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RESOLUTION NO. R2026-25

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD, TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

20 **WHEREAS**, the Council, as the governing body of Wellington, Florida, pursuant to
21 the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land
22 Development Regulations, is authorized and empowered to consider petitions related to
23 zoning and development orders; and
24

25 **WHEREAS**, the notice and hearing requirements, as provided in Article 5 of the
26 Land Development Regulations, as adopted by Wellington, have been satisfied; and
27

28 **WHEREAS**, the Master Plan Amendment was reviewed and certified by the
29 Development Review Manager; and
30

31 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
32 Planning Agency, after notice and public hearing on June 17, 2026, recommended
33 _____ of the Master Plan Amendment with a _____ vote (-); and
34

35 **WHEREAS**, the Council has taken the recommendations from the Local Planning
36 Agency, Findings of Facts from Wellington staff, competent, substantial evidence
37 presented at the hearing, and the comments from the public into consideration when
38 considering the proposed Master Plan Amendment; and
39

40 **WHEREAS**, the Council has made the following Findings of Fact:

- 41
- 42 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
 - 43
 - 44 2. The subject request is consistent with the stated purposes and intent of the Land
45 Development Regulations;
 - 46
 - 47 3. The requested Master Plan Amendment is consistent with the surrounding Land
48 Uses and Zoning Districts;
 - 49

- 50 4. No adverse impacts to the natural environment are expected to occur as a result
51 of the approval of the request;
52
53 5. The requested Master Plan Amendment will result in a logical and orderly
54 development pattern;
55
56 6. The requested Master Plan Amendment complies with Article 11, Adequate Public
57 Facilities.
58

59 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
60 **FLORIDA, THAT:**

61
62 **SECTION 1:** The Landings of Wellington PUD Master Plan Amendment is hereby
63 APPROVED for the property described in Exhibit A, providing for the following:
64

- 65 1. To change the master plan designation for the 4.0-acre property from Day Care to
66 Assembly; and
67
68 2. To add two (2) access points along Greenbriar Boulevard to illustrate the existing
69 access to the Assembly site.
70

71 **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the
72 following conditions:
73

- 74 1. Unless otherwise specified in this resolution, all previous conditions of The
75 Landings at Wellington PUD are still in full effect.
76
77 2. This approval is based on the Master Plan dated May 15, 2026.
78
79 3. A certified Site Plan shall be required prior to Land Development Permits.
80 (PLANNING AND ZONING)
81
82 4. Architectural Review Board approval is required for all elevations, colors,
83 materials, and signage prior to the issuance of building permits. (PLANNING AND
84 ZONING)
85
86 5. The Developer shall take measures to ensure that during site development
87 dust/debris particles from the development do not become a nuisance to the
88 neighboring properties. A Dust Control Plan, with dust control guidelines, shall be
89 provided with the engineering permit application, which shall meet the
90 requirements as conditioned, and in accordance with any additional requirements
91 of Wellington, Palm Beach County, Florida Department of Health, Florida
92 Department of Environmental Protection, U.S. Environmental Protection Agency,
93 etc., as it relates to mitigating dust/pollution from construction site activities. The
94 developer and its contractors shall implement and maintain dust control measures
95 throughout all phases of construction to minimize airborne particles and mitigate
96 off-site impacts. The following requirements shall apply: (PLANNING AND
97 ZONING)
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- a. Daily watering: A water truck shall be provided, on the days that have activities causing the dust/debris, to control dust on all exposed soil, including, but not limited to, constructing roadways, stockpiles, non-stabilized (exposed) soils, and canal easements. Watering shall be sufficient to prevent visible dust accumulation due to wind and construction activities. If determined by Wellington that a water truck is needed during any activities, the activity causing the dust/debris shall cease until such time the water truck is on-site to provide the required control.
 - b. Weather Considerations: Additional dust control measures, including increased watering frequency or application of soil stabilizers, shall be implemented during dry or windy conditions to prevent airborne dust migration.
 - c. Stockpile Management: Soil stockpiles shall be stabilized using water, vegetation, or approved dust suppression agents to prevent erosion and dust dispersion.
 - d. Construction Entrance and Roadways: The primary construction access and internal roadways shall be maintained to minimize dust. If necessary, a stabilized entrance with aggregate or dust suppression treatment shall be installed.
 - e. Monitoring and Compliance: The contractor shall monitor dust conditions daily and take corrective action as needed. Non-compliance may result in enforcement action, including stop-work orders, at the discretion of the Village.
 - f. This condition shall remain in effect for the duration of construction activities and shall be enforced by the Village of Wellington Code Enforcement Department.
6. Landscape plans shall be required as part of the Site Plan application. A Landscape Buffer shall be required along all property lines and all major thoroughfares as required in Wellington's Land Development Regulations and illustrated in the Project Standards Manual. The landscape buffers and street trees shall be installed by the Developer and inspected by Planning and Zoning prior to closing the LDP. (PLANNING AND ZONING)
7. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided to Planning and Zoning at the time of LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)
8. Roadway improvements along Greenbriar Boulevard, including curb cuts and asphalt and crosswalk markings, must be completed prior to the issuance of the first certificate of occupancy. (TRAFFIC)

- 147 9. Land Development Permit (LDP) and Utility Permit meeting all applicable
148 requirements of Wellington's Land Development Regulations, as well as State and
149 Federal regulations and guidelines, must be applied for, approved, and issued prior
150 to any construction activities. The permit plans shall include construction details
151 for all infrastructure components, including paving, grading, drainage, water,
152 sewer, landscape, lighting, and off-site improvements. Additional comments on the
153 site layout may be forthcoming upon submittal and subsequent review of the
154 engineering construction plans and Drainage Calculations for the site
155 development. Prior to the issuance of any certificates of occupancy/completion,
156 final approval is required from the Engineering Department. (ENGINEERING).
157
- 158 10. The applicant must make improvements or dedicate a canal maintenance
159 easement along the C-2 Canal as approved by the Village Engineer.
160 (ENGINEERING)
161
- 162 11. No vertical encroachments shall be permitted in any utility, drainage, water, or
163 sewer easements. No landscaping except ground cover and shrubs shall be
164 installed in water or sewer easements or areas obstructing the line of sight for
165 pedestrians or vehicles. (ENGINEERING/UTILITIES)
166
- 167 12. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water
168 and Wastewater Rates and Charges Fiscal Year 2026. Applicant is encouraged to
169 review capacity fees. These fees are due prior to the approval of the Developer's
170 agreement. (UTILITIES)
171
- 172 13. Developer is responsible for the funding and construction of all
173 improvements/upgrades that the Utility determines are necessary to existing lift
174 stations, water distribution systems, sanitary systems, and force main systems
175 because of impacts to existing systems by the proposed project development plan.
176 (UTILITIES)
177
- 178 14. The applicant must apply for and obtain a Utility permit prior to the development of
179 the proposed improvements. (UTILITIES)
180
- 181 15. Water and sewer infrastructure must be located in the right-of-way or in a
182 dedicated exclusive water main or sewer easement. Easement widths shall comply
183 with the Village of Wellington Water and Wastewater Systems Construction and
184 Standards Manual (15-foot minimum) (UTILITIES).
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186 (The remainder of this page left blank intentionally)
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SECTION 3: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

WELLINGTON

BY: _____
Michael J Napoleone, Mayor

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

Resolution Exhibit A - Legal Description

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ALL OF THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING HEREFROM THE EASTERLY 157.66 FEET THEREOF.

AND

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 157.66 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, LYING SOUTHERLY OF AND CONTIGUOUS WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIER BOULEVARD AS SHOWN ON THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., AS RECORDED IN PLAT BOOK 56, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING WESTERLY OF AND CONTIGUOUS WITH A LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE SAID LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SECTION 18; THENCE SOUTH 00°49'46" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 628.65 FEET; THENCE NORTH 89°10'14" WEST, A DISTANCE OF 375.00 FEET TO THE INTERSECTION WITH A LINE 455.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SAID EAST LINE OF SECTION 18; THENCE NORTH 00°59'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 327.36 FEET TO THE NON-RADIAL INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1860.07 FEET AND A TANGENT BEARING AT SAID INTERSECTION OF NORTH 59°28'44" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'33", A DISTANCE OF 482.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES MORE OR LESS.

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

Exhibit B – The Landings at Wellington PUD Master Plan

PETITION NUMBER: 1997-10 MP1 & 1997-10 DOA2
 12-29-07 - REVISIONS IN ACCORDANCE WITH R-3004-153
 CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE)
 TO A RESIDENTIAL POD (POD L) WITH 90 MULTI-FAMILY, CONDO OWNERSHIP,
 ATTACHED DWELLING UNITS, UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L.
 IDENTIFY THE PROPOSED ENTRY INTO POD L.
 IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.
 RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL SUBSTATION.
 IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD.
PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)
 03-06-14 - REVISIONS
 CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS).
 UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.
 06-05-14 - REVISIONS
 ADOPT DR OVERLAY
PETITION NUMBER: 2016-023 MPA3 (R2016-47)
 02-28-2017 REVISIONS IN ACCORDANCE WITH R2016-47
 DELINEATE WINDING TRAILS FROM POD D BY CREATING POD D-1
 ALLOCATE 29 ACRES TO POD D-1
 ADD NINE (9) DWELLING UNIT, NINE (9) BARNS WITH GROOMS QUARTERS AND A MAXIMUM OF 90 STALLS TO POD D-1
 ADD THREE (3) ACCESS POINTS ALONG AERO CLUB DRIVE
 ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD

SITE DATA

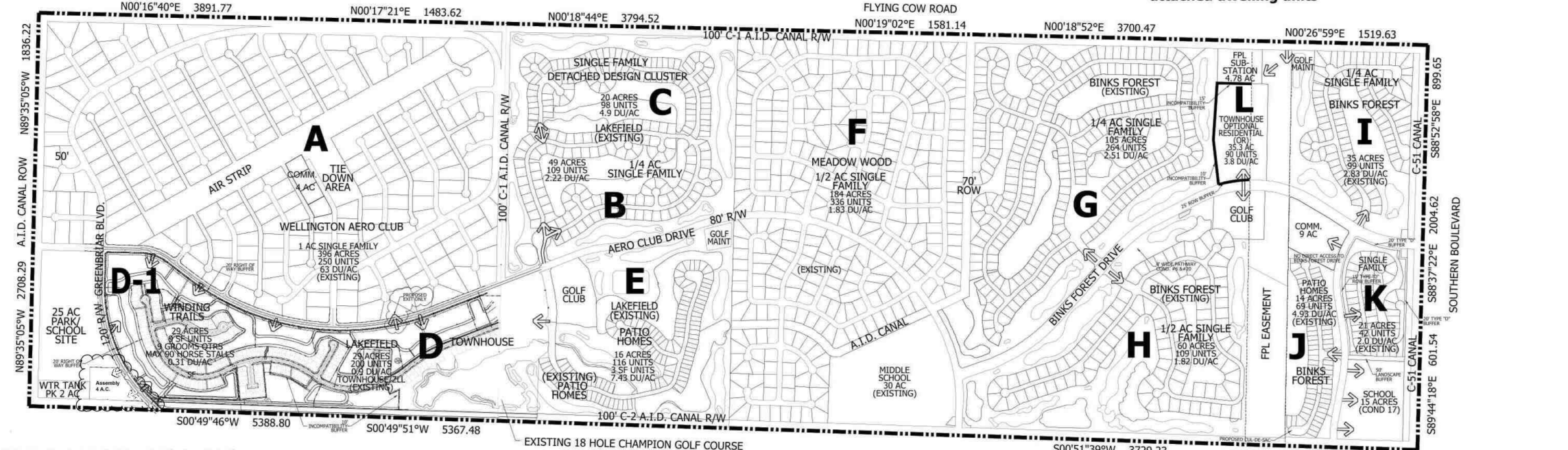
SITE DATA	
EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC
GROSS DENSITY	1.06 DU / AC
TOTAL UNITS	1794
1/4 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE / ZLL	200
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		AC	%
RESIDENTIAL		972.72	55
COMMERCIAL		13	0.8
SCHOOLS (INSTITUTIONAL)		60	4
GOLF COURSES (RECREATIONAL)		285.28	18
(EXCLUDES LAKE AREA IN GOLF COURSE)			
PARK / CIVIC USES		19	1
(INCLUDES 2 AC WATER TANK SITE)			
LANDING STRIP, SERVICE & TIE DOWN AREA		35	2
ASSEMBLY		4	1
LAKE / CANALS		207.08	12
MAJOR ROAD R/W		54.00	3
FPL SITE / ASEMENT		43	3
TOTAL		1693.08	100

NOTE:
 ENTIRE BOUNDARY OF THE LANDINGS AT
 WELLINGTON PUD IS SURROUNDED BY CANALS
 EATER THAN 50' IN WIDTH AND THEREFORE NO
 UNDRARY BUFFERS HAVE BEEN PROVIDED WITH
 EXCEPTION OF POD K.

**Pod L - Driving range
 converted to 90 Multi-family,
 attached dwelling units**



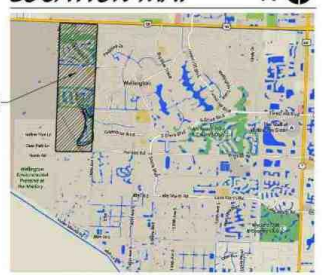
PLANNED DEVELOPMENT CHART

POD TYPE AND NAME	ACRE	1995 ORC APPROVAL				2013 APPROVAL				EXISTING APPROVAL			
		TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS
A	396	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH
B-1	-	-	-	-	-	-	-	-	-	SF	-	-	-
B	49	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH
C	20	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH
D	29	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH
D-1	29	-	-	-	-	-	-	-	-	SF/GQ	90 STALLS	0.31	AH
E	16	SF/ZLL	116 ZLL 35F	7.43	DH	SF/ZLL	116 ZLL 35F	7.43	DH	SF/ZLL	116 ZLL 35F	7.43	DH
F	184	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH
G	105	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH
H	60	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH
I	38	SF	99	2.63	DH	SF	99	2.63	DH	SF	99	2.63	DH
J	14	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH
K	21	SF	42	2.0	DH	SF	42	2.0	DH	SF	42	2.0	DH
L	15	-	-	-	-	MF	90	5.8	AH	MF	90	5.8	AH
TOTAL	973	-	1696	-	-	-	1785	-	-	-	1794	-	-

CONDITIONS OF APPROVAL

- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
- Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
- The project shall be required to be re-platted. The re-plat application shall be submitted within 60 working days of the Master Plan approval granted by Village Council and be resubmitted prior to the issuance of the first building permit. (ENGINEERING)
- All future plats shall depict the road system, proposed bridge/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan. (ENGINEERING)
- The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 5,880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,793.31 for parks and recreation and \$1,148.66 for civic dedications. A 10% credit may be available for passive recreational area (1/2 acre) if they are dedicated for public use. These fees shall be paid in full prior to the issuance of the first building permit. (PLANNING AND ZONING)
- A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard. (PLANNING AND ZONING)
- A 10-foot wide (non-vegetative) Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property. (PLANNING AND ZONING)
- The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be saved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations. (ENGINEERING)
- An 8-foot wide multi-purpose pathway along the west side of Ouseley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Person Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
- A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ouseley Farms Road and Greenbriar Boulevard connecting the existing Road Trail to the bridge trails within Winding Trails. The engineering plan shall be designed in-house by the Engineering Department. The developer shall provide a certified engineer's cost estimate to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
- There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aerocub Drive or Greenbriar Boulevard. (PLANNING AND ZONING)
- Prior to any land development permits for Parcels 1 and 2, the engineering design for the access to Greenbriar Boulevard must be approved by the Village Engineer and depicted on the Site Plan. (ENGINEERING)
- The developer shall be required to take measures to ensure that during site development dust/dirt particles from the development do not become a nuisance to the adjoining properties. (PLANNING AND ZONING/ENGINEERING)
- A 14' in-party agreement for the reconfiguration of the lakes shall be executed by all required parties prior to the issuance of a Land Development Permit and prior to the issuance of the first building permit. (ENGINEERING)
- The developer shall be required to take measures to ensure that the adjacent water bodies that are not part of the lake reconfiguration are protected from pollutants during construction, per all applicable NPDES standards and regulations. (ENGINEERING)
- All littoral plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be depicted on the plat. (ENGINEERING)
- All driveway aprons, shared driveways and private roadways shall be paved as required by the Village Engineer or his designee. The parking areas shall be either asphalt or crushed asphalt millings. (ENGINEERING)
- All gates shall be approved for emergency vehicle access with universal remote type to be approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff. (ENGINEERING)
- The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width unless approved by the Village Engineer or his designee. (ENGINEERING)
- Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.13. Based on the flow and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process. (ENGINEERING)
- In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.
- The applicant shall be required to construct a 12' wide bridge trail along Aerocub Drive and Greenbriar Boulevard. The bridge trail shall be dedicated and maintained by the Village of Wellington with the exception of daily maintenance of manure pickup. (PLANNING AND ZONING)
- The applicant shall provide daily maintenance of manure pickup along the public bridge trail adjacent to Winding Trails. (COUNCIL)
- Outdoor lighting of rings and saddocks shall be prohibited. (COUNCIL)
- The reconfiguration of all lakes shall occur during Phase 1 of the Land Development Permit. (PLANNING AND ZONING)
- All deliveries and construction vehicles utilizing trucks over 40 feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday through Friday. During Phase 1 of construction, time restrictions shall be waived one week after the School District of Palm Beach County school calendar year has ended and one week prior to the beginning of the school calendar year. (PLANNING AND ZONING)
- The developer shall agree to record Restrictive Covenants that include the following:
 - All residences on any lot governed by this Restrictive Covenant shall be owner-occupied and may not be occupied by persons other than the owner of the lot and such person's family members and temporary (i.e., no more than two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If the lot is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employee or servant living spaces.
 - There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
 - There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stalls shall be limited to only owners or renters of the residence in the adjacent Lakeland South and Lakefield North Community. Use of a stall by an occupant or by a family member of an occupant shall not be deemed a rental for purposes of this instrument.
 - With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equine residential deliveries, equine related deliveries, except for emergency medical equine care services, to any parcel governed by this declaration shall be limited to no later than 9:00 a.m. and no later than 4:30 p.m. Monday through Friday. Deliveries shall take place after sundown, provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
 - Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.

LOCATION MAP



REVISED MASTER PLAN THE LANDINGS AT WELLINGTON P.U.D.

PROJECT TEAM

OWNER/CLIENT:
 W&W EQUESTRIAN CLUB LLC
 12180 S. SHORE BLVD 104
 WELLINGTON FL 33414

ARCHITECT:
 RICHARD BARNES ARCH. DESIGN SERVICES LLC
 1807 EAST TERRACE DRIVE
 LAKE WORTH, FL 33460

TRAFFIC CONSULTANT:
 KIMLEY HORN & ASSOCIATES
 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 561.845.0665

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6236

SURVEYOR/ENGINEER:
 SIMMONS & WHITE, INC.
 2581 METROCENTRE BLVD. WEST, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 561.478.7948

LEGAL:
 LEWIS LONGMAN & WALKER
 515 NORTH FLAGLER DRIVE, SUITE 1500
 WEST PALM BEACH, FL 33401
 561.640.8202

LEGAL:
 DENIK A. SCHWARTZ, ESQ.
 4755 TECHNOLOGY WAY, SUITE 205
 BOCA RATON, FL 33431
 561.981.8089

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commercial Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-CO00239

**The Landings at Wellington PUD
Master Plan**

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	12-08-16
	07-06-16
	02-02-17
	08-03-16
	04-25-17
	08-24-16
	08-03-17
	09-21-16
	11-16-16
	10-16-17
	05-04-22
	03-21-24
	07-18-24
	10-11-24
	05-13-26

Scale: 1" = 600'

October 11, 2024 8:54:00 a.m.
 Drawing: 15-0201_MP.DWG

SHEET 1 OF 1

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