

1 **ORDINANCE NO. 2017 – 15 Exhibit “A”**

2 Legal Description

3 Parcel 1:

4 A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range  
5 40 East, Palm Beach County, Florida, said parcel being described as follows:

6 Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run  
7 North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet;  
8 thence run South 89°42'16" West, parallel with the South line of said Section 24, a  
9 distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way  
10 line of the Central and Southern Florida Flood Control District Canal L-40; thence run  
11 South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or  
12 less, to a point of intersection with the South line of said Section 24; thence run North  
13 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more  
14 or less, to the Southeast corner of Section 24 and the Point of Beginning.

15 LESS and EXCEPTING therefrom the following:

16  
17 A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range  
18 40 East, Palm Beach County, Florida, said parcel being described as follows:

19  
20 Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East,  
21 run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a  
22 distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a  
23 point of intersection with an arc of a curve to the right (a radial at said point bearing  
24 North 88°41'40" West); thence along the arc of said curve to the right having a radius of  
25 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of  
26 reverse curvature; thence along the arc of a curve to the left having a radius of 724.33  
27 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of  
28 reverse curvature; thence along the arc of a curve to the right having a radius of 41.00  
29 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse  
30 curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a  
31 central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point  
32 of reverse curvature; thence along the arc of a curve to the right having a radius of  
33 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of  
34 reverse curvature; thence along the arc of a curve to the left having a radius of 724.33  
35 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse  
36 curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and  
37 a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point  
38 of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the  
39 tangent extended; thence run North 89°43'08" East 30.01 feet to the Point of Beginning.  
40 Said lands situate, lying and being in Palm Beach County, Florida.

41  
42 Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

43  
44 Parcel 2:

1  
2 All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25,  
3 Township 44 South, Range 40 East, said Section being unsurveyed, lying North and  
4 East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works  
5 of the plan of flood control for Central and Southern Florida extending through said  
6 Section 25, said Northeasterly right-of-way line being more particularly described as  
7 follows:

8  
9 Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-  
10 of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the  
11 coordinates of which are X-722,202.10 and Y-833,959.35; thence running South  
12 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40  
13 East; thence continuing South 56°55'11" East to a concrete monument designated as  
14 FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of  
15 said Section 25.

16  
17 LESS and EXCEPTING therefrom the following: A parcel of land lying in the Northeast  
18 one-quarter of Section 25, Township 44 South, Range 40 East, being the East 30 feet  
19 of those certain lands described as Parcel "A" in the instrument recorded in Official  
20 Records Book 15060, Page 293 of the Public Records of Palm Beach County, Florida,  
21 being more particularly described as follows:

22  
23 Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West  
24 (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of  
25 Beginning; thence continue South 01°17' 01" West along said East line, 1271.88 feet to  
26 the South line of the North one-half of the North one-half of said Section 25; thence  
27 South 89°43'08" West along said South line of the North one-half of the North one-half  
28 of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles  
29 and parallel with the East line of said Section 25; thence North 01°17'01" East along  
30 said parallel line 1271.88 feet to the South line of those certain lands as conveyed to  
31 Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of  
32 Palm Beach County, Florida; thence North 89" 43' 08" East along said line 30.01 feet to  
33 the Point of Beginning. Said lands situate, lying and being in Palm Beach County,  
34 Florida.

35  
36 Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

37  
38 Parcel 3:  
39  
40 All that portion of the South half of the North half of Section 25, Township 44 South,  
41 Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-  
42 Way line of South Florida Water Management District's Levee L-40.

43  
44 Also known as:  
45  
46 A portion of Section 25, Township 44 South, Range 40 East, described as follows:  
47 Beginning at the Southeast corner of those certain lands as conveyed in Official Records  
48 Book 15060, Page 293 of the Official Records of Palm Beach County, Florida: thence,

1 South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said  
2 Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way  
3 line of the Central and Southern Florida Flood Control District Canal L-40; thence, North  
4 57°08'22" West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the  
5 Southwest corner of those certain lands as conveyed in said Official Records Book  
6 15060, Page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the  
7 South line of the North half of the North half of said Section 25 to the Point of Beginning.  
8  
9 Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

Land Use Element  
Map No. 1

Residential

- A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan)
- B 0.1 du/ac - 1.0 du/ac
- B 0.1 du/ac - 1.0 du/ac (no development order)
- C 1.01 du/ac - 3.0 du/ac
- C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac)
- D 3.01 du/ac - 5.0 du/ac
- E 5.01 du/ac - 8.0 du/ac
- F 8.01 du/ac - 12.0 du/ac
- G 12.01 du/ac - 18.0 du/ac
- H 18.01 du/ac - 22.0 du/ac

NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Village of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment.

Non-Residential

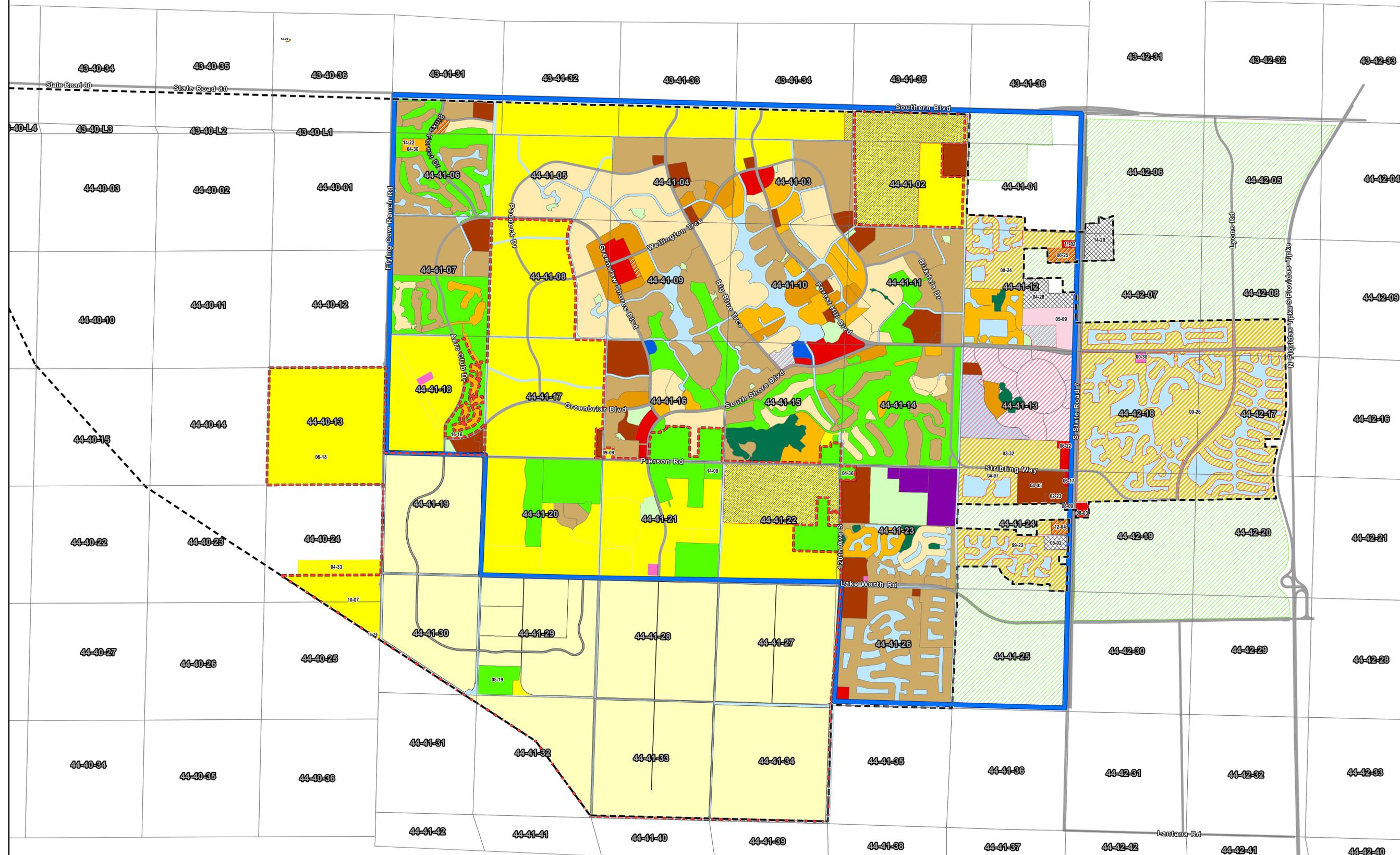
- Commercial Recreation
- Conservation
- Parks

Commercial

- Neighborhood Commercial
- Community Commercial
- Office Commercial
- Medical Commercial
- Regional Commercial/LSMU

NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.

- Mix Use
- Institutional/ Public Facilities/Utilities
- Industrial
- Major Roads
- Major Water Bodies
- Future Annexation Areas
- Wellington
- Equestrian Overlay Zoning District
- Urban Service Boundary



SHEET NO. 1	DATE	8/9/2017
	DRAWN	Christian Nakotey
	SCALE	1 inch = 2,000 feet
	REQUESTED	Planning & Zoning
	FILENAME	FutureLandUseChris



**Wellington 2020  
Future Land Use**  
August 31, 2010 - Ordinance 2010-09

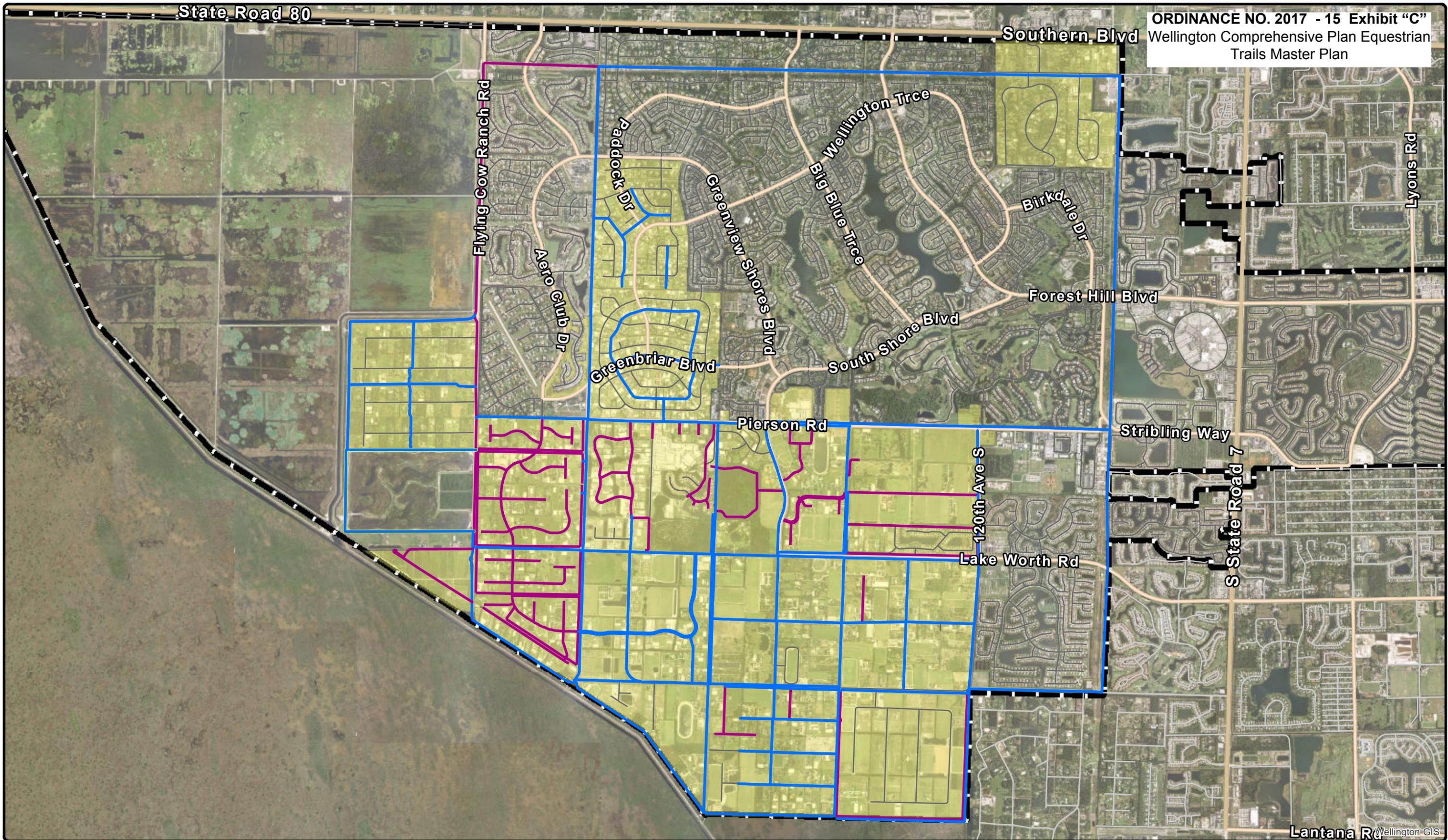
DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME
01/19/99	99-01	COMPREHENSIVE PLAN	08/24/04	04-36	BLACKWATCH STABLES	11/23/04	04-30	BINKS FOREST DRIVING RANGE	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER
12/14/99	99-22	VERSAILLES	10/26/04	03-17	COMMONS AT WELLINGTON	06/28/05	05-06	IORIZZO	03/04/08	08-03	WELLINGTON DESIGN CENTER
11/14/00	00-24	BLACK DIAMOND	10/26/04	03-32	LANIER	03/07/06	06-09	PALOMINO EXECUTIVE PARK	04/22/08	08-07	MYSTIC EQUESTRIAN
11/14/00	00-25	CHING	10/26/04	04-05	K PARK	05/23/06	05-02	WELLINGTON PARC	05/27/08	08-09	WHITE HORSE FINANCIAL
11/14/00	00-26	MINTO	10/26/04	04-07	OAKMONT ESTATES	05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER	09/15/09	09-09	MYSTIC EQUESTRIAN
12/12/00	00-30	KOBOSKOS	10/26/04	04-08	PALOMINO EXECUTIVE PARK	10/24/06	06-17	K PARK COMMERCIAL SITE	08/31/10	10-07	MCCARTHY PROPERTY
09/10/02	02-23	LIFE CHURCH	10/26/04	04-28	VILLAGE PROFESSIONAL CENTER	12/12/06	06-18	RUSTIC RANCHES LPA	04/10/12	11-02	IORIZZO (CPTA)
11/18/03	03-15	ISLA CARROL	10/26/04	04-33	MICKELSON PROPERTY	05/22/07	06-22	VILLAGE GREEN CENTER	04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)



State Road 80

Southern Blvd

ORDINANCE NO. 2017 - 15 Exhibit "C"  
Wellington Comprehensive Plan Equestrian  
Trails Master Plan



Lantana Rd Wellington GIS

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000000 WORK ORDER #	SHEET NO.	DATE	8/22/2017
	1	DRAWN	Christian Nakotey
	1	SCALE	1 in = 1 mile
	1	REQUESTED	Damian Newell
	1	FILENAME	EquestrianTrl_Damian



**Public & Private Trails**  
Village of Wellington  
Palm Beach County, FL

- Public Trails
- Private Trails

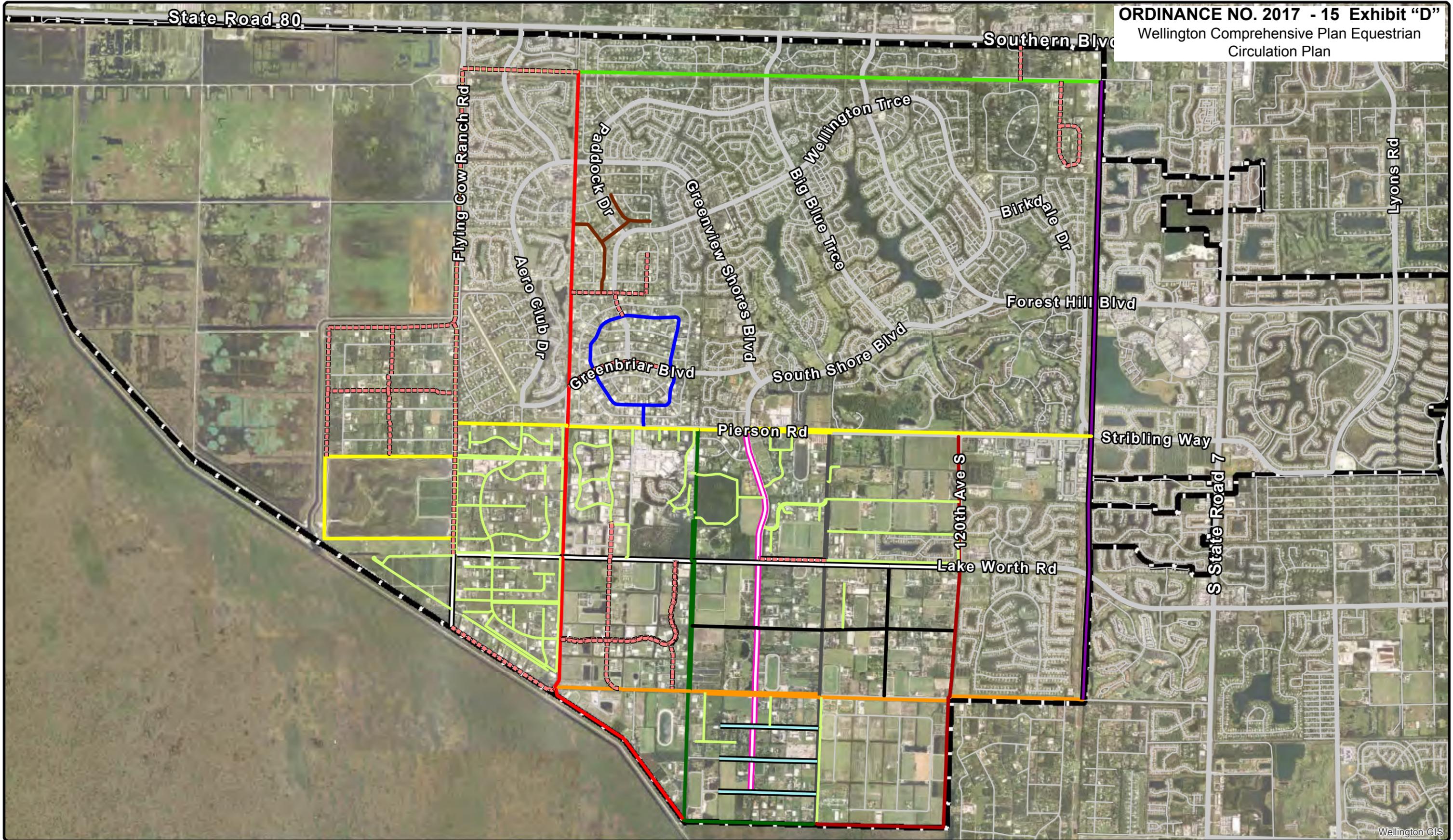
- Equestrian Preserve Area
- Municipal Boundaries



State Road 80

Southern Blvd

ORDINANCE NO. 2017 - 15 Exhibit "D"  
Wellington Comprehensive Plan Equestrian  
Circulation Plan



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WORK ORDER # 000000	SHEET NO.	1
	DATE	8/21/2017
	DRAWN	Christian Nakotey
	SCALE	1 in = 1 mile
	REQUESTED	Mike O'Dell
	FILENAME	EquestrianTrl_Damian



Equestrian Circulation Plan-  
Existing & Currently  
Planned Elements