
394 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", A  
395 DISTANCE OF 204.71 FEET; THENCE DUE WEST, A DISTANCE OF 68.82 FEET TO THE POINT  
396 OF BEGINNING; THENCE CONTINUE DUE WEST, A DISTANCE 41.18 FEET; THENCE DUE  
397 SOUTH, A DISTANCE OF 67.82 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A  
398 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET; SAID POINT  
399 BEARS NORTH 60 DEGREES 50 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF  
400 SAID CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING ALSO A  
401 CURVE 360.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SAID SOUTHERLY  
402 RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD, THROUGH A CENTRAL ANGLE OF 04  
403 DEGREES 12 MINUTES 37 SECONDS, A DISTANCE OF 79.36 FEET TO THE POINT OF  
404 BEGINNING.

405 CONTAINING 5.572 ACRES MORE OR LESS.

406



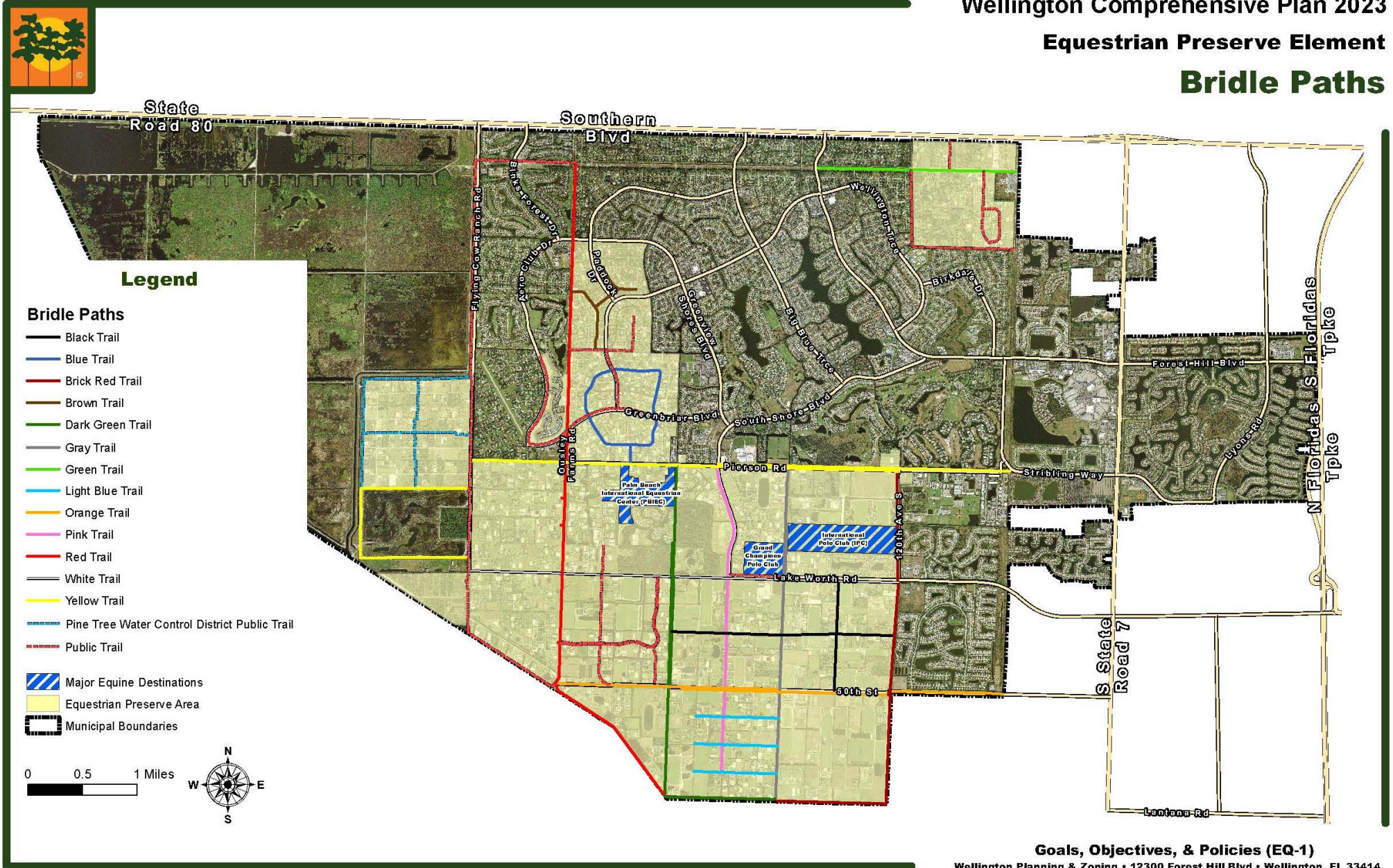
# Wellington Comprehensive Plan 2023 Land Use Element Future Land Use



**Goals, Objectives, & Policies (LU-1)**  
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 • 561.791.4000 • www.wellingtonfl.gov

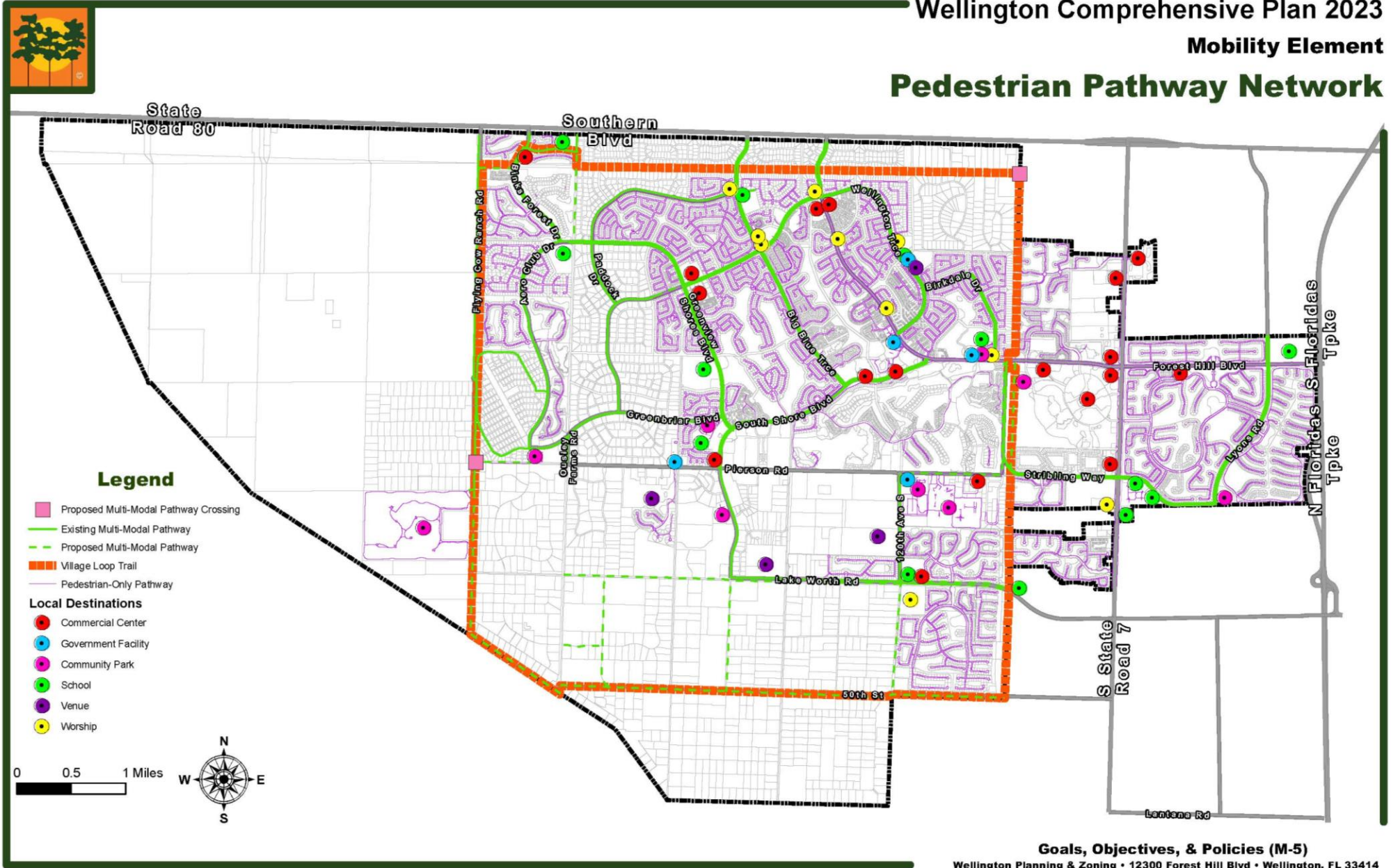


Wellington Comprehensive Plan 2023  
 Equestrian Preserve Element  
**Bridle Paths**





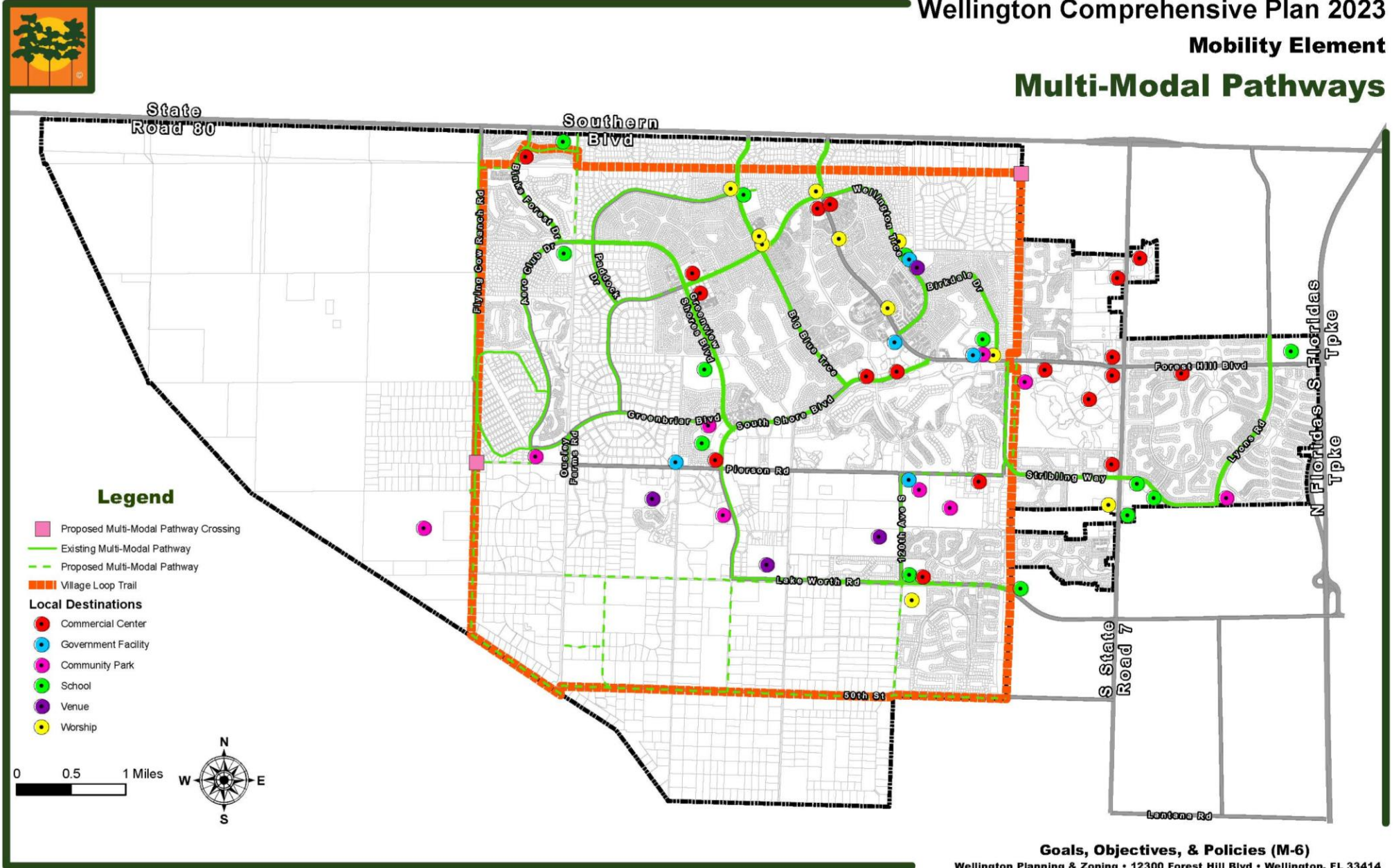
# Pedestrian Pathway Network



### Goals, Objectives, & Policies (M-5)

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Wellington Comprehensive Plan 2023  
 Mobility Element  
**Multi-Modal Pathways**

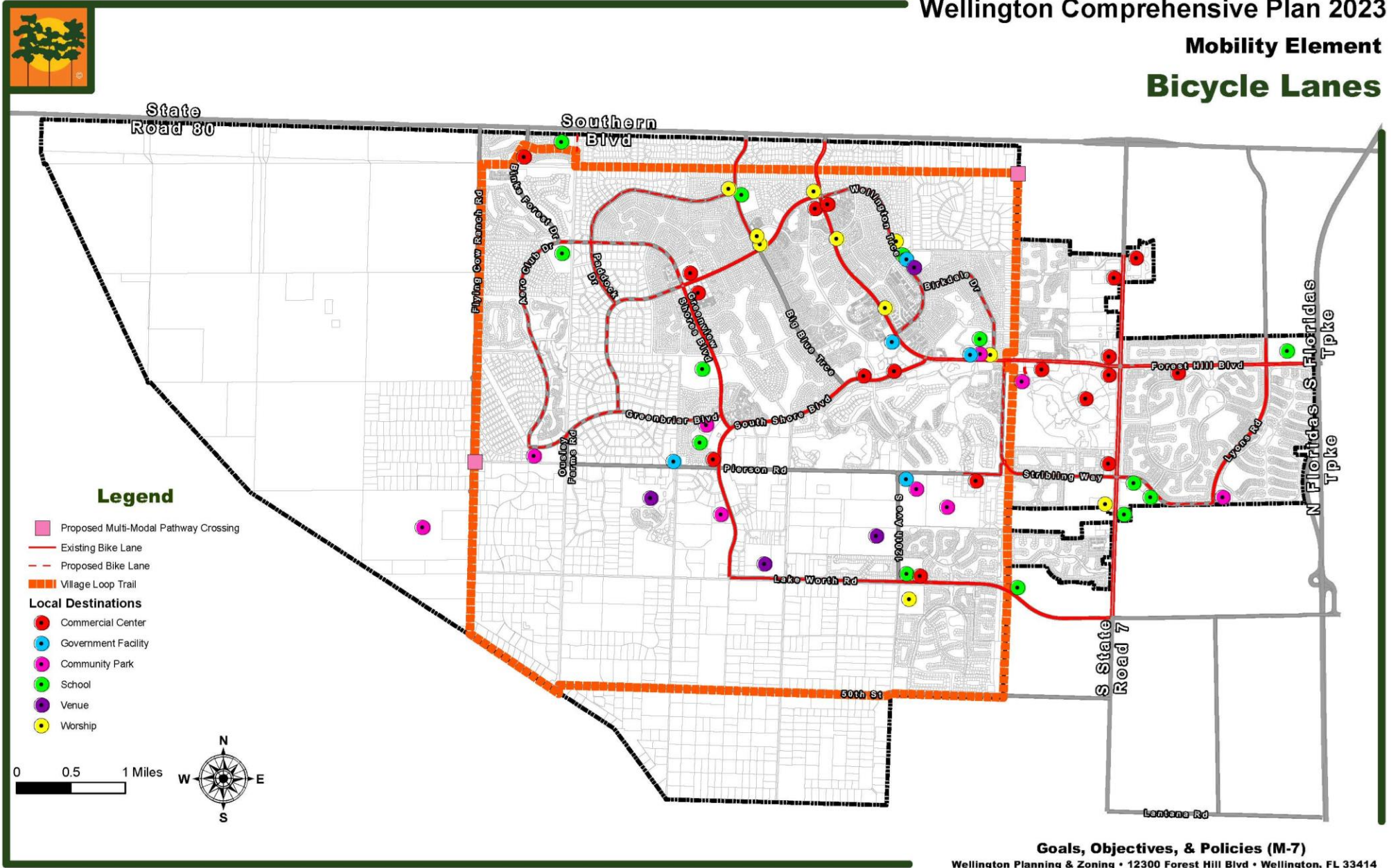


**Goals, Objectives, & Policies (M-6)**

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Wellington Comprehensive Plan 2023  
 Mobility Element  
**Bicycle Lanes**



**Goals, Objectives, & Policies (M-7)**  
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