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RESOLUTION NO. R2023-02

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASES I AND II), POD G (PHASES I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8-ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO FORFEIT THE REMAINING 30 DWELLING UNITS FROM THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 107 DWELLING UNITS WITH AN AMENITY SITE; TO FORFEIT THE REMAINING 62 DWELLING UNITS IN POD F (PHASES V-VII); TO REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY 92 DWELLING UNITS TO A TOTAL OF 350 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F (PHASES V-VII), AS ILLUSTRATED ON THE MASTER PLAN; TO DESIGNATE POD F PHASES V-VII AS “EQUESTRIAN COMMERCIAL VENUE” WITH A DEFINED DEVELOPMENT PROGRAM; TO ADD AN ACCESS POINT ALONG SOUTH SHORE BOULEVARD TO ACCESS THE FARM SITES IN POD E; TO ADD TWO (2) ACCESS POINTS ALONG GRACIDA STREET TO ACCESS POD F (PHASES V-VII) “EQUESTRIAN COMMERCIAL VENUE”; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; TO ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH (POD E); AND AS DESCRIBED MORE PARTICULARLY HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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WHEREAS, the Wellington’s 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 are authorized and empowered to the consider petitions related to zoning and development orders; and

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

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WHEREAS, the Future Land Use Map designation for Pod F of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed from Residential B to Equestrian Commercial Recreation; and

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48
49

WHEREAS, the current Future Land Use Map designation for the commercial tract of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed from Commercial to Residential B; and

50
51 **WHEREAS**, the applicant is requesting to amend the Wellington CountryPlace PUD
52 by consolidating Pod E (Phases I and II), Pod G (Phases I and II), 18.6 acres of Pod F
53 Phase VII, and the 5.8 acre commercial site into Pod E, totaling 173.46 and assigning 107
54 units to Pod E as a mix of equestrian-residential and single family residential at a density
55 of 0.62 units per acre; forfeiting the remaining 30 units from the newly formed Pod E and
56 62 units from Pod F (Phases V – VII); reducing the overall unit count for the PUD from 442
57 to 350 units; reconfiguring the internal circulation of Pods E and F; designating Pod F as
58 “Equestrian Commercial”; adopting the Project Standards Manual for The Wellington
59 South, more specifically Pod E; adding an access point along South Shore Boulevard to
60 access the farm lots; adding two (2) access points along Gracida Street to access Pod F
61 “Equestrian Commercial Venue”; and modifying existing conditions of approval for the
62 Wellington CountryPlace PUD Master Plan; and
63

64 **WHEREAS**, the Master Plan Amendment was reviewed by the Equestrian Preserve
65 Committee (EPC) on June 8, 2023, and recommended denial with a 7 to 0 vote. The
66 request has been modified since recommendation by the EPC by modifying the FLUM
67 designation of only the Commercial property to Residential B, not the originally requested
68 Residential C and maintaining the existing Residential B FLUM designation for Pod E; and
69

70 **WHEREAS**, the Master Plan Amendment was reviewed by the Planning, Zoning and
71 Adjustment Board (PZAB) on July 19, 2023, July 20, 2023, and August 16, 2023, and
72 recommended approval with a 5 to 2 vote with the following modifications:

- 73
- 74 • The density and unit count be reduced further than 137 units and to increase the
75 number of smaller farm lots.
 - 76 • An updated conceptual site plan be provided to Council along with an updated
77 Project Standards Manual.
 - Modifications to the conditions of approval as presented by staff; and

78 **WHEREAS**, the Wellington Council has taken the recommendations of the Local
79 Planning Agency (Planning, Zoning and Adjustment Board), Equestrian Preserve
80 Committee, Wellington staff, and the evidence and testimony presented by the Petitioner
81 and other interested parties and comments of the public into consideration when
82 considering the proposed Master Plan Amendments; and
83

84 **WHEREAS**, Wellington’s Council has made the following findings of fact:

- 85 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 86 2. The subject request is consistent with the stated purposes and intent of the Land
87 Development Regulations;
- 88 3. The requested Master Plan Amendment is consistent with the surrounding land
89 uses and zoning districts;
- 90 4. The requested Master Plan Amendment would result in a logical and orderly
91 development pattern; and
92
93
94
95
96

97 5. The requested Master Plan Amendment is consistent with the applicable
98 Equestrian Overlay Zoning District (EOZD) regulations.
99

100 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S**
101 **COUNCIL, THAT:**
102

103 **SECTION 1.** The Wellington CountryPlace PUD Master Plan Amendment is
104 hereby APPROVED as described in Exhibit "B", providing for the following:
105

- 106 1. Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and
107 assign 107 units to Pod E as a mix of equestrian-residential (five (5) lots) and single
108 family residential at a density of 0.62 units per acre;
- 109 2. Forfeit the remaining 30 units from the newly formed Pod E and 62 units from Pod F
110 (Phase V – VII)
111
- 112 3. Reconfigure the internal circulation of Pods E and F;
113
- 114 4. Reduce the overall unit count for the PUD from 442 to 350 units;
115
- 116 5. Label the Preserve Area in Pod E as an "Preserve/Amenity Site";
117
- 118 6. Label Pod F as "Equestrian Commercial Venue" with associated development
119 intensity;
120
- 121 7. Modify several existing Conditions of Approval and add new conditions (Section 2),
122 including a Project Standards Manual for the new Pod E that includes the development
123 standards with specific lot configurations and setbacks;
124
- 125 8. Add an access point along South Shore Boulevard to Pod E to access the proposed
126 farm lots; and
127
- 128 9. Add two (2) access points along Gracida Street to access Pod F "Equestrian
129 Commercial Venue".
130

131 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the
132 following conditions:
133

134 **General Conditions**
135

- 136 1. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated
137 herein, shall remain in full effect. (PLANNING AND ZONING)
138
- 139 2. The following uses are approved and designated on the Master Plan, date stamped
140 December 11, 2023: (PLANNING AND ZONING)
141
142 a. Pod E (173.46 acres) – 107 single family lots and 18-acre "Preserve/Amenities
143 Site"; and
144
145

146 b. Pod F (114.65 acres) – Equestrian Commercial Venue.
147

- 148 3. Pod E shall be single family residential only regardless of lot size except for the five (5)
149 equestrian lots as identified on the Master Plan. Equestrian uses and/or structures,
150 excluding bridle trails, shall not be permitted within Pod E of the Wellington
151 CountryPlace PUD. Pod E is regulated by the Wellington South Project Standards
152 Manual. (PLANNING AND ZONING)
153
- 154 4. A Site Plan for Pod E shall be required prior to Land Development Permits and shall
155 comply with the Project Standards Manual (PSM) as adopted in Exhibit C as part of
156 Resolution No. R2023-02. A separate PSM shall be required for Pod F as part of
157 Compatibility Determination for a Commercial Equestrian Arena. (PLANNING AND
158 ZONING)
159
- 160 5. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in
161 Pod F shall be required prior to Land Development Permits for Pod F. The Compatibility
162 Determination requires Council approval and is processed in accordance with Article 5
163 of the Land Development Regulations. The Master Plan designation for Pod F will be
164 “Equestrian Venue”, however the venue shall not be operational until the CEA approval
165 is obtained. Operational, for the purpose of this development order, shall mean open
166 to the public for events. (PLANNING AND ZONING)
167
- 168 6. Recreational amenities for the Wellington South (Pod E) shall be completed and open
169 to the residents at the time the number of issued Certificates of Occupancy (CO)
170 reaches 50% of the total units approved on the site plan for Pod E. No additional
171 building permits shall be issued until the condition is satisfied. (PLANNING AND
172 ZONING)
173
- 174 7. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be
175 private and the maintenance responsibility of the owner or managing association and
176 shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING,
177 ENGINEERING)
178
- 179 8. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal pathways,
180 and shall illustrate how the connections to the overall system will be maintained,
181 modified, or enhanced. No connections shall be discontinued. (PLANNING AND
182 ZONING)
183
- 184 9. No residential building permits for Pod E shall be issued until the applications
185 referenced in #5 for the Commercial Equestrian Arena are submitted. (PLANNING
186 AND ZONING)
187

188 **Land Development Conditions:**
189

- 190 10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation
191 areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated
192 accordingly. (PLANNING AND ZONING, ENGINEERING)
193

- 194 11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of
195 the Land Development Permits for Pod F and E and shall be recorded prior to the
196 issuance of the first building permit for Pods F and E. All residential portions of Pod E
197 shall be subject to a Declaration of Restrictions and Covenant acceptable to the
198 Wellington Attorney, which shall provide for the formation of a managing association,
199 assessment of members for the cost of maintaining the common areas within Pod E,
200 including all preservation areas, amenities, waterbodies. (PLANNING AND ZONING,
201 ENGINEERING)
202
- 203 12. The following facilities shall be bonded at the time of plat and constructed by the
204 Applicant prior to the issuance of the first residential building permit for Pod E:
- 205 a. Public bridle trail along C-4 canal from Gracida Street to Pierson Road;
 - 206 b. Public bridle trail internal to Pod E, north of the farm sites from South Shore
207 Boulevard to the C-4 canal;
 - 208 c. Public Multi-purpose pathway along the C-4 canal from Gracida Street to
209 Pierson Road; and
210
 - 211 d. Public multi-purpose pathway internal to Pod E, north of the farm sites from
212 South Shore Boulevard to the C-4 Canal.
213 (PLANNING AND ZONING)
214
- 215 13. The Applicant shall convey sufficient road drainage easement(s) through the project's
216 internal drainage system of Pods F and E, as required, to provide legal positive outfall
217 for runoff. Said easements shall be no less than 20-feet in width. Portions of such
218 system not included within roadways or waterways dedicated for drainage purposes
219 will be specifically encumbered by said minimum 20-foot drainage easements from the
220 point of origin to the point of legal positive outfall. (ENGINEERING)
221
- 222 14. A permit modification from SFWMD, Army Corp of Engineer, and/or any jurisdictional
223 agency for the "Preserve/Amenities Site" located in the area of the preserve in Pod E
224 may be required. The Applicant is responsible to contact SFWMD and make any
225 required modification for any construction activity within the "Preserve/Amenities Site".
226 (PLANNING AND ZONING)
227
- 228 15. The Applicant shall maintain in perpetuity the 12.49-acre conservation easement area
229 within the Pod E "Preserve/Amenities Site" designated on the master plan. Prior to site
230 plan certification, a wetland enhancement program/preservation area management
231 plan shall be submitted to Planning and Zoning to remove exotic/invasive vegetation,
232 revegetation, maintenance plan, and monitoring plan for subject site. (PLANNING AND
233 ZONING)
234
- 235 16. The Applicant must apply for and obtain a Utility Major permit prior to the development
236 of the proposed improvements in Pods F and E. (UTILITIES)
237
- 238 17. The Applicant is responsible for the funding and construction of all
239 improvements/upgrades to existing lift stations, water distribution systems, sanitary
240 systems, and force main systems that are necessary as a result of the impacts of the

241 proposed project development plan of Pods F and E on the existing systems.
242 (UTILITIES)

243

244 18.The developer shall be required to take measures to ensure that during site
245 development dust/debris particle from the development do not become a nuisance to
246 neighboring properties. (ENGINEERING)

247

248 **Landscape Conditions:**

249

250 19.Landscape plans shall be required as part of the Site Plan applications for Pods F and
251 E. A Landscape Buffer shall be required along all property lines that are adjacent to a
252 different Future Land Use Map designation and along all major thoroughfares as
253 required in Wellington’s Land Development Regulations. (PLANNING AND ZONING)

254

255 **Traffic Conditions:**

256

257 20.A bridle path and multi-modal pathway shall be provided along the proposed
258 development’s south property lines of Pods E and F from South Shore Boulevard to
259 Gene Mische Way, less Mida Farms frontage. The bridle path and multi-modal pathway
260 shall be funded or constructed prior to the issuance of the first residential building
261 permit for Pod E. (ENGINEERING)

262

263 21.The applicant shall dedicate an additional 15-foot wide right-of-way for the turn lane
264 along South Shore Boulevard at the southernmost access point to the project entrance
265 servicing Pod E for the construction of a right turn lane into the project. The applicant
266 shall construct a 280-foot turning lane, with a 50-foot taper (depicted on Conceptual
267 Site Plan) prior to the issuance of the first residential building permit Pod E.
268 (ENGINEERING)

269

270 22.A minimum of 150 linear feet shall be required from South Shore Boulevard right-of-
271 way line to the gated entrance in Pod E (refer to Engineering Standards Manual Section
272 2.4.1.W). (ENGINEERING)

273

274 23.No building permits are to be issued after December 31, 2027, unless a time extension
275 has been approved by Wellington Planning, Zoning and Building Dept. The time
276 extension shall not require an amendment to the PUD master plan. (TRAFFIC)

277

278 24.The following intersection improvements at Pierson Road and South Shore Boulevard
279 are required to be funded at the time of plat based upon the Wellington Engineer’s cost
280 estimate for the Wellington North project: (TRAFFIC)

281

282 a. Westbound right-turn lane with 275 feet of storage; and

283

284 b. 130-foot extension of the proposed eastbound left-turn lane storage from 370
285 feet (previously funded) to 500 feet; and

286

287 c. 125-foot extension of proposed eastbound right-turn lane storage from 100 feet
288 (previously funded) to 225 feet.

289

290 Wellington will contribute the funds previously provided (approximately \$1,145,931.88)
291 for a portion of the intersection improvements. The funds will be provided upon
292 acceptance of the referenced improvements by the Village Engineer.

293 25. The following intersection modifications at 40th Street/Lake Worth Road and South
294 Shore Boulevard are required:

295 a. Extension of westbound right-turn lane storage from 270 feet (existing) to 425
296 feet.

297 b. Extension of eastbound left-turn lane storage from 135 feet (existing) to 175
298 feet.

299 The Applicant is responsible for the funding or construction of the turn lane
300 modifications. The applicant shall obtain all necessary permits and the design of the
301 turn lanes shall be approved by the Wellington Engineer. Funding or construction of
302 the modifications shall be completed prior to the issuance of any building permits for
303 Pod F. (TRAFFIC)

304
305 26. The County traffic concurrency approval is subject to the Project Aggregation Rules as
306 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

307
308 27. A proportionate share payment of 12.6% of the total cost to construct a roundabout at
309 the intersection of Lake Worth Road and 120th Avenue is required prior to the first
310 building permit for Pods E and F. The Wellington Engineer shall provide an opinion of
311 cost, agreed upon by the developer's engineer of record for the roundabout. If a traffic
312 signal or alternative road design is approved at this location for a lower cost, the
313 Wellington Engineer may refund a portion of the prop share payment to the developer.
314 (TRAFFIC)

315
316 28. A proportionate share payment of 1% of the total cost to widen South Shore Boulevard
317 from Pierson Road to Lake Worth Road from two (2) to four (4) lanes is required prior
318 to the first building permit for Pods E and F. The Wellington Engineer shall provide an
319 opinion of cost, agreed upon by the developer's engineer of record. (TRAFFIC)

320
321 29. The property owner shall construct a northbound left-turn lane and southbound right-
322 turn lane on South Shore Boulevard at the southernmost project driveway prior to the
323 first building permit for Pod E. The Applicant will be responsible for permitting,
324 constructing, and final completion (including final inspection, as-built plans, and closing
325 out the permit) of the turn lanes. (ENGINEERING, TRAFFIC)

326
327 30. Adequate ingress and egress directly to 40th Street, Palm Beach Point Boulevard, and
328 Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all
329 times and shall not disrupt normal traffic circulation patterns. (TRAFFIC)

330
331 31. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the
332 proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only.
333 (TRAFFIC)

334
335 32. The maximum number of daily weekday attendees at the Pod F commercial equestrian
336 facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and

337 spectators. The operator of the commercial equestrian facilities shall be responsible
338 for monitoring and enforcing the attendee limitation. Reports of the attendee volumes
339 may be requested by Wellington and must be provided within 30 days. (TRAFFIC)
340

341 33. Weekend peak events shall not occur simultaneously at the Wellington International
342 and the Pod F commercial equestrian facilities. The maximum number of daily
343 weekend attendees of both Pod F and Wellington International shall not exceed 15,000
344 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)
345

346 34. An annual monitoring study shall be completed for the Pod F commercial equestrian
347 facilities starting with the first season of events which shall include traffic counts at all
348 project entrances to document the total trips generated by the event. Additionally,
349 attendance information will be required to be documented. If vehicular trips are more
350 than 25% above that included in the traffic study, additional mitigation may be required.
351 The annual monitoring study shall be completed for 10 years. (TRAFFIC)
352

353 35. Gene Mische Way, from Gracida Street to Pierson Road, shall be utilized for access
354 and circulation for all showground traffic (staff and vendors, participants and team, and
355 spectators) during all showground operational hours. The access at Gracida Street and
356 Pierson Road may be controlled via gates. No additional on-street parking will be
357 allowed along Gene Mische Way. (TRAFFIC)
358

359 **Concurrency (Level of Service) Conditions:**
360

361 36. A Developer Agreement will be required by the Utility Department to reserve water and
362 sewer capacity for the project. Payment of capacity fees per Wellington Resolution No.
363 R2018-35 shall be required to reserve capacity. The Developer Agreement must be
364 executed and approved by Wellington's Council prior to the execution of the Palm
365 Beach County Health Water and Sewer Department permits by Wellington's Utility
366 Director. The Developer Agreement conditions should be coordinated during the Site
367 Plan Approval process. (UTILITIES)
368

369 37. The Applicant is advised that no guarantee of available capacity is expressed or implied
370 by the issuance of a Capacity Availability Letter, until such time that the developer has
371 reserved capacity through payment of Water, Sewer and Fire Capacity Fees.
372 (UTILITIES)
373

374 38. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
375 Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the
376 approval of the Developer Agreement by Wellington's Council. (UTILITIES)
377

378 39. The property owner of Pod E shall contribute \$176,683.00 to the School District of Palm
379 Beach County (SDPBC) prior to the issuance of the first residential building permit in
380 Pod E to address the school capacity deficiency generated by this proposed
381 development at the District high school level. (SDPBC)
382

383 **SECTION 3.** The existing conditions of approval for the Wellington CountryPlace
384 PUD have been modified as follows:

385 **Petition 76-481**

- 386 1. ~~For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the~~
387 ~~water's edge and the individual lot property line.~~
388
389 2. ~~The Developer shall convey one hundred twenty (12) feet along the south property line for~~
390 ~~the Ultimate right-of-way of Lake Worth Road.~~
391
392 3. The Government Site shall be reserved with the first plat and 12.5% of the Governmental
393 Site shall be deeded with each 10% of the project as it is platted, based on acreage.
394 (COMPLETED).

395
396 **Petition 88-1200**

397 ~~10. The property owner shall construct:~~

- 398 a. ~~Pierson Road as a 2 lane roadway (collector street standards minimum 2-12 foot~~
399 ~~travel lanes)~~
400 b. ~~at the intersection of Pierson Road and South Shore Boulevard, right turn lanes~~
401 ~~on the north, south, east, and west approaches and a left turn lane on both the~~
402 ~~north and south approaches all concurrent with the first street connection to~~
403 ~~Pierson Road. Construction of this roadway shall not be credited toward the Fair~~
404 ~~Share Impact Fee.~~ (COMPLETED).

405
406 **Petition 97-18**

407 5. Section 5. The following conditions are new and modified and shall be incorporated into
408 this ordinance.

- 409 1. "The Developer shall provide Palm Beach County with a payment of \$100,000 (the
410 first payment) not later than September 30, 1998, for the design and construction
411 of Lake Worth Road." (COMPLETED).
412
413 2. "The Developer shall provide Palm Beach County, not later than September 30,
414 2001, with a payment equal to difference between \$200,000 minus the first payment
415 and road impact fees that have been paid from March 31, 1998." (COMPLETED).
416
417 3. "The Developer shall receive road impact fee credits for the full amount of cash
418 payment until such time as the credit is exhausted." (COMPLETED).
419
420 4. "The Developer shall submit an updated master plan which illustrates existing
421 development, proposed development, phasing designations, and land use
422 information (existing units, proposed units, density calculations), no later than July
423 1, 1998." (COMPLETED).

424 **R2011-73**

425 ~~11. The 25' buffer on the Master Plan south of the internal 60' Private Road and along the~~
426 ~~north side of the Mida Farms shall be accomplished, if possible through preservation of~~
427 ~~existing native vegetation, the applicant shall provide a minimum 3' high landscape berm~~
428 ~~with 16' high native canopy trees alternately staggered 25' on center and a minimum 5'~~
429 ~~high hedge material installed on the plateau of the berm. Prior to initiating the buffering,~~
430 ~~the applicant or their successor in interest shall submit a vegetative assessment study to~~
431 ~~determine how much of the buffering can be accomplished through the preservation of~~
432 ~~existing mature native vegetation.~~
433

- 434 ~~12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
435 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
436 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~
437
438 ~~13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
439 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
440 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~
441 ~~15. A total of 39 All units from Pod F (Phase V through Phase VIII) are transferred to Pod E,~~
442 ~~under the following conditions: (a) the 39 units are transferred for banking purposes only~~
443 ~~and it does not create a density bonus; (b) †The applicant acknowledges that, depending~~
444 ~~on the development patterns of the other pods within the PUD that it is possible the~~
445 ~~banked units, if any, might not be able to be built.~~
446
447 ~~16. Site plans for permanent development within pods F, E, and G shall be subject to review~~
448 ~~and final approval by Wellington's Council.~~
449

450 **Petition 2013-035 MPA 5**

- 451 1. Applicant must provide connect from Gene Mische Way to 40th Street no later than October
452 31, 2014. (Completed).
453

454 **R2014-37**

- 455 6. Prior to the first building permit for Pod E ~~or G~~, construction of a northbound left turn lane
456 on South Shore Boulevard at the Private Road servicing between Pod E Phase I and Pod
457 E Phase II shall commence. Construction shall be completed prior to the first certificate of
458 occupancy in Pods E ~~or G~~.
459
460 7. The Applicant agrees that any road running east/west between South Shore
461 Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved
462 master plan, at a minimum of 800 feet from the north property line of the Plat of Mida Farm.
463 ~~The exact location and alignment of this road will be submitted for review and approval by~~
464 ~~Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this~~
465 ~~condition shall be construed to limit the location of secondary roads or private driveways,~~
466 ~~existing eastern most access point on Pod F and its connection to PBIEC, and the code~~
467 ~~required turning radius from the Pod F easternmost access point.~~
468
469 9. ~~Controlled vehicular access shall be provided to Gene Mische Way from 40th Street to~~
470 ~~PBIEC for all PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The~~
471 ~~access gate on Gene Mische Way north of 40th Street shall be open for PBIEC spectators~~
472 ~~for egress purposes only during all events until such time as the road connection through~~
473 ~~Pods E and G connects Lake Worth Road/40th Street to PBIEC. Once the roadway~~
474 ~~connection is built, the access gate on Gene Mische shall be open for spectators for egress~~
475 ~~only during peak events. Peak events are defined as those events requiring the use of on-~~
476 ~~site rings within PBIEC for parking. Exhibitors are defined as participants and their~~
477 ~~entourage (e.g. grooms, braiders, farriers, veterinarians, and consultants), vendors and~~
478 ~~other various service personnel using and/or associated with PBIEC with PBIEC parking~~
479 ~~credentials.~~
480

481 **Petition 16-147**

- 482 ~~2. The purpose of the minor administrative amendment is to identify the revised location of~~
483 ~~the east/west road north of Mida Farms as prescribed by Village Council with Condition #7~~
484 ~~of Resolution 2014-37. The exact location and alignment of this road shall be reviewed~~
485 ~~and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may~~
486 ~~result in a future amendment to the Master Plan should the proposed connection be~~
487 ~~substantial different on the approved Site Plan.~~
488
489 ~~3. Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.~~
490 ~~Any easements, preserves or other future dedications illustrated on the Plat shall be~~
491 ~~formalized with a Re-Plat prior to the issuance of a Land Development Permit for~~
492 ~~permanent development of Pod E.~~

493 **SECTION 4.** This Resolution shall become effective immediately upon adoption.

494
495 **PASSED AND ADOPTED** this _____ day of _____ 2024.

496
497
498 **ATTEST:** **WELLINGTON, FLORIDA**

499
500 BY: _____ BY: _____
501 Chevelle D. Addie, Village Clerk Anne Gerwig, Mayor

502
503
504 **APPROVED AS TO FORM AND**
505 **LEGAL SUFFICIENCY:**

506
507
508 BY: _____
509 Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions:

510
511
512

Pod F Phase V, Phase VI, and a portion of Phase VII:

513 ALL OF PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO
514 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 148 OF THE PUBLIC
515 RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOCATED WITHIN THE
516 SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
517 PALM BEACH COUNTY, FLORIDA.

518 LESS THE FOLLOWING AREA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

519 BEING A PORTION OF TRACT "A", PBIEC ESTATES OF WELLINGTON COUNTRYPLACE
520 P.U.D., AS RECORDED IN PLAT BOOK 128 PAGES 148 THROUGH 151, PUBLIC
521 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY
522 DESCRIBED AS FOLLOWS:

523 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55"
524 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
525 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
526 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
527 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
528 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
529 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
530 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
531 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
532 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
533 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
534 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
535 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
536 FEET TO THE POINT OF BEGINNING.

537 CONTAINING 114.65 ACRES MORE OR LESS.

538 **Pod E, Pod G, and a portion of Pod F Phase VII of The Wellington Countryplace PUD:**

539 ALL OF THE PLAT OF WELLINGTON COUNTRYPLACE ESTATES, ACCORDING TO
540 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 166. PUBLIC
541 RECORDS OF PALM BEACH COUNTY, FLORIDA.

542 CONTAINING 69.16 ACRES MORE OR LESS.

543 TOGETHER WITH:

544 A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
545 BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

546 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,
547 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST
548 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2622.47 FEET; THENCE
549 SOUTH 89°27'28" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY
550 LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING;
551 THENCE CONTINUE SOUTH 89° 27' 28" EAST, A DISTANCE OF 1724.60 FEET; THENCE
552 NORTH 00° 27' 01" EAST, A DISTANCE OF 81.70 FEET TO THE SOUTHWEST CORNER

553 OF CIVIC SITE OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT
554 THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 191 OF THE PUBLIC
555 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00° 27'
556 01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.53 FEET
557 TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLET HILL OF WELLINGTON
558 COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN
559 PLAT BOOK 37, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH
560 COUNTY, FLORIDA; THENCE NORTH 81° 05' 03" WEST ALONG SAID SOUTH LINE OF
561 LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3,
562 BLOCK 2, MALLET HILL; THENCE NORTH 67° 54' 20" WEST ALONG THE SOUTHERLY
563 LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 622.57 FEET
564 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79° 35' 13" WEST
565 ALONG THE SOUTH LINES OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLET HILL, A
566 DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE
567 NORTH 89° 37' 49" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2,
568 MALLET HILL, A DISTANCE OF 368.68 FEET TO THE SOUTHWEST CORNER OF SAID
569 LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME
570 IMPROVEMENT DISTRICT C-4; THENCE SOUTH 00° 51' 46" WEST ALONG SAID EAST
571 RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT-OF-
572 WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF
573 SECTION 21, A DISTANCE OF 1015.09 FEET TO THE POINT OF BEGINNING.

574 CONTAINING 40.14 ACRES MORE OR LESS.

575 TOGETHER WITH:

576 A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
577 BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

578 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,
579 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST
580 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1751.00 FEET; THENCE
581 SOUTH 89°17'07" SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT
582 OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING,
583 SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF TRACT 1
584 WELLINGTON COUNTRYPLACE ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE
585 166, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE CONTINUE SOUTH
586 89°17'07" EAST, A DISTANCE OF 149.92 FEET TO THE POINT OF CURVATURE OF A
587 CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 260.00 FEET; THENCE
588 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
589 OF 45°00'00", A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY; THENCE
590 SOUTH 44°17'07" EAST, A DISTANCE OF 187.87 FEET TO THE POINT OF CURVATURE
591 OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 140.00 FEET;
592 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
593 ANGLE OF 45°00'00", A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;
594 THENCE SOUTH 89°17'07" EAST, A DISTANCE OF 532.16 FEET TO THE POINT OF
595 CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 452.84
596 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
597 CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 355.66 FEET TO THE POINT OF
598 TANGENCY; THENCE NORTH 45°42'53" EAST, A DISTANCE OF 200.00 FEET TO THE
599 POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS
600 OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE

601 THROUGH A CENTRAL ANGLE OF 25°12'11", A DISTANCE OF 204.04 FEET TO A NON-
602 RADIAL INTERSECTION WITH A TANGENT BEARING NORTH 70°55'04" EAST; THENCE
603 NORTH 00°27'01" EAST, A DISTANCE OF 744.16 FEET; THENCE NORTH 89°27'28"
604 WEST, A DISTANCE OF 1724.60 FEET; THENCE SOUTH 00°51'46" WEST, ALONG SAID
605 EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT
606 OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF
607 SAID SECTION 21, A DISTANCE OF 871.46 FEET TO THE POINT OF BEGINNING.

608 CONTAINING 40.14 ACRES MORE OR LESS.

609 TOGETHER WITH:

610 BEING A PORTION OF TRACT "A", PBI EC ESTATES OF WELLINGTON COUNTRYPLACE
611 P.U.D., AS RECORDED IN PLAT BOOK 128 PAGES 148 THROUGH 151, PUBLIC
612 RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY
613 DESCRIBED AS FOLLOWS:

614 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE NORTH 89°27'55"
615 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
616 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
617 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
618 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
619 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
620 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
621 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
622 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
623 88°53'42", A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
624 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
625 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
626 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
627 FEET TO THE POINT OF BEGINNING.

628 CONTAINING 18.22 ACRES MORE OR LESS.

629 COMBINED AREA OF 167.66 ACRES MORE OR LESS.

630 **Commercial Site (Commercial to Residential C):**

631 THAT COMMERCIAL SITE AND PARCEL "A" OF THE PLAT OF COMMERCIAL SITE-
632 WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 12
633 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

634 CONTAINING 5.80 ACRES MORE OR LESS.

