

ORDINANCE NO. 2023-01

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COUCH HOUSE (POD 30C OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM RESIDENTIAL F (8.01 DU/AC TO 12.0 DU/AC) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS (POD 30C-4 OF THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD)) FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (5.01 DU/AC TO 8.0 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY ½-MILE EAST OF SOUTH SHORE BOULEVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

51  
52       **WHEREAS**, the Comprehensive Plan Amendment regarding the Equestrian Preserve  
53 Area Boundary was reviewed by the Equestrian Preserve Committee (EPC) on December 7,  
54 2022, and recommended \_\_\_\_\_ with a \_ to \_ vote; and  
55

56       **WHEREAS**, the Comprehensive Plan Amendments were reviewed by the Planning,  
57 Zoning and Adjustment Board (PZAB) on \_\_\_\_\_, 2023, and recommended  
58 approval with a \_ to \_ vote; and  
59

60       **WHEREAS**, Wellington's Council has taken the recommendations from the Local  
61 Planning Agency, Wellington staff and the comments from the public into consideration when  
62 considering the amendments to the Comprehensive Plan Map amendment that are the  
63 subject of this Ordinance; and  
64

65       **WHEREAS**, Wellington's Council, after notice and public hearing, voted ( \_ to \_ ) to  
66 transmit this proposed amendment to the Florida Department of Economic Opportunity  
67 in compliance with applicable provisions of the Florida Statutes governing amendments of  
68 local Comprehensive Plans.  
69

70       **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**  
71 **FLORIDA, THAT:**  
72

73       **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map and the Bridle  
74 Trail Map is hereby amended to revise the boundary of the Equestrian Preserve Area by  
75 removing the properties known as Equestrian Village and White Birch Farms as legally  
76 described in Exhibit "A."  
77

78       **SECTION 2:** The Wellington Comprehensive Plan Future Land Use Map designation  
79 for the properties within the Wellington Planned Unit Development and legally described in  
80 Exhibit "A," are hereby designated as Residential E.  
81

82       **SECTION 3:** The Manager is hereby authorized and directed to transmit this  
83 Comprehensive Plan amendment to the Florida Department of Economic Opportunity  
84 pursuant to Chapter 163, Florida Statutes.  
85

86       **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive  
87 Plan Future Land Use Map (Exhibit "B") to include the site specific designation for the property  
88 as described in Exhibit "A," and remove reference to the site as a "venue" on the Bridle Path  
89 Map (Exhibit "C"), the Pedestrian Pathway Network Map (Exhibit "D"), the Multi-Modal  
90 Pathway Map (Exhibit "E"), and the Bicycle Lanes Map (Exhibit "F") including an adopted  
91 date and ordinance number in accordance with this ordinance and pursuant to the  
92 requirements of Chapter 163, Florida Statutes.  
93

94       **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this  
95 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall  
96 not affect the validity of this ordinance as a whole or any portion or part thereof, other than  
97 the part to be declared invalid.  
98

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

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

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023, upon first reading.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2023, on second and final reading.

**WELLINGTON**

|                                  | <b>FOR</b> | <b>AGAINST</b> |
|----------------------------------|------------|----------------|
| BY: _____                        | _____      | _____          |
| Anne Gerwig, Mayor               |            |                |
| _____                            | _____      | _____          |
| Michael Drahos, Vice Mayor       |            |                |
| _____                            | _____      | _____          |
| John T. McGovern, Councilman     |            |                |
| _____                            | _____      | _____          |
| Michael J. Napoleone, Councilman |            |                |
| _____                            | _____      | _____          |
| Tanya Siskind, Councilwoman      |            |                |

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle D. Addie, Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

147

**Exhibit A – Legal Descriptions:**

148 **Equestrian Village –**

149 STADIUM SOUTH PROPERTY, PARCEL 2:

150

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

154

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

169 CONTAINING 8.76 ACRES MORE OR LESS.

170

171 STADIUM NORTH PROPERTY, PARCEL 1:

172

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

176

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

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

PARCEL 3:

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

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTY:

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

TOGETHER WITH THE FOLLOWING PROPERTY:

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

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

50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

CELL TOWER PARCEL:

A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONTAINING 23.65 ACRES MORE OR LESS.

FAR NIENTE STABLES II PARCEL, PARCEL 4:

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

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF SAID SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A DISTANCE OF 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1,322.28 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT SAID POINT BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE SOUTH 00°22'06" WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:

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

CONTAINING 19.24 ACRES MORE OR LESS.

EASEMENT INTEREST:

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

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

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

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

**White Birch Farms:**

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

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

**Coach House:**

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

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

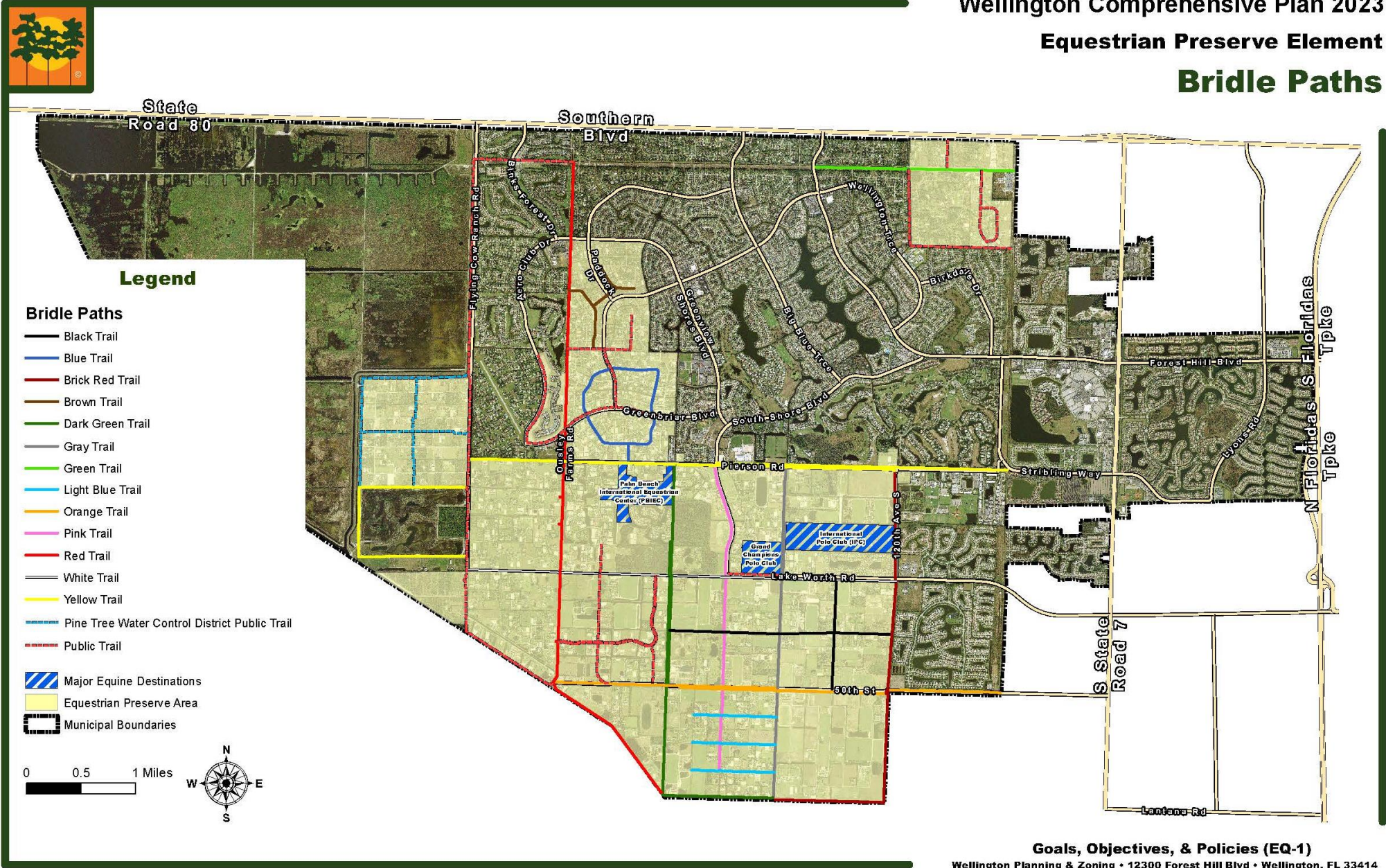
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PALM BEACH COUNTY,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

CONTAINING 5.572 ACRES MORE OR LESS.

## Future Land Use

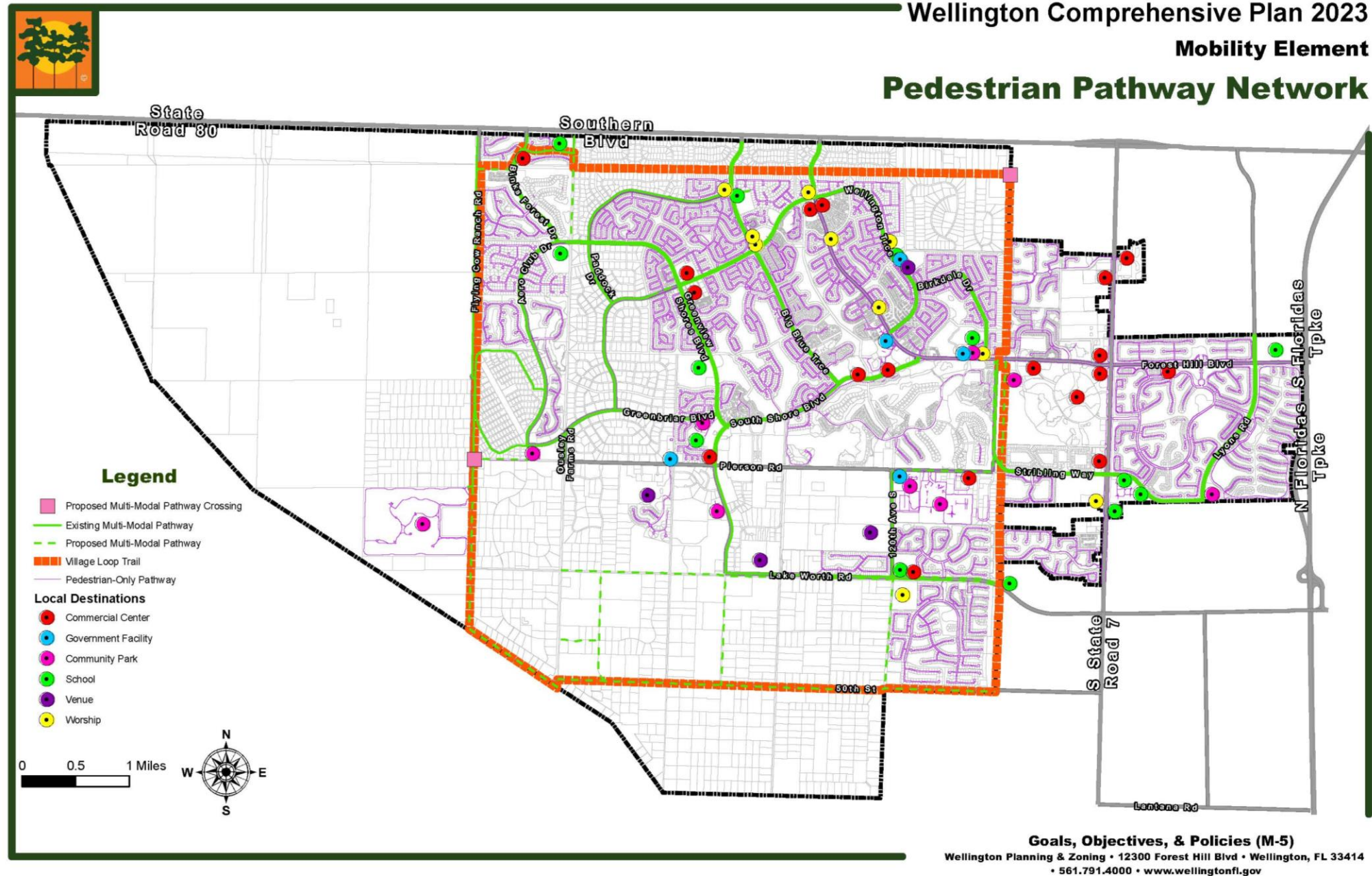


Wellington Comprehensive Plan 2023  
Equestrian Preserve Element  
**Bridle Paths**

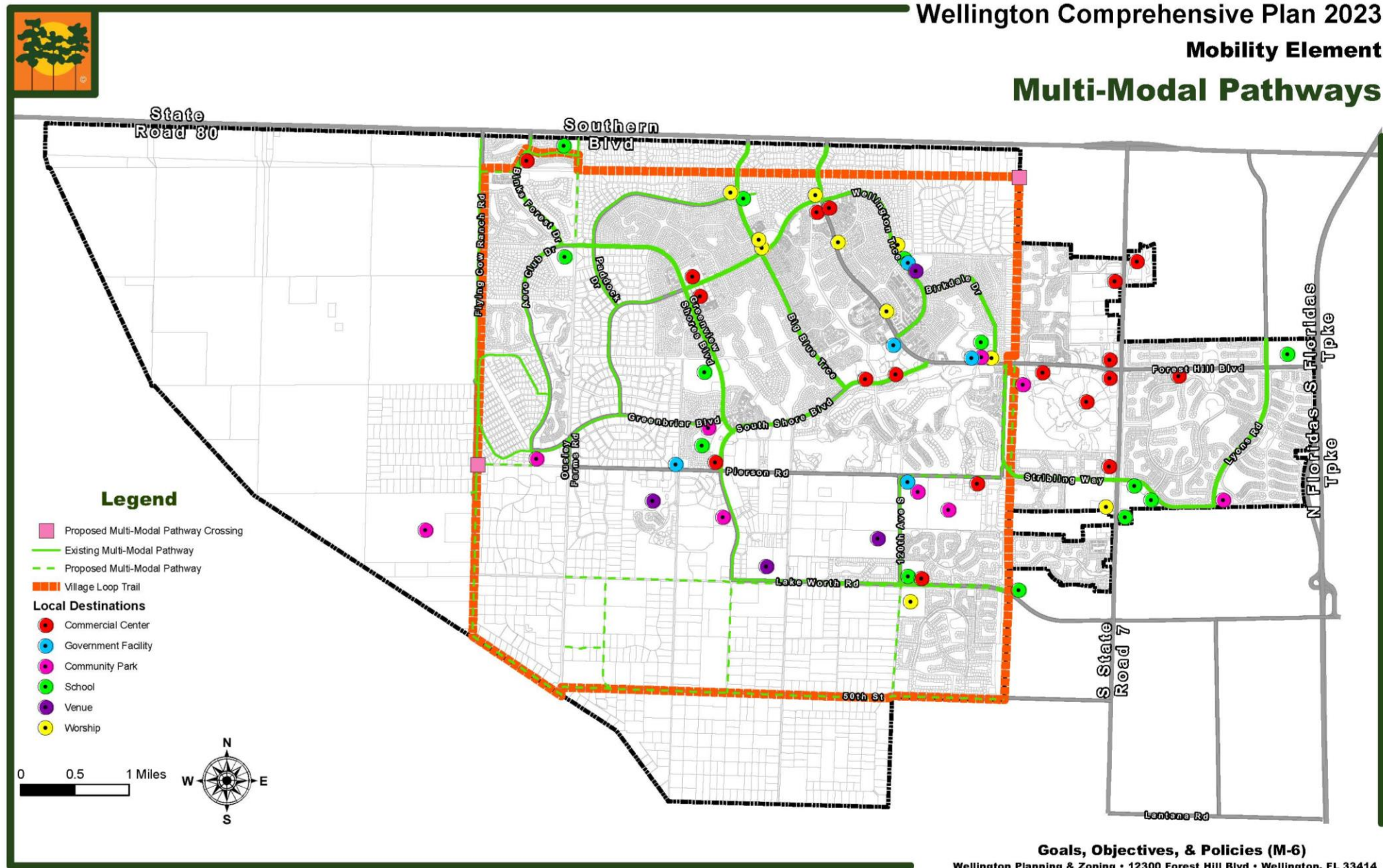


**Goals, Objectives, & Policies (EQ-1)**  
Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414  
• 561.791.4000 • [www.wellingtonfl.gov](http://www.wellingtonfl.gov)

Wellington Comprehensive Plan 2023  
Mobility Element  
**Pedestrian Pathway Network**



Wellington Comprehensive Plan 2023  
Mobility Element  
**Multi-Modal Pathways**



Wellington Comprehensive Plan 2023  
Mobility Element  
**Bicycle Lanes**

