

RESOLUTION NO. R2026-03

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION 2025-0001-MP) FOR THE WELLINGTON VILLAGE MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY FORMERLY KNOWN AS K PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US 441/SR 7, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE WELLINGTON VILLAGE MUPD MASTER PLAN; TO DESIGNATE A 43.76-ACRE INSTITUTIONAL POD (POD A) WITH A MAXIMUM OF 1,750 STUDENTS AND 405,000 SQUARE FEET; TO DESIGNATE A 24.05-ACRE COMMERCIAL POD (POD B) WITH A MAXIMUM OF 210,000 SF OF RETAIL, 105,000 SF OF RESTAURANT PLUS 20,000 SF OUTDOOR DINING; 75,000 SF OF OFFICE, 180-ROOM HOTEL WITH A MAXIMUM OF 175,000 SF, AND 215 MULTIFAMILY DWELLING UNITS (PHASE 1 – 15 UNITS/30,000 SF AND PHASE 2 – 200 UNITS/300,000 SF); TO DESIGNATE A 3.23-ACRE OPEN SPACE POD (POD O) WITH A LAKE AND PUBLIC USE LAKE TRAIL; TO DESIGNATE A 0.23-ACRE UTILITY/MUNICIPAL POD WITH A LIFT STATION; TO ADD THREE (3) ACCESS POINTS ON STRIBLING WAY; TO ADD ONE (1) ACCESS POINT ON US 441/SR 7; TO ADD THREE (3) CROSS ACCESS POINTS TO THE LIFE CHURCH PROPERTY; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FARMINGTON ESTATES; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FAMILY VISION; TO ADOPT THE WELLINGTON VILLAGE MUPD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the notice of hearing requirements as provided in Article 5 of the Wellington Land Development Regulations have been satisfied; and

WHEREAS, the Future Land Use Map designation for the subject property was changed to Mixed Use by Ordinance No. 2025-04; and

WHEREAS, the Developer has applied for a companion Rezoning (Ordinance No. 2026-06) application to change the Zoning designation to Multiple Use Planned Development (MUPD); and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 21, 2026, recommended of Wellington Village MUPD Master Plan with a - vote; and

50
51 **WHEREAS**, the Wellington Council has taken the recommendations of the
52 Local Planning Agency, the Findings of Facts provided in the staff report, and the
53 evidence and testimony presented by the Petitioner, and the comments from the
54 public into consideration when considering the proposed Master Plan Amendments
55 and Conditional Use; and
56

57 **WHEREAS**, Wellington's Council has made the following Findings of Fact:
58

- 59 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
60
- 61 2. The subject request is consistent with the stated purposes and intent of
62 the Land Development Regulations;
- 63 3. The requested Master Plan Amendment is consistent with the surrounding
64 land uses and zoning districts; and
65
- 66 4. The requested Master Plan Amendment would result in a logical and
67 orderly development pattern.
68

70 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,
71 FLORIDA'S COUNCIL, THAT:**

73 **SECTION 1.** The Wellington Village MUPD Master Plan is hereby
74 APPROVED as described in Exhibit A and illustrated in Exhibit B, providing for the
75 following:
76

- 77 • Creates a 71.27-acre MUPD with the following pods and respective development
78 program:
 - 80 ○ Pod A (Institutional)
 - 81 ■ 43.76 acres
 - 82 ■ School - 1,750 students/405,000 SF
 - 84 ○ Pod B (Commercial)
 - 85 ■ 24.05 acres
 - 86 ■ Retail – maximum of 210,000 SF
 - 87 ■ Restaurant – maximum of 105,000 SF plus 20,000 SF of outdoor dining
 - 88 ■ Hotel – 180 rooms/175,000 SF
 - 89 ■ Office – maximum of 75,000 SF
 - 90 ■ Multi-Family – 215 units/330,000 SF
 - 91 - Phase 1 – 15 units/30,000 SF
 - 92 - Phase 2 – 200 units/300,000 SF
 - 94 ○ Pod O (Open Space)
 - 95 ■ 3.23 acres
 - 96 ■ Lake and public use lake trail

98 ○ Municipal Pod (Utility)
 99 ▪ 0.23 acres
 100 ▪ Lift Station
 101
 102 ● Adds three (3) access points on Stribling Way, one (1) access point along State
 103 Road 7, three (3) cross access points to Life Church property, and one (1) cross
 104 access point to the Farmington Estates and Family Vision for future cross access;
 105
 106 ● Adopts a Project Standards Manual (PSM) specifically for the Wellington Village
 107 MUPD; and
 108
 109 ● Establishes Conditions of Approval for the development.

111 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject
 112 to the following conditions:

113 **General Conditions:**

114 1. Wellington Village MUPD shall be developed consistent with the approved
 115 Wellington PUD Master Plan based on the use limitations below:

Use	Intensity/Density Limitations
School	1,750 students/405,000 SF ¹
Multi-Family	Phase 1 – 15 units/30,000 SF Phase 2 – 200 units/300,000 SF
Hotel	180 rooms/ ²
Office	75,000 SF
Retail	210,000 SF
Restaurant	105,000 SF; with 20,000 SF outdoor dining
Open Space	No Limitation

116 ¹ As approved by Resolution No. R2026-04 (Conditional Use for school)

117 ² As approved by Resolution No. R2026-05 (Conditional Use for hotel)

118 2. The project shall comply with the Wellington Village Project Standards Manual
 119 (PSM) as adopted (Exhibit C) as part of Resolution No. R2026-03. Deviations
 120 from specified LDR requirements have been included in the PSM. (PLANNING
 121 AND ZONING)

122 3. A Site Plan shall be required prior to Land Development Permits and shall comply
 123 with the PSM, as adopted in Exhibit C of this Resolution. (PLANNING AND
 124 ZONING)

125 4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall
 126 be private and the maintenance responsibility of the owner or managing
 127 association, and shall not be the maintenance responsibility of Wellington.
 128 (PLANNING AND ZONING/ENGINEERING)

136 5. The Developer shall be required to provide the land dedication for parks and
137 recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of
138 Wellington's Land Development Regulations. The land dedication required for
139 parks and recreation for Phase 1 is 0.21 acres and Phase 2 is 2.81 acres, for a
140 total of 3.02 acres. The land dedication for civic for Phase 1 is 0.04 acres and
141 Phase 2 is 0.56 acres for a total of 0.6 acres. In lieu of land dedication, a fee equal
142 to \$50,000.00 per acre or the fair market value per acre, whichever is greater,
143 may be paid. These fees shall be paid in full prior to the issuance of the first
144 building permit for each residential phase. A 10% credit for privately-owned
145 recreational space within a proposed project may be applied to the park and
146 recreational land dedication requirement, which equates to a credit of 0.64 acres.
147 The area and the use of the private recreational space shall be restricted to the
148 square footage and uses approved for the master plan by recorded covenant and
149 shall run with the land. Any modifications to the covenant, including elimination,
150 shall require the approval of Wellington's Council. The private recreational space
151 shall be operated and maintained by the developer, successors, or assignees.
152 (PLANNING AND ZONING)

153

154 6. Architectural Review Board approval is required for all elevations, colors,
155 materials, and signage prior to the issuance of building permits. (PLANNING AND
156 ZONING)

157

158 7. The MUPD shall be designed and built to meet a minimum of LEED Silver or
159 comparable building standards across the entire project. (PLANNING AND
160 ZONING)

161

162 8. No building permits are to be issued after December 31, 2030, unless a time
163 extension has been approved. (TRAFFIC)

164 **Land Development Conditions:**

165 9. A plat/replat shall be required to be submitted prior to the issuance of the Land
166 Development Permits and shall be recorded prior to the issuance of the first
167 building permit. The project shall be subject to a Declaration of Restrictions and
168 Covenant acceptable to the Wellington Attorney, which shall provide for the
169 formation of a managing association and assessments payable by the members
170 of the association for the cost of maintaining the common areas, including all
171 preservation areas, amenities, waterbodies, etc. (ENGINEERING/LEGAL)

172

173 10. No vertical encroachments shall be permitted in any utility or drainage easements.
174 No landscaping shall be installed in water or sewer easements or areas
175 obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)

176

177 11. Land Development Permit (LDP) and Utility Permit meeting all applicable
178 requirements of Wellington's Land Development Regulations, as well as State
179 and Federal regulations and guidelines, must be applied for, approved, and
180 issued prior to any construction activities. The permit plans shall include
181 construction details for all infrastructure components, including paving, grading,
182 drainage, water, sewer, landscape, lighting, and offsite improvements. Additional
183 comments on the site layout may be forthcoming upon submittal and subsequent
184

186 review of Engineering construction plans and Drainage Calculations for the site
187 development. Prior to the issuance of any certificates of occupancy/completion,
188 final approval is required from the Engineering Department. (ENGINEERING)

190 12. All proposed private roadways, lakes, and conservation areas shall be placed in
191 tracts. All tracts shall be identified on the plat and dedicated accordingly.
192 (ENGINEERING)

193 13. The Developer shall convey sufficient road drainage easement(s) through the
194 project's internal drainage system, as required, to provide legal positive outfall for
195 runoff. Said easements shall be no less than 20 feet in width. Portions of such a
196 system not included within roadways or waterways dedicated for drainage
197 purposes will be specifically encumbered by said minimum 20-foot drainage
198 easements from the point of origin to the point of legal positive outfall.
199 (ENGINEERING)

200 14. Existing lift stations serving the project will be required to be upgraded to meet
201 current standards. A permanent stand-by generator with an automatic transfer
202 switch will be required to be added at LS104. Additionally, other off-site utility
203 infrastructure supporting the project may require improvements to support the
204 additional density. (UTILITIES)

205 15. For LS 104, the site planning submittal should include confirmation that the
206 wetwell/diameter and depth are sufficient, and that pumps will not short-cycle and
207 can fit in the existing wetwell. This station, as proposed, will require a triplex
208 configuration with three larger horsepower pumps, which should be confirmed to
209 fit within the wetwell. In the event the station cannot be converted, a new station
210 will be required. (UTILITIES)

211 16. The Developer is responsible for the funding and construction of all
212 improvements/upgrades that the Utility Department determines are necessary to
213 existing lift stations, water distribution systems, sanitary systems, and force main
214 systems as a result of the impacts of the proposed project development plan on
215 the existing systems. This may include off-site force main upgrades, off-site lift
216 station upgrades to account for increased system pressure, and other
217 improvements as required. (UTILITIES)

218 17. The Developer must apply for and obtain a Utility Major permit prior to the
219 development of the proposed improvements. (UTILITIES)

220 18. Landscaping, structures, lighting, fencing etc. will not be permitted within the
221 water and sewer easements (except low-growing bushes/shrubs). Access gates
222 in the fencing and openings in the buffer hedge will be required where water and
223 sewer easements connect to adjacent properties. (UTILITIES)

224 19. A looped water main system will be required for public system. Where feasible
225 and reasonable, connections to the adjacent parcels/roadways to the north, east,
226 and south will be required. Dead-end water mains will not be allowed. Private lines
227 serving the school property or single buildings are acceptable. (UTILITIES)

236 20. Any utility work on the Life Covenant Church property or other private property
237 will require written permission from the owner(s) for the construction of utility work
238 on private property. (UTILITIES)

239

240 21. Developer shall consider and plan for all requirements and conditions in the
241 Utility's wastewater FDEP permit (permit provided to applicant) for the reclaimed
242 pond. The Utility cannot waive any conditions of this permit without approval from
243 the FDEP. Modification to the FDEP permit, where required, shall be funded by
244 the Developer. (UTILITIES)

245

246 22. Developer shall provide notice to the Utility for all activities involving the pond,
247 such that the Utility can comply with all required notices to the regulatory
248 agencies. (UTILITIES)

249

250 23. Any utility work on Life Covenant Church must maintain water, fire, and sewer
251 service to the property at all times at no cost to the Village of Wellington.
252 (UTILITIES)

253

254 24. Lift station size to 35' x 35' minimum unless alternate configuration approved by
255 Utility Department. No exceptions to these standards are accepted as part of this
256 approval. (UTILITIES)

257

258 **Landscape Conditions:**

259

260 25. Landscape plans shall be required as part of the Site Plan application. A
261 Landscape Buffer shall be required along all property lines and all major
262 thoroughfares as required in Wellington's Land Development Regulations and
263 illustrated in the Project Standards Manual. The landscape buffers and street
264 trees shall be installed by the Developer and inspected by Planning and Zoning
265 prior to closing the LDP. (PLANNING AND ZONING)

266

267 26. The overall internal lot area for the LDR shade tree requirement may exclude the
268 lakes, athletic fields, and landscape buffers. The MUPD is required to provide a
269 shade tree quantity that is an additional 30% of trees more than the minimum
270 requirement. If the tree quantities cannot be met, the developer may contribute
271 an in-lieu fee of \$600 per tree prior to the issuance of the first building permit.
272 (PLANNING AND ZONING)

273

274 27. A certified cost estimate for all landscaping that includes the plant materials,
275 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
276 application, along with a bond in the amount of 110% of the cost estimate.
277 (PLANNING AND ZONING)

278

279 28. The Site plan submittal must provide landscape plans and utility layout of a level
280 of detail sufficient to determine that landscape requirements and Utility
281 Department requirements for access to public water and sewer facilities can both
282 be met, and that landscaping or other structures are not placed within Utility
283 easements. Minimum clearance requirements of 7.5 feet from trees to mains shall
284 be required for the entire site. No exceptions to this distance are approved as part
285 of this approval. (UTILITIES)

286
287 **Traffic Conditions:**
288

289 29. The County traffic concurrency approval is subject to the Project Aggregation
290 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
291

292 30. The Developer is required to make proportionate share payments as follows.
293 Total costs of improvements shall be prepared by the Developer's Engineer of
294 Record (EOR) and accepted by the Village Engineer: (TRAFFIC)
295

296 a. 3.56% of the total cost of the four-lane widening of Stribling Way from
297 Forest Hill Boulevard to Fairlane Farms Road prior to the first building
298 permit.
299

300 b. 2.80% of the total cost of the four-lane widening of Stribling Way from
301 Fairlane Farms Road to Castellina Way prior to the first building permit.
302

303 c. 0.15% of the total cost of the four-lane widening of Big Blue Trace from
304 Wellington Trace to South Shore Boulevard prior to the first building permit.
305

306 d. 0.19% of the total cost of the 10-lane widening of Southern Boulevard from
307 SR 7 to Lyons Road, payable to Palm Beach County, prior to the first
308 building permit.
309

310 e. 47.6% of the total cost to construct an additional westbound left turn lane
311 at the Forest Hill Boulevard and SR 7 intersection prior to the first building
312 permit.
313

314 f. 40.8% of the total cost to construct an additional northbound lane (one left
315 turn lane and one thru lane) at the Stribling Way and Fairlane Farms Road
316 roundabout prior to the first building permit.
317

318 g. 0.6% of the total cost to construct an additional eastbound thru lane at the
319 South Shore Boulevard and Forest Hill Boulevard intersection prior to the
320 first building permit.
321

322 31. The Developer shall construct the following improvements at their site driveways.
323 Construction shall begin prior to the first building permit and shall be complete
324 prior to the first certificate of occupancy: (TRAFFIC)
325

326 a. Signalized intersection or roundabout at full access driveway on Stribling
327 Way approximately 2,300 feet west of SR 7 shall be constructed.
328

329 i. If a signalized intersection is constructed, then an eastbound right
330 turn lane with 160 feet of storage and a 50-foot taper and a
331 westbound left turn lane with 280 feet of storage and a 50-foot taper
332 shall also be constructed or as approved by the Village Engineer.
333 Two eastbound departure lanes with additional pavement for
334 westbound U-turns shall be included in the construction.
335

- ii. If a roundabout is constructed, then it should be multi-lane in the east/west direction and single lane in the north/south direction. This roundabout would include two eastbound lanes into the roundabout and two departure eastbound lanes. Two westbound lanes into the roundabout shall be included with westbound departure lanes including one right lane into Castellina and one through lane.
- b. An eastbound right turn lane with 280 feet of storage and a 50-foot taper and a westbound left turn lane with 280 feet of storage and a 50-foot taper shall be constructed at the full access driveway on Stribling Way, approximately 1,320 feet west of SR 7, or as approved by the Village Engineer.
- c. An eastbound right turn lane with 280 feet of storage and a 50-foot taper shall be constructed at the right in/right out driveway on Stribling Way approximately 500 feet west of SR 7 or as approved by Village Engineer.
- d. A southbound right turn lane meeting the minimum requirement in the Florida Design Manual (FDM) with provided space for a buffered bike lane shall be constructed at the right in/right out driveway on SR 7, approximately 514 feet south of Stribling Way.
- e. Signalized intersection at full access driveway on SR 7 approximately 1,029 feet south of Stribling Way shall be constructed. A southbound right turn lane meeting the minimum requirement in the Florida Design Manual (FDM) with provided space for a buffered bike lane as well as dual northbound left turn lanes, dual eastbound left turns lanes and one eastbound right turn lane shall be constructed. The queue length for the northbound dual left turn lanes must be determined by a traffic study conducted by the Developer at permit. The proposed traffic signal support system shall have the structural capacity to implement a minimum of one signal head per lane with five section heads for all approaches, as needed.
- f. The proposed multilane roundabout shall follow nationwide design guidelines (FDOT FDM Chapter 213). Queueing from the multilane roundabout's eastern approach must not encroach onto SR 7, as determined by a traffic study conducted by the Developer at permit.
- g. Close the existing right-in/right-out/left-in driveway on the west side of SR 7, located approximately 1,153 feet south of Stribling Way and provide cross-access with existing church.
- h. Remove the existing directional median opening on SR 7, located

32. The following improvements shall be constructed at the intersection of SR 7 and Stribling Way, including any signal modifications. The storage lengths are to be determined during final design. The queue length for the northbound dual left turn lanes must be determined by a traffic study conducted by the Developer at permit.

385 Construction shall begin prior to the first building permit and shall be complete
386 prior to the first certificate of occupancy. (TRAFFIC)

388 a. An additional northbound left turn lane.
389 b. An additional eastbound left turn lane
390 c. An additional eastbound right turn lane
391 d. Extend the southbound right turn lane to meet minimum length as
395 determined by traffic study conducted by the Developer at permitting.

397 33. The Developer shall complete the construction to widen Stribling Way from
398 Castellina Way to SR 7 to four lanes. Construction shall begin prior to the first
399 building permit and shall be completed prior to the first certificate of occupancy.
400 (TRAFFIC)

402 34. No building permits shall be issued for the project until the Developer provides
403 acceptable surety to the Village of Wellington in an amount as prepared by the
404 Developer's EOR and accepted by the Village Engineer for the modifications
405 described in Conditions 32 and 33 above. The surety shall be released upon
406 completion of the modifications. (TRAFFIC)

408 35. No building permits shall be issued for the project until the Developer provides
409 acceptable surety to the Village of Wellington in an amount as prepared by the
410 Developer's EOR and accepted by the Village Engineer for the two signals and/or
411 roundabout as described in Conditions 31a and 31f above. The surety shall be
412 released upon completion of the intersection improvements. (TRAFFIC)

414 36. An annual parking utilization monitoring study shall be conducted for the site and
415 shall be based on a minimum of one week during peak season. This monitoring
416 study shall begin one year after issuance of the certificate of occupancies for more
417 than 150,000 square feet, including residential. The Village shall be provided with
418 the study within 30 days of the monitoring. The annual monitoring study shall be
419 required for a period of 10 years. If a parking deficiency is identified, the Village
420 will notify the property owner within 30 days of the finding and direct the
421 construction of the contingency parking. The property owner shall be required to
422 design, fund, and build the contingency parking within 18 months of the notice.
423 Any appeal of this condition shall be made to the Village Council. (TRAFFIC)

425 37. The exact location of the future cross-access points connecting Farmington
426 Estates and Family Vision to Wellington Village MUPD may be adjusted and
427 approved administratively. (PLANNING AND ZONING)

431 **Concurrency (Level of Service) Conditions:**

433 38. The Developer is advised that no guarantee of available capacity is expressed or
434 implied by the issuance of a Capacity Availability Letter, until such time that the

435 Developer has reserved capacity through payment of Water, Sewer, and Fire
436 Capacity Fees. (UTILITIES)

437
438 39. A Developer's Agreement will be required by the Utility Department to reserve
439 water and sewer capacity for the project. Payment of capacity fees shall be
440 required to reserve capacity. The Developer's agreement must be executed and
441 approved by the Village Manager prior to the execution of the Palm Beach County
442 Health, Water, and Sewer Department permits by the Village Utility Director. The
443 Developer's Agreement conditions should be coordinated during the Site Plan
444 Approval process. (UTILITIES)

445
446 40. All water mains and sewer mains are required to be public. Water and sewer
447 infrastructure must be located in the right-of-way or in a dedicated exclusive water
448 main or sewer easement. Easement widths shall comply with the Village of
449 Wellington Water and Wastewater Systems Construction and Standards Manual
450 (15-foot minimum). All Utility Easements shall provide for unhindered access to
451 all facilities and mains. (UTILITIES)

452
453 41. The Developer shall contribute \$31,346.00 for Phase 1 and \$62,692.00 for Phase
454 2 to the School District of Palm Beach County (SDPBC) prior to the issuance of
455 the first residential building permit for each phase. (SDPBC)

456 **SECTION 3.** This Resolution shall become effective immediately upon
457 adoption.

458 **PASSED AND ADOPTED** this _____ day of _____ 2026.

460 **ATTEST:**

461 **WELLINGTON, FLORIDA**

463 BY: _____

464 Chevelle D. Addie, Village Clerk

465 BY: _____

466 Michael J. Napoleone, Mayor

467 **APPROVED AS TO FORM AND**
468 **LEGAL SUFFICIENCY:**

470 BY: _____

471 Laurie Cohen, Village Attorney

476 PARCEL 1 (FEE SIMPLE)

477 PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT
478 NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH
479 COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT NO. 3.
480 ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID BLOCK 26,
481 AS MORE FULLY DESCRIBED BELOW:

482 TRACTS 1 THROUGH 8, BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO 3, RECORDED
483 IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

484 LESS AND EXCEPT,

485 1. THE SOUTH 86 FEET OF SAID TRACTS 5 THROUGH 8 AND

486 2. THE RIGHT OF WAY FOR US 441. (STATE ROAD 7)

487 3. TEN ACRES, MORE OR LESS, DEEDED TO THE NEW COMMUNITY CHURCH OF THE
488 PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10931, PAGE 489 AND
489 492.

490 ADD 4 ACRES OF PBF CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS
491 4 AND 5 ALL IN BLOCK 26, ORB 13325/1198, LESS THE SOUTH 86 FEET. ALSO BEING
492 DESCRIBED AS FOLLOWS: (THIS DESCRIPTION AUTHORIZED IN THE OFFICE OF
493 DENNIS J. LEAVY & ASSOCIATES, INC.)

494 A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
495 BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH
496 FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC
497 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY
498 DESCRIBED AS FOLLOWS:

499 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24;
500 THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF
501 THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE
502 WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57
503 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A DISTANCE OF
504 1716.01 FEET; THENCE SOUTH 86°54'06" EAST, A DISTANCE OF 315.08 FEET; THENCE
505 SOUTH 88°10'28" EAST A DISTANCE OF 330.50 FEET; THENCE SOUTH 43°08'16" EAST A
506 DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF-WAY LINE OF
507 STATE ROAD #7 AND U.S. HIGHWAY #441, AS SHOWN ON THE FLORIDA DEPARTMENT
508 OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27,
509 REVISION DATE 02-01-96, THE PRECEDING FOUR (4) COURSES ALSO BEING
510 COINCIDENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
511 RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
512 FLORIDA; THENCE SOUTH 01°53'57" WEST, ALONG SAID RIGHT-OF-WAY LINE A
513 DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING SAID WEST

514 RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH 01°07'58" EAST, A
515 DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET NORTH OF AND PARALLEL
516 WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACTS 5 AND 6,
517 THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND
518 WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10931, PAGE
519 489 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
520 SOUTH 88°52'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO
521 A POINT ON THE AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER
522 (1/4) OF SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO.
523 PLAT NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE
524 LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC
525 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST, ALONG
526 SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF BEGINNING. SAID
527 LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

528 PARCEL 2 (FEE SIMPLE):

529 TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS
530 RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH
531 COUNTY, FLORIDA.

532 PARCEL 3 (EASEMENT):

533 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1
534 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND
535 MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE
536 PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF
537 THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT,
538 AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED
539 FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH EASEMENT
540 WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT
541 EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF
542 EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 462, PUBLIC
543 RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE
544 LANDS DESCRIBED THEREIN.

