

RESOLUTION NO. R2023-02

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASE I AND II), POD G (PHASES I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8-ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO TRANSFER 11 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 148 DWELLING UNITS WITH AN AMENITY SITE; TO FORFEIT THE REMAINING 51 DWELLING UNITS IN POD F (PHASE V-VII); TO REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY 51 DWELLING UNITS TO A TOTAL OF 391 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F PHASES V-VII, AS ILLUSTRATED ON THE MASTER PLAN; TO DESIGNATE POD F PHASES V-VII AS "EQUESTRIAN COMMERCIAL"; TO ADD AN ACCESS POINT ALONG SOUTH SHORE BOULEVARD TO ACCESS THE FARM SITES IN POD E; TO ADD TWO (2) ACCESS POINTS ALONG GRACIDA STREET TO ACCESS POD F "EQUESTRIAN COMMERCIAL VENUE"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; TO ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH; AND AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to the consider petitions related to zoning and development orders; and

**WHEREAS**, the notice of hearing requirements as provided in Article 5 of the Wellington Land Development Regulations have been satisfied; and

**WHEREAS**, the Future Land Use Map designation for Pod F of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed from Residential B to Equestrian Commercial Recreation; and

**WHEREAS**, the current Future Land Use Map designation for the commercial tract of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed from Commercial to Residential B; and

**WHEREAS**, the applicant is requesting to amend the Wellington CountryPlace PUD by consolidating Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase

50 VII, and the 5.8 acre commercial site into Pod E, totaling 173.46; transferring 11 units from  
51 Pod F, Phases V to VII to the newly formed Pod E for combined total of 148 units with an  
52 Amenity Site and forfeiting the remaining 51 units in Pod F; reconfiguring the internal  
53 circulation of Pods E and F; designating Pod F as “Equestrian Commercial”; reducing the  
54 overall dwelling unit count for the PUD by 51 dwelling units for a total of 391 dwelling units;  
55 adopting the Project Standards Manual for The Wellington South, more specifically Pod E;  
56 adding an access point along South Shore Boulevard to access the farm lots; adding two  
57 (2) access points along Gracida Street to access Pod F “Equestrian Commercial Venue”;  
58 and modifying existing conditions of approval for the Wellington CountryPlace PUD Master  
59 Plan; and  
60

61 **WHEREAS**, the Master Plan Amendment was reviewed by the Equestrian Preserve  
62 Committee (EPC) on June 8, 2023, and recommended denial with a 7 to 0 vote. The  
63 request has been modified since recommendation by the EPC by modifying the FLUM  
64 designation of only the Commercial property to Residential B, not the originally requested  
65 Residential C and maintaining the existing Residential B FLUM designation for Pod E; and  
66

67 **WHEREAS**, the Master Plan Amendment was reviewed by the Planning, Zoning and  
68 Adjustment Board (PZAB) on \_\_\_\_\_, 2023, and recommended approval  
69 with a \_ to \_ vote; and  
70

71 **WHEREAS**, the Wellington Council has taken the recommendations of the Local  
72 Planning Agency (Planning, Zoning and Adjustment Board), Equestrian Preserve  
73 Committee, Wellington staff, and the evidence and testimony presented by the Petitioner  
74 and other interested parties and comments of the public into consideration when  
75 considering the proposed Master Plan Amendments; and  
76

77 **WHEREAS**, Wellington’s Council has made the following findings of fact:

- 78 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 79 2. The subject request is consistent with the stated purposes and intent of the Land  
80 Development Regulations;
- 81 3. The requested Master Plan Amendment is consistent with the surrounding land  
82 uses and zoning districts;
- 83 4. The requested Master Plan Amendment would result in a logical and orderly  
84 development pattern; and
- 85 5. The requested Master Plan Amendment is consistent with the applicable  
86 Equestrian Overlay Zoning District (EOZD) regulations.

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93 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S**  
94 **COUNCIL, THAT:**

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96 **SECTION 1.** The Wellington CountryPlace PUD Master Plan Amendment is  
97 hereby APPROVED as described in Exhibit “B”, providing for the following:  
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- 99 1. Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and  
100 assign Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential  
101 at a density of 0.85 units per acre;  
102  
103 2. Transfer 11 units from Pod F – Phase VII to the newly formed Pod E; the total  
104 number of units proposed for Pod E is 148 units (combining 99 from Pod E, 11 from  
105 Pod F, and 38 from Pod G); to forfeit the remaining 51 units in Pod F (Phase V - 2  
106 units, Phase VI - 7 units, Phase VII - 42 units);  
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108 3. Reconfigure the internal circulation of Pods E and F;  
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110 4. Reduce the overall unit count for the PUD from 442 to 391 units;  
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112 5. Label the Preserve Area in Pod E as an “Preserve/Amenity Site”;  
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114 6. Label Pod F as “Equestrian Commercial Venue” with associated development  
115 intensity;  
116  
117 7. Modify several existing Conditions of Approval and add new conditions, including a  
118 Project Standards Manual for the new Pod E that includes the development standards  
119 with specific lot configurations and setbacks.  
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121 8. To add an access point along South Shore Boulevard to Pod E to access the proposed  
122 farm lots; and  
123  
124 9. To add two (2) access points along Gracida Street to access Pod F “Equestrian  
125 Commercial Venue”.  
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127 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the  
128 following conditions:  
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130 **General Conditions**

- 131  
132 1. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated  
133 herein, shall remain in full effect. (PLANNING AND ZONING)  
134  
135 2. The following uses are approved and designated on the Master Plan, date stamped  
136 June 29, 2023: (PLANNING AND ZONING)  
137  
138 a. Pod E (173.46 acres) – 148 units; 143 single family units, 5 equestrian farms,  
139 and 18-acre “Preserve/Amenities Site”; and  
140  
141 b. Pod F (114.65 acres) – Equestrian Commercial Venue.  
142  
143 3. Pod E, excluding Farm sites 1-5, shall be single family residential only regardless of lot  
144 size. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted  
145 within Pod E of the Wellington CountryPlace PUD. Pod E is regulated by the Wellington  
146 South Project Standards Manual. (PLANNING AND ZONING)  
147

- 148 4. A Site Plan for Pod E shall be required prior to Land Development Permits. The  
149 residential component of the project shall comply with the Project Standards Manual  
150 as adopted in Exhibit C as part of Resolution No. R2023-02. (PLANNING AND  
151 ZONING)  
152
- 153 5. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in  
154 Pod F shall be required prior to Land Development Permits for Pod F. The Compatibility  
155 Determination requires Council approval and is processed in accordance with Article 5  
156 of the Land Development Regulations. The Master Plan designation for Pod F will be  
157 "Equestrian Venue", however the venue shall not be operational until the CEA approval  
158 is obtained. Operational, for the purpose of this development order, shall mean open  
159 to the public for events and non-event access, boarding horses, practice or warm-ups.  
160 (PLANNING AND ZONING)  
161
- 162 6. Recreational amenities for the Wellington South (Pod E) shall be completed and open  
163 to the residents at the time the number of issued Certificates of Occupancy (CO)  
164 reaches 50% of the total units approved on the site plan for Pod E. No additional  
165 building permits shall be issued until the condition is satisfied. (PLANNING AND  
166 ZONING)  
167
- 168 7. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be  
169 private and the maintenance responsibility of the owner or managing association and  
170 shall not be the maintenance responsibility of Wellington. (PLANNING AND  
171 ZONING/ENGINEERING)  
172
- 173 8. The Site Pan shall illustrate the existing bridle trails, proposed Multi-modal pathways,  
174 and shall illustrate how the connections to the overall system will be maintained,  
175 modified, or enhanced. No connections shall be discontinued. (PLANNING AND  
176 ZONING)  
177
- 178 9. No residential building permits for Pod E shall be issued until the applications  
179 referenced in #5 for the Commercial Equestrian Arena are submitted. (PLANNING  
180 AND ZONING)  
181

182 **Land Development Conditions:**  
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- 184 10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation  
185 areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated  
186 accordingly. (PLANNING AND ZONING/ENGINEERING)  
187
- 188 11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of  
189 the Land Development Permits for Pod F and E and shall be recorded prior to the  
190 issuance of the first building permit for Pods F and E. All residential portions of Pod E  
191 shall be subject to a Declaration of Restrictions and Covenant acceptable to the  
192 Wellington Attorney, which shall provide for the formation of a managing association,  
193 assessment of members for the cost of maintaining the common areas within Pod E,  
194 including all preservation areas, amenities, waterbodies. (PLANNING AND  
195 ZONING/ENGINEERING)

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12. Prior to the issuance of the first residential building permit in Pod E, the following improvements, which shall be funded and constructed by the Applicant, shall be completed: (PLANNING AND ZONING)
  - a. Public bridle trail pathways along C-4 canal from Gracida Street to Pierson Road and internal to Pod E south of the farm sites from South Shore Boulevard to the C-4 canal; and
  - b. Multi-purpose pathway along C-4 canal from Gracida Street to Pierson Road and internal to Pod E.
13. The Applicant shall convey sufficient road drainage easement(s) through the project's internal drainage system of Pods F and E, 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)
14. A permit modification from SFWMD, Army Corp of Engineer, and/or any jurisdictional agency for the "Preserve/Amenities Site" located in the area of the preserve in Pod E may be required. The Applicant is responsible to contact SFWMD and make any required modification to construct the "Preserve/Amenities Site". (PLANNING AND ZONING)
15. The Applicant shall maintain in perpetuity the 12.49-acre conservation easement area within the Pod E "Preserve/Amenities Site" designated on the master plan. Prior to site plan certification, a wetland enhancement program/preservation area management plan shall be submitted to Planning and Zoning to remove exotic/invasive vegetation, revegetation, maintenance plan, and monitoring plan for subject site. (PLANNING AND ZONING)
16. The Applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements in Pods F and E. (UTILITIES)
17. The Applicant 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 of Pods F and E on the existing systems. (UTILITIES)
18. The developer shall be required to take measures to ensure that during site development dust/debris particle from the development do not become a nuisance to neighboring properties. (ENGINEERING)

**Landscape Conditions:**

19. Landscape plans shall be required as part of the Site Plan applications for Pods F and E. A Landscape Buffer shall be required along all property lines that are adjacent to a

245 different Future Land Use Map designation and along all major thoroughfares as  
246 required in Wellington's Land Development Regulations. (PLANNING AND ZONING)  
247

248 **Traffic Conditions:**

249  
250 20. A bridle path and multi-modal pathway shall be provided along the proposed  
251 development's south property line of Pods F and E from South Shore Boulevard to  
252 Gene Mische Way, less Mida Farms frontage. The bridle path and multi-modal pathway  
253 shall be funded or constructed prior to the issuance of the first residential building  
254 permit of Pod E. (ENGINEERING)  
255

256 21. Provide a 500-foot long by 15-foot wide right-of-way dedication along South Shore  
257 Blvd. at the southbound approach to the project entrance servicing Pods E for the  
258 construction of a right turn lane into the project. The Applicant will be responsible for  
259 properly permitting, constructing, and final completion (including final inspection, as-  
260 built plans, and closing out the permit) of the turn lane prior to the issuance of the first  
261 Certificate of Occupancy on the project site. Construction should commence for the  
262 same prior to the issuance of the first building permit for Pods F or E. (ENGINEERING)  
263

264 22. A minimum of 150 linear feet shall be required from South Shore Boulevard right-of-  
265 way line to the gated entrance in Pod E (refer to Engineering Standards Manual Section  
266 2.4.1.W). (ENGINEERING)  
267

268 23. No building permits are to be issued after December 31, 2027, unless a time extension  
269 has been approved by Wellington Planning, Zoning and Building Dept. The time  
270 extension shall not require an amendment to the PUD master plan. (TRAFFIC)  
271

272 24. The following intersection modifications at Pierson Road and South Shore Boulevard  
273 are required to be funded and/or constructed in addition to the improvements that have  
274 already been funded by the Applicant:  
275

- 276 a. Westbound right turn lane with 275 feet of storage;
- 277
- 278 b. Extension of proposed eastbound left turn lane storage from 370 feet to 500  
279 feet; and
- 280
- 281 c. Extension of proposed eastbound right turn lane storage from 100 feet to 225  
282 feet.

283 If funds are provided by the Applicant, the cost of the above intersection modifications  
284 shall be based upon the Wellington Engineer's opinion of cost at the time of funding.  
285

286 25. The following intersection improvement at 40<sup>th</sup> Street/Lake Worth Road and South  
287 Shore Boulevard are required:  
288

- 289 a. Extension of westbound right turn lane storage from 270 feet to 425 feet.
- 290
- 291 b. Extension of eastbound left turn lane storage from 135 feet to 175 feet.
- 292

293 The Applicant is responsible for the funding and construction of the turn lane  
294 modifications. The applicant shall obtain all necessary permits and the design of the

295 turn lanes shall be approved by the Wellington Engineer. Construction of the  
296 modifications shall be completed prior to the issuance of any building permits for Pods  
297 E and F. (TRAFFIC)  
298

299 26. The County traffic concurrency approval is subject to the Project Aggregation Rules as  
300 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)  
301

302 27. A proportionate share payment of 12.6% of the total cost to construct a traffic signal  
303 and/or roundabout at the intersection of Lake Worth Road and 120<sup>th</sup> Avenue is required  
304 prior to the first building permit for Pods F and E. The cost of the traffic signal and/or  
305 roundabout shall be based upon the Wellington Engineer's opinion of cost. (TRAFFIC)  
306

307 28. A proportionate share payment of 1% of the total cost to widen South Shore Boulevard  
308 from Pierson Road to Lake Worth Road from two (2) to four (4) lanes is required prior  
309 to the first building permit for Pods F and E. The cost of improvement shall be based  
310 upon the Wellington Engineer's opinion of cost. (TRAFFIC)  
311

312 29. The property owner shall construct a northbound left-turn lane and southbound right-  
313 turn lane on South Shore Boulevard at the southern project driveway prior to the first  
314 building permit for Pod E or F. (TRAFFIC)  
315

316 30. Adequate ingress and egress directly to 40<sup>th</sup> Street, Palm Beach Point Boulevard, and  
317 Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all  
318 times and shall not disrupt normal traffic circulation patterns. (TRAFFIC)  
319

320 31. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the  
321 proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only.  
322 (TRAFFIC)  
323

324 32. The maximum number of daily weekday attendees at the Pod F commercial equestrian  
325 facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and  
326 spectators. The operator of the commercial equestrian facilities shall be responsible  
327 for monitoring and enforcing the attendee limitation. Reports of the attendee volumes  
328 may be requested by Wellington and must be provided within 30 days. (TRAFFIC)  
329

330 33. Weekend peak events shall not occur simultaneously at the Wellington International  
331 and the Pod F commercial equestrian facilities. The maximum number of daily  
332 weekend attendees of both Pod F and Wellington International shall not exceed 15,000  
333 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)  
334

335 34. An annual monitoring study shall be completed for the Pod F commercial equestrian  
336 facilities starting with the first season of events which shall include traffic counts at all  
337 project entrances to document the total trips generated by the event. Additionally,  
338 attendance information will be required to be documented. If vehicular trips are more  
339 than 25% above that included in the traffic study, additional mitigation may be required.  
340 The annual monitoring study shall be completed for 10 years. (TRAFFIC)  
341

342 35. Gene Mische Way, from Gracida Street to Pierson Road, shall be utilized for access  
343 and circulation for all show traffic (staff and vendors, participants and team, and  
344 spectators) during all showground operational hours. The access at Gracida Street and

Pierson Road may be controlled via gates. No additional on-street parking will be allowed along Gene Mische Way. (TRAFFIC)

**Concurrency (Level of Service) Conditions:**

- 36. 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. (UTILITIES)
- 37. 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)
- 38. 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)
- 39. The property owner of Pod E shall contribute \$324,090.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit in Pod E to address the school capacity deficiency generated by this proposed development at the District high school level. (SDPBC)

**SECTION 3.** The existing conditions of approval for the Wellington CountryPlace PUD have been modified as follows:

**Petition 76-481**

- ~~1. For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the water’s edge and the individual lot property line.~~
- ~~2. The Developer shall convey one hundred twenty (12) feet along the south property line for the Ultimate right-of-way of Lake Worth Road.~~
- ~~3. The Government Site shall be reserved with the first plat and 12.5% of the Governmental Site shall be deeded with each 10% of the project as it is platted, based on acreage. (COMPLETED).~~

**Petition 88-1200**

- ~~10. The property owner shall construct:
  - ~~a. Pierson Road as a 2-lane roadway (collector street standards minimum 2-12 foot travel lanes)~~
  - ~~b. at the intersection of Pierson Road and South Shore Boulevard, right turn lanes on the north, south, east, and west approaches and a left turn lane on both the north and south approaches all concurrent with the first street connection to Pierson Road. Construction of this roadway shall not be credited toward the Fair Share Impact Fee. (COMPLETED).~~~~



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**Petition 97-18**

5. Section 5. The following conditions are new and modified and shall be incorporated into this ordinance.
1. "The Developer shall provide Palm Beach County with a payment of \$100,000 (the first payment) not later than September 30, 1998, for the design and construction of Lake Worth Road." (COMPLETED).
  2. "The Developer shall provide Palm Beach County, not later than September 30, 2001, with a payment equal to difference between \$200,000 minus the first payment and road impact fees that have been paid from March 31, 1998." (COMPLETED).
  3. "The Developer shall receive road impact fee credits for the full amount of cash payment until such time as the credit is exhausted." (COMPLETED).
  4. "The Developer shall submit an updated master plan which illustrates existing development, proposed development, phasing designations, and land use information (existing units, proposed units, density calculations), no later than July 1, 1998." (COMPLETED).

**R2011-73**

- ~~11. The 25' buffer on the Master Plan south of the internal 60' Private Road and along the north side of the Mida Farms shall be accomplished, if possible through preservation of existing native vegetation, the applicant shall provide a minimum 3' high landscape berm with 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material installed on the plateau of the berm. Prior to initiating the buffering, the applicant or their successor in interest shall submit a vegetative assessment study to determine how much of the buffering can be accomplished through the preservation of existing mature native vegetation.~~
- ~~12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60' Private Road within Pod G the petitioner shall provide 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material.~~
- ~~13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60' Private Road within Pod G the petitioner shall provide 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material.~~
15. A total of 39 All units from Pod F (Phase V through Phase VIII) are transferred to Pod E, under the following conditions: (a) the 39 units are transferred for banking purposes only and it does not create a density bonus; (b) tThe applicant acknowledges that, depending on the development patterns of the other pods within the PUD that it is possible the banked units, if any, might not be able to be built.
- ~~16. Site plans for permanent development within pods F, E, and G shall be subject to review and final approval by Wellington's Council.~~

**Petition 2013-035 MPA 5**

1. Applicant must provide connect from Gene Mische Way to 40<sup>th</sup> Street no later than October 31, 2014. (Completed).

443 **R2014-37**

- 444 6. Prior to the first building permit for Pod E ~~or G~~, construction of a northbound left turn lane  
445 on South Shore Boulevard at the Private Road servicing between Pod E Phase I and Pod  
446 E Phase II shall commence. Construction shall be completed prior to the first certificate of  
447 occupancy in Pods E ~~or G~~.  
448
- 449 7. The Applicant agrees that any road running east/west between South Shore  
450 Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved  
451 master plan, at a minimum of 800 feet from the north property line of the Plat of Mida Farm.  
452 The exact location and alignment of this road will be submitted for review and approval by  
453 Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this  
454 condition shall be construed to limit the location of secondary roads or private driveways.  
455 existing eastern most access point on Pod F and its connection to PBIEC, and the code  
456 required turning radius from the Pod F easternmost access point.  
457
- 458 9. ~~Controlled vehicular access shall be provided to Gene Mische Way from 40<sup>th</sup> Street to~~  
459 ~~PBIEC for all PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The~~  
460 ~~access gate on Gene Mische Way north of 40<sup>th</sup> Street shall be open for PBIEC spectators~~  
461 ~~for egress purposes only during all events until such time as the road connection through~~  
462 ~~Pods E and G connects Lake Worth Road/40<sup>th</sup> Street to PBIEC. Once the roadway~~  
463 ~~connection is built, the access gate on Gene Mische shall be open for spectators for egress~~  
464 ~~only during peak events. Peak events are defined as those events requiring the use of on-~~  
465 ~~site rings within PBIEC for parking. Exhibitors are defined as participants and their~~  
466 ~~entourage (e.g. grooms, braiders, farriers, veterinarians, and consultants), vendors and~~  
467 ~~other various service personnel using and/or associated with PBIEC with PBIEC parking~~  
468 ~~credentials.~~  
469

470 **Petition 16-147**

- 471 2. ~~The purpose of the minor administrative amendment is to identify the revised location of~~  
472 ~~the east/west road north of Mida Farms as prescribed by Village Council with Condition #7~~  
473 ~~of Resolution 2014-37. The exact location and alignment of this road shall be reviewed~~  
474 ~~and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may~~  
475 ~~result in a future amendment to the Master Plan should the proposed connection be~~  
476 ~~substantial different on the approved Site Plan.~~  
477
- 478 3. ~~Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.~~  
479 ~~Any easements, preserves or other future dedications illustrated on the Plat shall be~~  
480 ~~formalized with a Re-Plat prior to the issuance of a Land Development Permit for~~  
481 ~~permanent development of Pod E.~~

482 **SECTION 4.** This Resolution shall become effective immediately upon adoption.  
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**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**ATTEST:** **WELLINGTON, FLORIDA**

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Chevelle Addie, Village Clerk Anne Gerwig, Mayor

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

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

**Exhibit A – Legal Descriptions:**

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504  
505

**Pod F Phase V, Phase VI, and a portion of Phase VII:**

506 ALL OF PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO  
507 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 148 OF THE PUBLIC  
508 RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOCATED WITHIN THE  
509 SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
510 PALM BEACH COUNTY, FLORIDA.

511 LESS THE FOLLOWING AREA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

512 BEING A PORTION OF TRACT "A", PBIEC ESTATES OF WELLINGTON COUNTRYPLACE  
513 P.U.D., AS RECORDED IN PLAT BOOK 128 PAGES 148 THROUGH 151, PUBLIC  
514 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY  
515 DESCRIBED AS FOLLOWS:

516 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55"  
517 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;  
518 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST  
519 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD  
520 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
521 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID  
522 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE  
523 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH  
524 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
525 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID  
526 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE  
527 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH  
528 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15  
529 FEET TO THE POINT OF BEGINNING.

530 CONTAINING 114.65 ACRES MORE OR LESS.

531 **Pod E, Pod G, and a portion of Pod F Phase VII of The Wellington Countryplace PUD:**

532 ALL OF THE PLAT OF WELLINGTON COUNTRYPLACE ESTATES, ACCORDING TO  
533 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 166. PUBLIC  
534 RECORDS OF PALM BEACH COUNTY, FLORIDA.

535 CONTAINING 69.16 ACRES MORE OR LESS.

536 TOGETHER WITH:

537 A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
538 BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

539 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,  
540 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST  
541 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2622.47 FEET; THENCE  
542 SOUTH 89°27'28" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY  
543 LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING;  
544 THENCE CONTINUE SOUTH 89° 27' 28" EAST, A DISTANCE OF 1724.60 FEET; THENCE  
545 NORTH 00° 27' 01" EAST, A DISTANCE OF 81.70 FEET TO THE SOUTHWEST CORNER

546 OF CIVIC SITE OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT  
547 THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 191 OF THE PUBLIC  
548 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00° 27'  
549 01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.53 FEET  
550 TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLET HILL OF WELLINGTON  
551 COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
552 PLAT BOOK 37, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH  
553 COUNTY, FLORIDA; THENCE NORTH 81° 05' 03" WEST ALONG SAID SOUTH LINE OF  
554 LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3,  
555 BLOCK 2, MALLET HILL; THENCE NORTH 67° 54' 20" WEST ALONG THE SOUTHERLY  
556 LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 622.57 FEET  
557 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79° 35' 13" WEST  
558 ALONG THE SOUTH LINES OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLET HILL, A  
559 DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE  
560 NORTH 89° 37' 49" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2,  
561 MALLET HILL, A DISTANCE OF 368.68 FEET TO THE SOUTHWEST CORNER OF SAID  
562 LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME  
563 IMPROVEMENT DISTRICT C-4; THENCE SOUTH 00° 51' 46" WEST ALONG SAID EAST  
564 RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT-OF-  
565 WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF  
566 SECTION 21, A DISTANCE OF 1015.09 FEET TO THE POINT OF BEGINNING.

567 CONTAINING 40.14 ACRES MORE OR LESS.

568 TOGETHER WITH:

569 A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
570 BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

571 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,  
572 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST  
573 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1751.00 FEET; THENCE  
574 SOUTH 89°17'07" SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT  
575 OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING,  
576 SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF TRACT 1  
577 WELLINGTON COUNTRYPLACE ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE  
578 166, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE CONTINUE SOUTH  
579 89°17'07" EAST, A DISTANCE OF 149.92 FEET TO THE POINT OF CURVATURE OF A  
580 CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 260.00 FEET; THENCE  
581 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
582 OF 45°00'00", A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY; THENCE  
583 SOUTH 44°17'07" EAST, A DISTANCE OF 187.87 FEET TO THE POINT OF CURVATURE  
584 OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 140.00 FEET;  
585 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
586 ANGLE OF 45°00'00", A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;  
587 THENCE SOUTH 89°17'07" EAST, A DISTANCE OF 532.16 FEET TO THE POINT OF  
588 CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 452.84  
589 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A  
590 CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 355.66 FEET TO THE POINT OF  
591 TANGENCY; THENCE NORTH 45°42'53" EAST, A DISTANCE OF 200.00 FEET TO THE  
592 POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS  
593 OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE

594 THROUGH A CENTRAL ANGLE OF 25°12'11", A DISTANCE OF 204.04 FEET TO A NON-  
595 RADIAL INTERSECTION WITH A TANGENT BEARING NORTH 70°55'04" EAST; THENCE  
596 NORTH 00°27'01" EAST, A DISTANCE OF 744.16 FEET; THENCE NORTH 89°27'28"  
597 WEST, A DISTANCE OF 1724.60 FEET; THENCE SOUTH 00°51'46" WEST, ALONG SAID  
598 EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT  
599 OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF  
600 SAID SECTION 21, A DISTANCE OF 871.46 FEET TO THE POINT OF BEGINNING.

601 CONTAINING 40.14 ACRES MORE OR LESS.

602 TOGETHER WITH:

603 BEING A PORTION OF TRACT "A", PBI EC ESTATES OF WELLINGTON COUNTRYPLACE  
604 P.U.D., AS RECORDED IN PLAT BOOK 128 PAGES 148 THROUGH 151, PUBLIC  
605 RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY  
606 DESCRIBED AS FOLLOWS:

607 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE NORTH 89°27'55"  
608 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;  
609 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST  
610 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD  
611 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
612 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID  
613 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE  
614 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH  
615 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
616 88°53'42", A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID  
617 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE  
618 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH  
619 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15  
620 FEET TO THE POINT OF BEGINNING.

621 CONTAINING 18.22 ACRES MORE OR LESS.

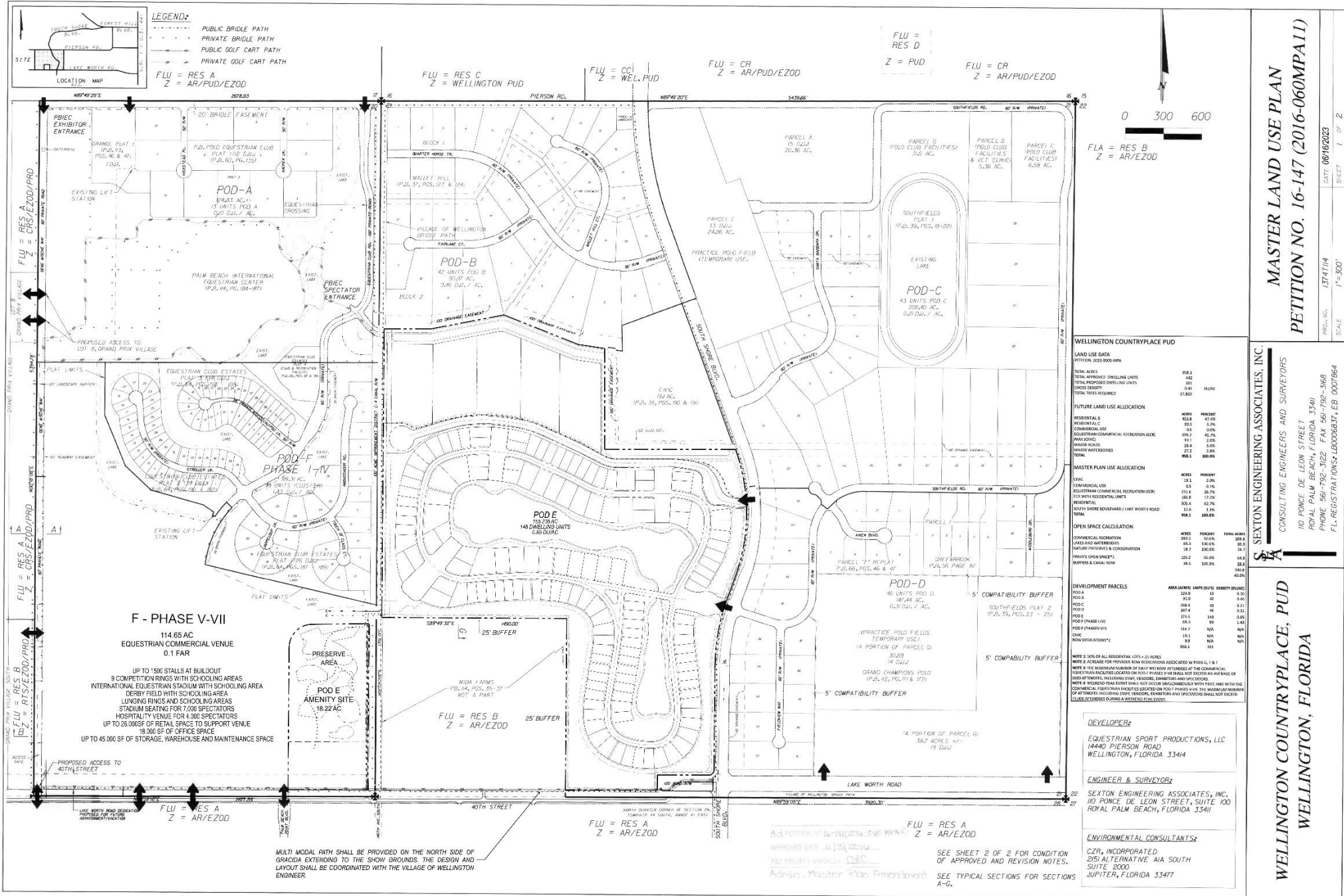
622 COMBINED AREA OF 167.66 ACRES MORE OR LESS.

623 **Commercial Site (Commercial to Residential C):**

624 THAT COMMERCIAL SITE AND PARCEL "A" OF THE PLAT OF COMMERCIAL SITE-  
625 WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 12  
626 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

627 CONTAINING 5.80 ACRES MORE OR LESS.

Exhibit B – Wellington CountryPlace PUD Master Plan



**LEGEND:**  
 PUBLIC BRIDLE PATH  
 PRIVATE BRIDLE PATH  
 PUBLIC GOLF CART PATH  
 PRIVATE GOLF CART PATH  
 FLU = RES A  
 Z = AR/PUD/EZOD

FLU = CR  
 RES D  
 Z = PUD  
 FLU = CR  
 Z = AR/PUD/EZOD

0 300 600

FLA = RES B  
 Z = AR/EZOD

**WELLINGTON COUNTRYPLACE PUD**

LAND USE DATA  
 TOTAL ACRES 928.8  
 TOTAL APPROVED DWELLING UNITS 442  
 TOTAL PROPOSED DWELLING UNITS 26  
 DENSITY 0.41 UNITS/ACRE  
 TOTAL TRAILS REQUIRED 2,820

**FUTURE LAND USE ALLOCATION**

ACRES	PERCENT
RECREATIONAL	43.8 4.7%
RESIDENTIAL	393.3 42.3%
COMMERCIAL USE	19.9 2.1%
EQUESTRIAN/COMMERCIAL RECREATION (ECR)	90.2 9.7%
PARK/OPEN SPACE	11.1 1.2%
MAJOR ROADS	28.4 3.0%
MAJOR WATERBODIES	27.2 2.9%
TOTAL	563.3 60.7%

**MASTER PLAN USE ALLOCATION**

ACRES	PERCENT
ECR	25.5 2.8%
COMMERCIAL USE	15.6 1.7%
EQUESTRIAN/COMMERCIAL RECREATION (ECR)	116.6 12.6%
RESIDENTIAL	505.4 54.4%
MAJOR ROADS	11.1 1.2%
MAJOR WATERBODIES	27.2 2.9%
TOTAL	661.3 71.1%

**OPEN SPACE CALCULATION**

ACRES	PERCENT	TOTAL ACRES
COMMERCIAL RECREATION	18.3	18.3
MAJOR WATERBODIES	28.4	28.4
PARK/OPEN SPACE & CONSERVATION	11.1	11.1
TOTAL OPEN SPACE	57.8	57.8
MAJOR WATERBODIES	27.2	27.2
MAJOR ROADS	36.5	36.5
TOTAL	121.5	121.5

**DEVELOPMENT PARCELS**

AREA	ACRES	UNITS	DENSITY	PERCENT
POD A	124.8	124	1.0	13.5%
POD B	92.0	40	0.43	10.0%
POD C	288.4	120	0.42	31.1%
POD D	147.4	46	0.31	15.5%
POD E	18.2	148	8.13	4.4%
POD F (PHASE I-IV)	63.3	19	0.30	6.8%
POD F (PHASE V-VII)	114.6	19	0.17	20.6%
ECR	19.9	N/A	N/A	N/A
MAJOR WATERBODIES	27.2	N/A	N/A	N/A
MAJOR ROADS	28.4	N/A	N/A	N/A

**F - PHASE V-VII**  
 114.65 AC  
 EQUESTRIAN COMMERCIAL VENUE  
 0.1 FAR  
 UP TO 1500 STALLS AT BULLDOZ  
 8 COMPETITION RINGS WITH SCHOOLING AREAS  
 INTERNATIONAL EQUESTRIAN STADIUM WITH SCHOOLING AREA  
 DERBY FIELD WITH SCHOOLING AREA  
 LUNGING RINGS AND SCHOOLING AREAS  
 STADIUM SEATING FOR 7,000 SPECTATORS  
 HOSPITALITY VENUE FOR 4,000 SPECTATORS  
 UP TO 26,000 SF OF RETAIL SPACE TO SUPPORT VENUE  
 18,000 SF OF OFFICE SPACE  
 UP TO 45,000 SF OF STORAGE, WAREHOUSE AND MAINTENANCE SPACE

**POD E AMENITY SITE**  
 18.22 AC

**DEVELOPER:**  
 EQUESTRIAN SPORT PRODUCTIONS, LLC  
 4440 PIERSON ROAD  
 WELLINGTON, FLORIDA 33414

**ENGINEER & SURVEYOR:**  
 SEXTON ENGINEERING ASSOCIATES, INC.  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411

**ENVIRONMENTAL CONSULTANTS:**  
 CZR, INCORPORATED  
 251 ALTERNATIVE AIA SOUTH  
 SUITE 2000  
 JUPITER, FLORIDA 33477

**MASTER LAND USE PLAN**  
**PETITION NO. 16-147 (2016-060MPA11)**  
 DATE: 06/16/2023  
 SCALE: 1" = 300'

SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-5168  
 FL-REGISTRATION#-LE0006637, EB 0007864

**WELLINGTON COUNTRYPLACE, PUD**  
**WELLINGTON, FLORIDA**

