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ORDINANCE NO. 2016-18

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 16-059 [2016-022REZ]) FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD, TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH EAST CORNER OF AEROCUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT (AR/PUD) TO AGRICULTURAL RESIDENTIAL / PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/PUD/EOZD); TO DESIGNATE WINDING TRAILS AS SUBAREA F OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current Zoning designation for the 65.45 acre property is Agricultural Residential/Planned Unit Development (AR/PUD) which does not allow for equestrian development. Amending the Zoning designation for the subject property to Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) will allow for the development of single family residences, barns equestrian facilities; and

WHEREAS, the Council adopted Ordinance No. 2002-05 on August 27, 2002 establishing an Equestrian Overlay Zoning District (EOZD) designation, which defined and provided regulations for this district in Wellington's Land Development Regulations; and

WHEREAS, the Council adopted Ordinance 2016-17 amending the Equestrian Overlay Zoning District of Wellington's Land Development Regulations creating Subarea F and establishing regulations for this Subarea; and

WHEREAS, The Equestrian Preserve Committee recommended approval of the Rezoning petition at the September 7, 2016 meeting with a unanimous vote (5-0); and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 17, 2016, recommended approval of the Rezoning petition with a 5-1 vote; and

1 **PASSED** this ____ day of _____ 2016, upon first reading.

2
3 **PASSED AND ADOPTED** this ____ day of _____ 2016, on second and final
4 reading.

5
6 **WELLINGTON**

7 **FOR** **AGAINST**

8			
9	BY: _____	_____	_____
10	Anne Gerwig, Mayor		
11			
12	_____	_____	_____
13	John T. McGovern, Vice Mayor		
14			
15	_____	_____	_____
16	Michael Drahos, Councilman		
17			
18	_____	_____	_____
19	Michael J. Napoleone, Councilman		
20			
21	_____	_____	_____
22	Tanya Siskind, Councilwoman		

23
24
25 **ATTEST:**

26
27
28 BY: _____
29 Rachel Callovi, Clerk

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32 **APPROVED AS TO FORM AND**
33 **LEGAL SUFFICIENCY**

34
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36 BY: _____
37 Laurie Cohen, Village Attorney
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Exhibit A
Legal Description

A PARCEL OF LAND BEING PORTIONS OF PARCEL F, J, K, M AND T OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCELS D, E, F AND G, OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, AS RECORDED IN PLAT BOOK 63, PAGES 27-31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS LYING IN A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE BEARING S 89°45'01" E ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE DEPARTING SAID SECTION LINE BEARING S 00°14'59" W, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS SHOWN IN PLAT BOOK 53, PAGES 159-160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF PARCEL J OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A AND TO THE **POINT OF BEGINNING**; THENCE BEARING N 68°00'00" E, A DISTANCE OF 375.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 22°00'00" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 567.23 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1625.00 FEET AND A DELTA ANGLE OF 17° 12' 03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE BEARING S 39°12'03" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 20° 56' 55", A DISTANCE OF 283.36 FEET TO A NON TANGENT POINT; THENCE BEARING S 32°18'14" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 13.01 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 100A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT AS RECORDED IN PLAT BOOK 80, PAGE 131-136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,, HAVING A RADIUS OF 765.00 FEET, A DELTA ANGLE OF 08° 08' 23", AND WHOSE LONG CHORD BEARS N 21°42'10" W, A DISTANCE OF 108.68 FEET TO A POINT OF NON TANGENCY; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING S 83°30'07" W, A DISTANCE OF 55.61 FEET ; THENCE BEARING N 86°57'58" W, A DISTANCE OF 247.90 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A

1 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG
2 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF
3 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
4 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE
5 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF
6 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;
7 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF
8 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
9 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE
10 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON
11 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET
12 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE
13 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A
14 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00
15 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S
16 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;
17 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF
18 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC
19 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF
20 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
21 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",
22 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;
23 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF
24 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT;
25 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE
26 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT
27 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS
28 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD
29 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON
30 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A
31 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
32 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE
33 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A
34 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
35 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA
36 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
37 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF
38 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
39 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET
40 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF
41 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE
42 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'
43 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING
44 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;
45 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
46 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A

1 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
2 THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38",
3 A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S
4 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF
5 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
6 DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING
7 SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E,
8 A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE
9 ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY
10 LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A
11 DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A
12 DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S
13 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT
14 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
15 DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32 W DEPARTING
16 SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A
17 DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC
18 OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID
19 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
20 REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF
21 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF
22 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD
23 BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY
24 CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
25 WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG
26 THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A
27 POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND
28 TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE
29 LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A
30 DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E,
31 A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S
32 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE
33 BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID
34 PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT
35 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING
36 COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS
37 AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE
38 OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
39 CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF
40 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE
41 BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF
42 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
43 RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48
44 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE
45 OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET;
46 THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF

1 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
2 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17
3 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE
4 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;
5 THENCE BEARING N 29°39'01" E ,A DISTANCE OF 125.54 FEET TO A POINT OF
6 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
7 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03
8 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
9 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF
10 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;
11 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
12 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A
13 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
14 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A
15 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N
16 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A
17 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF
18 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF
19 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00
20 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S
21 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE
22 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF
23 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT
24 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE
25 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
26 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°
27 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE
28 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;
29 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
30 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A
31 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
32 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",
33 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S
34 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE
35 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,
36 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF
37 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
38 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE
39 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT
40 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE
41 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;
42 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON
43 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING
44 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG
45 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF
46 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

1 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE
2 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S
3 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A
4 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF
5 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61
6 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
7 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",
8 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE
9 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00
10 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT
11 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH
12 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
13 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING
14 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A
15 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF
16 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF
17 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE
18 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'
19 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64
20 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE
21 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
22 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°
23 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE
24 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF
25 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
26 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14
27 FEET; THENCE BEARING N 79°20'39" E, A DISTANCE OF 41.31 FEET TO A POINT
28 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
29 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE
30 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
31 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA
32 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE
33 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
34 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86
35 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE
36 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
37 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF
38 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE
39 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF
40 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING
41 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS
42 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
43 P.U.D. – PLAT 2B , HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°
44 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE
45 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT
46 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A

1 DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
2 OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG
3 THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A
4 RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG
5 CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF
6 TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE,
7 A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
8 ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS
9 OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON
10 TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF
11 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B
12 , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST
13 LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
14 WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE
15 BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID
16 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
17 REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG
18 THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE
19 BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE
20 EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON
21 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND
22 SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE
23 OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF
24 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E
25 ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE
26 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00
27 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
28 THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF
29 SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38"
30 AND WHOSE LONG CHORD BEARS N 19°17'21 E, A DISTANCE OF 414.00 FEET
31 TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE
32 EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE
33 BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A
34 DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
35 OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10 E ALONG SAID
36 RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE;
37 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY,
38 HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE
39 OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF
40 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
41 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE
42 FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H
43 AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A
44 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
45 HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE
46 OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE

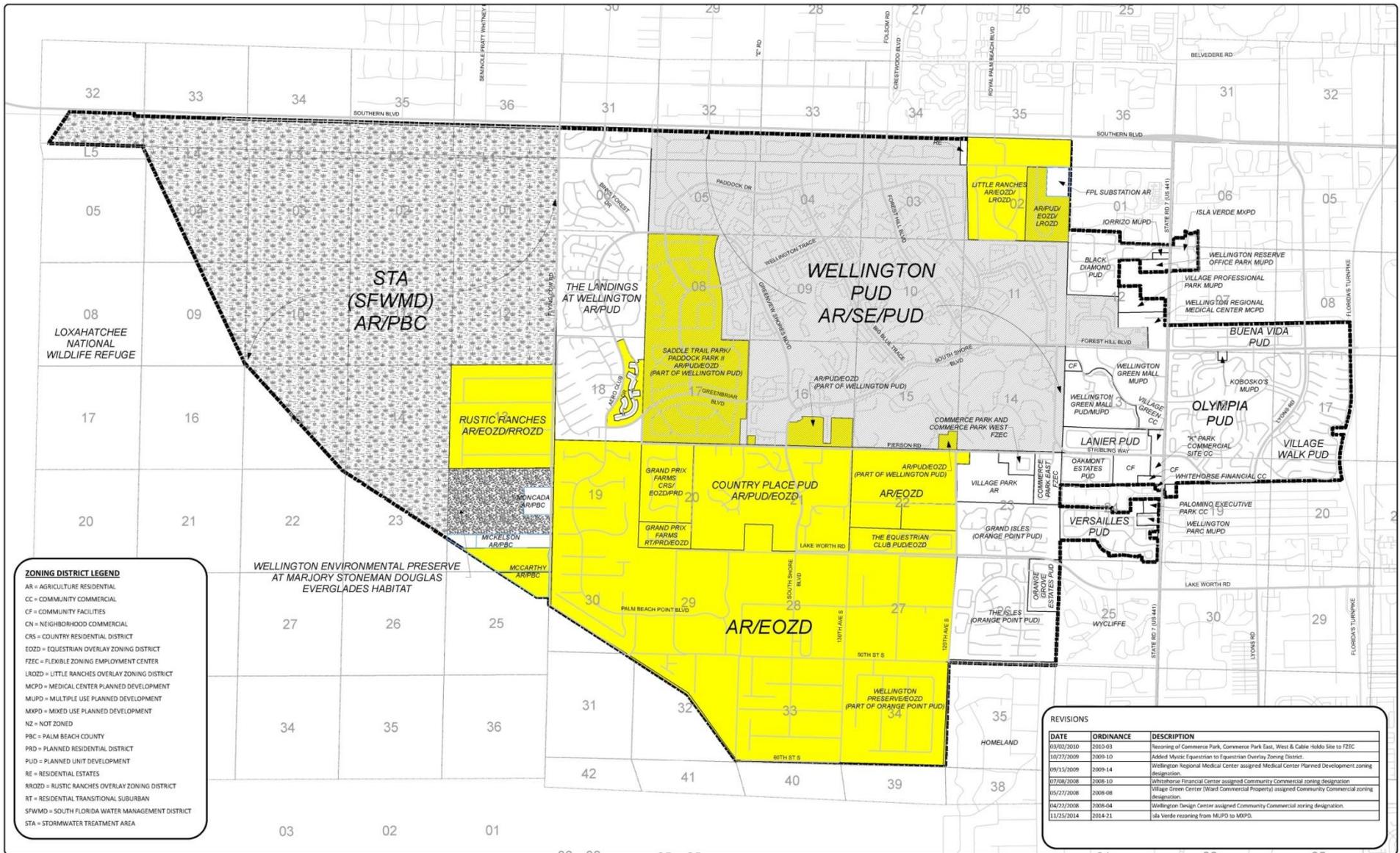
1 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA
2 ANGLE OF 47° 28' 58", A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;
3 THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF
4 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
5 RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66
6 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE
7 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
8 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°
9 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE
10 BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF
11 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
12 RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11
13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
14 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°
15 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE
16 BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;
17 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
18 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A
19 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
20 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A
21 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE
22 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,
23 A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF
24 TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A
25 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
26 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE
27 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A
28 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
29 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
30 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;
31 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY
32 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND
33 WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A
34 POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-
35 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE
36 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,
37 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE
38 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E
39 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE
40 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00
41 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
42 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF
43 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,
44 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE
45 LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE
46 BEARING S 89°10'14" E DEPARTING SAID LOT LINES, A DISTANCE OF 238.73

1 FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE
2 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 0°49'46" W
3 ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF
4 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B,
5 A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT
6 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND THE
7 NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE
8 FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID
9 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND
10 THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE
11 BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF
12 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
13 RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF
14 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A
15 DISTANCE OF 365.32 FEET; THENCE BEARING N 44°35'05" W, A DISTANCE OF
16 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB
17 DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE
18 LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING N 0°24'55" E
19 ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET
20 TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
21 RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A
22 RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09
23 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID
24 RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT
25 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND
26 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE
27 WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
28 WELLINGTON P.U.D. – PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA
29 ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY
30 CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
31 P.U.D. – PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE
32 LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID
33 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A,
34 HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE
35 LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT
36 OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY
37 LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF
38 BEGINNING.

39
40 CONTAINING 65.45 ACRES MORE OR LESS.

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46

Exhibit B - Proposed Official Zoning Map



ZONING DISTRICT LEGEND

- AR = AGRICULTURE RESIDENTIAL
- CC = COMMUNITY COMMERCIAL
- CF = COMMUNITY FACILITIES
- CN = NEIGHBORHOOD COMMERCIAL
- CRS = COUNTRY RESIDENTIAL DISTRICT
- EOZD = EQUESTRIAN OVERLAY ZONING DISTRICT
- FZEC = FLEXIBLE ZONING EMPLOYMENT CENTER
- LROZD = LITTLE RANCHES OVERLAY ZONING DISTRICT
- MCPD = MEDICAL CENTER PLANNED DEVELOPMENT
- MUPD = MULTIPLE USE PLANNED DEVELOPMENT
- MXPD = MIXED USE PLANNED DEVELOPMENT
- NZ = NOT ZONED
- PBC = PALM BEACH COUNTY
- PRD = PLANNED RESIDENTIAL DISTRICT
- PUD = PLANNED UNIT DEVELOPMENT
- RE = RESIDENTIAL ESTATES
- ROZD = RUSTIC RANCHES OVERLAY ZONING DISTRICT
- RT = RESIDENTIAL TRANSITIONAL SUBURBAN
- SFWMO = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- STA = STORMWATER TREATMENT AREA

REVISIONS

DATE	ORDINANCE	DESCRIPTION
03/02/2010	2010-03	Repealing of Commerce Park, Commerce Park East, West & Cable - Holdo Site to FZEC
10/27/2009	2009-10	Added Mystic Equestrian to Equestrian Overlay Zoning District
09/15/2009	2009-14	Wellington Regional Medical Center assigned Medical Center Planned Development zoning designation
07/08/2008	2008-10	Whitehorse Financial Center assigned Community Commercial zoning designation
05/27/2008	2008-08	Village Green Center (Ward Commercial Property) assigned Community Commercial zoning designation
04/27/2008	2008-04	Wellington Design Center assigned Community Commercial zoning designation
11/25/2014	2014-21	Isla Verde rezoning from MUPD to MXPD.

Wellington Growth Management • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.753.2430 • Fax: 561.753.2439 • www.wellingtonfl.gov

SHEET

NO.	DATE
1	January 20, 2016
DRAWN	
Christian Heikley, GISP	
SCALE	
1 inch = 2,000 feet	
REQUESTED	
Growth Management	
FILENAME	
ZoningUpdate	



ZONING MAP

Date Adopted November 13, 2007 Ordinance 2007-19. As amended.

	Other		EOZD & WELLINGTON PUD		SFWMO STA		DENOTES PRIVATE PARCELS
	EOZD		PRESERVE		WELLINGTON PUD		VILLAGE BOUNDARY LINE

