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**RESOLUTION NO. R2023-01**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT FOR THE (PETITION 2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTIES KNOWN AS COACH HOUSE (POD 30C; AKA PLAYER'S CLUB), EQUESTRIAN VILLAGE (POD 30C-2; AKA GLOBAL DRESSAGE), AND WHITE BIRCH FARMS (POD 30C-4), LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO COMBINE PODS 30C, 30C-2, AND 30C-4 INTO POD 30C WITH 101.87 ACRES AND TO ASSIGN 300 DWELLING UNITS COMPRISED OF 22 SINGLE-FAMILY AND 278 MULTI-FAMILY DWELLING UNITS TO POD 30C; TO ADOPT THE WELLINGTON NORTH PROJECT STANDARDS MANUAL; 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 Coach House property, also known as Player's Club, has a Future Lane Use Map designation of Residential F and is Pod 30C of the Wellington PUD Master Plan, which is comprised of 5.58 acres, 50 dwelling units, and two (2) access points; and

**WHEREAS**, Equestrian Village, also known as Global Dressage, has a Future Lane Use Map designation of Equestrian Commercial Recreation (ECR) and is Pod 30C-2 of the Wellington PUD Master Plan, which is comprised of 59.55 acres, four (4) dwelling units, and two (2) access points on the Plan; and

**WHEREAS**, White Birch Farms has a Future Land Use Map designation of Equestrian Commercial Recreation and is Pod 30C-4 of the Wellington PUD Master Plan which is comprised of 36.74 acres, two (2) dwelling units, and one (1) access point; and

**WHEREAS**, the Future Land Use Map designation for Pods 30C, 30C-2, and 30C-4 of the Wellington Planned Unit Development (PUD) was recently changed to Residential E (Ordinance 2023-01); and

**WHEREAS**, the applicant is requesting to amend the Wellington PUD by adding 244 dwelling units to a combined Pod 30C for a total of 300 dwelling units on 101.87 acres; and

50           **WHEREAS**, the Master Plan Amendment was reviewed by the Planning,  
51 Zoning and Adjustment Board (PZAB) on \_\_\_\_\_, 2023, and  
52 recommended approval with a \_ to \_ vote; and  
53

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

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

- 61
- 62           1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 63
- 64           2. The subject request is consistent with the stated purposes and intent of  
65 the Land Development Regulations;
- 66
- 67           3. The requested Master Plan Amendment is consistent with the surrounding  
68 land uses and zoning districts;
- 69
- 70           4. The requested Master Plan Amendment would result in a logical and  
71 orderly development pattern.  
72

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

75

76           **SECTION 1:** The Wellington CountryPlace PUD Master Plan Amendment is  
77 hereby APPROVED as described in Exhibit “A”, providing for the following:  
78

- 79           1. Reconfigure and designate Pods 30C, 30C-2, and 30C-4 into Pod 30C  
80 with 101.87 acres.
- 81
- 82           2. Assign 300 dwelling units (22 single-family and 278 multi-family) to Pod  
83 30C;
- 84
- 85           3. Adopt The Wellington North Project Standards Manual  
86

87           **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject  
88 to the following conditions:  
89

90           **General Conditions:**

91

92           All previous conditions related to the Master Plan approvals of The Coach House  
93 (Resolution No. R2019-025), Equestrian Village (Resolution No. R2013-48), and  
94 White Birch Farms (Resolution No. R2013-09) are hereby repealed and replaced with  
95 the conditions listed in Resolution No. R2023-01.

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1. This approval is based upon the Master Plan date stamped May 23, 2023. (PLANNING AND ZONING)
  2. The project shall comply with the Project Standards Manual as adopted in Exhibit K as part of Resolution 2023-01. (PLANNING AND ZONING)
  3. The Site Plan shall be approved prior to the issuance of Land Development Permits. (PLANNING AND ZONING)
  4. Recreational amenities shall be completed and open to the residents for use prior to the issuance of a building permit for the 100th dwelling unit. (PLANNING AND ZONING)
  5. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
  6. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal pathways, and shall illustrate how the connections to the overall system will be maintained or enhanced. No connections shall be discontinued. (PLANNING AND ZONING)
  7. The Commercial Equestrian Arena (CEA) approval for Equestrian Village is rescinded 12 months from the plat recordation date, 18 months from the approval of Resolution No. R2023-01 (Master Plan), or 60 days from the issuance of a land development or engineering permit for The Wellington North development, whichever comes first. A request for extension shall only be required to be approved by Village Council. (PLANNING AND ZONING)

127 **Land Development Conditions:**

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8. 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)
  9. 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)
  10. The applicant 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

145 such system not included within roadways or waterways dedicated for drainage  
146 purposes will be specifically encumbered by said minimum 20-foot drainage  
147 easements from the point of origin to the point of legal positive outfall.  
148 (ENGINEERING)

149  
150 11. Authorization from Palm Beach Polo Golf and Country Club POA to increase the  
151 size of the existing lakes within Palm Beach Polo or change of the positive outfall  
152 locations shall be required. (ENGINEERING)

153  
154 12. The applicant is responsible for the funding and construction of all  
155 improvements/upgrades to existing lift stations, water distribution systems,  
156 sanitary systems, and force main systems that are necessary as a result of the  
157 impacts of the proposed project development plan on the existing systems.  
158 (UTILITIES)

159  
160 13. The applicant must apply for and obtain a Utility Major permit prior to the  
161 development of the proposed improvements. (UTILITIES)

162  
163 **Landscape Conditions:**

164  
165 14. A Landscape Buffer shall be required along all property lines that are adjacent  
166 to a different Future Land Use Map designation and along all major  
167 thoroughfares as required in Wellington's Land Development Regulations.  
168 (PLANNING AND ZONING)

169  
170 **Traffic Conditions:**

171  
172 15. Conveyance of a 40-foot corner clip at the southwest property corner, for future  
173 intersection improvements at Pierson Road and South Shore Boulevard  
174 (depicted on Conceptual Site Plan), shall be required. (ENGINEERING)

175  
176 16. A 500-foot by 15-foot wide right-of-way dedication along South Shore Boulevard  
177 at the northbound approach to Greenview Shores Boulevard (depicted on  
178 Conceptual Site Plan) shall be required. (ENGINEERING)

179  
180 17. A 15-foot multimodal pathway easement and/or tract dedication will be required  
181 along the length of the property along Pierson Road. (ENGINEERING)

182  
183 18. No building permits are to be issued after December 31, 2027, unless a time  
184 extension has been approved by Planning and Zoning and Wellington's Traffic  
185 Engineer. Any additional extensions requests, other than those eligible from a  
186 Legislative Emergency Order shall be approved by Council. (TRAFFIC)

187  
188 19. The following intersection improvements at Pierson Road and South Shore  
189 Boulevard are required to be provided at the time of plat in addition to the  
190 improvements that have already been funded by the applicant: (TRAFFIC)

191  
192 a. Westbound right-turn lane with 275 feet of storage; and

193

- 194                   b. Extension of proposed eastbound left-turn lane storage from 370 feet to  
195                   500 feet; and  
196  
197                   c. Extension of proposed eastbound right-turn lane storage from 100 feet to  
198                   225 feet.  
199  
200                   20. The property owner is required to pay a proportionate share payment of 1.3%  
201                   of the total cost to construct a traffic signal and/or roundabout at Lake Worth  
202                   Road at 120<sup>th</sup> Avenue South prior to the first building permit. (TRAFFIC)  
203  
204                   21. The property owner shall construct an eastbound left turn lane at Pierson Road  
205                   at the project driveway prior to the first certificate of occupancy. (TRAFFIC)  
206  
207                   22. The County traffic concurrency approval is subject to the Project Aggregation  
208                   Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)  
209

210                   **Concurrency (Level Of Service) Conditions:**  
211

- 212                   23. A Developer Agreement will be required by the Utility Department to reserve  
213                   water and sewer capacity for the project. Payment of capacity fees per  
214                   Wellington Resolution No. R2018-35 shall be required to reserve capacity. The  
215                   Developer Agreement must be executed and approved by Wellington’s Council  
216                   prior to the execution of the Palm Beach County Health Water and Sewer  
217                   Department permits by Wellington’s Utility Director. The Developer Agreement  
218                   conditions should be coordinated during the Site Plan Approval process. The  
219                   Applicant is advised that no guarantee of available capacity is expressed or  
220                   implied by the issuance of a Capacity Availability Letter, until such time that the  
221                   developer has reserved capacity through payment of Water, Sewer and Fire  
222                   Capacity Fees. (UTILITIES)  
223  
224                   24. Water, Sewer, and Fire Line Capacity fees are based on the “Wellington Water  
225                   and Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior  
226                   to the approval of the Developer Agreement by Wellington’s Council.  
227                   (UTILITIES)  
228  
229                   25. The Applicant shall contribute \$396,110.00 to the School District of Palm Beach  
230                   County (SDPBC) prior to the issuance of the first residential building permit.  
231                   (SDPBC)  
232  
233                   26. The Parks and Recreation and the Civic Land dedication requirements shall be  
234                   determined at the time of Site Plan approval. Any payment in lieu of dedication  
235                   shall be required within 30 days of Site Plan approval and prior to recordation  
236                   of Plat. (PLANNING AND ZONING)  
237

238                   **SECTION 3:** This Resolution shall become effective immediately upon  
239                   adoption.  
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241                   **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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**ATTEST:**

**WELLINGTON, FLORIDA**

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

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

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

256

**Exhibit A – Legal Descriptions**

257 **Coach House (aka Players Club):**

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

262 AND

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

270 COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL SAID CORNER  
271 BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS SHOWN  
272 ON THE PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., ACCORDING  
273 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136,  
274 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 34 DEGREES 14  
275 MINUTES 36 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A  
276 DISTANCE OF 110.55 FEET; THENCE SOUTH, CONTINUING ALONG SAID EASTERLY  
277 LINE, A DISTANCE OF 284.30 FEET THENCE SOUTH 38 DEGREES 53 MINUTES 04  
278 SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 118.38  
279 FEET; THENCE SOUTH 51 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG THE  
280 SOUTHEASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 204.71 FEET; THENCE DUE  
281 WEST, A DISTANCE OF 68.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE  
282 DUE WEST, A DISTANCE 41.18 FEET; THENCE DUE SOUTH, A DISTANCE OF 67.82 FEET  
283 TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE  
284 SOUTHEAST HAVING A RADIUS OF 1080.00 FEET; SAID POINT BEARS NORTH 60  
285 DEGREES 50 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE;  
286 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING ALSO A CURVE  
287 360.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SAID SOUTHERLY  
288 RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD, THROUGH A CENTRAL ANGLE OF  
289 04 DEGREES 12 MINUTES 37 SECONDS, A DISTANCE OF 79.36 FEET TO THE POINT OF  
290 BEGINNING.

291 CONTAINING 5.572 ACRES MORE OR LESS.

292 **Equestrian Village:**

293 STADIUM SOUTH PROPERTY, PARCEL 2:

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

297 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
298 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED  
299 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16;  
300 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A  
301 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST RIGHT  
302 OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW  
303 SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS  
304 RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM  
305 BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;  
306 THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51 '23" EAST, A  
307 DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 573.03  
308 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE OF 658.77 FEET; THENCE NORTH  
309 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID  
310 SECTION 16, A DISTANCE OF 584.58 FEET TO THE POINT OF BEGINNING.

311 CONTAINING 8.76 ACRES MORE OR LESS.

312 STADIUM NORTH PROPERTY, PARCEL 1:

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

316 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
317 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS  
318 FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE  
319 SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF  
320 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE  
321 OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES  
322 NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
323 PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH  
324 COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO THE POINT OF BEGINNING;  
325 THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51'23" EAST, A  
326 DISTANCE OF 42.18 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A  
327 RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE  
328 AND SAID EAST RIGHT OF WAY OF SOUTH SHORE BOULEVARD, THROUGH A  
329 CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO THE SOUTHWEST  
330 CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH  
331 POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,  
332 PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  
333 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12  
334 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A  
335 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL  
336 BEARING TO SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY  
337 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A  
338 DISTANCE OF 79.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET;  
339 THENCE NORTH 51°06'56" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23"



340 WEST, A DISTANCE OF 647.12 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF  
341 628.00 FEET TO THE POINT OF BEGINNING.

342 CONTAINING 7.78 ACRES MORE OR LESS.

343 PARCEL 3:

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

347 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,  
348 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE  
349 SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER  
350 CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH  
351 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11  
352 FEET, THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF  
353 BEGINNING; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 658.77 FEET, THENCE  
354 SOUTH 89°16'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 00°51'23" EAST, A  
355 DISTANCE OF 647.12 FEET TO A POINT ON THE SOUTHEAST LINE OF PARCEL A,  
356 EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY  
357 CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188,  
358 PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56" EAST ALONG  
359 SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID PARCEL  
360 A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38  
361 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO  
362 VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
363 P.U.D, THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A  
364 DISTANCE OF 430.33 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00  
365 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH  
366 00°22'06" WEST, A DISTANCE OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A  
367 DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET;  
368 SOUTH 89°37'54" EAST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST,  
369 A DISTANCE OF 118.67 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF  
370 SAID SECTION 16; THENCE NORTH 89°37'54" WEST PARALLEL WITH THE SOUTH LINE  
371 OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO THE POINT OF BEGINNING.

372 LESS THE FOLLOWING PROPERTY:

373 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
374 PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH  
375 SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

376 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E  
377 ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E  
378 FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED  
379 PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET;  
380 THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE  
381 POINT OF BEGINNING.

382 TOGETHER WITH THE FOLLOWING PROPERTY:

383 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,  
384 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE

385 SPECIFICALLY DESCRIBED AS FOLLOWS:

386 COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44  
387 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF  
388 SAID SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A  
389 DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET  
390 NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF  
391 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE  
392 POINT OF BEGINNING; THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET;  
393 THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON  
394 TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET,  
395 A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE  
396 NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
397 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE  
398 OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 635.64 FEET;  
399 THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH  
400 LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO  
401 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES  
402 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54"  
403 EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET TO A  
404 POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET;  
405 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
406 ANGLE OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE  
407 CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE  
408 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
409 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF  
410 3.00 FEET TO THE NORTHWEST CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND  
411 COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS  
412 RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH  
413 COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE WEST LINE OF SAID  
414 EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY  
415 CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM BEACH  
416 POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50,  
417 PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00  
418 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND  
419 COUNTRY CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE  
420 OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
421 P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO  
422 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE  
423 SOUTH 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING.

424 TOGETHER WITH:

425 CELL TOWER PARCEL:

426 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
427 PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH  
428 SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

429 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E  
430 ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E  
431 FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED  
432 PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET;  
433 THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE  
434 POINT OF BEGINNING.

435 CONTAINING 23.65 ACRES MORE OR LESS.

436 FAR NIENTE STABLES II PARCEL, PARCEL 4:

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

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

443 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,  
444 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF SAID  
445 SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE  
446 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A  
447 DISTANCE OF 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00  
448 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF  
449 1,322.28 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE  
450 NORTH 00°22'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING  
451 80.00 FEET SOUTH OF THE SOUTH LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE  
452 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS  
453 RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH  
454 COUNTY; THENCE SOUTH 89°37'54" EAST, PARALLEL WITH SAID SOUTH LINE, A  
455 DISTANCE OF 635.64 FEET TO A POINT SAID POINT BEING 70.00 FEET WEST OF THE  
456 WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM  
457 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE SOUTH 00°22'06"  
458 WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF EQUESTRIAN POLO  
459 VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB WELLINGTON  
460 P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
461 P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF  
462 PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE CONCAVE  
463 TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY  
464 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A  
465 DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL BEARING  
466 TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A  
467 DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE  
468 OF SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF

469 THE ABOVE DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED  
470 AS FOLLOWS:

471 ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF AS  
472 RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY,  
473 FLORIDA.

474 CONTAINING 19.24 ACRES MORE OR LESS.

475 EASEMENT INTEREST:

476 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES  
477 AS CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY AND  
478 BETWEEN PALM BEACH POLO, INC., A FLORIDA CORPORATION AND FAR NIENTE  
479 STABLES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL  
480 RECORDS BOOK 20439, PAGE 1638 OF THE PUBLIC RECORDS OF PALM BEACH  
481 COUNTY, FLORIDA DESCRIBED

482 AS FOLLOWS:

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

486 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,  
487 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID  
488 SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A  
489 LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16,  
490 A DISTANCE OF 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°37'54"  
491 WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 1095.64  
492 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH  
493 89°37'54" EAST, A DISTANCE OF 1095.64 FEET; THENCE SOUTH 00°22'06" WEST, A  
494 DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

495 **White Birch Farms:**

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

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



