#### **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 PARTICULARY 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 51 52 53	WHEREAS, the Master Plan Amendment was reviewed by the Planning, Zoning and Adjustment Board (PZAB) on, 2023, and recommended approval with a _ to _ vote; and
54 55 56 57 58 59	<b>WHEREAS</b> , the Wellington Council has taken the recommendations of the Local Planning Agency (Planning, Zoning and Adjustment Board), Wellington staff, and the evidence and testimony presented by the Petitioner and other interested parties, and comments of the public into consideration when considering the proposed Master Plan Amendments; and
60 61	WHEREAS, Wellington's Council has made the following findings of fact:
62 63	1. The Master Plan Amendment is consistent with the Comprehensive Plan;
64 65 66	<ol><li>The subject request is consistent with the stated purposes and intent of the Land Development Regulations;</li></ol>
67 68 69	<ol> <li>The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;</li> </ol>
70 71 72	<ol> <li>The requested Master Plan Amendment would result in a logical and orderly development pattern.</li> </ol>
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73 74 75	NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:
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74 75 76 77 78 79	COUNCIL, THAT:  SECTION 1: The Wellington CountryPlace PUD Master Plan Amendment is
74 75 76 77 78 79 80 81 82 83	COUNCIL, THAT:  SECTION 1: The Wellington CountryPlace PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "A", providing for the following:  1. Reconfigure and designate Pods 30C, 30C-2, and 30C-4 into Pod 30C
74 75 76 77 78 79 80 81 82 83 84	<ul> <li>COUNCIL, THAT:</li> <li>SECTION 1: The Wellington CountryPlace PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "A", providing for the following:</li> <li>1. Reconfigure and designate Pods 30C, 30C-2, and 30C-4 into Pod 30C with 101.87 acres.</li> <li>2. Assign 300 dwelling units (22 single-family and 278 multi-family) to Pod</li> </ul>
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1. This approval is based upon the Master Plan date stamped May 23, 2023. (PLANNING AND ZONING)

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2. The project shall comply with the Project Standards Manual as adopted in Exhibit K as part of Resolution 2023-01. (PLANNING AND ZONING)

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- 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)

## **Land Development Conditions:**

- 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

- 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) 11. Authorization from Palm Beach Polo Golf and Country Club POA to increase the size of the existing lakes within Palm Beach Polo or change of the positive outfall locations shall be required. (ENGINEERING)
  - 12. 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 on the existing systems. (UTILITIES)
  - 13. The applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)

### **Landscape Conditions:**

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

## **Traffic Conditions:**

- 15. Conveyance of a 40-foot corner clip at the southwest property corner, for future intersection improvements at Pierson Road and South Shore Boulevard (depicted on Conceptual Site Plan), shall be required. (ENGINEERING)
- 16. A 500-foot by 15-foot wide right-of-way dedication along South Shore Boulevard at the northbound approach to Greenview Shores Boulevard (depicted on Conceptual Site Plan) shall be required. (ENGINEERING)
- 17. A 15-foot multimodal pathway easement and/or tract dedication will be required along the length of the property along Pierson Road. (ENGINEERING)
- 18. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by Planning and Zoning and Wellington's Traffic Engineer. Any additional extensions requests, other than those eligible from a Legislative Emergency Order shall be approved by Council. (TRAFFIC)
- 19. The following intersection improvements at Pierson Road and South Shore Boulevard are required to be provided at the time of plat in addition to the improvements that have already been funded by the applicant: (TRAFFIC)
  - a. Westbound right-turn lane with 275 feet of storage; and

194 195	<ul> <li>Extension of proposed eastbound left-turn lane storage from 370 feet to 500 feet; and</li> </ul>
196 197	c. Extension of proposed eastbound right-turn lane storage from 100 feet to
198	225 feet.
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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)
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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)
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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:
210 211	Concurrency (Level of Service) Conditions.
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)
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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	25. The Applicant shall contribute \$396,110.00 to the School District of Palm Beach
229 230	County (SDPBC) prior to the issuance of the first residential building permit.
230 231	(SDPBC)
232	(ODI DO)
	26. The Parks and Recreation and the Civic Land dedication requirements shall be
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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)
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238	<b>SECTION 3</b> : This Resolution shall become effective immediately upon
239	adoption.
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241	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 Attorne	y	
	BY:Chevelle Addie, Village Clerk  APPROVED AS TO FORM AND LEGAL SUFFICIENCY:  BY:	BY: BY: BY: APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

- ALL OF PARCEL "A". OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH 258
- 259 POLO AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF,
- AS RECORDED IN PLAT BOOK 35, PAGE 187, PALM BEACH COUNTY, FLORIDA, PUBLIC 260
- **RECORDS:** 261
- 262 **AND**
- A PARCEL OF LAND IN THE UNPLATTED PORTION OF SECTION 16. TOWNSHIP 44 263
- SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LYING SOUTHEASTERLY OF 264
- AND CONTIGUOUS TO PARCEL "A" OF EQUESTRIAN/POLO AND COMPLEX OF PALM 265
- BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT 266
- THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 187, PALM BEACH COUNTY, 267
- FLORIDA, PUBLIC RECORDS: SAID PARCEL BEING MORE PARTICULARLY DESCRIBED 268
- AS FOLLOWS: 269
- COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL SAID CORNER 270
- BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS SHOWN 271
- ON THE PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D., ACCORDING 272
- TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, 273
- PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 34 DEGREES 14 274
- MINUTES 36 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A 275
- DISTANCE OF 110.55 FEET; THENCE SOUTH, CONTINUING ALONG SAID EASTERLY 276
- LINE, A DISTANCE OF 284.30 FEET THENCE SOUTH 38 DEGREES 53 MINUTES 04 277
- SECONDS EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 118.38
- 278 FEET; THENCE SOUTH 51 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG THE 279
- 280 SOUTHEASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 204.71 FEET; THENCE DUE
- WEST, A DISTANCE OF 68.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
- 281
- DUE WEST, A DISTANCE 41.18 FEET; THENCE DUE SOUTH, A DISTANCE OF 67.82 FEET 282
- TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE 283
- SOUTHEAST HAVING A RADIUS OF 1080.00 FEET; SAID POINT BEARS NORTH 60 284
- DEGREES 50 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE; 285
- THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING ALSO A CURVE 286
- 360.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SAID SOUTHERLY 287
- 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
- BEGINNING. 290
- 291 CONTAINING 5.572 ACRES MORE OR LESS.
- 292 **Equestrian Village:**
- STADIUM SOUTH PROPERTY, PARCEL 2: 293
- 294 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117.
- PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY 295
- **DESCRIBED AS FOLLOWS:** 296

- A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM 297 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED 298 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; 299 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A 300 301 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW 302 SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS 303 RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM 304 BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; 305 THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51 '23" EAST, A 306 DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 573.03 307 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE OF 658.77 FEET; THENCE NORTH 308 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID 309 SECTION 16, A DISTANCE OF 584.58 FEET TO THE POINT OF BEGINNING. 310
- 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 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS 317 FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE 318 SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 319 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE 320 OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES 321 NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN 322 PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH 323 324 COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51'23" EAST, A 325 DISTANCE OF 42.18 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A 326 RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 327 AND SAID EAST RIGHT OF WAY OF SOUTH SHORE BOULEVARD, THROUGH A 328 CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO THE SOUTHWEST 329 330 CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, 331 332 PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12 333 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A 334 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL 335 BEARING TO SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY 336 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A 337 DISTANCE OF 79.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; 338 THENCE NORTH 51°06'56" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" 339

- 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:
- 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
- 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
- 550 EQUESTRIAN/POLO VILLAGE AND CONFLEX OF FALIN 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
- 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.

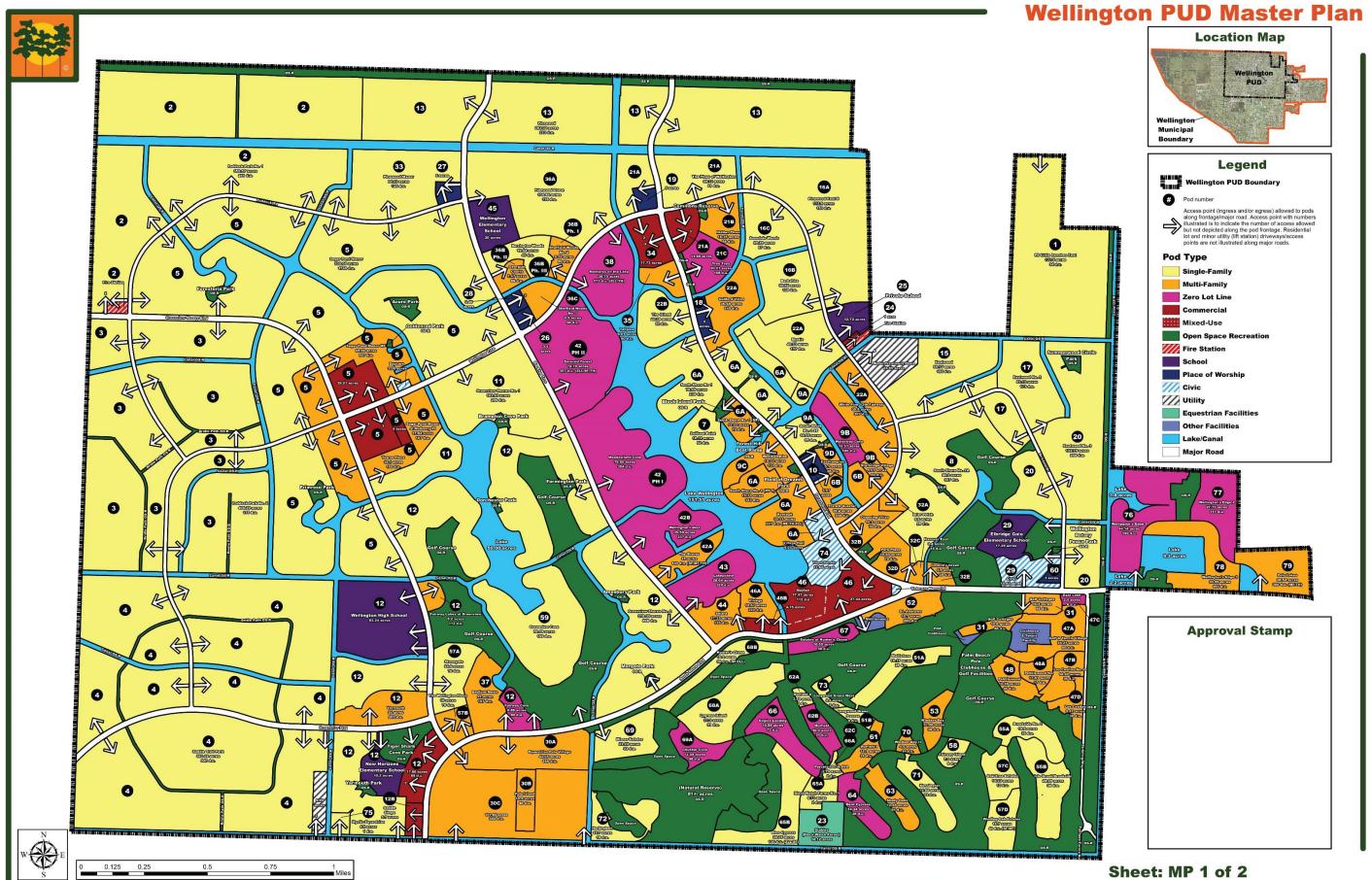
- 382 TOGETHER WITH THE FOLLOWING PROPERTY:
- 383 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,
- 384 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
- 385 SPECIFICALLY DESCRIBED AS FOLLOWS:
- COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 386 387 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A 388 DISTANCE OF 50.00 FEET: THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET 389 NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 390 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE 391 POINT OF BEGINNING: THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET: 392 393 THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET. 394 395 A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 396 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE 397 OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 635.64 FEET; 398 THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH 399 LINE OF PARCEL B. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO 400 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 401 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE SOUTH 89°37'54" 402 403 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; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL 405 ANGLE OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE 406 CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE 407 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 408 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 409 3.00 FEET TO THE NORTHWEST CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND 410 COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS 411 RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH 412 COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE WEST LINE OF SAID 413 EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY 414 CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM BEACH 415 POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, 416 PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 417 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND 418 COUNTRY CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE 419 420 OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO 421 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE 422 SOUTH 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING. 423
- 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
- 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
- DISTANCE OF 635.64 FEET TO A POINT SAID POINT BEING 70.00 FEET WEST OF THE
- 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"
- 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
- 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.



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# Site Tabular Data

od Number	Bod Name	Number of Units	Bed See		Berry
	3		Pod Type	Acreage	Density
1	PB Little Ranches East	34	Single Family	140.50	0.24
2	PBCFR Station 20	-	Fire Station	2.72	-
2	Paddock Park No. 1	251	Single Family	359.57	0.70
3	Paddock Park No. 2	175	Single Family	404.29	0.43
4	Saddle Trail Park	240	Single Family	583.08	0.41
5	Wellington Corporate Center	-	Commercial	6.00	-
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67
5	Daycare	( <del>-</del>	Civic	1.08	-
5	Towne Place	100	Townhome	10.10	9.90
5	Sugar Pond Manor at Mulberry PI	107	Duplex	17.84	6.00
5	Sugar Pond Manor	1746	Single Family	535.05	3.26
6A	Village Hall	-	Civic	5.03	-
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10
6A	South Shore No. 1	238	Single Family	76.65	3.10
6B	French Quarter	200	Quads	19.20	10.42
7	Sailboat Point	52		18.12	2.87
8	South Shore No. 2A	307	Single Family	96.30	3.19
	ABJOHUNG DOLLA SERBER DOMANDE PENNYOL.		Single Family		
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46
9B	Sturbridge Village	60	Quads	5.01	11.98
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77
9D	Easthampton	28	Duplex/Quads	5.10	5.49
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-
11	Greenview Shores No. 1	296	Single Family	103.63	2.86
12	Market at Equestrian Village	89	Mixed-Use	17.88	5.00
12	New Horizons Elementary School	-	School	15.20	-
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20
12	Fairway Cove	60	Zero Lot Line	8.88	6.76
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54
12	Wellington High School	3.5	School	63.24	-
12	Greenview Shores No. 2	898	Single Family	318.05	2.82
12B	Saddle Shops		Commercial	5.70	-
13	Pinewood	223	Single Family	283.02	0.79
15	Eastwood	185	Single Family	59.77	3.10
16A	Pinewood East II	153	Single Family	112.60	1.36
16B	Berkshire	109	Single Family	35.52	3.07
					0.000
16C	Avondale Woods	67	Single Family	29.39	2.28
17	Eastwood No. 2	173	Single Family	53.12	3.26
20	Eastwood No. 3	298	Single Family	133.75	2.23
21A	Wellington Mall	-	Commercial	11.66	-
21A	The Pines of Wellington	61	Single Family	50.72	1.20
21B	Hidden Pines	88	Townhome	16.35	5.38
21C	Tree Tops	108	Zero Lot Line	20.21	5.34
22A	Guilford Villas	149	Duplex	26.68	5.58
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71
22A	Mystic	137	Single Family	45.33	3.02
22B	The Island	62	Single Family	25.39	2.44
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-
24	PBCFR Station 25	-	Fire Station	1.80	-
25	Private School	-	School	12.73	
26	The Place of Worship of Jesus Christ of Later-day Saints	12	Place of Worship	3.40	-
28	Reform Synagogue - Temple Beth Torah		Place of Worship	3.46	-
29	Daycare/Wellington Branch Library	-	Civic	15.85	-
29	Elbridge Gale Elementary School	-	process and the second		-
			School	17.49	
31	Golf Cottages	88	Multifamily	15.80	5.57
31	POA Clubhouse	-	Other Facilities	1.63	-
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86
	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38
30B					
30B 30C	Lagoon at Equestrian Village	300	Multifamily/Single Family	101.65	2.95
	Lagoon at Equestrian Village Brier Patch	300	Multifamily/Single Family  Townhome	101.65 5.80	2.95 4.83

od Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B		- 222	Commercial	4.75	17.32
	Village Place				0.40
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3		2.54	1.18
616,70010	Murfield	31	Single Family	10.90	
62B 62C/66A	200 C 100 3 D C 100 3 D C 1	_	Zero Lot Line		2.84
	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	136	Single Family/Zero Lot Line	28.25	4.81
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
	I OIO LUIGO	1 000	producting	20.04	12.00

Revisions					
Date	Resolution No. / Petition No.	Notes			
11/02/2022	2022-0002-CPA 2022-0001-REZ 2022-0004-MPA	Lagoon at Equestrian Village			
11/02/2022	TBD	Market at Equestrian Village			

**Approval Stamp** 

Sheet: MP 2 of 2

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