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ORDINANCE NO. 2023-02

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2022-001-REZ] FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD TOTALING 96.29 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) TO PLANNED UNIT DEVELOPMENT (PUD); TO REMOVE THE SUBJECT PROPERTIES FROM SUBAREA D OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166 and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the current Zoning designation for the 96.29-acre properties is Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD) and amending the zoning designation to PUD, adjusting the EOZD boundary, and removing the properties from Subarea D of the EOZD is consistent with the Equestrian Preserve Area boundary change approved for the Comprehensive Plan; and

WHEREAS, the Equestrian Preserve Committee recommended _____ of the Rezoning petition at the June 7, 2023 meeting with a vote of ____ to ____; and

WHEREAS, the Planning, Zoning and Adjustment Board (PZAB), sitting as the Local Planning Agency, after notice and public hearing on _____, 2023, and recommended _____ with a _ to _ vote; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the comments from the public into consideration when considering the amendments to the Zoning Map amendment that are the subject of this Ordinance; and

WHEREAS, the Council has determined that the proposed rezoning is consistent with Wellington's Comprehensive Plan Future Land Use Map.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: Wellington's Official Zoning Map is hereby amended to modify the Equestrian Overlay Zoning District (EOZD) boundary and amend the zoning designation for the 96.29-acre properties known as Equestrian Village and White Birch Farms, as legally

49 described in Exhibit "A", from Planned Unit Development/Equestrian Overlay Zoning District
50 (PUD/EOZD) to Planned Unit Development (PUD) and to remove the subject properties from
51 Subarea D of the EOZD.

52
53 **SECTION 2:** The Manager is hereby directed to amend the Official Zoning Map of
54 Wellington, Florida (Exhibit B) to designate the real property as described in Exhibit A as PUD
55 and to effectuate the purpose of this Ordinance.

56
57 **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of this
58 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
59 not affect the validity of this ordinance as a whole or any portion or part thereof, other than
60 the part to be declared invalid.

61
62 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
63 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
64 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
65 Ordinance shall prevail to the extent of such conflict.

66
67 **SECTION 6:** This ordinance shall become effective immediately upon adoption of the
68 Wellington Council following second reading.

69
70 (The remainder of this page left blank intentionally)
71
72

73 **PASSED** this _____ day of _____, 2023, upon first reading.

74
75 **PASSED AND ADOPTED** this ____ day of _____ 2023, on second and final reading.

76
77 **WELLINGTON**

78 **FOR** **AGAINST**

79
80 BY: _____

81 Anne Gerwig, Mayor _____

82

83 _____

84 Michael J. Napoleone, Vice Mayor _____

85

86 _____

87 John T. McGovern, Councilman _____

88

89 _____

90 Michael Drahos, Councilman _____

91

92 _____

93 Tanya Siskind, Councilwoman _____

94

95

96 **ATTEST:**

97

98

99 BY: _____

100 Chevelle D. Addie, Clerk

101

102

103 **APPROVED AS TO FORM AND**

104 **LEGAL SUFFICIENCY**

105

106

107 BY: _____

108 Laurie Cohen, Village Attorney

109

110

Exhibit A – Legal Descriptions:

111 **White Birch Farms:**

112

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

117

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

120

121 **Equestrian Village:**

122

123 STADIUM SOUTH PROPERTY, PARCEL 2:

124

125 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK
126 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY
127 DESCRIBED AS FOLLOWS:

128

129 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
130 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED
131 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16;
132 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A
133 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST
134 RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF
135 GREENVIEW SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT
136 THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC
137 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE
138 POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE,
139 NORTH 00°51 '23" EAST, A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43"
140 EAST, A DISTANCE OF 573.03 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE
141 OF 658.77 FEET; THENCE NORTH 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET
142 NORTH OF THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 584.58 FEET TO
143 THE POINT OF BEGINNING.

144

145 CONTAINING 8.76 ACRES MORE OR LESS.

146

147 STADIUM NORTH PROPERTY, PARCEL 1:

148

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

152

153 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
154 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED
155 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16;
156 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A
157 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST

158 RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF
159 GREENVIEW SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT
160 THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC
161 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO THE
162 POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE,
163 NORTH 00°51'23" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVE, CONCAVE
164 TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG
165 THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY OF SOUTH SHORE
166 BOULEVARD, THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84
167 FEET TO THE SOUTHWEST CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND
168 COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS
169 RECORDED IN PLAT BOOK 35, PAGE 188, PUBLIC RECORDS OF PALM BEACH
170 COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF
171 SAID PARCEL A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, A
172 DISTANCE OF 2.14 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST
173 HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS
174 NORTH 60°50'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID
175 CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.63 FEET;
176 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; THENCE NORTH
177 51°06'56" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" WEST, A
178 DISTANCE OF 647.12 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF 628.00
179 FEET TO THE POINT OF BEGINNING.
180 CONTAINING 7.78 ACRES MORE OR LESS.

181
182 PARCEL 3:

183
184 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK
185 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY
186 DESCRIBED AS FOLLOWS:

187
188 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,
189 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE
190 SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE
191 QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE
192 NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE
193 OF 44.11 FEET, THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET TO THE
194 POINT OF BEGINNING; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 658.77 FEET,
195 THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH
196 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE SOUTHEAST LINE
197 OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO
198 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES
199 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56"
200 EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF
201 SAID PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A
202 DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID
203 EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY
204 CLUB WELLINGTON P.U.D, THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE
205 OF SAID PARCEL B, A DISTANCE OF 430.33 FEET; THENCE SOUTH 00°22'06" WEST, A

206 DISTANCE OF 120.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 25.00
207 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 1322.28 FEET; THENCE
208 SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST,
209 A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF 390.00 FEET;
210 THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00 FEET
211 NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST
212 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01
213 FEET TO THE POINT OF BEGINNING.

214
215 LESS THE FOLLOWING PROPERTY:

216
217 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
218 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF
219 SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS
220 FOLLOWS:

221
222 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E
223 ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08"
224 E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
225 PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00
226 FEET; THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET
227 TO THE POINT OF BEGINNING.

228
229 TOGETHER WITH THE FOLLOWING PROPERTY:

230
231 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,
232 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
233 SPECIFICALLY DESCRIBED AS FOLLOWS:

234
235 COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44
236 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE
237 OF SAID SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST,
238 A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00
239 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A
240 DISTANCE OF 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67
241 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'54" WEST, A DISTANCE
242 OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A
243 POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A
244 RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33"
245 WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
246 CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH
247 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A
248 DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00
249 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE
250 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS
251 RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM
252 BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID
253 PARCEL B, A DISTANCE OF 522.36 FEET TO A POINT OF CURVE, CONCAVE TO THE

254 SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG
255 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10"; A DISTANCE
256 OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST
257 HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
258 SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET;
259 THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST
260 CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH
261 POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,
262 PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH
263 00°22'06" WEST, ALONG THE WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND
264 COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND
265 THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB
266 WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, PAGES 155-156, PUBLIC
267 RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET TO THE
268 SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY
269 CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID
270 POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A
271 DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF
272 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH
273 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING.

274 TOGETHER WITH:

275
276 CELL TOWER PARCEL:
277
278 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
279 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF
280 SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS
281 FOLLOWS:

282 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E
283 ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08"
284 E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
285 PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00
286 FEET; THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET
287 TO THE POINT OF BEGINNING.

288
289 CONTAINING 23.65 ACRES MORE OR LESS.

290
291 FAR NIENTE STABLES II PARCEL, PARCEL 4:

292
293 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK
294 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY
295 DESCRIBED AS FOLLOWS:

296
297 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH,
298 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE
299 SPECIFICALLY DESCRIBED AS FOLLOWS:

300 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
301 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF

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

329
330 ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF
331 AS RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH
332 COUNTY, FLORIDA.

333
334 CONTAINING 19.24 ACRES MORE OR LESS.

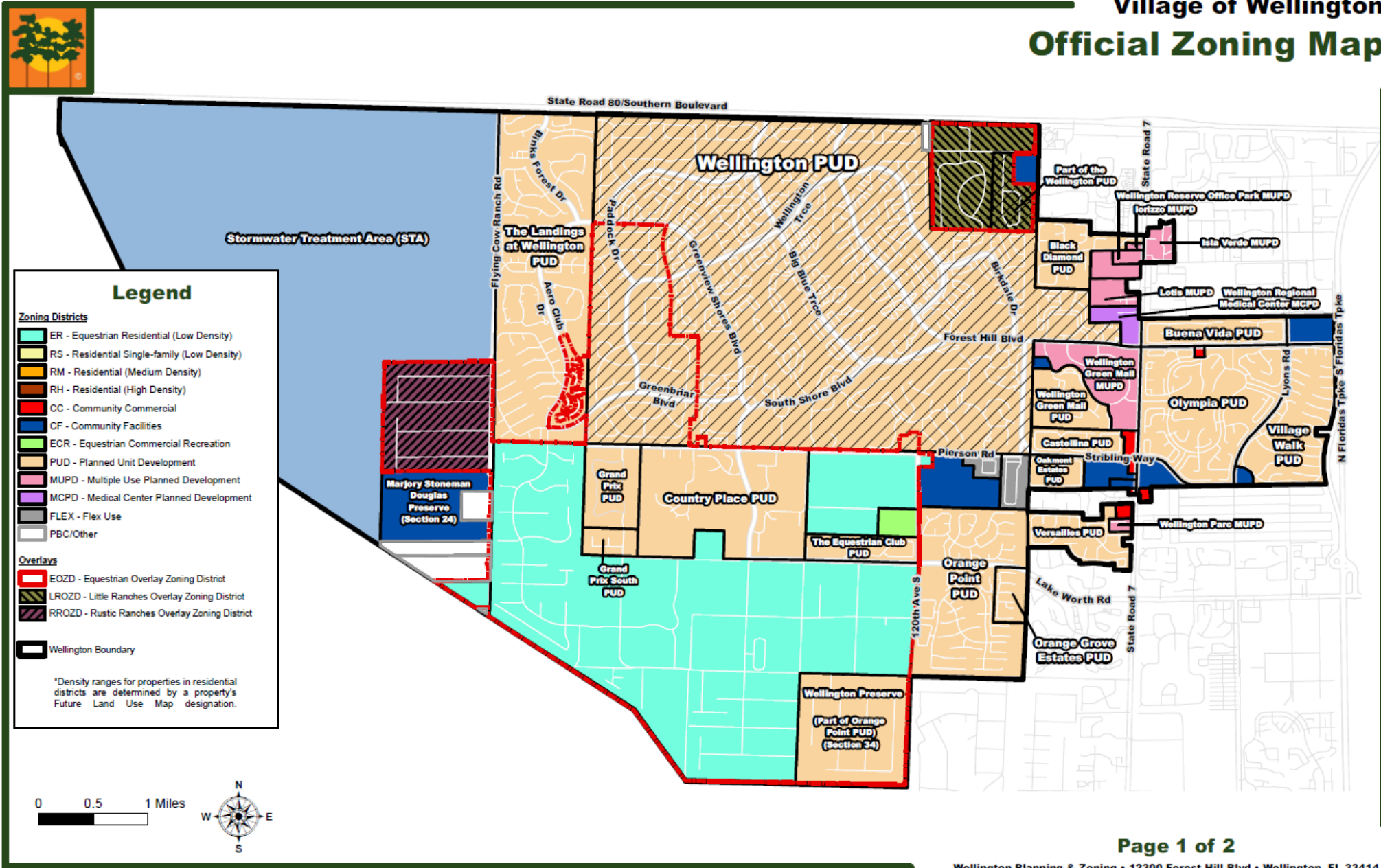
335
336 EASEMENT INTEREST:

337
338 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND
339 UTILITIES AS CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY
340 AND BETWEEN PALM BEACH POLO, INC., A FLORIDA CORPORATION AND FAR
341 NIENTE STABLES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN
342 OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF THE PUBLIC RECORDS OF PALM
343 BEACH COUNTY, FLORIDA DESCRIBED
344 AS FOLLOWS:

345
346 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,
347 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
348 SPECIFICALLY DESCRIBED AS FOLLOWS:
349

350 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
351 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID
352 SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A
353 LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION
354 16, A DISTANCE OF 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH
355 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF
356 1095.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE
357 SOUTH 89°37'54" EAST, A DISTANCE OF 1095.64 FEET; THENCE SOUTH 00°22'06"
358 WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map

