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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 LOCATED ON PAGE 2 OF THE OFFICIAL ZONING MAP; 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 denial of the Rezoning petition at the June 7, 2023 meeting with a vote of 7 to 0; 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

49 the 96.29-acre properties known as Equestrian Village and White Birth Farms, as legally
50 described in Exhibit "A", from Planned Unit Development/Equestrian Overlay Zoning District
51 (PUD/EOZD) to Planned Unit Development (PUD) and to remove the subject properties from
52 Subarea D of the EOZD.

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

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

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

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

70
71 (The remainder of this page left blank intentionally)
72
73

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

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

77
78 **WELLINGTON**

79 **FOR** **AGAINST**

80
81 BY: _____
82 Anne Gerwig, Mayor

83
84 _____
85 Michael J. Napoleone, Vice Mayor

86
87 _____
88 John T. McGovern, Councilman

89
90 _____
91 Michael Drahos, Councilman

92
93 _____
94 Tanya Siskind, Councilwoman

95
96 **ATTEST:**

97
98
99
100 BY: _____
101 Chevelle D. Addie, Clerk

102
103
104 **APPROVED AS TO FORM AND**
105 **LEGAL SUFFICIENCY**

106
107
108 BY: _____
109 Laurie Cohen, Village Attorney

111

Exhibit A – Legal Descriptions:

112 **White Birch Farms:**

113

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

118

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

121

122 **Equestrian Village:**

123

124 STADIUM SOUTH PROPERTY, PARCEL 2:

125

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

129

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

145

146 CONTAINING 8.76 ACRES MORE OR LESS.

147

148 STADIUM NORTH PROPERTY, PARCEL 1:

149

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

153

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

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

182
183 PARCEL 3:

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

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

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

215
216 LESS THE FOLLOWING PROPERTY:
217
218 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
219 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF
220 SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS
221 FOLLOWS:

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

229
230 TOGETHER WITH THE FOLLOWING PROPERTY:
231
232 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH,
233 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
234 SPECIFICALLY DESCRIBED AS FOLLOWS:

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

255 SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG
256 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10"; A DISTANCE
257 OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST
258 HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
259 SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET;
260 THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST
261 CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH
262 POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,
263 PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH
264 00°22'06" WEST, ALONG THE WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND
265 COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND
266 THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB
267 WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, PAGES 155-156, PUBLIC
268 RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET TO THE
269 SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY
270 CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID
271 POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A
272 DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF
273 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH
274 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING.
275 TOGETHER WITH:

276
277 CELL TOWER PARCEL:

278
279 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
280 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF
281 SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS
282 FOLLOWS:
283 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E
284 ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08"
285 E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
286 PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00
287 FEET; THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET
288 TO THE POINT OF BEGINNING.

289
290 CONTAINING 23.65 ACRES MORE OR LESS.

291
292 FAR NIENTE STABLES II PARCEL, PARCEL 4:

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

297
298 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH,
299 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE
300 SPECIFICALLY DESCRIBED AS FOLLOWS:
301 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
302 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF

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

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

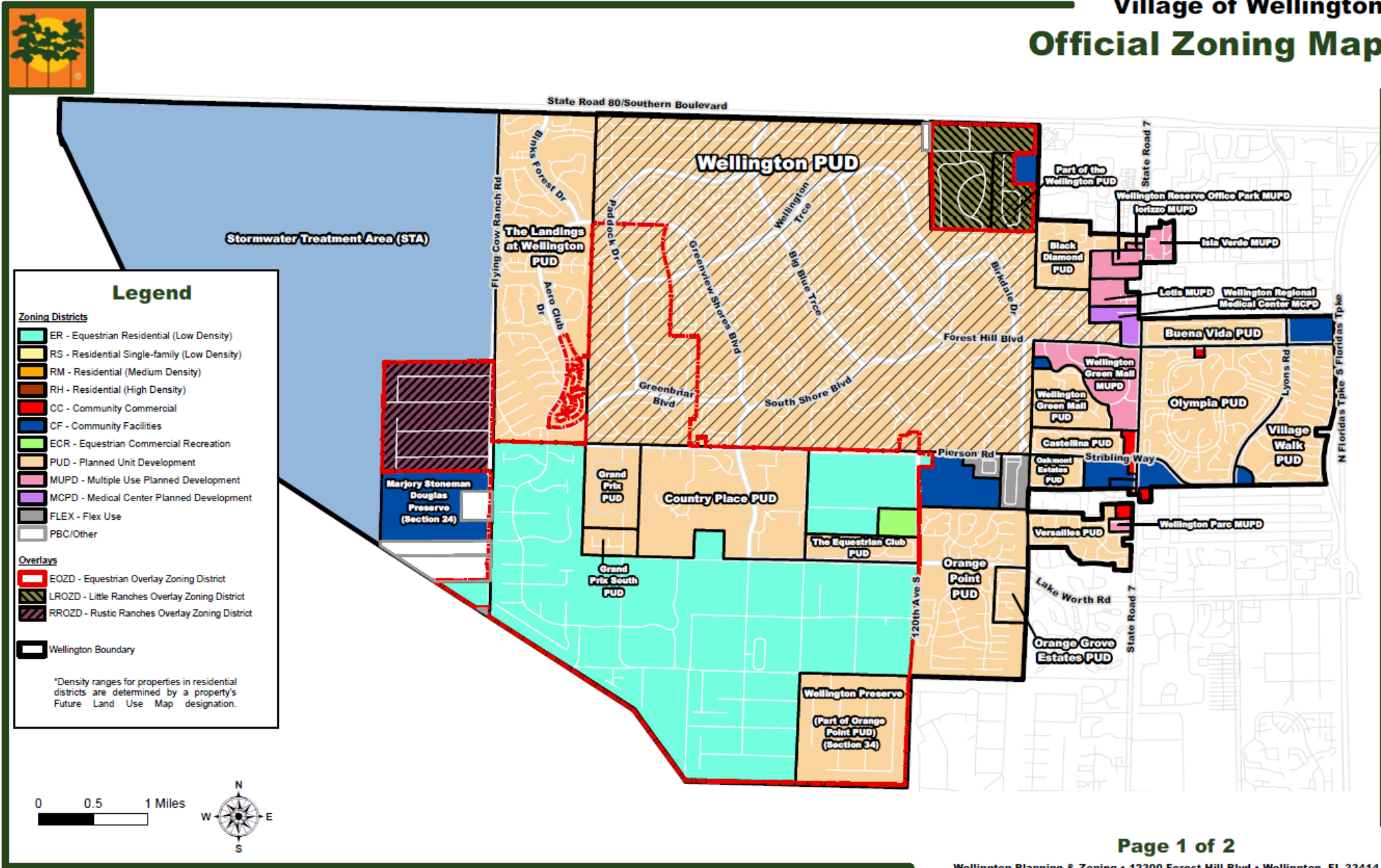
334
335 CONTAINING 19.24 ACRES MORE OR LESS.

336
337 EASEMENT INTEREST:
338
339 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND
340 UTILITIES AS CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY
341 AND BETWEEN PALM BEACH POLO, INC., A FLORIDA CORPORATION AND FAR
342 NIENTE STABLES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN
343 OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF THE PUBLIC RECORDS OF PALM
344 BEACH COUNTY, FLORIDA DESCRIBED
345 AS FOLLOWS:

346
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:
350

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

Village of Wellington
Official Zoning Map



Village of Wellington Official Zoning Map

