

PETITION NUMBER: 1997-10 MPI & 1997-10 DOA2
 12-20-07 - REVISIONS IN ACCORDANCE WITH R-2004-153
 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.
 05-05-14 - REVISIONS
 ADDED OR 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 UNITS, 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 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

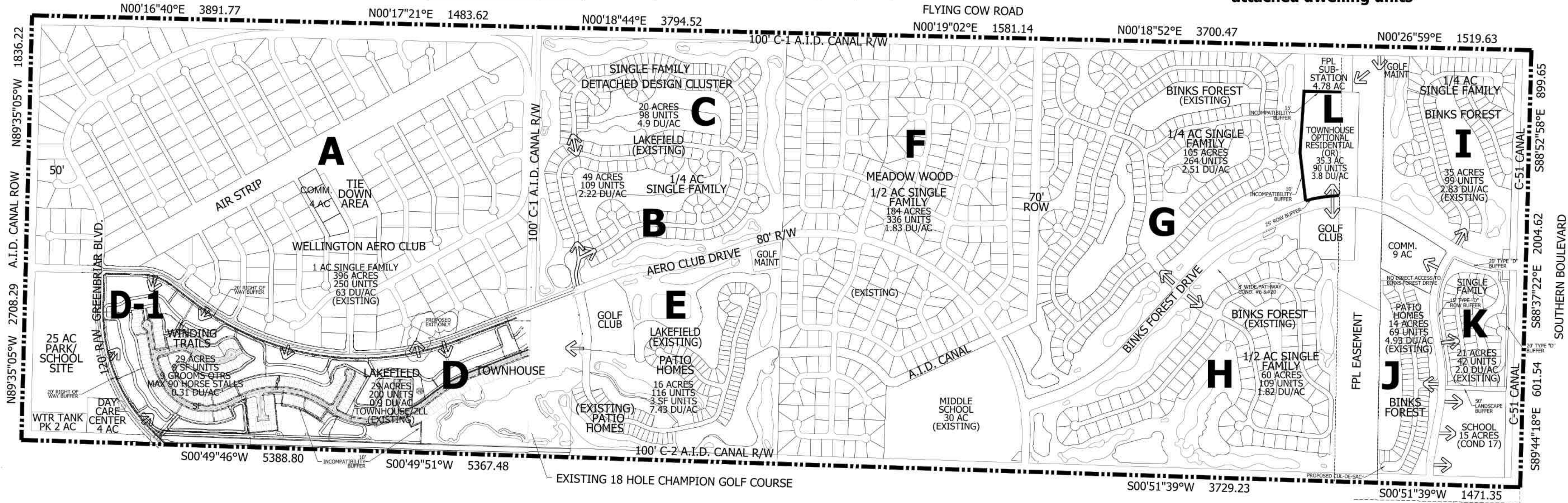
SITE AREA BREAKDOWN

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
DAY CARE	4	1
LAKES / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / EASEMENT	43	3
TOTAL	1693.08	100

Exhibit B - Current Landings at Wellington PUD Master Plan

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

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



PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DATA													
POD TYPE AND NAME	ACRE	1995 DRC 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	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	95 SF / 9 GQ 90 STALLS	0.31	AH	-	-	-	-
E	16	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	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	35	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	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	DRIVING RANGE			MF	90	5.8	AH	MF	90	5.8	AH	
TOTAL	973		1696			1785				1794			

CONDITIONS OF APPROVAL

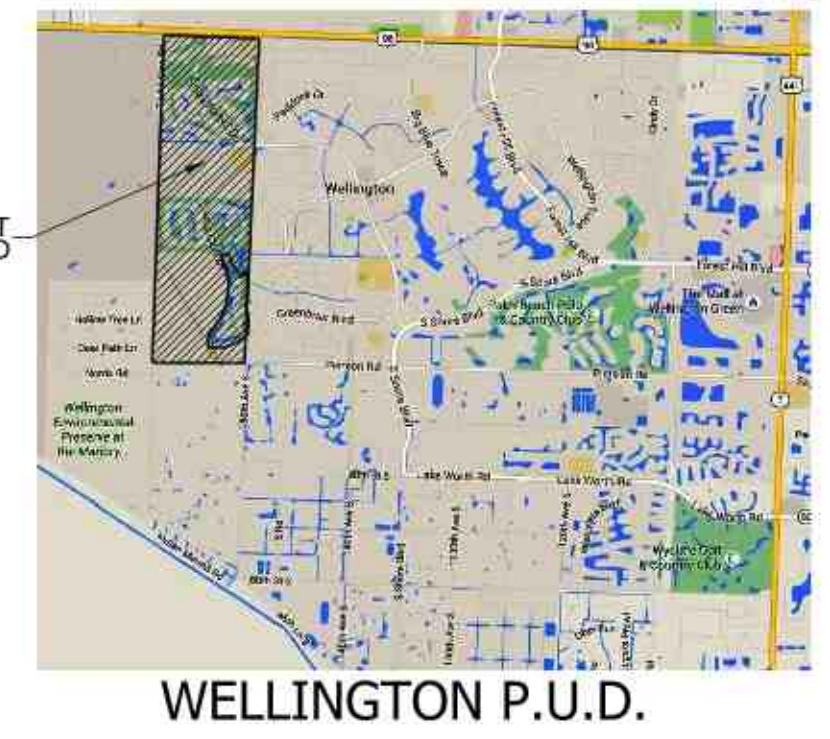
- The following are Conditions of Approval for Petition 16-060 (2016-023 MPA3) Resolution R2016-47 Approved February 28, 2017:
- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
 - Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
 - The project shall be required to be re-platted. The re-plate application shall be submitted within 60 working days of the Master Plan approval granted by the Village Council and be recorded 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 \$6,749.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e. bike trails) 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 Incompatibility 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 paved. 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)
 - An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to provide 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 Aerobud Drive or Greenbriar Boulevard. (PLANNING AND ZONING)
 - 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 paved 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 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station. 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. (TRAFFIC)
 - The applicant shall be required to construct a 12' wide bridge trail along Aerobud 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 pick up along the public bridge trail adjacent to Winding Trails. (COUNCIL)
- Outdoor lighting of rings and paddocks 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 thru 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 title 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 Lakefield South and Lakefield North Community. Use of a stall by an occupant or 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-equestrian residential deliveries, equine related deliveries, except for emergency medical equine care services, to any Parcel governed by this Declaration shall be limited as follows: the earliest deliveries shall be no earlier than 9:00 a.m. and no 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.

- The following are Conditions of Approval for Petition 2022-0001-MPA Resolution R2022-47 Approved October 11, 2022:
- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect.
 - Approval is based on the Master Plan dated stamped May 4, 2022.
 - A vacation abandonment is required to be approved for the portion of the limited access easement where the driveway will be located prior to the issuance of any engineering permits.
 - The additional driveway on lot 6 shall be constructed with a 30 degree radius and be for residential uses only.

- The following are Conditions of Approval for Petition 2024-0001-MPA Resolution R2024-44 Approved October 8, 2024:
- Unless otherwise specified in this resolution, all previous conditions of The Landings at Wellington PUD are still in effect.
 - This approval is based on the Master Plan dated July 24, 2024.
 - A Minor Site Plan amendment for Lots 8 and 9 is required to add the additional access point and reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement. The Minor Site Plan amendment will be approved administratively by staff once the Master Plan Amendment is approved by Council.
 - A replat of Lot 8 is required to remove a portion of the limited access easement to allow for the new access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement east of the barn. The replat shall be approved by Council prior to the issuance of any engineering permits associated with the new access point.
 - The additional access point shall be used for egress only. Proper signage shall be posted on site.

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 WELKIA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 561.845.0665

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336

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 1000
 WEST PALM BEACH, FL 33401
 561.640.8202

LEGAL:
 DEREK A. SCHWARTZ, ESQ.
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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
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	08-24-16
08-03-17	09-21-16
09-25-17	11-16-16
10-16-17	05-04-22
03-21-24	10-20-22
07-18-24	10-11-24

Scale: 1" = 600'

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

SHEET 1 OF 1

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 These drawings are the property of the architect and are not to be used for extensions or other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.