

ORDINANCE NO. 2023-01

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COUCH HOUSE (POD 30C OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS (POD 30C-4 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY 1/2-MILE EAST OF SOUTH SHORE BOULVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington, a Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, the Equestrian Preserve Area is a defined area in Wellington that highlights the equestrian lifestyle in Wellington and is regulated by the Equestrian Overlay Zoning District; and

WHEREAS, the Wellington Charter, Section 4. – Equestrian Preserve Area requires an affirmative vote of not less than four (4) members of Council for any contraction of the boundaries; and

WHEREAS, Residential E (5.01 du/ac to 8.0 du/ac) Future Land Use Map designation allows development of the site within the density range of the land use subject to master plan approvals; and

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WHEREAS, the Comprehensive Plan Amendment regarding the Equestrian Preserve Area Boundary was reviewed by the Equestrian Preserve Committee (EPC) on June 7, 2023, and recommended _____ with a _ to _ vote; and

WHEREAS, the Comprehensive Plan Amendments were reviewed by the Planning, Zoning and Adjustment Board (PZAB) on _____, 2023, and recommended approval 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 Comprehensive Plan Map amendment that are the subject of this Ordinance; and

WHEREAS, Wellington’s Council, after notice and public hearing, voted (___ to ___) to transmit this proposed amendment to the Florida Department of Economic Opportunity in compliance with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans.

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

SECTION 1: The Wellington Comprehensive Plan Future Land Use Map and the Bridle Trail Map is hereby amended to revise the boundary of the Equestrian Preserve Area by removing the properties known as Equestrian Village and White Birch Farms as legally described in Exhibit “A.”

SECTION 2: The Wellington Comprehensive Plan Future Land Use Map designation for the properties within the Wellington Planned Unit Development and legally described in Exhibit “A,” are hereby designated as Residential E.

SECTION 3: The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Economic Opportunity pursuant to Chapter 163, Florida Statutes.

SECTION 4: The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit “B”) to include the site specific designation for the property as described in Exhibit “A,” and remove reference to the site as a “venue” on the Bridle Path Map (Exhibit “C”), the Pedestrian Pathway Network Map (Exhibit “D”), the Multi-Modal Pathway Map (Exhibit “E”), and the Bicycle Lanes Map (Exhibit “F”) including an adopted date and ordinance number in accordance with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

SECTION 5: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 6: Should any section, paragraph, sentence, clause, or phrase of this

100 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
101 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
102 Ordinance shall prevail to the extent of such conflict.
103

104 **SECTION 7:** The effective date of this Comprehensive Plan Amendment shall be 31
105 days after adoption by Wellington’s Council, if there has not been a compliance challenge with
106 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after
107 adoption, the ordinance shall not become effective until the state land planning agency or the
108 Administrative Commission, respectively, issues a final order determining the amendment to
109 be in compliance.

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111 **PASSED** this _____ day of _____, 2023, upon first reading.
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113 **PASSED AND ADOPTED** this ____ day of _____ 2023, on second and final reading.
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115 **WELLINGTON**

	FOR	AGAINST
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134 **ATTEST:**
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137 BY: _____
138 Chevelle D. Addie, Clerk
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141 **APPROVED AS TO FORM AND**
142 **LEGAL SUFFICIENCY**
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145 BY: _____
146 Laurie Cohen, Village Attorney

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Exhibit A – Legal Descriptions:

148 **Equestrian Village –**

149 STADIUM SOUTH PROPERTY, PARCEL 2:

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151 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
152 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
153 FOLLOWS:

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155 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH
156 COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
157 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54"
158 EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE
159 NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE
160 BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO.2 WELLINGTON P.U.D.,
161 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH
162 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO
163 THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE,
164 NORTH 00°51 '23" EAST, A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43" EAST, A
165 DISTANCE OF 573.03 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE OF 658.77
166 FEET; THENCE NORTH 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE
167 SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 584.58 FEET TO THE POINT OF
168 BEGINNING.

169 CONTAINING 8.76 ACRES MORE OR LESS.

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171 STADIUM NORTH PROPERTY, PARCEL 1:

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173 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
174 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
175 FOLLOWS:

176

177 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH
178 COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
179 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54"
180 EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE
181 NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE
182 BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO.2 WELLINGTON
183 P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES
184 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF
185 712.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT
186 OF WAY LINE, NORTH 00°51'23" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVE,
187 CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY
188 ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY OF SOUTH SHORE
189 BOULEVARD, THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO
190 THE SOUTHWEST CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF
191 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT
192 BOOK 35, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
193 NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12
194 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A CURVE
195 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO
196 SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF
197 SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.63 FEET;
198 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; THENCE NORTH 51°06'56"

199 EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" WEST, A DISTANCE OF 647.12
200 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF 628.00 FEET TO THE POINT OF
201 BEGINNING.
202 CONTAINING 7.78 ACRES MORE OR LESS.

203
204 PARCEL 3:
205 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
206 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
207 FOLLOWS:
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209 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
210 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY
211 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION
212 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE
213 SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47"
214 WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47"
215 WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97
216 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE
217 SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM
218 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,
219 PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56"
220 EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID
221 PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38
222 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE
223 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE
224 SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33
225 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH
226 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE
227 OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE
228 NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF
229 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00
230 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST
231 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO
232 THE POINT OF BEGINNING.

233 LESS THE FOLLOWING PROPERTY:

234
235 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
236 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE
237 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
238 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG
239 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22
240 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE
241 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E
242 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

243
244 TOGETHER WITH THE FOLLOWING PROPERTY:

245
246 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
247 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
248 SPECIFICALLY DESCRIBED AS FOLLOWS:

249
250 COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
251 RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID
252 SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A DISTANCE OF

253 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND
254 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET;
255 THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING;
256 THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06"
257 WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO
258 THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT
259 BEARS SOUTH 17°49'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
260 CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE
261 NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A
262 DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO
263 A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF
264 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK
265 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH
266 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET
267 TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET;
268 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
269 OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO
270 THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE
271 ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET;
272 THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER
273 OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND
274 COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188,
275 PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE
276 WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND
277 COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM
278 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50,
279 PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET
280 TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY
281 CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO
282 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF
283 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO
284 AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF
285 43.61 FEET TO THE POINT OF BEGINNING.

286
287 TOGETHER WITH:

288
289 CELL TOWER PARCEL:

290
291 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
292 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE
293 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
294 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG
295 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22
296 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE
297 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E
298 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

299
300 CONTAINING 23.65 ACRES MORE OR LESS.

301
302 FAR NIENTE STABLES II PARCEL, PARCEL 4:

303
304 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
305 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
306 FOLLOWS:

307
308 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH, RANGE
309 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY
310 DESCRIBED AS FOLLOWS:

311
312 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
313 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF SAID SECTION 16,
314 A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE 50.00 FEET
315 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A DISTANCE OF
316 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET TO THE POINT
317 OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1,322.28 FEET; THENCE
318 NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A
319 DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH
320 LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO
321 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND
322 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST,
323 PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT SAID POINT
324 BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE
325 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE
326 SOUTH 00°22'06" WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF
327 EQUESTRIAN POLO VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB
328 WELLINGTON P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB
329 WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC
330 RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE
331 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE
332 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
333 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL
334 BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A
335 DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF
336 SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE
337 DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:
338 ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF AS
339 RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY,
340 FLORIDA.

341
342 CONTAINING 19.24 ACRES MORE OR LESS.

343
344 EASEMENT INTEREST:
345
346 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES AS
347 CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY AND BETWEEN PALM
348 BEACH POLO, INC., A FLORIDA CORPORATION AND FAR NIENTE STABLES II, LLC, A FLORIDA
349 LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF
350 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED
351 AS FOLLOWS:

352
353 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
354 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY
355 DESCRIBED AS FOLLOWS:

356
357 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
358 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID SECTION 16, A
359 DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A LINE 50.00 FEET
360 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF

361 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°37'54" WEST, PARALLEL
362 WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 1095.64 FEET; THENCE NORTH
363 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF
364 1095.64 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 60.00 FEET TO THE POINT
365 OF BEGINNING.
366

367 **White Birch Farms:**

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

371
372 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF
373 RECORD.
374

375 **Coach House:**

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

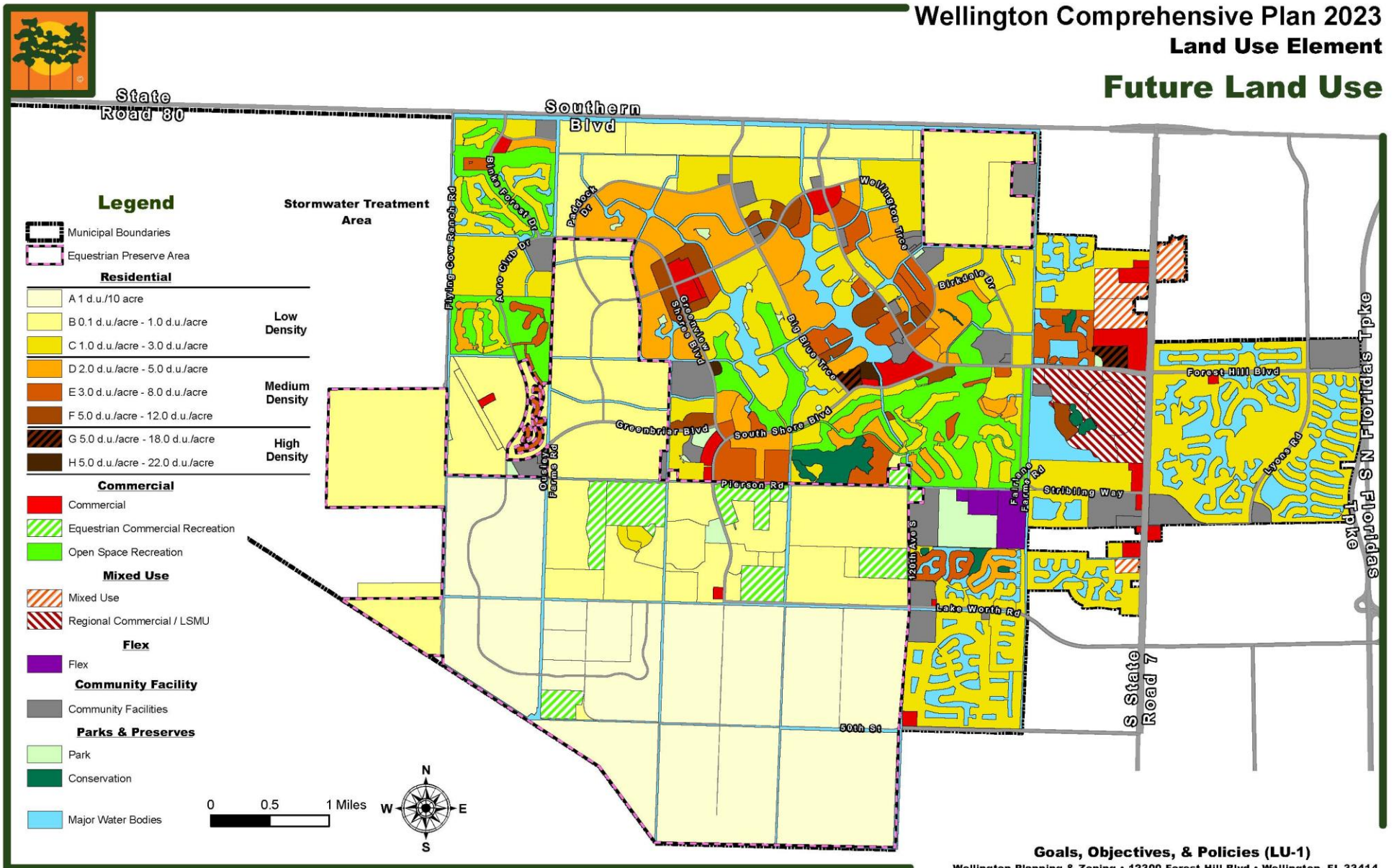
381 A PARCEL OF LAND IN THE UNPLATTED PORTION OF SECTION 16, TOWNSHIP 44 SOUTH,
382 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LYING SOUTHEASTERLY OF AND
383 CONTIGUOUS TO PARCEL "A" OF EQUESTRIAN/POLO AND COMPLEX OF PALM BEACH POLO
384 AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF,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

387 COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL SAID CORNER BEING
388 ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS SHOWN ON THE
389 PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., ACCORDING TO THE PLAT
390 THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PALM BEACH
391 COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 34 DEGREES 14 MINUTES 36
392 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 110.55
393 FEET; THENCE SOUTH, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 284.30
394 FEET THENCE SOUTH 38 DEGREES 53 MINUTES 04 SECONDS EAST, CONTINUING ALONG
395 SAID EASTERLY LINE, A DISTANCE OF 118.38 FEET; THENCE SOUTH 51 DEGREES 06
396 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", A
397 DISTANCE OF 204.71 FEET; THENCE DUE WEST, A DISTANCE OF 68.82 FEET TO THE POINT
398 OF BEGINNING; THENCE CONTINUE DUE WEST, A DISTANCE 41.18 FEET; THENCE DUE
399 SOUTH, A DISTANCE OF 67.82 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A
400 CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET; SAID POINT
401 BEARS NORTH 60 DEGREES 50 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF
402 SAID CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING ALSO A
403 CURVE 360.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SAID SOUTHERLY
404 RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD, THROUGH A CENTRAL ANGLE OF 04
405 DEGREES 12 MINUTES 37 SECONDS, A DISTANCE OF 79.36 FEET TO THE POINT OF
406 BEGINNING.

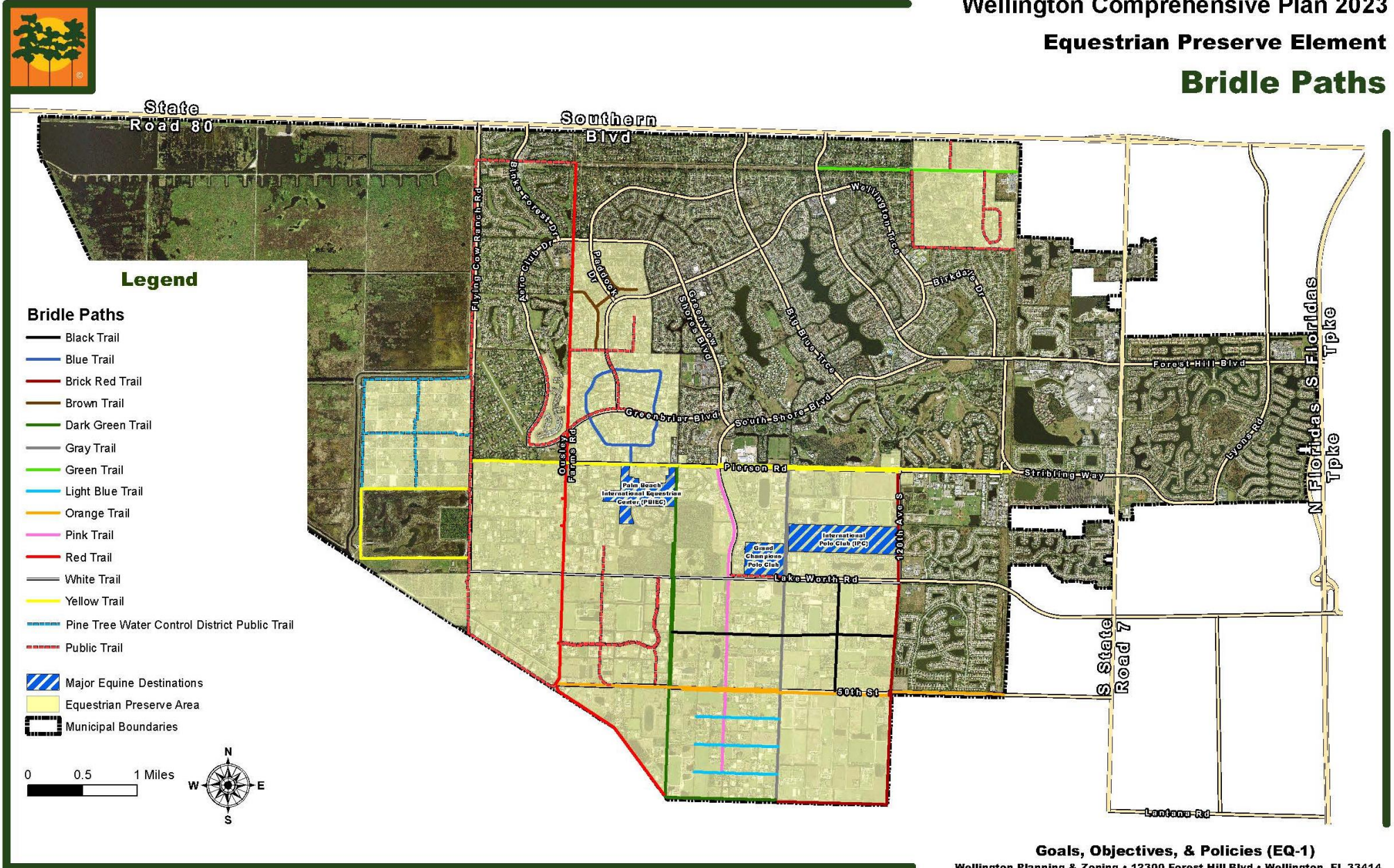
407 CONTAINING 5.572 ACRES MORE OR LESS.

408

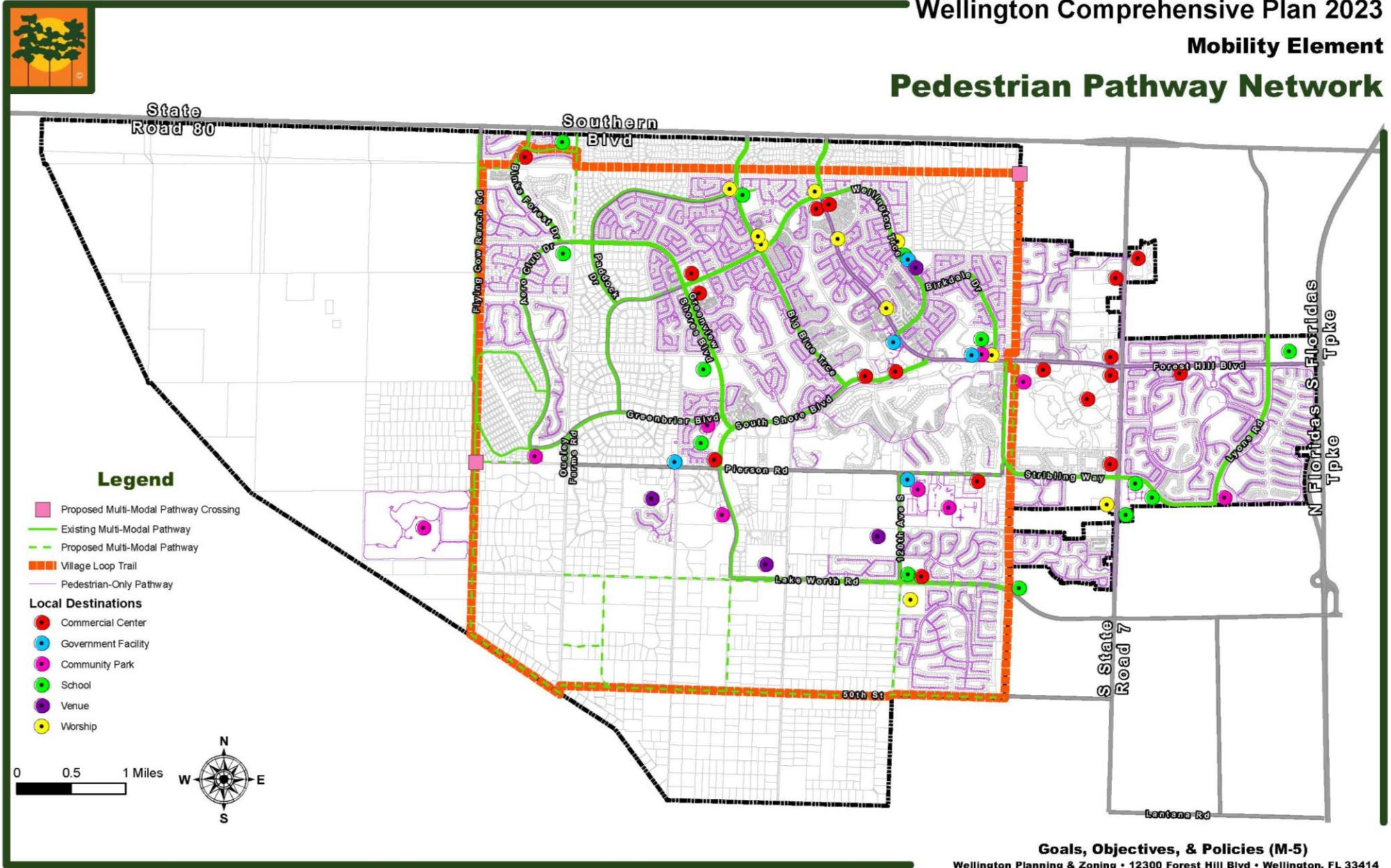
Wellington Comprehensive Plan 2023
 Land Use Element
Future Land Use



Wellington Comprehensive Plan 2023
 Equestrian Preserve Element
Bridle Paths



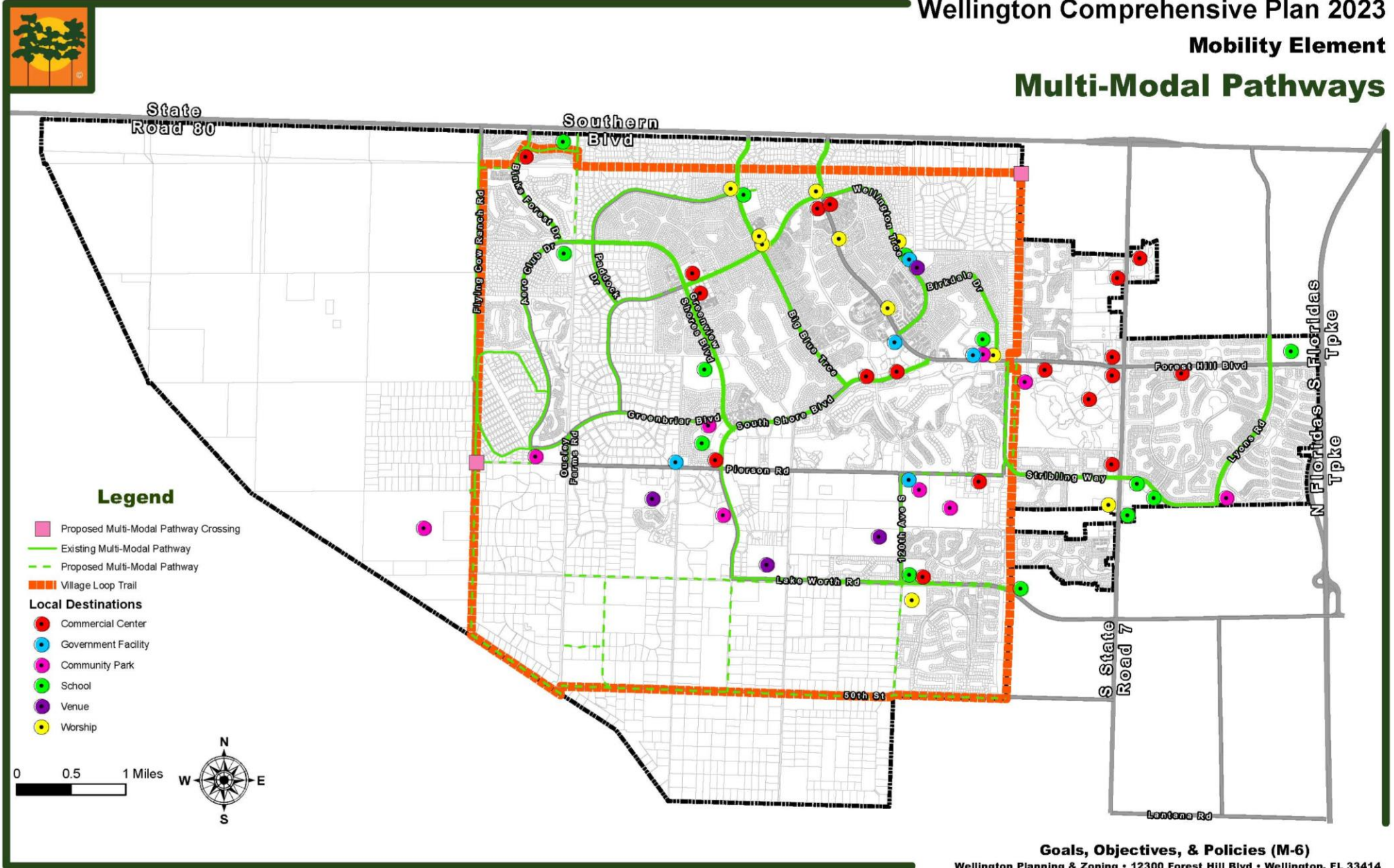
Pedestrian Pathway Network



Goals, Objectives, & Policies (M-5)

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• 561.791.4000 • www.wellingtonfl.gov

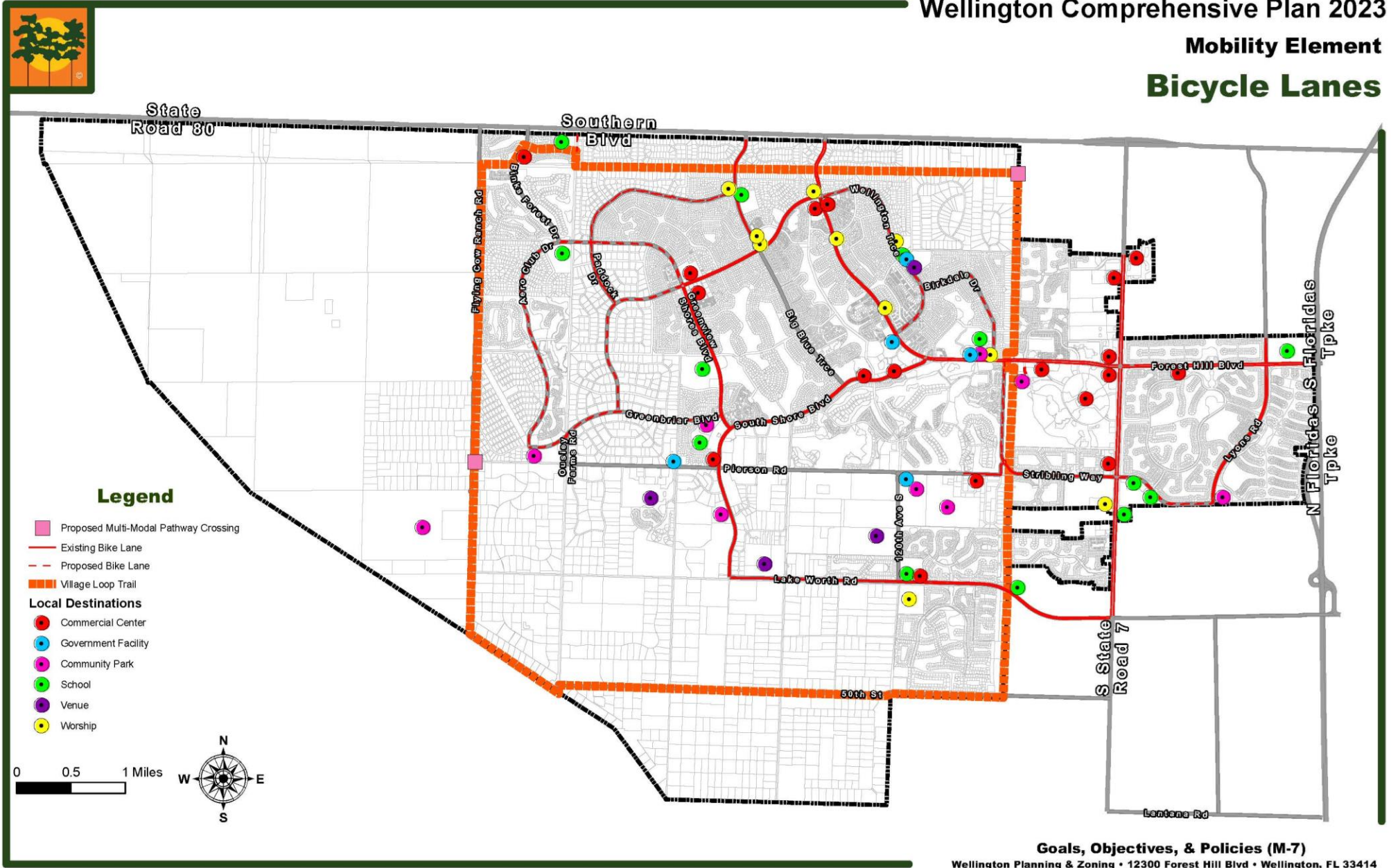
Wellington Comprehensive Plan 2023
 Mobility Element
Multi-Modal Pathways



Goals, Objectives, & Policies (M-6)

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Wellington Comprehensive Plan 2023
 Mobility Element
Bicycle Lanes



Goals, Objectives, & Policies (M-7)
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