

RECEIVED

By Planning and Zoning at 2:29 pm, Mar 06, 2014

**VILLAGE OF WELLINGTON
COMPREHENSIVE PLAN AMENDMENT APPLICATION
BINKS POINTE PROPERTIES
WELLINGTON, FLORIDA**

Prepared by:

LAND DESIGN SOUTH
400 Columbia Dr., #110
West Palm Beach, FL 33409
(561) 478-8501 – Fax (561) 478-5012
www.landdesignsouth.com

March 2014



TABLE OF CONTENTS

I. GENERAL INFORMATION

A.	Applicant Information.....	4
B.	Property Information.....	5
C.	Applicant's Ownership Affidavit	14
D.	Applicant's Notice Affidavit	15
E.	Agent Consent Form	16

II. DATA AND ANALYSIS REQUIREMENTS

A.	LDR Justification Requirements.....	18
B.	Land Use	23
C.	Transportation	29
D.	Mass Transit.....	31
E.	Housing/Population.....	33
F.	Infrastructure: Drainage	36
G.	Infrastructure: Potable Water	38
H.	Infrastructure: Sanitary Sewer	40
I.	Infrastructure: Aquifer Recharge	42
J.	Conservation	43
K.	Recreation and Open Space	47
L.	Fire-Rescue	50
M.	Historic Preservation.....	51
N.	Public Education	52
O.	Intergovernmental Coordination	54
P.	Equestrian Element	56

ATTACHMENTS

A.	Survey, Legal Description & Warranty Deeds
B.	Aerial Location Map
C.	Environmental Assessment
D.	FLU Map
E.	Zoning Map
F.	Master Plan
G.	FEMA Flood Zone Map
H.	Built Features Map
I.	Traffic Statement
J.	Palm Tran Map
K.	Drainage Statement
L.	Service Provider Letters
M.	Site Plan Graphic

PETITION SUMMARY

Following the completion of the application, please complete the following table, which summarizes the Future Land Use Map amendment request.

Property Owner	Binks Exchange Co LLC
Applicant (If different from	Schickendanz Capital Group LLC
Agent	Land Design South of Florida, Inc. - Jennifer Vail
Parcel Size	0.26-acres
Parcel Location	South of Southern Boulevard, west of Binks Forest Dr.
Parcel Frontage	N/A
Parcel Access	N/A
Existing Land Use	Vacant
FLUM Page Number	44-41-06
Present FLUM Designation	Commercial Recreation
Present Zoning District	Planned Unit Development (PUD)
Present Development Potential	1 dwelling unit
Proposed FLUM Designation	Residential E
Proposed Zoning District	Planned Unit Development (PUD) - no change
Proposed Development	5 dwelling units - 8 dwelling units
Water Service Provider	Palm Beach County Water Utilities Department
Sewer Service Provider	Palm Beach County Water Utilities Department
Municipalities within 1 mile	Palm Beach County
Overlay/Neighborhood Plan	N/A

I. GENERAL INFORMATION

A. APPLICANT INFORMATION

1. **Applicant(s) Name and Address.** Please identify the name and address of each person having an ownership interest in the property. Applicants include the owner(s), or the duly authorized agent(s) of the owner(s) with an interest in the property.

- a. Applicant A: Binks Exchange Co LLC
- b. Applicant B: Schickendanz Capital Group LLC
- c. Applicant C: Land Design South of Florida, Inc.
- d. Applicant D: _____

2. **Nature of Applicant(s) Interest.** For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in section I.B.4 and 5 below:

Applicant Name	Owner	Lessee	Contract Purchaser	Other
A. Binks Exchange Co, LLC	X			
B. Schickendanz Capital Group LLC			X	
C. Land Design South of Florida, Inc.				Agent
D.				

3. **Applicant's Authorized Representative.** Provide complete the below described items, if appropriate, and provide an executed original of the Agent Consent Form.

- a. Agent name: Jennifer Vail, Land Design South of Florida, Inc.
- b. Street address: 400 Columbia Drive, Suite 110
- c. City, State & Zip Code: West Palm Beach, FL 33409
- d. Telephone number (day/evenings): 561-537-4508
- e. Best time of day to reach agent: 8:00am – 5:00pm

B. PROPERTY INFORMATION

1. **General location:** Please indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.

- **Parcel “V”** is located approximately 0.40 miles south of Southern Boulevard and approximately 0.10 miles west of Binks Forest Drive.

2. **Site factors:** Please indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.

The subject property does not have frontage on any roadways or waterways.

3. **Street Address:** Please indicate the street address of the property, if applicable.

- **Parcel “V”:** Not Applicable

4. **Property description:** Please identify the property control number(s) (PCN) or tax folio number(s) for each parcel that is the subject of this FLUM amendment application, and indicate the size of each parcel in hundredths of an acre. The PCN is a 17 digit number that begins with the numbers 00.

Applicant	Tax Folio or Property Control Number	Size in Acres
Schickendanz Capital Group LLC	73-41-44-06-03-022-0000	0.26 ac.

5. **Legal description:** Please provide a legal description of the entire property and a certified survey (prepared within 6 months of submittal of the application) that is the subject of this FLUM amendment application as Attachment A.

The legal description and survey have been included as **Attachment A**.

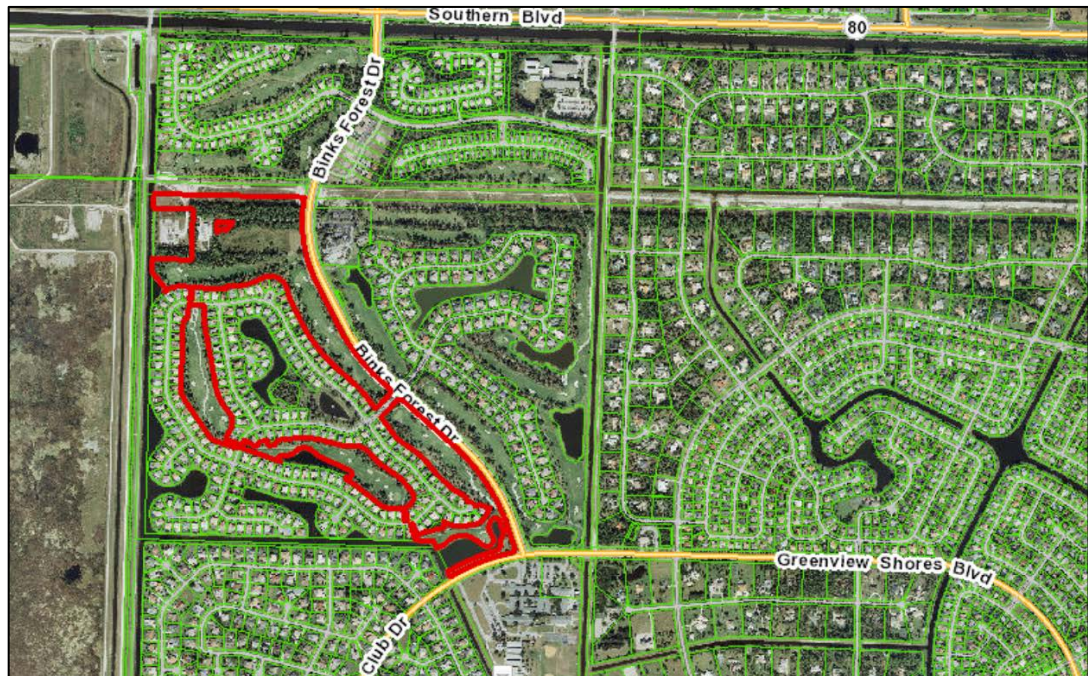
6. **Size of property:** Identify the size of the subject property, in hundredths of an acre.

+/-0.26-acres total

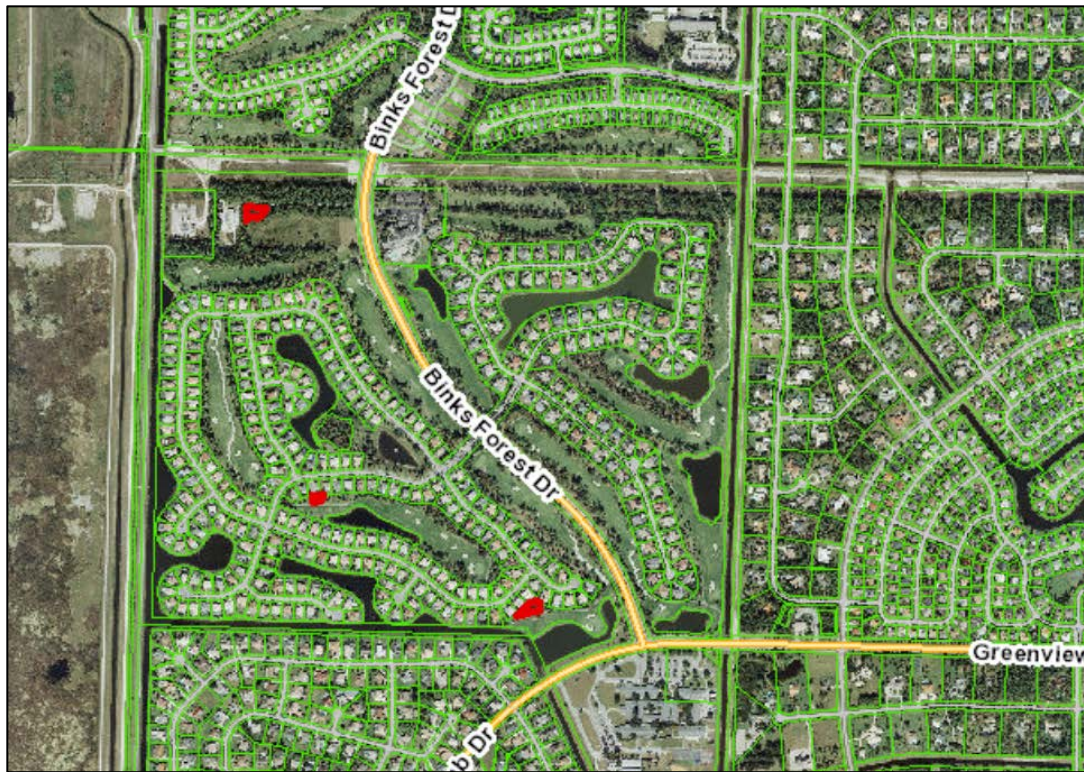
7. **Location and acreage of any property contiguous to the subject property which is in the same ownership, in whole or in part:** Please identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.

Parcel “V” is currently owned by SBBG LLP. SBBG LLP also owns the property surrounding Parcel “V” identified by the following PCN: 73-41-44-06-03-010-0000, consisting of +/-15.27-acres. Please note that **Parcel “V”** and the surrounding +/-15.27-acres were recently purchased by SBBG LLLP and the Palm Beach County Property Appraiser has not yet been updated with the new ownership Information.

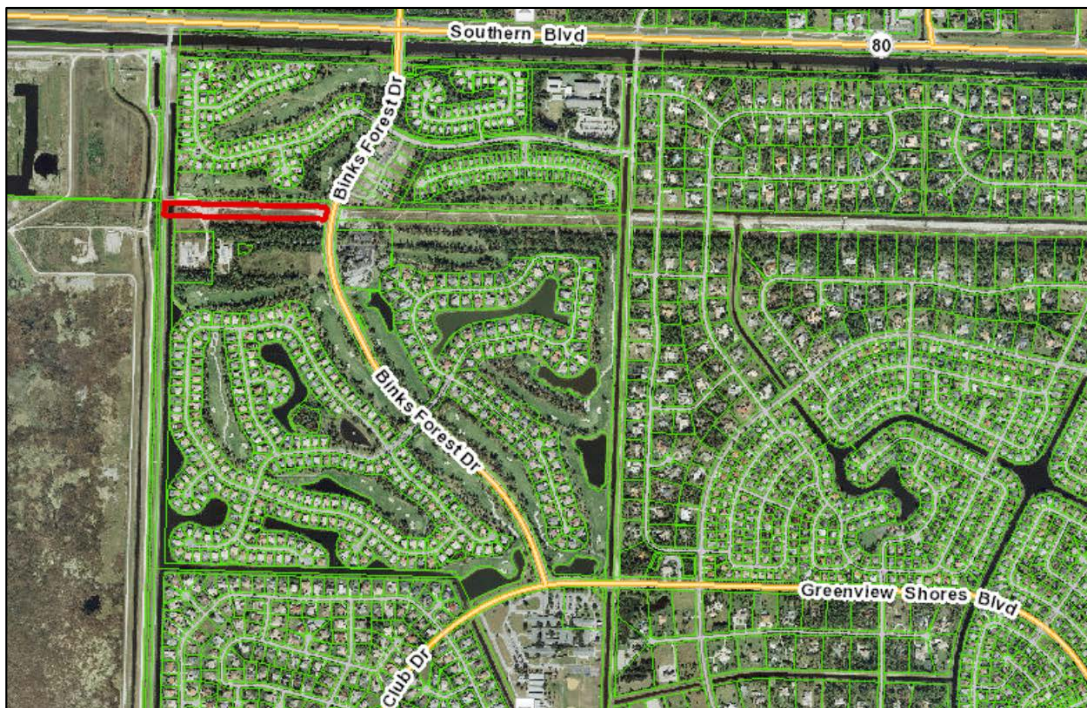
Below are aerial location maps depicting the parcels currently owned by the SBBG LLLP and Binks Exchange Co LLC.



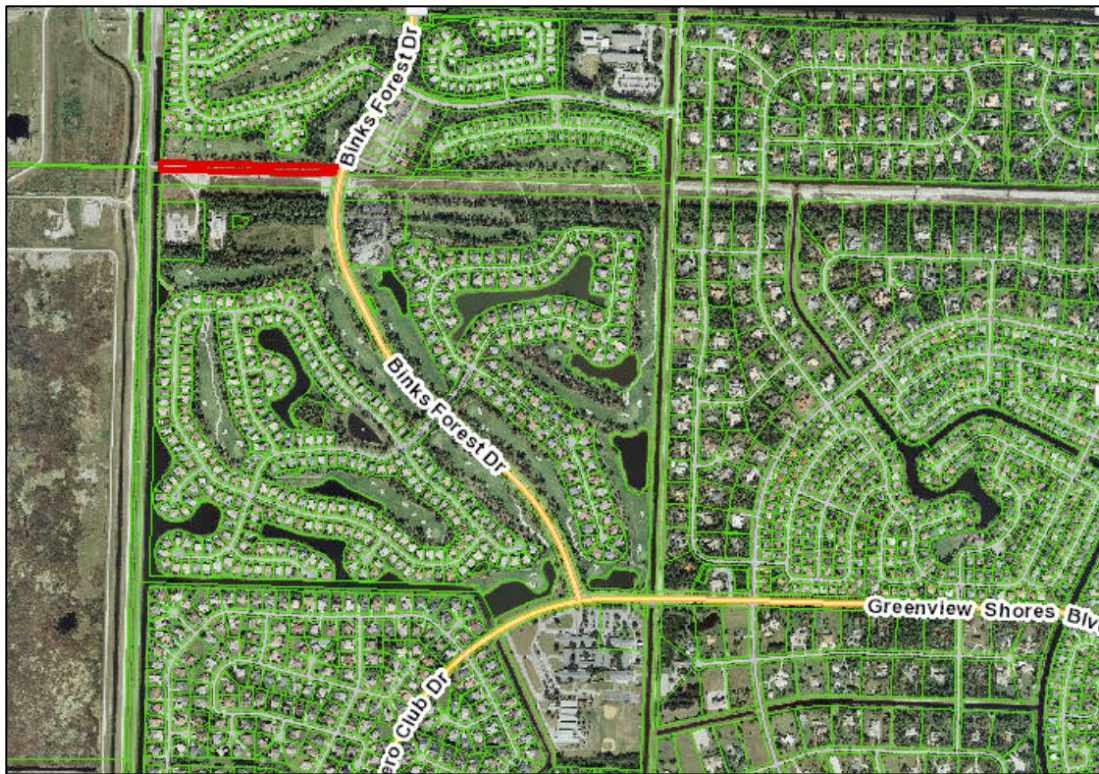
PCN: 73-41-44-06-03-010-0000 (69.86-ac) owned by Binks Exchange Co LLC / +/-15.27-ac recently purchased by SBBG LLLP



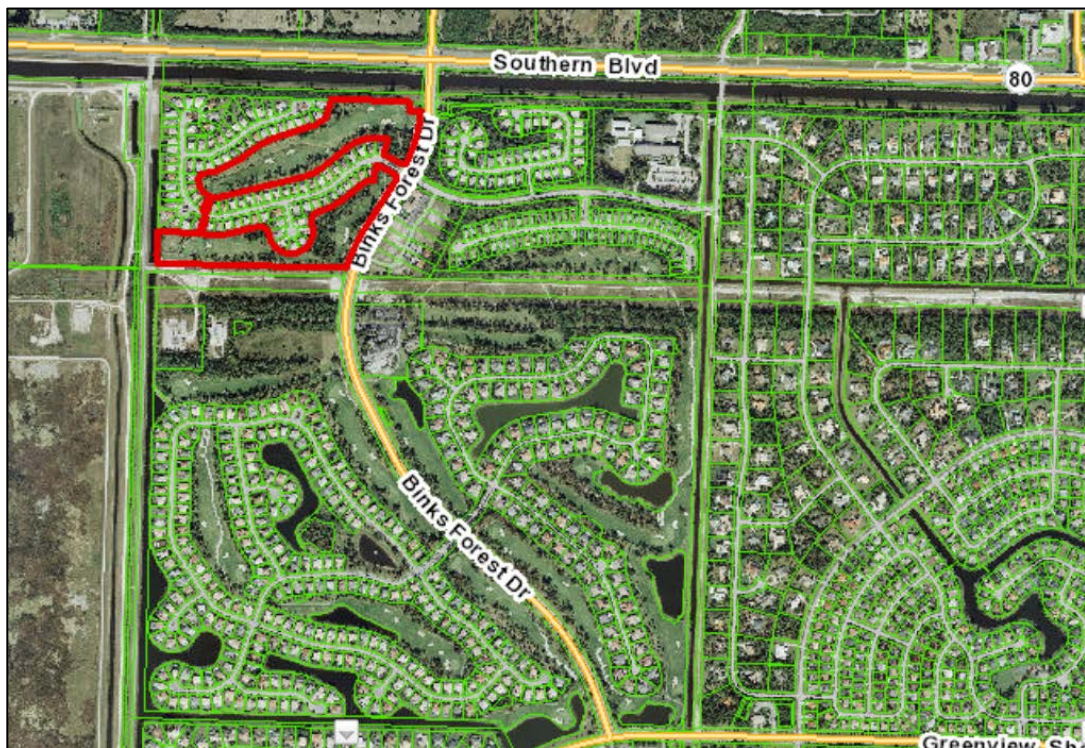
PCN: 73-41-44-06-03-022-0000 (+/-0.61-ac) owned by Binks Exchange Co LLC /Parcel "V" consisting of +/-0.26-ac recently purchahsed by SBBG LLLP



PCN: 73-41-44-06-03-023-0000 (4.70-ac) owned by Binks Exchange Co LLC



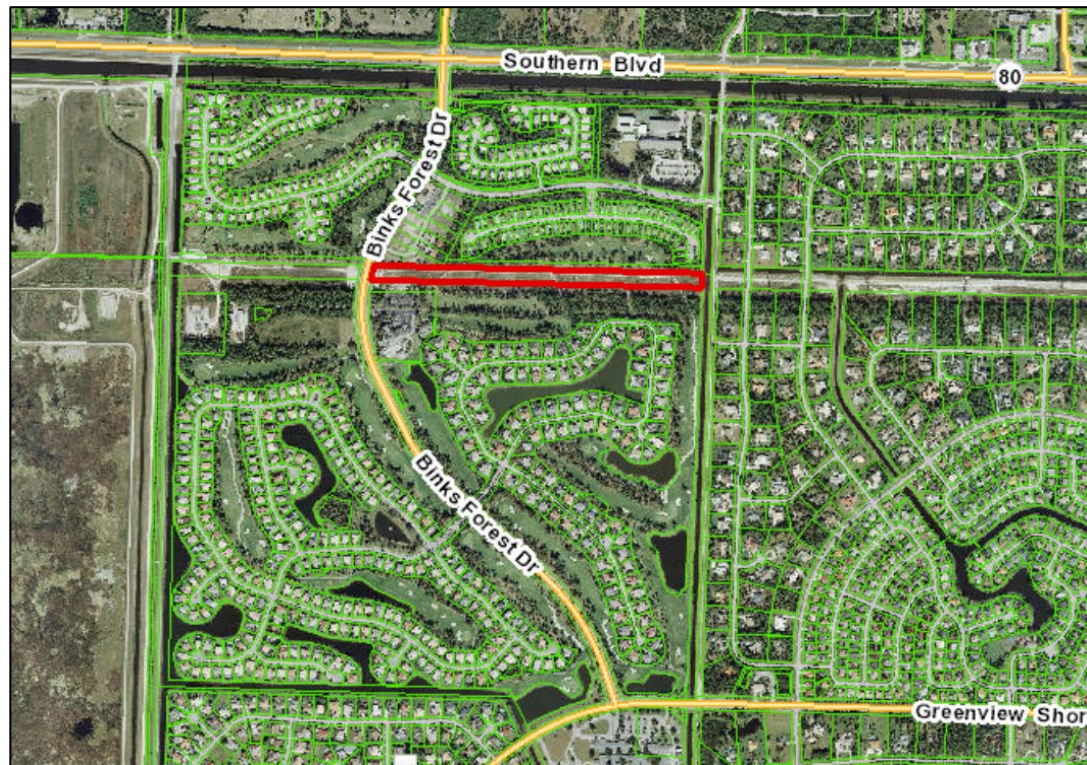
PCN: 73-41-43-31-01-006-0000 (+/-2.33-ac) owned by Binks Exchange Co LLC



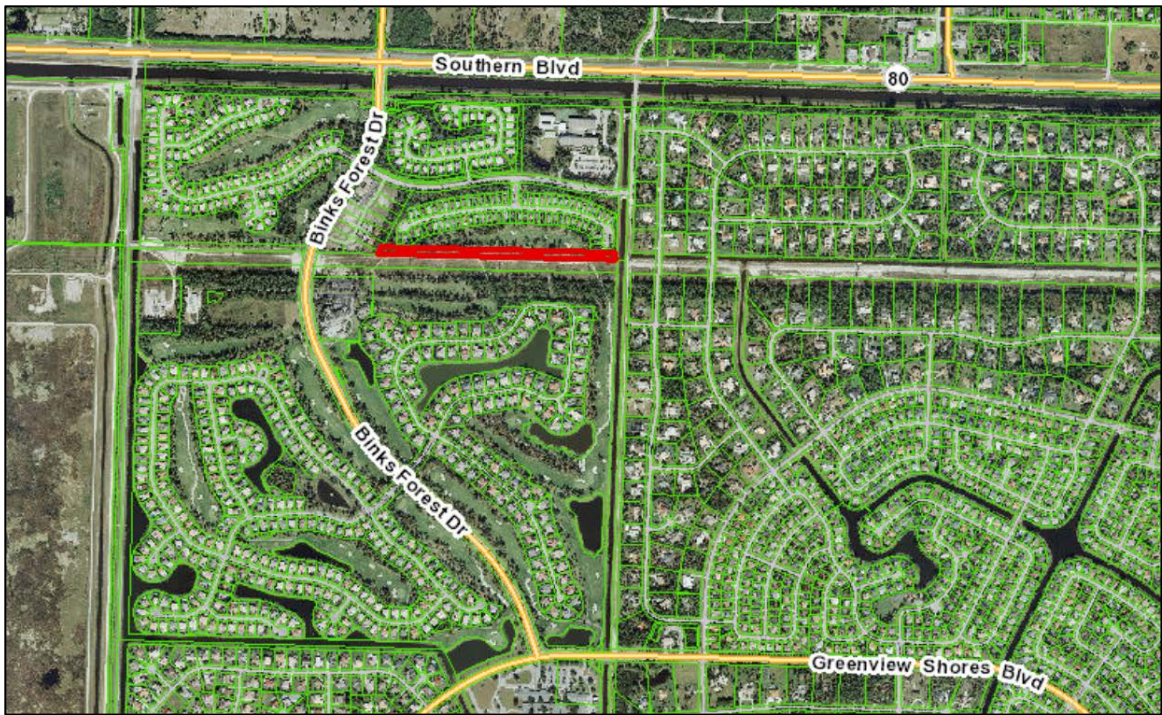
PCN: 73-41-43-31-01-002-0000 (28.09-ac) owned by Binks Exchange Co LLC



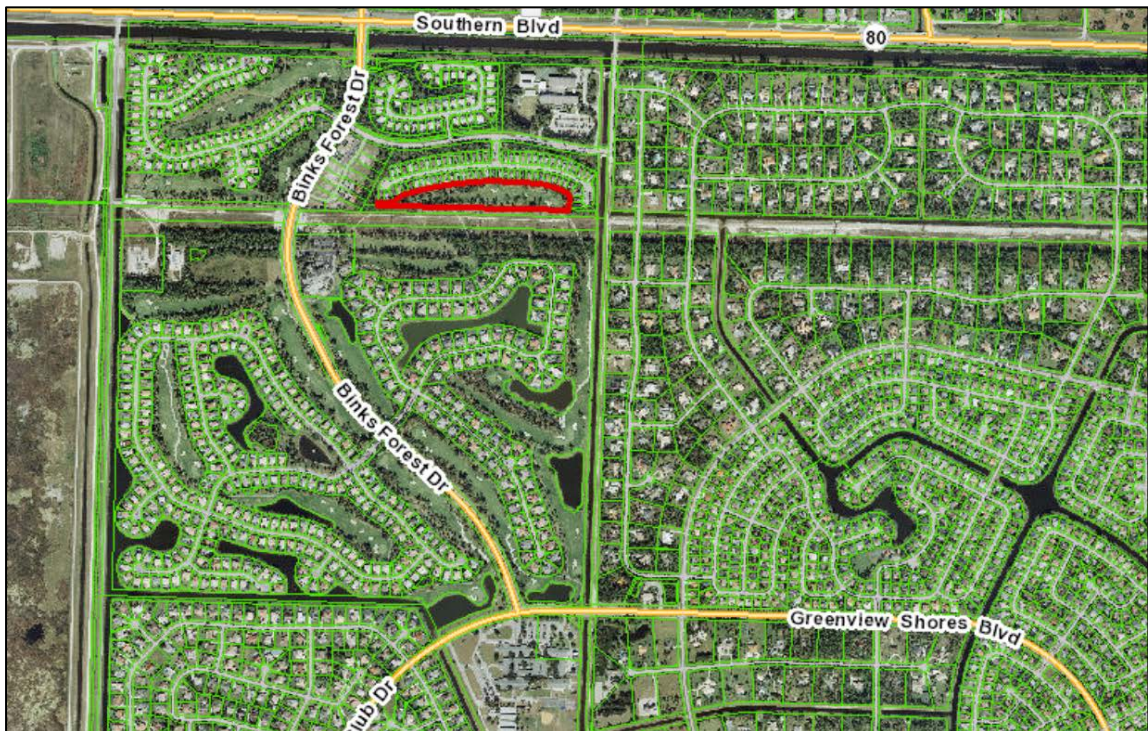
PCN: 73-41-44-06-02-008-0000 (76.88-ac) owned by Binks Exchange Co LLC



PCN: 73-41-44-06-02-021-0000 (8.31-ac) owned by Binks Exchange Co LLC



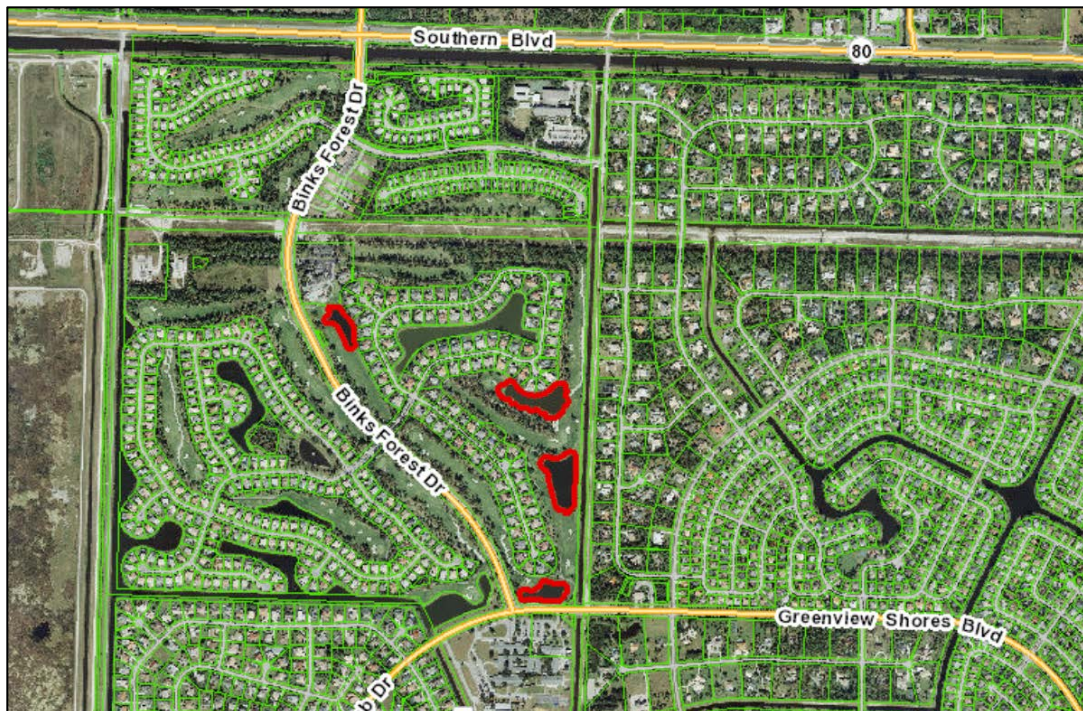
PCN: 73-41-43-31-02-013-0000 (3.33-ac) owned by Binks Exchange Co LLC



PCN: 73-41-43-31-02-002-0000 (8.05-ac) owned by Binks Exchange Co LLC



PCN: 73-41-44-06-03-002-0000 (+/- 5.84-ac) owned by Binks Exchange Co LLC



PCN: 73-41-44-06-02-003-0000 (+/-8.86-ac) owned by Binks Exchange Co LLC

8. History of the property:

a. Purchase date and prior ownership: Please indicate the month, day and year the property was acquired, from whom the property was acquired.

- **Parcel “V”** was purchased by SBBG LLLP from Binks Exchange Co LLC on May 2, 2013. See attached Special Warranty Deed.

b. Purchase information: Please describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).

- **Parcel “V”** was purchased by Special Warranty Deed recorded in Official Records Book 25995, Page 1238 for the sum of \$10.00.

Warranty Deeds have been provided as **Attachment A**.

c. Size of purchased property: Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.

- **Parcel “V”** was purchased with PCN 73-41-44-06-03-010-0000 (+/- 15.27-ac) & the +/-0.26-ac consisting of Parcel “V”

d. Use by previous owner: Please indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.

- **Parcel “V”** was previously utilized as a preserve parcel.

e. Previous FLUM Amendment: Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted

as modified, rejected, or withdrawn).

The Landings at Wellington PUD was originally approved by Palm Beach County. It became part of Wellington when the Village was incorporated.

9. **Development history of the property:** The purpose of the inquiry is to determine whether there are any other circumstances that argue for or against the applicant's proposed application. Please identify the following, if known:

- a. **Whether Wellington has ever denied a development order for the property?** If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available. **NOTE:** Previous development order approvals are covered in section II.B.1.b.1) of this application.

Not applicable.

- b. **Whether the property has received development approvals from an entity other than Wellington?** If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.

The Landings at Wellington PUD was originally approved by Palm Beach County. It became part of Wellington when the Village was incorporated. The Petition Number associated with the previous Palm Beach County approval is 78-287.

C. APPLICANT'S OWNERSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH
-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Jennifer Vail, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. He/she understands the Future Land Use Map amendment application fee is non-refundable and in no way guarantees approval of the proposed amendment;
3. The statements within the Future Land Use Map amendment application are true, complete and accurate;
4. He/she understands that all information within the Future Land Use Map amendment application is subject to verification by Wellington's staff;
5. He/she understands that false statements may result in denial of the application;
and
6. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 16th day of September,
20 13, by Jennifer Vail (Name of Person Acknowledging)
who is personally known to me or who has produced N/A
(type of identification) as identification and who did (did not) take an oath.

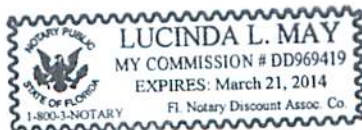
Lucinda L. May
(Signature of Person Taking Acknowledgment)

Lucinda May
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary' Seal)



Jennifer Vail
Applicant's Signature

Jennifer Vail
Applicant's Name (Print)

400 Columbia Drive, Suite 110
Street Address

West Palm Beach, FL 33409
City, State, Zip Code

Telephone (561) 478-8501

D. APPLICANT'S NOTICE AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Jennifer Vail, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within five hundred (500) feet of the real property described in Attachment A, or all property within 500 feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign provided by Wellington in accordance with the requirements of Section 5.2.4.G.3 of the Wellington's Land Development Regulations.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2nd day of October,
2013, by Jennifer Vail (Name of Person Acknowledging)
who is personally known to me or who has produced _____
(type of identification) as identification and who did (did not) take an oath.

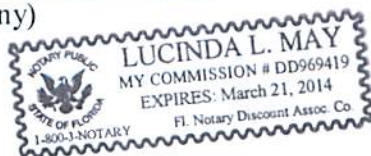
Lucinda L May
(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary' Seal)



Jennifer Vail
Applicant's Signature

Jennifer Vail
Applicant's Name (Print)

400 Columbia Dr. #400
Street Address

West Palm Beach, FL 33409
City, State, Zip Code

Telephone (61) 478-8501

E. AGENT CONSENT FORM

STATE OF FLORIDA
COUNTY OF PALM BEACH

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Jordan Paul, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
2. He/she duly authorizes and designates Land Design South to act in his/her behalf for the purposes of seeking a change to the Future Land Use Map designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Map amendment application and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER,
2013, by JORDAN C PAUL (Name of Person Acknowledging)
who is personally known to me or who has produced _____
(type of identification) as ~~identification~~ and who ~~did~~ (did not) take an oath.

Patricia A. Graham
(Signature of Person Taking Acknowledgment)

PATRICIA A. GRAHAM
(Name of Acknowledger Typed, Printed or Stamped)
STATE OF FLORIDA
NOTARY PUBLIC
(Title or Rank)

EE-161297
(Serial Number, if any)

(Notary' Seal)



Jordan Paul
Owner's Signature

Jordan Paul President-BXER
Owner's Name (Print) Manager, Member of
460 Binky Forest Drive Binky Exchange LLC
Street Address

Wellington FL 33414
City, State, Zip Code

Telephone (202) 714-0258

E. AGENT CONSENT FORM

STATE OF FLORIDA
COUNTY OF PALM BEACH
-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Gerhard A. Schickedanz, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
2. He/she duly authorizes and designates Land Design South to act in his/her behalf for the purposes of seeking a change to the Future Land Use Map designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Map amendment application and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of October, 20 13, by GERHARD A. SCHICKEDANZ (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN TO ME (type of identification) as identification and who did (did not) take an oath.

SUZANNE RUADZ
(Signature of Person Taking Acknowledgment)

SUZANNE RUADZ
(Name of Acknowledger Typed, Printed or Stamped)

M. H. Schickedanz
Owner's Signature

GERHARD A. SCHICKEDANZ
Owner's Name (Print)

(Title or Rank)

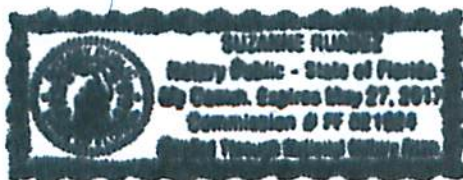
Street Address

(Serial Number, if any)

7711 N. MILITARY TRAIL, STE 42
PALM BEACH GARDENS, FL 33410
City, State, Zip Code

(Notary' Seal)

Telephone (561) 845-8797



II. DATA AND ANALYSIS

APPLICANTS PLEASE NOTE: Please insert a page break between each of the sections under this heading (i.e. A. Background, B. Land Use Element, etc.)

A. LDR JUSTIFICATION REQUIREMENTS

1. JUSTIFICATION STATEMENT

- a. **Future Land Use Map Amendment Factors.** Subsection 5.2.4.J (*Site Specific Comprehensive Plan Amendments, Procedure, Standards*) of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.

- 1) **Changed projections:** Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;

Not applicable.

- 2) **Changed assumptions:** Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;

The 0.26 acres that are the subject of this FLUM Amendment request are located within the development known as Binks Pointe (FKA Residences at Binks Forest Golf Club), which has an acreage of 15.27 acres and was approved for 90 dwelling units. The FLUM designation for Binks Pointe is Residential E. The property associated with this request has a current FLUM designation of Commercial Recreation (CR). Since the time of the approval of Binks Pointe, an opportunity to incorporate the property into the development plan has arisen. The incorporation of this property into the development plan creates a more unified and cohesive development opportunity for the site, as it limits the opportunities for enclaves and piecemeal type development. The request is consistent with the character of the area. The surrounding property already retains a FLUM designation of Residential E; the approval of this request promotes consistency and compatibility as the entire development will retain the same

FLUM designation of Residential E.

The incorporation of this property will bring the total acreage of the site up to 15.53 acres. The maximum density generated by the 0.26 acre property, at a Residential E FLUM designation is two (2) dwelling units. The overall density of 90 dwelling units remains unchanged. The intent and character of the development remains unchanged as a result of this request. Adequate public facilities will be available to serve the site.

- 3) **Data errors:** Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;

Not applicable.

- 4) **New issues:** New issues that have arisen since adoption of the Comprehensive Plan;

The property was originally approved in the jurisdiction of Unincorporated Palm Beach County. In 2004, the adjacent and surrounding property was approved as a FLUM designation of Residential E. The property subject to this request was not part of that approval and retains a FLUM designation of CR. This request will promote consistency and compatibility of the FLUM designation within the Village, as the entire property will maintain the same FLUM designation.

- 5) **Additional detail or comprehensiveness:** Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or

Not applicable.

- 6) **Data updates:** Data updates.

Not applicable.

2. DEMONSTRATED NEED

Subsection 5.2.4.J of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.

- a. **Residential Application:** If the applicant is proposing an increase in residential density, the applicant should state here why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are not feasible for use on the subject property. The applicant **MUST** demonstrate why the current FLUM designation is no longer appropriate for this site.

The existing CR FLUM designation is no longer appropriate for this subject property. The surrounding property was granted a FLUM designation of Residential E. Since the time of the subsequent approvals, an opportunity has arisen to include this property into the development plan. The feasibility to develop this property of land under the current FLUM of CR is extremely limited. The inclusion of this property promotes a well planned development, as it discourages enclaves and piecemeal development, by assigning a consistent FLUM designation and inclusion as part of the development. The maximum density that could be generated, based on the proposed FLUM designation of Residential E is two (2) dwelling units. However, there is no increase in density being requested as part of this application as the properties will be included within the development plan for Binks Pointe, which has already been approved for 90 dwelling units.

- b. **Commercial Application:** If the request is for a commercial FLUM designation, the applicant **MUST** demonstrate why additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.

Not applicable. The FLUM Amendment request is for a residential designation.

3. COMMERCIAL APPLICATION DATA REQUIREMENTS

- a. **Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**

- 1) **At maximum floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Land Development Regulations (35 percent for commercial and 45 percent for industrial).

Not applicable. The FLUM Amendment request is for a residential designation.

- 2) **At typical floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio (20 percent for

commercial and 30 percent for industrial).

Not applicable. The FLUM Amendment request is for a residential designation.

- b. Identify, map, and justify the trade or market area for the subject property:** The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.

- 1) Commercial FLUM.** If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.

Not applicable. The FLUM Amendment request is for a residential designation.

- 2) Industrial FLUM.** If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half (1½) miles. If the property is more than two acres, draw a boundary around the property that has a radius of three (3) miles.

Not applicable. The FLUM Amendment request is for a residential designation.

- c. For the trade or market area identified above, please inventory and map the built commercial, commercial office, or industrial uses, as appropriate:** This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.

Not applicable. The FLUM Amendment request is for a residential designation.

- d. Market Study Parameters:** A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. *The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:*

- 1) An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;

Not applicable. The FLUM Amendment request is for a residential designation.

- 2) An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;

Not applicable. The FLUM Amendment request is for a residential designation.

- 3) A comparison of estimated supply to estimated demand;

Not applicable. The FLUM Amendment request is for a residential designation.

- 4) All sources of data used in the study.

Not applicable. The FLUM Amendment request is for a residential designation.

B. LAND USE DATA

1. DATA REQUIREMENTS FOR THE SUBJECT PROPERTY

- a. **Existing Land Use Cover.** Please attach a copy of an aerial photograph showing the subject property in relation to the abutting properties. Aerial photographs are available from the Palm Beach County Property Appraisers Office and REDI. The aerial photograph must have the site clearly marked.

An aerial of the subject property has been included **Attachment B**.

- 1) **Natural features:** Inventory and map any natural features located on the property. Natural features include lakes, drainage canals or ponds, wetlands, pine flatwoods etc.

Please refer to **Attachment C** for the Environmental Assessment.

- 2) **Built features:** Inventory and map any physical or man-made features on the property covered by this application. The inventory should include such information as, for example, the number and type of housing units, square feet for buildings, number of parking spaces, number of stories, etc.

Not applicable – there are no built features found on the subject property associated with this FLUM Amendment request.

- b. **Future Land Use Map (FLUM) Designation.** This information is available from Wellington Planning and Zoning Division at 753-2430. Please attach an 8 1/2" by 11" or 11" by 17" copy of portion of the FLUM map showing the site, the surrounding properties (within 1000 feet), and the FLUM for the site and surrounding properties. The site must be clearly marked.

A Future Land Use Map with the two (2) properties identified has been provided as **Attachment D**.

- 1) **Current FLUM Designation:** Identify the FLUM designation of the property and attach a copy of the Future Land Use Map.

The subject property has a FLUM designation of Commercial Recreation (CR). A Future Land Use Map has been provided as **Attachment D**.

- 2) **Proposed FLUM Designation:** Identify the FLUM designation desired for the subject property.

The proposed FLUM designation is Residential E.

- c. **Zoning District.** Zoning information is available from Wellington's Planning and Zoning Division at 753-2430. Please attach a 8-1/2" by 11" or 11" by 17" copy of the portion of the Zoning Quad or the Wellington P.U.D. Master Plan showing the site, surrounding properties (within 1000 feet), and the zoning districts for the site and surrounding properties. The site must be clearly marked.

A Zoning Map with the subject property identified has been provided as **Attachment E.**

- 1) **Previous Zoning Approvals, if any:** Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).

The Landings at Wellington PUD was originally approved by Palm Beach County. It became part of Wellington when the Village was incorporated. The Petition Number associated with the previous Palm Beach County approval is 78-287.

- 2) **Current Zoning District:** Identify the most recent petition and resolution number(s) approved for the subject property.

The current Zoning District is PUD.

- 3) **Proposed Zoning District:** Please identify the zoning district that will be requested. The zoning districts are identified in the Wellington's Land Development Regulations.

There is not a Rezoning proposed. The PUD Zoning District remains unchanged.

d. **Other Approvals.**

- 1) **Concurrency exemption or reservation:** Please indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate. This information is available from Wellington's Zoning Division at 753-2430.

The subject property is part of the Landings at Wellington PUD, Pod L. Pod L has been approved for 90 dwelling units. The approval of a FLUM Amendment to change the destination to Residential E will create consistency among Pod L. There is no change in density being proposed. Furthermore, a Traffic Statement has been prepared and included within the submittal package.

- 2) **Plat, master plan, or subdivision:** Please indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable. This information is available from Wellington's Planning and Zoning, or the County Clerk. Please include an 8-1/2" x 11" copy of the appropriate documents.

The subject property is part of the Landings at Wellington PUD Master Plan. The property is located within Pod L. A copy of the Master Plan has been included as **Attachment F**.

- 3) **Developers' Agreement or Utility reservation:** Please indicate whether the subject property is currently subject to a developers' agreement or a utility reservation. If subject to such, please attach a copy of the document and evidence that the agreement or reservation is still valid.

The surrounding development is subject to a Developers Agreement (R-2004-153), which allowed 90 dwelling units. The property that is the subject of this request is proposed to become part of the Binks Pointe property. No change in density is proposed.

- e. **Flood zone:** Please indicate in which flood zone the property is located. In addition, please attach a flood zone map showing the location of the property. Flood zone information is available from Wellington Engineer. **NOTE:** If the property is located in an "A" or "V" zone, requests for greater intensity of use will be viewed unfavorably.

The FEMA flood zone is X500. A Flood Zone Map has been provided as **Attachment G**.

- f. **Wellfield Protection Zone:** Please indicate whether the subject property is located in a wellfield protection zone. Attach an 8 1/2" by 11" or 11" by 17" map showing the location of the property in relation to the nearest wellfield protection zones. Wellfield protection maps and information is available from Wellington Utilities Department or Planning and Zoning Department. **NOTE:** If the subject property is located within a wellfield protection zone, requests for greater intensity of use will be viewed unfavorably.

The subject property is not located within a zone of influence in Palm Beach County. Please see the Environmental Assessment (**Attachment C**), for a Wellfield Protection Zone of Influence Map by Palm Beach County Department of Environmental Resources Management.

- g. **Neighborhood Plan, Special Overlay, or Redevelopment area:** Please identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay. If the property is within a redevelopment area, identify the land use designation as is shown in the redevelopment map and attach a copy of that map. Information on redevelopment areas is available from the

Not applicable.

2. DATA REQUIREMENTS FOR SURROUNDING PROPERTIES

- a. **Existing Land Use Coverage.** Please provide a written inventory and a map of land uses (including natural and built features) on the properties abutting the subject property. Provide information such as subdivision names, etc. Please attach a map showing this information.

A Built Features Inventory has been provided as **Attachment H**.

- | | |
|------------------|--|
| 1) <u>North:</u> | <u>FPL Easement & Binks Forest Single-Family</u> |
| 2) <u>South:</u> | <u>Golf Course & Binks Forest Single-Family</u> |
| 3) <u>East:</u> | <u>Binks Forest Drive & Golf Club</u> |
| 4) <u>West:</u> | <u>FPL Substation</u> |

- b. **Zoning District.** Please identify the zoning district category or categories for the abutting properties. In addition, where applicable, please identify the petition number(s) and resolution number(s).

- | | |
|------------------|------------|
| 1) <u>North:</u> | <u>PUD</u> |
| 2) <u>South:</u> | <u>PUD</u> |
| 3) <u>East:</u> | <u>PUD</u> |
| 4) <u>West:</u> | <u>PUD</u> |

- c. **Future Land Use Map (FLUM) Designation.** Please identify the current FLUM designation of the abutting properties.

- | | |
|------------------|---------------------------|
| 1) <u>North:</u> | <u>Residential E / CR</u> |
| 2) <u>South:</u> | <u>Residential E / CR</u> |
| 3) <u>East:</u> | <u>Residential E / CR</u> |
| 4) <u>West:</u> | <u>Residential E / CR</u> |

3. ANALYSIS REQUIREMENTS

- a. **Land Use Compatibility.** Compatibility means land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

- 1) **Existing uses.** Please explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses listed above in section II.B.2.a.

The proposed FLUM Amendment from CR to Residential E is compatible and consistent with the surrounding uses. As has been discussed, this amendment is being requested in order to obtain a FLUM designation that is consistent with the proposed development most immediately surrounding the property, Binks Pointe. The property will be incorporated into the proposed development of Binks Pointe, which has been approved for 90 dwelling units (the Master Plan reflects such). At this time, there is no request to increase the density beyond what has been previously approved. The development of Binks Pointe has already been approved, and has demonstrated consistency with the surrounding area. Amending the FLUM designation and incorporating this property into the development represents sound planning, as it creates a cohesive and unified development.

- 2) **Future Land Use Map designations.** Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM (above section II.B.2.c.)

As evident by the FLUM Map provided as **Attachment D**, the land immediately surrounding and adjacent to the subject property is Residential E. Furthermore, the developments surrounding the Binks Pointe development are residential in nature. The proposed FLUM designation is consistent with the surrounding FLUM designations, and the prevailing Master Plan.

- b. **Consistency with the Land Use Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Land Use Element”.

The FLUM Amendment request is consistent with the following policies of the Land Use Element.

Policy 1.1.1 Maintain the approved density and intensity of those properties in PUDs as reflected on Wellington’s Future Land Use Map by adopting zoning

districts which are consistent with the Future Land Use Map.

The proposed FLUM amendment maintains the density of the Binks Pointe development (previously approved for 90 dwelling units). As has been discussed, the FLUM Amendment is being requested in order to incorporate this property into the previously approved Binks Pointe development. There is no increase in density being proposed as part of the current request; the approved and established density will remain the same.

Policy 1.2.1 Wellington has adopted Land Development Regulations which require that Development Orders shall be approved only if the level of service standards as set forth in Policy 1.2.1 of the Capital Improvements Element are met and utility services are authorized concurrent with the impact of the proposed development.

There will be no impact on the level of service for the Village of Wellington as a result of this request (as previously stated, even though the proposed amendment has the ability to generate two (2) additional dwelling units, no increase in density is being proposed at this time). However, letters from service providers have been provided verifying services can be met at the proposed FLUM designation.

Wellington has adopted regulations that are consistent with the Policy 1.4.4 and Policy 1.4.5, as indicated below.

The proposed FLUM Amendment is consistent with these policies, as the proposed density is within the threshold established by the Village's Comprehensive Plan.

Objective 1.5 Wellington shall adopt Land Development Regulations that encourage the use of innovative planning and development strategies such as Cluster Development, Planned Unit Developments, Traditional Neighborhood Developments, Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the community and an efficient use of resources and facilities. Such uses are components of Wellington's GHG reduction strategies. These regulations shall be consistent with the density and intensity measures in the underlying land use plan category except as herein noted. This objective shall be made measurable by its implementing policies. Land Development Regulations have been adopted for planned unit developments and for mixed use developments.

The proposed development complies with this Objective, as the property is proposed to be incorporated into the Binks Pointe Development (Pod L of the Master Plan), which is part of an approved PUD.

C. TRANSPORTATION

1. DATA AND ANALYSIS REQUIREMENTS

a. Determine the trip generation for the current future land use designation.

- 1) At .25 FAR; and – Not applicable.
- 2) At .35 FAR. – Not applicable.

The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

b. Determine the trip generation for the proposed future land use designation.

- 1) At .25 FAR; and – Not applicable.
- 2) At .35 FAR. – Not applicable.

The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

c. Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).

There is zero net trip increase. The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

- d. **Determine the project trip distribution on all roadways based on the following table.**

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

Not applicable. The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

- e. **Determine LOS with existing traffic and project traffic.**

- 1) Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). *
- 2) Compare to LOS D for existing lanes.

Not applicable. The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

- f. **Determine LOS with projected five year traffic and project traffic.**

- 1) Determine five year projected traffic volumes using the published historic growth rates and major project traffic.
- 2) Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). *
- 3) Compare to LOS D for existing and assured lanes.

Not applicable. The proposed changes to the Future Land Use and Zoning

designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

g. Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.

- 1) Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).
- 2) Compare to LOS D for the lanes in the 2015 roadway system.

Not applicable. The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency. Please see **Attachment I** for the Traffic Statement.

h. Consistency with the Transportation Element. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. Since many of the Objectives and Policies are not applicable to FLUM amendments, is not sufficient to state "this proposed amendment is consistent with and furthers the Transportation Element".

The project has proven consistency with the Village's Transportation Element, as part of the previous approval. The proposed changes to the Future Land Use and Zoning designations for 0.26 acres within the proposed Binks Pointe project will not generate any additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency.

**The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.*

D. MASS TRANSIT

1. DATA REQUIREMENTS

- a. **Mass transit provider:** Identify the mass transit provider.

Palm Tran provides transportation services.

- b. **Nearest mass transit facility:** Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.

The information for the nearest Palm Tran facilities is as follows:

- Route: 40
- Bus Stop: 6 – Palms West Hospital (13001 Southern Boulevard, Loxahatchee, FL 33470)
- Distance: +/- 2.9 miles

Please see Attachment J for a copy of the Palm Tran route map.

- c. **Tri-County Commuter Rail Connection:** Identify whether the subject property has connections to the Tri-County Commuter Rail.

The Tri-Rail station that would likely service the subject properties is the West Palm Beach station. This station can be accessed via Palm Tran Route 40.

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Transportation Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

Policy 1.1.2: Wellington shall review all proposed developments and issue development orders only when it finds that a proposed development will not cause roadway levels of service to fall below the above Policy 1.1.1 standards or cause further degradation of service if conditions at the time of the review indicate that standards are already below the above standards.

The proposed amendment will not cause roadway levels of service failure, as the proposed plan (which is being submitted concurrent to this request) will not increase the density that was previously approved. In addition, a traffic statement has been provided with the application demonstrating that the request meets the City's level of service standards.

Policy 1.1.4: As a condition for development approval, Wellington shall require that proposed new developments include internal connections with existing and proposed collectors where feasible and efficient to disperse traffic and alleviate congestion.

The proposed development will include internal connections where feasible, thus is consistent with Policy 1.1.4.

Policy 1.1.18: Wellington shall continue to ensure new development contains sidewalks, pedestrian and bicycle related amenities as required by the Land Development Regulations.

The proposed new development will contain sidewalks, pedestrian and bicycle related amenities as required by the Land Development Regulations, thus is consistent with Policy 1.1.18.

Policy 1.1.19 Wellington shall ensure new development contains linkages to surrounding development and amenities where needed and feasible.

The proposed new development will provide linkages to surrounding developments and amenities, where feasible, thus is consistent with Policy 1.1.19.

Policy 1.7.4: Wellington shall ensure development or redevelopment along major transportation corridors accommodates mass transit.

Palm Tran currently serves the subject property and the Palm Tran route provides connection to Tri-Rail, thus the proposed development is consistent with Policy 1.7.4.

The proposed amendment is consistent with the Objectives and Policies of the Transportation Element of the adopted Comprehensive Plan.

E. HOUSING/POPULATION

1. DATA REQUIREMENTS

- a. **Population:** If a methodology other than that described below is used to determine population, please identify here the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.

- 1) **Current FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 2.39, the average household size in unincorporated Palm Beach County. For example, if you have a fifty acre property in a Medium Residential 5 Future Land Use Map category, the population would be 598 persons ($50 * 5 * 2.39$).

$$\begin{aligned} 0.26\text{-ac} \times 1 \text{ du/ac} &= 0.26 \text{ du} \\ 0.26 \text{ du} \times 2.39 \text{ persons per du} &= 0.62 \text{ persons} \end{aligned}$$

- 2) **Proposed FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 2.39, the average household size in unincorporated Palm Beach County. For example, if you have a fifty acre property and you are requesting a High Residential 8 Future Land Use Map designation, the population would be 956 persons ($50 * 8 * 2.39$).

$$\begin{aligned} 0.26\text{-ac} \times 8 \text{ du/ac} &= 2 \text{ du} \\ 2 \text{ du} \times 2.39 \text{ persons per du} &= 4 \text{ persons} \end{aligned}$$

- b. **Number of dwelling units.** Identify the number of dwelling units that could be constructed on the subject property based upon its:

- 1) **Current FLUM designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.

The maximum development potential under the existing CR designation is 1 dwelling unit per acre, which equates to a maximum of 0.26 dwelling units total permitted.

- 2) **Proposed FLUM designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.

The maximum development potential of the site at the proposed Residential E designation is approximately 8 dwelling units per acre. This equates to a maximum of 2 dwelling units total permitted.

- c. **Census Tract data:** Identify the Census Tract where the subject property is located. See the Planning Division for this information.

The subject property is located in Census Tract 007721

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed amendment on population:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

The proposed amendment will allow for a maximum increase of 3 persons. It is important to note that although the maximum density permitted by the proposed amendment would allow an increase of 3 persons; the Applicant will not be increasing the density of the property above the currently approved plan for the subject site.

- b. **Change in number of dwelling units:** Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation (see above two paragraphs).

The proposed amendment will allow for a maximum increase of 1 dwelling unit. It is important to note that although the maximum density permitted by the proposed amendment would allow an increase of 1 dwelling unit; the Applicant will not be increasing the density of the property above the currently approved plan for the subject site.

- c. **Consistency with the Housing Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a *residential related* proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Housing Element”.

Goal 1.0: Provide decent, safe, well-maintained, and sanitary housing in suitable locations at affordable costs to meet the needs of Wellington’s existing and future residents.

The intent of the proposed amendment and corresponding future development of the subject property is to provide decent, safe, well-

maintained and sanitary housing in a suitable location at affordable costs, thus the amendment is consistent with Goal 1.0.

Objective 1.1: Wellington shall assist and encourage the private sector to provide a minimum of 50-100 new dwelling units per year through the year 2015 to meet the housing needs of all existing and anticipated populations of Wellington. Over time and in combination with existing units, these new units are intended to provide Wellington with a variety of housing types, sizes, and costs. Since the private sector, not Wellington, actually provides housing units and since the private sector will provide those units for which “need” is expressed via the private market, achievement of this objective will not be measured by the number of housing units constructed but by the implementation of the following policies designed to facilitate the workings of the private market.

The proposed amendment and corresponding future residential development will assist in providing the housing units identified in Objective 1.1. As stated in the above Objective, the private sector provides units for which “need” is expressed, thus the proposed amendment is consistent with Objective 1.1.

Policy 1.1.1: Wellington shall provide such information and assistance as might be helpful to the private sector in maintaining a housing production capacity sufficient to meet the identified demands.

There is currently a demand for additional housing within Wellington, specifically in the local of the subject property, which has resulted in the requested amendment. Consistent with Policy 1.1.1, Wellington shall provide assistance to the private sector in maintaining a housing capacity sufficient to meet the identified demands.

The proposed amendment is consistent with the Goals, Objectives and Policies of the Housing Element of the adopted Comprehensive Plan.

F. INFRASTRUCTURE: DRAINAGE

1. DATA REQUIREMENTS

- a. **Drainage provider:** Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.

The Drainage provider is the City of Wellington. Please refer to **Attachment K**, Drainage Statement.

- b. **Drainage basin:** Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.

C-51 Basin, please refer to **Attachment K**, Drainage Statement.

- c. **Nearest drainage facility:** Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.

The nearest drainage facility is the canal to the west, along Flying Cow Road, and culverts and lakes within Binks Forest of the Landings, Plat II. Please refer to **Attachment K**, Drainage Statement.

- d. **Adopted level of service standard:** Identify the level of service standard established for the subject property.

The drainage needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved. Please refer to **Attachment K**, Drainage Statement.

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed Future Land Use Map amendments on drainage levels of service and systems need:** Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.

Please refer to **Attachment K**, Drainage Statement. As has been discussed, the subject property is proposed to be incorporated into the overall site for the Binks Pointe residential development. No additional

density for that development is proposed at this time, as a result in the adding of this acreage. The prior development approval has demonstrated compliance with level of service and system needs for drainage.

- b. Consistency with the Drainage Sub-Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

As has been discussed, the subject property is proposed to be incorporated into the overall site for the Binks Pointe residential development. No additional density for that development is proposed at this time, as a result in the adding of this acreage. The prior development approval has demonstrated consistency with the drainage objectives and goals of the Village of Wellington.

G. INFRASTRUCTURE: POTABLE WATER

1. DATA REQUIREMENTS

- a. **Water provider:** Identify the entity that would provide potable water service to the subject property.

Village of Wellington.

- b. **Nearest potable water facility:** Identify how far, in feet, the subject property is located from a potable water line. This information is available from the water provider. Also, please indicate the street where the nearest line is located.

Water main on Binks Forest Drive, and along the western property line.

- c. **Adopted level of service standard:** Identify the potable water level of service standard established by the potable water provider.

The potable water needs for the property will be met. This property will be incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

2. ANALYSIS REQUIREMENTS

- a. **The effect on potable water levels of service and system needs.**

- 1) **Current FLUM Designation:** The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a.

The potable water needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- 2) **Proposed FLUM Designation:** The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a.

The potable water needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- 3) **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

The potable water needs for the subject property will be met. The property will be incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- b. **Consistency with the Potable Water Sub-Element.** Applicant must demonstrate consistency with the Potable Water Sub-Element.

As has been discussed, the subject property is proposed to be incorporated into the overall site for the Binks Pointe residential development. No additional density for that development is proposed at this time, as a result in the adding of this acreage. The prior development approval has demonstrated consistency with the potable water objectives and goals of the Village of Wellington.

H. INFRASTRUCTURE: SANITARY SEWER

1. DATA REQUIREMENTS

- a. **Sewer provider:** Identify the entity that would provide sanitary sewer service to the subject property.

Village of Wellington.

- b. **Nearest sanitary sewer facility:** Identify how far, in feet, the subject property is located from a sanitary sewer line. This information is available from the sanitary sewer provider. Also, please indicate the street where the nearest line is located.

Force main on Binks Forest Drive.

- c. **Adopted level of service standard:** Identify the sanitary sewer level of service standard established by the potable water provider.

The sanitary sewer needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

2. ANALYSIS REQUIREMENTS

- a. **The effect on sanitary sewer levels of service and system needs.**

- 1) **Current FLUM Designation:** The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a.

The sanitary sewer needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- 2) **Proposed FLUM Designation:** The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a.

The sanitary sewer needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- 3) **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

The sanitary sewer needs for the property will be met. This property is being incorporated into a previously approved development (Binks Pointe) and no impacts to levels of service are anticipated beyond what was previously approved.

- b. **Consistency with the Sanitary Sewer Sub-Element.** Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element

As has been discussed, the subject property is proposed to be incorporated into the overall site for the Binks Pointe residential development. No additional density for that development is proposed at this time, as a result in the adding of this acreage. The prior development approval has demonstrated consistency with the sanitary sewer objectives and goals of the Village of Wellington.

I. INFRASTRUCTURE: AQUIFER RECHARGE

1. DATA REQUIREMENTS

- a. **Identify whether the property is located within a prime aquifer recharge area:** If the property is located east of the conservation areas, state here that the property is located within both the surficial aquifer system and the Floridian aquifer system. Also, please identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.

The subject site are over both the surficial aquifer system and the Floridian aquifer system and that work is anticipated only in the sand/soil zone of the East Coast Surficial Aquifer.

- b. **Identify, generally, the percentage of the property that will be covered with an impervious surface:** Please use the following rules of thumb in estimating the percentage of impervious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.

40%

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Aquifer Recharge Sub-Element.** Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

As has been discussed, the subject property is proposed to be incorporated into the overall site for the Binks Pointe residential development. No additional density for that development is proposed at this time, as a result in the adding of this acreage. The prior development approval has demonstrated consistency with the aquifer recharge objectives and goals of the Village of Wellington.

J. CONSERVATION

1. **DATA REQUIREMENTS:** For each of the questions below, the inventory should identify: the affected natural resource(s), the distance of the natural resource from the property, and the condition of the natural resource. The map should be no larger than 8.5" x 11," if possible, and be clearly labeled. You may use one map for each affected resource or a single map to identify all the natural resources, provided such can be clearly identified.

- a. **Inventory and map all surface waters (i.e., canals, lakes) and wetlands on the subject property and on adjacent properties:** The inventory should identify the type, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).

Per the Environmental Assessment provide as part of this Application (as **Attachment M**), the subject property contains a small 0.26 acre wetland preserve area. During the site inspection, no hydrological characteristics were observed within this area and it is believed there is no longer a wetland present within this easement. There are remnant cypress trees however there are no other wetland indicators located on the site. In addition, there is a 0.08 ac. pond adjacent to the easement boundary that is considered an Other Surface Water. Both the wetland area and OSW are of a poor quality due to a heavy coverage of Brazilian pepper limiting the growth of appropriate ground cover and understory vegetation. The wetland delineation would require both South Florida Water Management District (State) and US Army Corps of Engineers (Federal) review.

The closest offsite surface water to the subject property is the Acme Improvement District Canal. This canal runs north and south approximately 430' to the west of the subject property and ultimately intersects with the SFWMD C-51 canal. See **Attachment M**, Wetland Boundary Map.

- b. **Inventory, map, and provide a quality assessment for vegetation located on the property:** The inventory should identify the type of vegetation or vegetated community, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).

The property contains several distinct types of vegetated areas including pine flatwoods, Brazilian pepper, and a cypress preserve. A description of each vegetated area and a listing of observed species is included in the Environmental Assessment, provided as **Attachment M**. For size and condition of native, protected trees on the site, please see **Attachment M**, Tree Inventory Map and the associated Tabular Tree List. For locations of the habitats, please see **Attachment M**, FLUCCS Map.

- c. **Provide an inventory and map of listed species and habitats of significant**

value to listed species that utilize or are on the property: Listed species include endangered, threatened, and species of special concern.

- (1) If listed species are present, please provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.

No significant habitat occurs on the assessed parcel.

- (2) If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.

No state or federal listed plant or animal species were located within the assessment area. Due to the semi-urban nature of the setting and the disturbed condition of the majority of the parcel, no listed species are expected to utilize the site. See **Attachment M, FLUCCS Map**.

- d. **Please indicate whether the subject property is located within or adjacent to a Wellfield Protection Zone.** Attach a map showing the location of the property in relation to the nearest Wellfield Protection Zones. **NOTE:** If the subject property is located within a Wellfield Protection Zone, requests for greater intensity of use will be viewed unfavorably.

The subject property is not located within a zone of influence in Palm Beach County. Please see **Attachment M, Wellfield Protection Zone of Influence Map** by Palm Beach County Department of Environmental Resources Management.

- e. **Identify and map locations of any petroleum storage tanks (underground and above ground) and identify any known or expected pollution sources on the subject property:** Pollution could include hazardous waste, petroleum or chemical contamination, and point/non-point sources of pollution.

As a previously active maintenance facility for a golf course, there are several possible pollution sources that have been present on the site. The facility previously operated two 400 gallon aboveground storage tanks, one with gasoline and the other with diesel for use on maintenance equipment and fleet vehicles. The tanks, which have been removed, were located on asphalt by the maintenance shed with no secondary containment. Three prior sampling events have taken place by the storage tanks that resulted in petroleum concentrations below Soil and Groundwater Cleanup Target Levels (CTL's).

A second possible pollution source is from the storage and mixing of herbicides and pesticides by the maintenance shed. Chlorinated pesticides

and Arsenic can build up in the soil near mixing and storage sites due to small spills and leaks. Only low levels of chlorinated pesticides were identified in the previous sampling events so no concentrations are above Soil and Groundwater CTL's.

Finally, the driving range was previously treated with fertilizer and herbicides/pesticides. If application of these chemicals was done for long periods of time at high rates, concentrations of chlorinated pesticides and arsenic can build up in the soil. The prior sampling events showed that no concentrations were above Soil and Groundwater CTL's.

See **Attachment M**, Petroleum Storage Tanks Map for locations of the identified pollution sources.

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Conservation Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that "this proposed amendment is consistent with and furthers the Conservation Element". During the review, particular attention will be paid to wetlands protection and wellfield protection.

The FLUM Amendment request is consistent with the following policies of the Conservation Element.

Policy 1.1.1 Wellington shall continue to ensure, through its development review process that development orders are issued only where measures will be implemented to ensure air pollution does not exceed established state or county standards.

Air pollution does not exceed state or county standards, please refer to **Attachment M**, Environmental Assessment.

Policy 1.1.2 Through its development review process, Wellington shall continue to ensure that development orders are not approved unless transportation concurrency requirements are met and transportation facilities continue to operate at adopted levels of service as identified in the Transportation Element of this Plan, so as to minimize air impacts from vehicular traffic.

Please refer to the Transportation Section of this Application. Concurrency is based upon the approval of Binks Pointe (90 dwelling units) and will not be impacted as a result of this request.

Policy 1.2.12 Wellington shall prohibit any development within designated public potable water wellfields and their respective cones of depression, if the development uses regulated substances except as provided in the Palm Beach County Wellfield Protection Ordinance. The Palm Beach County Wellfield Protection Ordinance 91-29 as such may be amended from time to time and is hereby adopted by reference. This ordinance may be superseded by an ordinance of Wellington so long as the superseding ordinance accomplishes substantially the same purpose.

The subject property is not located within a Wellfield Protection Zone.

K. RECREATION AND OPEN SPACE

APPLICANTS PLEASE NOTE: Complete this section **ONLY** if the proposed amendment is for a residential density change.

1. **DATA REQUIREMENTS:** Information necessary to complete this part of the Future Land Use Map (FLUM) application may be obtained from Wellington Planning and Zoning Division.

- a. **Identify the following facilities that would service the property:**

- 1) **Regional parks:** Okeeheelee Park
 - 2) **District parks:** Seminole Palms Park
 - 3) **Community parks:** Foresteria Park / Loxahatchee Groves Park
 - 4) **Open space:** The proposed development will provide open space as required by the LDR's.

- b. **Adopted recreation levels of service standard of \$885 of total recreational investment per capita.**

Noted.

2. **ANALYSIS REQUIREMENTS**

- a. **The effect of the proposed FLUM amendment on regional, district and neighborhood parks.**

The maximum density increase permitted by the proposed FLUM amendment is 1 dwelling unit, however the Applicant is not proposing to increase the overall density of the previously approved plan for the subject property. Thus, the proposed FLUM amendment will have little to no impact on the regional, district and neighborhood parks.

- b. **Consistency with the Recreation and Open Space Element.** Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Recreation and Open Space Element. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Recreation and Open Space Element”.

Goal 1.0: The Village of Wellington shall provide adequate parks, recreation lands and facilities, open space areas sufficient to serve the needs and desires of existing and future residents of Wellington.

The Village of Wellington currently has adequate parks , recreation lands and facilities sufficient to serve the increase in density proposed by the FLUM amendment. The proposed development will provide internal open space sufficient to meet the needs of the residents of the community. Thus, the requested FLUM amendment is consistent with this Goal.

Objective 1.4: The Village of Wellington shall ensure, through the site plan review process, that recreation sites are accessible to the public, including but no limited to sites having adequate parking and handicapped facilities, and access from bikeways, pedestrian paths and equestrian trails, where feasible. Wellington shall review and consider all recreation sites as required by the LDR through its Development Review Committee and shall continue to enforce the applicable sections of the LDR and the Goals, Objectives and Policies of the Plan.

The proposed FLUM amendment and corresponding development plan will go through the Village's site plan review process and will ensure that recreation sites are accessible to the public and will have adequate parking and facilities for the handicapped. Thus, the proposed FLUM amendment is consistent with this Objective.

Objective 1.5: The Village of Wellington shall ensure that adequate Open Space or Resource Based Areas shall be at Levels of Service (LOS) as recommended and specified in Policy 1.2.1 of this Element.

The proposed FLUM amendment and corresponding development plan will provide adequate internal open space that meet the adopted Levels of Service standards, thus is consistent with Objective 1.5.

Policy 1.5.2: Uses in the Open Space Areas shall be limited to rest areas, picnic areas, and nature trails, and equestrian trails where appropriate. All amenities shall be compatible with the environmental resources existing on site.

The proposed FLUM amendment and corresponding development plan will provide open space areas consistent with Policy 1.5.2.

Policy 1.5.3: Priority for designation and/or acquisition of open space areas shall be directed to areas containing existing native vegetation and natural resource features, and every effort shall be made to conserve and maximize the existing native vegetation and features on site.

The proposed FLUM amendment and corresponding development plan will give priority of open space areas containing native vegetation and natural features, consistent with Policy 1.5.3.

The proposed amendment is consistent with the Goals, Objectives and Policies of the Recreation and Open Space Element of the adopted Comprehensive Plan.

L. FIRE-RESCUE

1. **DATA REQUIREMENTS:** Fire-Rescue data can be obtained from the County's Fire-Rescue Department at 233-0010.

- a. **Identify the fire-rescue facility that would service the subject property:** Please identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.

The subject property is serviced by Fire Rescue Station #20, located at 1000 Greenview Shores Boulevard. The station is approximately 1.25 miles from the subject property.

- b. **Identify the response times from the fire-rescue station to the subject property:** The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.

The estimated response time to the subject property is 5 minutes. In the fiscal year 2012, the average response time for this station is 6:42.

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed FLUM amendment on the average emergency response time:** If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time. **NOTE:** Where the response times are greater than five minutes, the Fire-Rescue Department may have an unfavorable recommendation.

As has been discussed throughout this Application, while the amendment of the FLUM designation on this property has the potential to generate additional density, no additional density is being proposed. The property is being proposed to be added into the development plan for Binks Pointe, which received a previous approval for 90 dwelling units. The approval of this FLUM amendment request will not negatively impact public facilities, such as fire rescue. Additionally, a copy of the letter from Palm Beach County Fire Rescue, that indicates such, has been provided as **Attachment L**.

M. HISTORIC PRESERVATION

1. **DATA REQUIREMENTS:** Information to complete this section of the application form may be obtained from the County's Planning Division at 233-5335.

- a. **Identify any historic or architecturally significant resources within 500 feet of the subject property:** Historic or architecturally significant resources include buildings, structures and other objects.

Please refer to **Attachment L**, which is a letter from Christian Davenport, Palm Beach County Historic Preservation Officer/Archaeologist.

- b. **Identify any archaeological resources located within 500 feet of the subject property:** Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

Please refer to **Attachment L**, which is a letter from Christian Davenport, Palm Beach County Historic Preservation Officer/Archaeologist.

N. PUBLIC EDUCATION

APPLICANTS PLEASE NOTE: *Complete this section only if the request is for a change in residential density.*

1. DATA REQUIREMENTS: The data for completing this section of the application is available from the Palm Beach County School Board at 434-8000.

a. Public Schools: Please identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:

1) Elementary Schools

Binks Forest Elementary School
15101 Bent Creek Road
Wellington, FL 33414
Distance: +/- 0.70 miles

2) Middle Schools

Wellington Landings Middle School
1100 Aero Club Drive
Wellington, FL 33414
Distance: +/- 0.90 miles

3) Senior High Schools

Wellington High School
2101 Greenview Shores Boulevard
Wellington, FL 33414
Distance: +/- 2.50 miles

2. ANALYSIS REQUIREMENTS

a. Consistency with the Education Element. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. It is not sufficient to state that “this proposed amendment is consistent with and furthers the Education Element”.

Goal 1.0: Education plays a critical role in defining the quality of life in the community. The Village of Wellington desires that its citizens have long leaning opportunities and that its students attend schools which: have adequate facilities including classrooms, teachers, educational materials, technology and extracurricular activities to meet the needs of the student population, are located

within the community, are safe and are well-planned component of the community's physical and social infrastructure.

The Palm Beach County School district currently has adequate facilities sufficient to serve the increase in density proposed by the FLUM amendment. The current development for the subject property will not increase the density of the previously approved development plan, however there is currently adequate capacity if the site were to be developed at the maximum potential permitted by the FLUM amendment. Thus, the requested FLUM amendment is consistent with this Goal.

Policy 1.4.4: Wellington shall work with the Palm Beach County School Board to ensure that students are able to attend neighborhood schools wherever possible.

The subject property is currently zoned for neighborhood schools and those schools have capacity for the proposed FLUM amendment, thus the request is consistent with Policy 1.4.4.

Policy 1.4.6: Wellington shall inform the School District of any changes to its Comprehensive Plan or FLUM to coordinate planning for those impacts.

The Applicant has notified the Palm Beach County School District of the proposed FLUM amendment, thus is consistent with Policy 1.4.6.

Policy 1.4.10: Wellington shall encourage developers to create and maintain housing diversity in new development proposals, in order to promote opportunities that will achieve cultural diversity in school age population.

The proposed FLUM amendment and corresponding development plan will provide for cultural diversity thus is consistent with 1.4.10. The proposed amendment is consistent with the Goals, Objectives and Policies of the Education Element of the adopted Comprehensive Plan.

O. INTERGOVERNMENTAL COORDINATION

1. **DATA REQUIREMENT:** Information to complete this section of the application form may be obtained from municipalities and special districts within Palm Beach County.

- a. **Identify all local governments (including special districts) located within one-mile of the subject property:**

Town of Loxahatchee Groves
Unincorporated Palm Beach County

- b. **Annexation:** Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government (future annexation area information is available from Wellington's Planning and Zoning Division).

Not applicable.

2. ANALYSIS REQUIREMENT

- b. **Consistency with the Intergovernmental Coordination Element.** Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

Policy 1.1.2: Wellington shall maintain an active dialogue with the Palm Beach County School Board relative to any plans for schools which will serve Wellington residents, including schools within Wellington and nearby.

The Applicant has contacted the school district to notify them of the proposed amendment, thus is consistent with Policy 1.1.2.

Objective 1.2: Comprehensive Plan Impact and Implementation Coordination: Wellington shall continue to establish and participate in mechanisms to coordinate the impact of development proposed in the Village of Wellington Comprehensive Plan with other jurisdictions.

The Applicant has completed the Intergovernmental Coordination section of the FLUM amendment application, thus furthers the intent of Objective 1.2.

Objective 1.5: The Village of Wellington shall participate in intergovernmental coordination processes to ensure full consideration is given to the impacts of proposed comprehensive plan amendments and future developments on the ability

of Wellington and adjacent local governments to implement their comprehensive plans and to address area-wide land use needs and justifications for amendments.

The Applicant has completed the Intergovernmental Coordination section of the FLUM amendment application, thus furthers the intent of Objective 1.5.

The proposed amendment is consistent with the Goals, Objectives and Policies of the Intergovernmental Coordination Element of the adopted Comprehensive Plan.

P. EQUESTRIAN ELEMENT

- 1. DATA REQUIREMENT:** The data for completing this section of the application is available from Wellington Planning and Zoning Division

- a. Identify the Equestrian Overlay Zoning District sub-area of the subject property.**

Not applicable. The subject properties are not located within an Equestrian Overlay Zoning District.

- 2. ANALYSIS REQUIREMENT**

- b. Consistency with the Equestrian Element.** Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.

Not applicable. The subject properties are not located within an Equestrian Overlay Zoning District.

March 6, 2014

Mr. Damian Newell
Wellington Planning and Zoning Division
12300 Forest Hill Boulevard
Wellington, FL 33414

**RE: BINKS POINTE (F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB)
PETITION NO. 2013-61 CPA 2 – COMMENT RESPONSE LETTER**

Dear Damian,

Please let this letter serve as our formal response to comments for the Binks Pointe (2013-61 CPA 2) Application received at the December 4, 2013 Development Review Committee (DRC) Meeting.

PLANNING & ZONING COMMENTS emailed Dec 5, 2013:

1. Current Restrictive Covenant on Resolution R-2004-153 limits use of 0.791 acre portion to a golf course or some other recreational use.

Response: The 0.791 acre parcel has been removed from this request. Please refer to the documents included as part of the resubmittal.

PLANNING & ZONING COMMENTS:

1. This review is based on the documents and plans date-stamped October 3, 2013 requesting approval to change Parcel "V" and "J" of The Landings at Wellington PUD Future Land Use Map (FLUM) designation from Commercial Recreation to Residential E; Master Plan Amendment to increase the acreage/density; and Site Plan to allow 90 townhouse units and clubhouse for Pod "L" (Binks Pointe) of The Landings at Wellington PUD. (COMMENT).

Response: Comment acknowledged.

2. Provide the new petition numbers on the plans. (COMMENT).

Response: The new petition numbers have been added to the revised plans.

3. The applicant should also complete the application Consent form.

Response: The applicant has completed the application consent form.

4. This development requires Architectural Review Board (ARB) approval of all proposed signs (with dimension and colors), site furniture (provide detail and color samples), exterior colors/materials (provide color samples for all exterior materials), elevations (with dimension and colors) and site amenities after the final site plan approval by DRC. All façade treatment for the proposed buildings shall have consistent architectural details and color. (COMMENT).

Response: Comment is noted and will be adhered to.

5. Parcel "J" currently has a restrictive covenant limiting the use to only golf and related (golf) facilities. This requires a referendum vote prior to the proposed amendment. (CERTIFICATION).

Response: Parcel "J" (the 0.791 acre parcel) has been removed from this request. Please refer to the documents included as part of the resubmittal.

6. This Future Land Use Map Amendment Application with all required attachments (maps, reports/analysis, letters, etc.) shall be provided for review. Please use official Wellington Maps (complete map) where appropriate. Also please provide Justification why Parcel "V" and "J" is required for the development of Pod "L" and why Pod "L" cannot be developed without Parcel "V" and "J." (CERTIFICATION).

Response: As noted above, Parcel "J" (the 0.791 acre parcel) has been removed from this request. This request is now only for the inclusion of Parcel "V" into the development plan area. As previously reviewed in several meetings, only a portion of Parcel "V" will be developed in order to position the proposed units in a manner to avoid back yards or front yards from facing the FPL easement to the north which includes the large transmission lines. Much of the existing vegetation within the Parcel "V" (0.26 acre) is proposed to be maintained.

TRAFFIC CONSULTANT COMMENTS:

1. Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan Amendment Application date stamped October 3, 2013 for the November 13, 2013 DRC meeting for the above referenced project. Specifically, we have reviewed the Traffic statement by Land Design South dated September 5, 2013. The Future Land Use designation change from Comm Rec to Res-E for the 1.051 acres does not generate additional traffic. Therefore, we have no comments.

Response: Comment noted. Although the acreage included in the Future Land Use designation change has been reduced from 1.051 acres to 0.26 acres, the request still does not generate additional traffic.

Should you have any questions regarding the above responses or the enclosed materials, please do not hesitate to contact our office directly.

Sincerely,

LAND DESIGN SOUTH OF FLORIDA, INC.



Jennifer M. Vail, AICP
Director

LEGAL DESCRIPTION FOR PROPOSED BINKS FOREST TOWNHOME PARCEL SITE

PARCEL 1:

A PARCEL OF LAND BEING A PART OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 01° 19' 52" WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT", A DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 86° 09' 16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, NORTH 83° 32' 27" EAST, A DISTANCE OF 517.25 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J", SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75° 08' 11" EAST; THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINK'S FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 22° 46' 13", A DISTANCE OF 560.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88° 58' 25" WEST, DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF 1122.73 FEET; THENCE, SOUTH 01° 19' 52" WEST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM: ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 15.27 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL V:

ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.26 ACRE, MORE OR LESS.

CONTAINING: OVERALL, A TOTAL OF: 15.53 ACRES, MORE OR LESS.

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

00414331000005010 SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	73414331010000010 KHAN ABUL B & 15590 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000110 LESINSKI MICHAEL J & 226 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
41414331090000020 TRUST A & 140 NE 4TH AVE STE A DELRAY BEACH FL 33483 4570	500	73414331010000020 DELISI DANIEL & 15598 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000120 FELDMAN JEFFREY A 234 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404336000005010 SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	73414331010000030 MCFARLANE PHILIP H & 15606 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000130 WILLIAMS STEVEN L & 242 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404336000005020 WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414331010000040 TROPE GLORIA B PO BOX 211766 ROYAL PALM BEACH FL 33421 1766	500	73414331010000140 ROGERS SHERRI 250 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404337000000011 SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	73414331010000050 AUST WILLIAM D & 15622 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000150 MOTZER JOHN H & 245 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404337000000012 WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414331010000060 JONES JEAN CAMPBELL 15630 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000160 HUSSEY NICHOLAS W & 235 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404401000001010 SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	73414331010000070 COLLINS DANIEL J & 15636 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000170 DUNCAN JOSEPH G & 227 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73404401000001020 WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414331010000080 MORGAN RICHARD 15640 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000180 KAUFMANN JACK A & 219 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
73414331000005070 BINKS FOREST HOLDINGS INC 1201 HAYS ST STE 105 TALLAHASSEE FL 32301 2866	500	73414331010000090 SWONGER RODNEY S & 15646 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000190 DIXON RONALD W & 15686 BENT CREEK RD WELLINGTON FL 33414 6317	500
73414331000007010 COREPOINT CORP 201 ALHAMBRA CIR STE 711 CORAL GABLES FL 33134 5108	500	73414331010000100 BARTHLE THOMAS I & 15654 BENT CREEK RD WELLINGTON FL 33414 6314	500	73414331010000200 ZAIDSPINER JOEL & 15694 BENT CREEK RD WELLINGTON FL 33414 6317	500

<u>73414331010000210</u> SNYDER PATRICIA F 15702 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000310</u> THR FLORIDA LP 1 OAKWOOD BLVD # 250 HOLLYWOOD FL 33020 1959	500	<u>73414331010000840</u> BRION LEHAR 15693 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000220</u> ECHEVERRIA ZENIA 15710 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000320</u> FELDMAN MALCOLM A & 15790 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000850</u> REISS JUDSON M & 15685 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000230</u> SMALL STEVE M & 15718 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000330</u> ORSINO FRANK R 15798 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000860</u> ADAMS DAVID W & 11920 DEVONSHIRE CIR ANCHORAGE AK 99516 2087	500
<u>73414331010000240</u> ROBBERT JEFFREY & 15726 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000720</u> SEIDER BRAD & * * CONFIDENTIAL RECORD * * * * * FS SECTION 119.07 * * * *	500	<u>73414331010000870</u> WESTRICK JAMES W & 15669 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000250</u> CURCIO RONALD M & 15734 BENT CREEK RD WEST PALM BEACH FL 33414 6318	500	<u>73414331010000780</u> THOMAS ANTHONY & 15767 BENT CREEK RD WELLINGTON FL 33414 6319	500	<u>73414331010000880</u> CUTLER TIMOTHY J 15661 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000260</u> OSTERMAYER L J & 15742 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000790</u> ITIN MED HEINZ ESCHENSTR. 13 CH-9524 ZUZWIL SWITZERLAND	500	<u>73414331010000890</u> HALUM NASSER D & 15653 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000270</u> JERANT RICHARD J & 15750 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000800</u> FIJNJE BOB & 15725 BENT CREEK RD WEST PALM BEACH FL 33414 6319	500	<u>73414331010000900</u> FLORES VERONICA P 15645 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000280</u> QUAIROLI ANTHONY P & 15758 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000810</u> CANONICA FRANK & 15717 BENT CREEK RD WELLINGTON FL 33414 6319	500	<u>73414331010000910</u> MARCIANO JOSEPH A & 1050 LEA DR COLLEGEVILLE PA 19426 1064	500
<u>73414331010000290</u> DICKEY DENNIS E & 15766 BENT CREEK RD WELLINGTON FL 33414 6318	500	<u>73414331010000820</u> MCDERMOTT RYAN & 15709 BENT CREEK RD WELLINGTON FL 33414 6319	500	<u>73414331010000920</u> ODOARDI JAMES E & 15629 BENT CREEK RD WELLINGTON FL 33414 6316	500
<u>73414331010000300</u> TRAM HUNG & 15840 ROLLING MEADOWS CIR WELLINGTON FL 33414 9054	500	<u>73414331010000830</u> HOLLEY ROBERT W & 15701 BENT CREEK RD WELLINGTON FL 33414 6319	500	<u>73414331010000930</u> REDISH ELNORA 15621 BENT CREEK RD WELLINGTON FL 33414 6316	500

<u>73414331010000940</u> PICKNELL CHRISTOPHER & 15613 BENT CREEK RD WELLINGTON FL 33414 6316	500	<u>73414331020000030</u> AMRA BASHSHAR & 15097 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000130</u> SALVATION ARMY PO BOX 789 WEST PALM BEACH FL 33402 0789	500
<u>73414331010000950</u> CASTOR FRANK S & * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	500	<u>73414331020000040</u> DELGADO MANUEL A & 15091 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000140</u> CONCELMO JOSEPH P 15037 OAK CHASE CT WELLINGTON FL 33414 6375	500
<u>73414331010000960</u> WIFHOLM ANNE M 15597 BENT CREEK RD WELLINGTON FL 33414 6315	500	<u>73414331020000050</u> MULKA GARRY M & 15085 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000150</u> LOWEN DENNIS K & 15031 OAK CHASE CT WELLINGTON FL 33414 6375	500
<u>73414331010000970</u> BORKOWSKI DAVID M SR & 3287 HARDWOOD HOLLOW RD MEDINA OH 44256 9696	500	<u>73414331020000060</u> COWAN DAVID L & 15079 OAK CHASE CT WEST PALM BEACH FL 33414 6375	500	<u>73414331020000160</u> MURRAY KARIN 15025 OAK CHASE CT WEST PALM BEACH FL 33414 6375	500
<u>73414331010000980</u> PALMATEER DAVID & 15581 BENT CREEK RD WELLINGTON FL 33414 6315	500	<u>73414331020000070</u> CHAVARRIA JESUS 15073 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000170</u> THR FLORIDA LP 1 OAKWOOD BLVD STE 250 HOLLYWOOD FL 33020 1959	500
<u>73414331010000990</u> CHEN ZHIQIANG & 15573 BENT CREEK RD WELLINGTON FL 33414 6315	500	<u>73414331020000080</u> BRODNICKI MICHAEL S & 15067 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000180</u> FENTON RICHARD F JR & 15032 OAK CHASE CT WELLINGTON FL 33414 6374	500
<u>73414331010010000</u> HIDDEN CREEK POA INC 3461 B FAIRLANE FARMS RD WELLINGTON FL 33414 8752	500	<u>73414331020000090</u> JASON HOPE J 15065 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000190</u> BOXOLD DAVID A & 15038 OAK CHASE CT WELLINGTON FL 33414 6374	500
<u>73414331010040000</u> WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	<u>73414331020000100</u> GISSING KIRK & 15061 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000200</u> GAFFNEY MATTHEW P 15044 OAK CHASE CT WELLINGTON FL 33414 6374	500
<u>73414331020000010</u> SOBOCIENSKI JAMES R 15109 OAK CHASE CT WELLINGTON FL 33414 6324	500	<u>73414331020000110</u> CARLSON HEIDI JO & 15055 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000210</u> SHUSHAN ARTHUR & 15050 OAK CHASE CT WELLINGTON FL 33414 6374	500
<u>73414331020000020</u> CAIN JEFFREY LEE 15103 OAK CHASE CT WELLINGTON FL 33414 6324	500	<u>73414331020000120</u> KATZKER CHARLES I & 15049 OAK CHASE CT WELLINGTON FL 33414 6375	500	<u>73414331020000220</u> CORNELL MICHELLE & * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	500

<u>73414331020000230</u> BEST JOHN R & 15062 OAK CHASE CT WELLINGTON FL 33414 6374	500	<u>73414331020000330</u> OKIN R L & 15122 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000430</u> THOMAS ALYSSA 15182 OAK CHASE CT WELLINGTON FL 33414 6320	500
<u>73414331020000240</u> IH2 PROPERTY FLORIDA LP 1 OAKWOOD BLVD STE 250 HOLLYWOOD FL 33020 1959	500	<u>73414331020000340</u> KHA MANIK KUMAR & 15128 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000440</u> DEROSA GERARDO TR 19 TILDEN COMMONS QUINCY QUINCY MA 02171	500
<u>73414331020000250</u> KENNEDY GERALDINE G 15074 OAK CHASE CT WELLINGTON FL 33414 6374	500	<u>73414331020000350</u> CANGERO PAUL & 15134 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000450</u> DELANO RANDOLPH T & 15194 OAK CHASE CT WELLINGTON FL 33414 6320	500
<u>73414331020000260</u> CARPENTIERI ANTHONY L & 15080 OAK CHASE CT WELLINGTON FL 33414 6374	500	<u>73414331020000360</u> REAVY CAROL A 15140 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000460</u> FREZZA MARK C & 15200 OAK CHASE CT WEST PALM BEACH FL 33414 6322	500
<u>73414331020000270</u> WANG NAIMING & 15086 OAK CHASE CT WELLINGTON FL 33414 6374	500	<u>73414331020000370</u> KEAS RICHARD & 15146 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000470</u> PAUL JORDAN C 2070 LOCKHEED TER WELLINGTON FL 33414 8303	500
<u>73414331020000280</u> MARTINEZ RICARDO R & 9473 MADEWOOD CT ROYAL PALM BEACH FL 33411 4409	500	<u>73414331020000380</u> DOUGHERTY NICOLE & 15152 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000480</u> SUTTON GEOFFREY C 15212 OAK CHASE CT WELLINGTON FL 33414 6322	500
<u>73414331020000290</u> ABASCAL JORGE E & 15098 OAK CHASE CT WELLINGTON FL 33414 6374	500	<u>73414331020000390</u> BOUAZIZ DANIEL 1345 OYSTER BAY NORTH PALM BEACH FL 33408 2551	500	<u>73414331020000490</u> BOST JASON T 15218 OAK CHASE CT WELLINGTON FL 33414 6322	500
<u>73414331020000300</u> PORTO DAVID & 15104 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000400</u> BENNETT MARTIN J & 15164 OAK CHASE CT WEST PALM BEACH FL 33414 6320	500	<u>73414331020000500</u> HIPPS MAEVA H 15224 OAK CHASE CT WELLINGTON FL 33414 6322	500
<u>73414331020000310</u> ENTER JONATHAN I & 15110 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000410</u> PACK GLEN E & 15170 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000510</u> BALTRUS DONALD T JR & 15230 OAK CHASE CT WELLINGTON FL 33414 6322	500
<u>73414331020000320</u> MORETZ JASON A 9065 BENTLY CIR SANDY UT 84093 2730	500	<u>73414331020000420</u> SORENSEN EDWARD & 15176 OAK CHASE CT WELLINGTON FL 33414 6320	500	<u>73414331020000520</u> DILLINGHAM JORY R 15236 OAK CHASE CT WELLINGTON FL 33414 6322	500

73414331020000530 NORMAN WILLIAM G 15217 OAK CHASE CT WELLINGTON FL 33414 6322	500	73414331020000630 CASE ROGER D & 15163 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331020100000 BRINDLEWOOD POA INC 1928 LAKE WORTH RD LAKE WORTH FL 33461 4228	500
73414331020000540 COOLEY WILLIAM B & 15211 OAK CHASE CT WELLINGTON FL 33414 6322	500	73414331020000640 BOERSMA ANDREW M & 15157 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331020110000 BRINDLEWOOD POA INC 1928 LAKE WORTH RD LAKE WORTH FL 33461 4228	500
73414331020000550 DEROSA SALVATORE 5 CARMEL DR N BILLERICA MA 01862 1804	500	73414331020000650 KARRI VEERABHADRA R & 15151 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331030000340 THOMAS GARY D & 15806 BENT CREEK RD WELLINGTON FL 33414 6382	500
73414331020000560 RAJA SANJAY * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	500	73414331020000660 MATEY JOHN A 15145 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331030000350 CONNORS MICHAEL 15814 BENT CREEK RD WELLINGTON FL 33414 6382	500
73414331020000570 THOMPSON KAREN 15199 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331020000670 CARDILLO ANMARIA 5637 TAMARAC DR MELBOURNE FL 32940 8056	500	73414331030000360 LITOKORPI AKI & 15822 BENT CREEK WELLINGTON FL 33414 6382	500
73414331020000580 PARRA GUILLERMO A & 15193 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331020000680 PIPITONE JOSEPHINE J 11107 NARRAGANSETT BAY CT WELLINGTON FL 33414 8809	500	73414331030000370 THAETER RONALD & 15830 BENT CREEK RD WELLINGTON FL 33414 6382	500
73414331020000590 CANGERO STANLEY C & 15187 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331020000690 NAZZARO CHRISTINE & 15127 OAK CHASE CT WELLINGTON FL 33414 6321	500	73414331030000380 STANFIELD CHARLES S 15838 BENT CREEK RD WELLINGTON FL 33414 6382	500
73414331020000600 FIELDS ROBERT & 15181 OAKCHASE CT WELLINGTON FL 33414 6321	500	73414331020010000 BRINDLEWOOD POA INC 1928 LAKE WORTH RD LAKE WORTH FL 33461 4228	500	73414331030000390 BRODEUR CHRISTOPHER L & 15846 BENT CREEK RD WEST PALM BEACH FL 33414 6382	500
73414331020000610 SIMONS CHARLES & 99 CLAY RIDGE RD OTTSVILLE PA 18942 1737	500	73414331020030000 BRINDLEWOOD POA INC 1928 LAKE WORTH RD LAKE WORTH FL 33461 4228	500	73414331030000400 HERNICZ CHARLES B & 15854 BENT CREEK RD WELLINGTON FL 33414 6382	500
73414331020000620 DEARMAS OLGA 33 ORRIS ST AUBURNDALE MA 02466 1313	500	73414331020060000 ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414331030000440 MAZZA GARY R 15886 BENT CREEK RD WELLINGTON FL 33414 6382	500

<u>73414331030000450</u> PINCUS WILLIAM H & 15894 BENT CREEK RD WELLINGTON FL 33414 6382	500	<u>73414331030000590</u> COHEN MOSHE & 15777 GLEN WILLOW LN WELLINGTON FL 33414 6359	500	<u>73414331030000650</u> DESTEFANO DANIEL & 15770 GLEN WILLOW LN WELLINGTON FL 33414 6358	500
<u>73414331030000460</u> TRAVIS DAVID C 15902 BENT CREEK RD WELLINGTON FL 33414 6387	500	<u>73414331030000560</u> FERREIRA MICHAEL J & 15769 GLEN WILLOW LN WELLINGTON FL 33414 6359	500	<u>73414331030000660</u> RASCATI GINA K 15778 GLEN WILLOW LN WELLINGTON FL 33414 6358	500
<u>73414331030000470</u> NICHOLSON KEITH & 15910 BENT CREEK RD WELLINGTON FL 33414 6387	500	<u>73414331030000570</u> POWERS WILLIAM M & 15761 GLEN WILLOW LN WELLINGTON FL 33414 6359	500	<u>73414331030000670</u> SMITH JOHN N & 15786 GLEN WILLOW LN WELLINGTON FL 33414 6358	500
<u>73414331030000480</u> RABIN ADAM T & 15849 GLEN WILLOW LN WELLINGTON FL 33414 6373	500	<u>73414331030000580</u> GAGNON KEVIN J & 15753 GLEN WILLOW LN WELLINGTON FL 33414 6359	500	<u>73414331030000680</u> MONTGOMERY THOMAS & 15794 GLEN WILLOW LN WELLINGTON FL 33414 6358	500
<u>73414331030000490</u> SANITA MARK & 15841 GLEN WILLOW LN WELLINGTON FL 33414 6373	500	<u>73414331030000590</u> SPARLING GEORGE H III & 109 TELLURIDE TRL CHAPEL HILL NC 27514 1855	500	<u>73414331030000690</u> BJORNSTAD IVAR & 1 BARRINGER RD DARIEN CT 06820 2012	500
<u>73414331030000500</u> ARANGO CLARA C & 15825 GLEN WILLOW LN WELLINGTON FL 33414 6373	500	<u>73414331030000600</u> WELCH MARK E 15730 GLEN WILLOW LN WELLINGTON FL 33414 6358	500	<u>73414331030000700</u> FRANZ GREGORY A TRUST 3604 COLLONADE DR WELLINGTON FL 33449 8080	500
<u>73414331030000510</u> MOHAMMED ZUBAIR 15809 GLEN WILLOW LN WELLINGTON FL 33414 6373	500	<u>73414331030000610</u> DUQUE DIANA 15738 GLEN WILLOW LN WELLINGTON FL 33414 6358	500	<u>73414331030000710</u> BRUNSMAN ROBERT & 15818 GLEN WILLOW LN WELLINGTON FL 33414 6372	500
<u>73414331030000520</u> LIVOTI THOMAS & 15801 GLEN WILLOW LN WELLINGTON FL 33414 6373	500	<u>73414331030000620</u> JASSAN MANUEL L & CIRCUITO VALLESCONDIDO 89 COL LOMA DE VALLESCONDIDO ATIZAPAN ESTADO DE MEXICO 52937	500	<u>73414331030000720</u> DOBSON ANDREW J & 15826 GLEN WILLOW LN WELLINGTON FL 33414 6372	500
<u>73414331030000530</u> REYNOLDS TROY C & 35809 PINGATE TRL EUSTIS FL 32736 8395	500	<u>73414331030000630</u> SAIS GENE & 15754 GLEN WILLOW LN WELLINGTON FL 33414 6358	500	<u>73414331030000730</u> SHEARS JAY B & 15834 GLEN WILLOW LN WELLINGTON FL 33414 6372	500
<u>73414331030000540</u> BERNSTEIN TEEBAGY JANET C TRUST 15545 TAKE OFF PL WELLINGTON FL 33414 8318	500	<u>73414331030000640</u> WEINER LESLIE & 15762 GLEN WILLOW LN WELLINGTON FL 33414 6358	500	<u>73414331030001000</u> HIDDEN CREEK POA INC 3461 FAIRLANE FARMS RD # B WELLINGTON FL 33414 8752	500

73414331040000740 REAGAN RONALD R & 15842 GLEN WILLOW LN WELLINGTON FL 33414 6372	500	73414331050000130 RAFLAIE ALI & 15586 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331070000050 42 K LLC 2920 MARYS WAY WEST PALM BEACH FL 33410 1036	500
73414331040000750 FENNER ROBERT & 15850 GLEN WILLOW LN WELLINGTON FL 33414 6372	500	73414331050000140 PEDALINO SAM J & 15579 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331070000060 WRIGHT HOLDINGS INC 13500 CHELMSFORD ST WELLINGTON FL 33414 8917	500
73414331040000760 SUKIENIK LEONARD A & 15797 BENT CREEK RD WELLINGTON FL 33414 6319	500	73414331050000150 PFAB JOHN D & 15571 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331070000070 ESMAEILI MOHAMMAD A & 15850 SCHWEIZER CT WELLINGTON FL 33414 7163	500
73414331050000060 DOCKTER MICHAEL J & 15530 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331050001000 PINE TRACE AT BINKS FOREST HMOWNERS ASSN INC 22151 SHOREWIND DR BOCA RATON FL 33428 4707	500	73414331070000080 KATZEN FAMILY LLC 15620 SUNWARD ST WELLINGTON FL 33414 8316	500
73414331050000070 MCGOVERN JOSEPH T 15538 WHISPERING WILLOW DR WEST PALM BEACH FL 33414 6378	500	73414331050002000 PINE TRACE AT BINKS FOREST HMOWNERS ASSN INC 22151 SHOREWIND DR BOCA RATON FL 33428 4707	500	73414331070000090 TD BANK NATIONAL ASSN PO BOX 9540 PORTLAND ME 04112 9540	500
73414331050000080 SHANE LAWRENCE E & 15546 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331050015000 PINE TRACE AT BINKS FOREST HMOWNERS ASSN INC 22151 SHOREWIND DR BOCA RATON FL 33428 4707	500	73414331070000100 GRAYHILLS MOHIP DEVELOPMENT LLC 250 PROFESSIONAL WAY WELLINGTON FL 33414 6391	500
73414331050000090 LANDRESS DIANE 15554 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331050016000 PINE TRACE AT BINKS FOREST HMOWNERS ASSN INC 22151 SHOREWIND DR BOCA RATON FL 33428 4707	500	73414331070000110 222 BINKS LLC 2240 PALM BEACH LAKES BLVD # 400 WEST PALM BEACH FL 33409 3406	500
73414331050000100 MCNEILL PAULA O 15562 WHISPERING WILLOW DR WELLINGTON FL 33414 6378	500	73414331050018000 PINE TRACE AT BINKS FOREST HMOWNERS ASSN INC 22151 SHOREWIND DR BOCA RATON FL 33428 4707	500	73414331070000120 WRIGHT HOLDINGS INC 13500 CHELMSFORD ST WELLINGTON FL 33414 8917	500
73414331050000110 SILVA RAUL J 4022 PATRICK CT SE OLYMPIA WA 98501 6226	500	73414331060001000 SCHOOL BOARD OF PALM BEACH COUNTY FL 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406 5813	500	73414331070000130 42 K LLC 2920 MARYS WAY WEST PALM BEACH FL 33410 1036	500
73414331050000120 FALZONE SAMUEL & 15578 WHISPERING WILLOW DR WEST PALM BEACH FL 33414 6378	500	73414331070000040 GADDIS CAPITAL CORPORATION PO BOX 950 FORT LAUDERDALE FL 33302 0950	500	73414331070000140 FLORIDA JET SALES INC 1516 PERIMETER RD STE 201 WEST PALM BEACH FL 33406 1454	500

<u>73414331070000150</u> BIANCO VINCENT J & 14659 STIRRUP LN WELLINGTON FL 33414 7852	500	<u>73414332030220080</u> LETTERA ALFRED P JR & 528 SQUIRE DR WELLINGTON FL 33414 7869	500	<u>73414332030230170</u> MARCUS MITCHELL & 728 DEERWOOD CT WELLINGTON FL 33414 7864	500
<u>73414331080000010</u> HOME AWAY FROM HOME WELLINGTON 8331 WOODSMUIR DR WEST PALM BEACH FL 33412 1631	500	<u>73414332030220090</u> BOHN BRENT 478 SQUIRE DR WELLINGTON FL 33414 7879	500	<u>73414332030230190</u> GONZALEZ FAUSTINO & 678 DEERWOOD CT WELLINGTON FL 33414 7864	500
<u>73414332030010000</u> ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	<u>73414332030220100</u> ROSNER ROY D 428 SQUIRE DR WELLINGTON FL 33414 7879	500	<u>73414332030240010</u> VALLEJO GERMAN D & 277 SQUIRE DR WELLINGTON FL 33414 4013	500
<u>73414332030020030</u> BAYNON THOMAS J & 91 SQUIRE DR WEST PALM BEACH FL 33414 4064	500	<u>73414332030220110</u> GONZALEZ FRANCISCO J & 378 SQUIRE DR WELLINGTON FL 33414 7865	500	<u>73414332030240020</u> VAN POPERING DAVID & 327 SQUIRE DR WEST PALM BEACH FL 33414 7880	500
<u>73414332030020040</u> ARCHER MICHAEL I 103 SQUIRE DR WELLINGTON FL 33414 4064	500	<u>73414332030220120</u> HALL JOSHUA B & 328 SQUIRE DR WELLINGTON FL 33414 7865	500	<u>73414332030240030</u> MITCHELL MARK H & 3751 COVENTRY LN BOCA RATON FL 33496 4059	500
<u>73414332030020050</u> RODRIGUEZ ARMANDO 115 SQUIRE DR WELLINGTON FL 33414 4064	500	<u>73414332030220130</u> ULLOA MODESTO F & 278 SQUIRE DR WELLINGTON FL 33414 7823	500	<u>73414332030240040</u> BARMAPOV BENNY & 427 SQUIRE DR WELLINGTON FL 33414 7866	500
<u>73414332030030010</u> HAWLEY JEFFREY & 116 SQUIRE DR WELLINGTON FL 33414 4063	500	<u>73414332030230010</u> GHIDELLA WARREN P & 14814 FARRIER PL WELLINGTON FL 33414 7844	500	<u>73414332030240050</u> DANZEY MICHAEL J & 477 SQUIRE DR WEST PALM BEACH FL 33414 7866	500
<u>73414332030030020</u> BRUSIE ROBERT & 104 SQUIRE DR WELLINGTON FL 33414 4063	500	<u>73414332030230140</u> OBER TIMOTHY 928 SQUIRE DR WELLINGTON FL 33414 7857	500	<u>73414332030240060</u> ZUCKER HYMIN & 527 SQUIRE DR WELLINGTON FL 33414 7881	500
<u>73414332030200010</u> TRAUTMAN RONALD 14765 HAYMARKET CT WELLINGTON FL 33414 7861	500	<u>73414332030230150</u> SHOFSTALL WILLIAM G JR & 828 SQUIRE DR WELLINGTON FL 33414 7834	500	<u>73414332030240070</u> KIRBY R B JR 577 SQUIRE DR WELLINGTON FL 33414 7881	500
<u>73414332030210010</u> CHAIKIN SANDRA 14785 HAYMARKET CT WELLINGTON FL 33414 7863	500	<u>73414332030230160</u> HARDWICK ROBERT T & 778 SQUIRE DR WELLINGTON FL 33414 7886	500	<u>73414332030240080</u> SCHLECHTER MICHAEL L 627 SQUIRE DR WELLINGTON FL 33414 7870	500

<u>73414332030240090</u> JAHANFORUZ BEHZAD 677 SQUIRE DR WELLINGTON FL 33414 7870	500	<u>73414406020000020</u> GILMURRAY ALEXANDER P & 17278 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000120</u> FRANCE RHODALINE N 726 PINE CLUB LN WELLINGTON FL 33414 6364	500
<u>73414332030240100</u> PASTERCZYK DAVID A & 727 SQUIRE DR WEST PALM BEACH FL 33414 7835	500	<u>73414406020000030</u> NORACK ALLEN L & 17272 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000130</u> SCHUSTER DAVID 732 PINE CLUB LN WELLINGTON FL 33414 6364	500
<u>73414332030240110</u> BROSSEAU GEORGE & 777 SQUIRE DR WELLINGTON FL 33414 7835	500	<u>73414406020000040</u> CASTILLO LUIS C & 17266 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000140</u> BERG SHAWN & 17242 GULF PINE CIR WELLINGTON FL 33414 6360	500
<u>73414332030240120</u> GARDNER THEODORE A 827 SQUIRE DR WELLINGTON FL 33414 7883	500	<u>73414406020000050</u> COOKE ALAN & 17260 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000150</u> ALPERSTEIN MORLEY 17236 GULF PINE CIR WELLINGTON FL 33414 6360	500
<u>73414332030240130</u> NEWSOME JOHN & 13613 BARBERRY DR WELLINGTON FL 33414 8521	500	<u>73414406020000060</u> COHEN JOSHUA C & 17254 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000160</u> BECK BRUCE & 17230 GULF PINE CIR WELLINGTON FL 33414 6360	500
<u>73414332030240140</u> CECIL JACK JR 927 SQUIRE DR WELLINGTON FL 33414 7858	500	<u>73414406020000070</u> STEUERER GERARD & 17248 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000170</u> CASTELLANO WALTON VALERIE 17224 GULF PINE CIR WEST PALM BEACH FL 33414 6360	500
<u>73414405010000150</u> PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5613	500	<u>73414406020000080</u> MOBILIA RONALD L & 733 PINE CLUB LN WELLINGTON FL 33414 6364	500	<u>73414406020000180</u> ZANGEN ALAN S & 17218 GULF PINE CIR WELLINGTON FL 33414 6360	500
<u>73414405010160010</u> PALM BEACH COUNTY 2633 VISTA PKWY WEST PALM BEACH FL 33411 5613	500	<u>73414406020000090</u> HILLS EDWARD D & 727 PINE CLUB LN WELLINGTON FL 33414 6364	500	<u>73414406020000190</u> VON GONTARD HARRIET C 2308 WHEELER RD LORIDA FL 33857 9228	500
<u>73414406000003010</u> FLORIDA POWER & LIGHT CO PO BOX 14000 NORTH PALM BEACH FL 33408 0420	500	<u>73414406020000100</u> ADAMETZ LEONARD & 721 PINE CLUB LN WELLINGTON FL 33414 6364	500	<u>73414406020000200</u> CASTRILLON JOSE L & 17206 GULF PINE CIR WELLINGTON FL 33414 6360	500
<u>73414406020000010</u> STARR CHRISTOPHER A & 17284 GULF PINE CIR WELLINGTON FL 33414 6362	500	<u>73414406020000110</u> SCHORR RICHARD S & 720 PINE CLUB LN WELLINGTON FL 33414 6364	500	<u>73414406020000210</u> SIMPSON ROBERT W & 17194 GULF PINE CIR WELLINGTON FL 33414 6353	500

<u>73414406020000220</u> PATTON JOSEPH D JR & 17182 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000320</u> DEL BROCCO DAVID A & 762 PINE CHASE CT WELLINGTON FL 33414 6363	500	<u>73414406020000420</u> BUSH LARRY & 17064 GULF PINE CIR WELLINGTON FL 33414 6351	500
<u>73414406020000230</u> RENIHAN VALERIE A 17166 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000330</u> SIMON JON K 757 PINE CHASE CT WELLINGTON FL 33414 6363	500	<u>73414406020000430</u> GRAVES CURTIS C & 808 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000240</u> PONTILLO PAUL J 17160 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000340</u> HUNDLEY JOHN S & 751 PINE CHASE CT WELLINGTON FL 33414 6363	500	<u>73414406020000440</u> RUDNET BARRY & 814 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000250</u> LEVINGER JANE 17154 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000350</u> FISCHER BRIAN S 17118 GULF PINE CIR WELLINGTON FL 33414 6357	500	<u>73414406020000450</u> PULIDO HUGO D & 820 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000260</u> SILVERSTEIN DANIEL G & 17148 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000360</u> GOLDFARB HOWELL R & 17112 GULF PINE CIR WELLINGTON FL 33414 6357	500	<u>73414406020000460</u> BRYANT FRANCINE P 826 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000270</u> MUDRICK VICTOR P & 17142 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000370</u> DAMANTE CHRISTOPHER J & 17104 GULF PINE CIR WELLINGTON FL 33414 6357	500	<u>73414406020000470</u> RUSSO ESCOBAR GEORGETTE G & 832 FOREST GLEN DR WELLINGTON FL 33414 6328	500
<u>73414406020000280</u> KIRCHNER ROBIN M & 17136 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000380</u> ROMAGE LARRIE & 17094 GULF PINE CIR WELLINGTON FL 33414 6351	500	<u>73414406020000480</u> WAITE ROBERT J 838 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000290</u> BARG JACOB M & 17130 GULF PINE CIR WELLINGTON FL 33414 6353	500	<u>73414406020000390</u> WAHL JAMES R & 17088 GULF PINE CIR WELLINGTON FL 33414 6351	500	<u>73414406020000490</u> RUBIO JAIME & 844 FOREST GLEN LN WELLINGTON FL 33414 6328	500
<u>73414406020000300</u> BUTLER TRUDI 750 PINE CHASE CT WELLINGTON FL 33414 6363	500	<u>73414406020000400</u> SWERDLIN SCOTT J 17082 GULF PINE DR WELLINGTON FL 33414 6351	500	<u>73414406020000500</u> GOINS GREGORY & 8760 E 102ND ST TULSA OK 74133 6990	500
<u>73414406020000310</u> CAVANAGH ROBERT & 756 PINE CHASE CT WELLINGTON FL 33414 6363	500	<u>73414406020000410</u> STEINBERG SETH S & 17070 GULF PINE CIR WEST PALM BEACH FL 33414 6351	500	<u>73414406020000510</u> MCDONALD JEFFREY J & 856 FOREST GLEN LN WEST PALM BEACH FL 33414 6328	500

<u>73414406020000520</u> JARAMILO JUAN G & 862 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000620</u> SOKOLOFF ELLIOT J & 911 FOREST GLEN LN WELLINGTON FL 33414 6350	500	<u>73414406020000720</u> TAYLOR ROBERT H & 845 FOREST GLEN LN WELLINGTON FL 33414 6329	500
<u>73414406020000530</u> ANCONA JOANNA 868 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000630</u> SKLAR RANDY C & 905 FOREST GLEN LN WELLINGTON FL 33414 6350	500	<u>73414406020000730</u> SCHLEIN ANDREW E & 839 FOREST GLEN LN WEST PALM BEACH FL 33414 6329	500
<u>73414406020000540</u> RADCLIFF J BENTLEY & 874 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000640</u> OLEVITCH LAWRENCE M & 899 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000740</u> CHERNOBELSKY ALEXANDER & 833 FOREST GLEN LN WELLINGTON FL 33414 6329	500
<u>73414406020000550</u> KNOLLER JAY B & 880 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000650</u> KATZ ANDREW 14714 HORSESHOE TRCE WELLINGTON FL 33414 7867	500	<u>73414406020000750</u> DAMBRA CONSTANCE M & 827 FOREST GLEN LN WELLINGTON FL 33414 6329	500
<u>73414406020000560</u> KELLEY GLENN D & 886 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000660</u> BARNES BRIAN G & 887 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000760</u> MATTESSICH JOHN & 821 FOREST GLEN LN WELLINGTON FL 33414 6329	500
<u>73414406020000570</u> KORNSTEIN MARCOS & PO BOX 673 LOXAHATCHEE FL 33470 0673	500	<u>73414406020000670</u> DAHM ARTHUR B & 881 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000770</u> SANDERS LISA 815 FOREST GLEN LN WELLINGTON FL 33414 6329	500
<u>73414406020000580</u> DEYOUNG JOEL & 898 FOREST GLEN LN WELLINGTON FL 33414 6328	500	<u>73414406020000680</u> MADDEN STACIA K 55 LAIRD RD COLTS NECK NJ 07722 1240	500	<u>73414406020000780</u> BINKS ESTATES HOMEOWNERS ASSN INC 3461 FAIRLANE FARMS RD # B WELLINGTON FL 33414 8752	500
<u>73414406020000590</u> WOELFEL JOHN R & 904 FOREST GLEN LN WELLINGTON FL 33414 6350	500	<u>73414406020000690</u> CHERTOCH STEVEN & 869 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000790</u> MULLINGS YVONNE 17265 GULF PINE CIR WELLINGTON FL 33414 6361	500
<u>73414406020000600</u> LACNY CARL M & 910 FOREST GLEN LN WELLINGTON FL 33414 6350	500	<u>73414406020000700</u> CHUNG JIN Y & 861 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000800</u> TEXEL PUTNAM P 17257 GULF PINE CIR WELLINGTON FL 33414 6361	500
<u>73414406020000610</u> CUNNINGHAM HENRY M & 916 FOREST GLEN LN WELLINGTON FL 33414 6350	500	<u>73414406020000710</u> FOLEY MICHAEL C & 851 FOREST GLEN LN WELLINGTON FL 33414 6329	500	<u>73414406020000810</u> WEBER SCOTT B & 17247 GULF PINE CIR WELLINGTON FL 33414 6361	500

<u>73414406020000820</u> EISENMAN RICHARD E 17241 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000920</u> SANSONE DAVID R & 17181 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001020</u> HAMPLE MARK & 17099 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000830</u> MICHAELS & BEERBAUM GMBH HOLTORFER DORFSTR 7 27321 THEDINGHAUSEN GERMANY	500	<u>73414406020000930</u> TRISCHETTA FRANK W 17175 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001030</u> RAND GARY & 17093 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000840</u> LIU EDWIN & 17229 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000940</u> PRETTELT JAVIER E & 17169 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001040</u> HERMAN ALAN & 17087 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000850</u> MONTGOMERY DONALD JR & 17223 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000950</u> TROTТА LUIGI & 17157 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001050</u> KOZLOSKI JAMES R & 17081 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000860</u> PATEL SUNIL C & 17217 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000960</u> TRINCHET ROBERT A & 17149 GULF PINE DR WELLINGTON FL 33414 6354	500	<u>73414406020001060</u> BENSON DOREEN 17075 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000870</u> GALLER ROBERT & 17211 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000970</u> FRANK HERBERT & 17143 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001070</u> GILLETTE CHRISTOPHER R & 17069 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000880</u> BUCKSTEIN BRIAN D & 17205 GULF PINE CIR WELLINGTON FL 33414 6361	500	<u>73414406020000980</u> ROCHMAN ROBERT A & 17123 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001080</u> PUGH PAUL M & 17063 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000890</u> SACKS STEVEN 17199 GULF PINE CIR WEST PALM BEACH FL 33414 6354	500	<u>73414406020000990</u> ERNS STANLEY A & 17117 GULF PINE CIR WEST PALM BEACH FL 33414 6354	500	<u>73414406020001090</u> LIMA RICARDO A & 17057 GULF PINE CIR WELLINGTON FL 33414 6352	500
<u>73414406020000900</u> JOHNSON C WAYNE & 17193 GULF PINE CIR WEST PALM BEACH FL 33414 6354	500	<u>73414406020001000</u> BERNARD GERARD A & 17111 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001000</u> BINKS ESTATES HMOWNERS 3461 FAIRLANE FARMS RD # B WELLINGTON FL 33414 8752	500
<u>73414406020000910</u> SUESS FRANK P & 17187 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020001010</u> MARANTE ALBERTO A 17105 GULF PINE CIR WELLINGTON FL 33414 6354	500	<u>73414406020002000</u> ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500

73414406020050000 ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414406030000008 GUETHON LIANA M 834 CEDAR COVE RD WELLINGTON FL 33414 6303	500	73414406030000018 BONIFORTI CHRISTIAN G & 905 CEDAR COVE RD WELLINGTON FL 33414 6305	500
73414406020100000 WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414406030000009 TYSON M BENTON & 856 CEDAR COVE RD WELLINGTON FL 33414 6303	500	73414406030000019 HERNANDEZ MICHAEL A & 15540 CEDAR GROVE LN WELLINGTON FL 33414 6306	500
73414406020130000 BINKS ESTATES HMOWNERS 3461 FAIRLANE FARMS RD # B WELLINGTON FL 33414 8752	500	73414406030000010 MCALLISTER PAMELA E 868 CEDAR COVE RD WELLINGTON FL 33414 6303	500	73414406030000020 LEE MICHAEL & 15550 CEDAR GROVE LN WELLINGTON FL 33414 6306	500
734144060300000010 PARSSI JEANNETTE P 750 CEDAR COVE RD WELLINGTON FL 33414 6301	500	73414406030000011 ANGEL RODRIGO & 880 CEDAR COVE RD WELLINGTON FL 33414 6303	500	73414406030000021 TASLITZ JACK J & 15560 CEDAR GROVE LN WELLINGTON FL 33414 6306	500
734144060300000020 KLEINMAN HOWARD A & 762 CEDAR COVE RD WELLINGTON FL 33414 6301	500	73414406030000012 KELLY KEVIN J & 892 CEDAR COVE RD WEST PALM BEACH FL 33414 6303	500	73414406030000022 FALCONE FRED J 15570 CEDAR GROVE BLVD WELLINGTON FL 33414 6306	500
734144060300000030 REID ERIC & * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	500	73414406030000013 ROYAL STEVEN B 904 CEDAR COVE RD WEST PALM BEACH FL 33414 6305	500	73414406030000023 CRENSHAW KARIN A & 15580 CEDAR GROVE LN WELLINGTON FL 33414 6306	500
734144060300000040 PATERNO VINCENT M & 786 CEDAR COVE RD WELLINGTON FL 33414 6301	500	73414406030000014 VON LINDENBERG MARC & 953 CEDAR COVE RD WELLINGTON FL 33414 6305	500	73414406030000024 UNGER GEORGE P & 15590 CEDAR GROVE LN WELLINGTON FL 33414 6306	500
734144060300000050 THOMPSON MARY A & 798 CEDAR COVE RD WELLINGTON FL 33414 6301	500	73414406030000015 GOLD CYRIL M 941 CEDAR COVE RD WELLINGTON FL 33414 6305	500	73414406030000025 EDELSCICK MARK & 15600 CEDAR GROVE LN WELLINGTON FL 33414 6308	500
734144060300000060 GAIA LUCIO & 1156 ROCKRIMMON RD STAMFORD CT 06903 1209	500	73414406030000016 GUILLAMA NOEL J 929 CEDAR COVE RD WELLINGTON FL 33414 6305	500	73414406030000026 STANLEY VAL S & 15610 CEDAR GROVE LN WELLINGTON FL 33414 6308	500
734144060300000070 REDDOCH RYAN P & 822 CEDAR COVE RD WELLINGTON FL 33414 6303	500	73414406030000017 WALLACE TIMOTHY P & 917 CEDAR COVE RD WELLINGTON FL 33414 6305	500	73414406030000027 SMITH WILLIAM E & 15620 CEDAR GROVE LN WELLINGTON FL 33414 6308	500

<u>73414406030000280</u> SCHNADERBECK JAMES J & 15630 CEDAR GROVE LN WELLINGTON FL 33414 6308	500	<u>73414406030000380</u> SMITH RONALD S 15680 CEDAR GROVE LN WELLINGTON FL 33414 6310	500	<u>73414406030000480</u> MCGARITY DANIEL P 15772 CYPRESS PARK DR WELLINGTON FL 33414 6344	500
<u>73414406030000290</u> BEVERLY ANN CHEFAN TRUST 15640 CEDAR GROVE LN WELLINGTON FL 33414 6308	500	<u>73414406030000390</u> BREWSTER WILLIAM G 15700 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000490</u> SMITH KEVIN D & 15782 CYPRESS PARK DR WELLINGTON FL 33414 6344	500
<u>73414406030000300</u> CHACKO DAISY & 15650 CEDAR GROVE LN WELLINGTON FL 33414 6308	500	<u>73414406030000400</u> VIRELLES MOISES A & 15710 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000500</u> BARRETT HOWARD A & 15802 CYPRESS PARK DR WELLINGTON FL 33414 6344	500
<u>73414406030000310</u> BARTON JANET L 970 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000410</u> ALBRECHT H V 15720 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000510</u> GOLDSTEIN MARION TRUST 971 OLD OAK CT WELLINGTON FL 33414 6323	500
<u>73414406030000320</u> SCHMIEDL EDWARD R & 980 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000420</u> PAR HOLDING GROUP XVI LLC 14101 NW 4TH ST FORT LAUDERDALE FL 33325 6209	500	<u>73414406030000540</u> THOMASELLI JAMES A & 15763 CYPRESS CREEK LN WELLINGTON FL 33414 6331	500
<u>73414406030000330</u> CORBIN DAVID O & 990 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000430</u> SANTAMARIA RODOLFO & 15740 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000550</u> PALKO EDWARD T 15751 CYPRESS CREEK LN WEST PALM BEACH FL 33414 6331	500
<u>73414406030000340</u> CHRISTOFFEL PAUL J 991 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000440</u> CAMPBELL DAVID R & 15750 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000560</u> COHEN CRAIG G & 15739 CYPRESS CREEK LN WELLINGTON FL 33414 6331	500
<u>73414406030000350</u> SISKIND DANIEL & 981 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000450</u> ROGERS PAUL M 15760 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000570</u> HAMMOND ROSEMOND R 15727 CYPRESS CREEK LN WELLINGTON FL 33414 6331	500
<u>73414406030000360</u> GOLDSTEIN NIR & 971 OLD OAK CT WELLINGTON FL 33414 6323	500	<u>73414406030000460</u> YOUNAN MAGDI & 15770 CEDAR GROVE LN WELLINGTON FL 33414 6311	500	<u>73414406030000580</u> WALFORD SUZANNE 5225 SANCERRE CIR LAKE WORTH FL 33463 7477	500
<u>73414406030000370</u> NOVACK RENEE 15670 CEDAR GROVE LN WELLINGTON FL 33414 6310	500	<u>73414406030000470</u> DORNBACH JAN & 31 HOMEWOOD HENLEY RD HARLEYFORD MARLOW, BUCKINGHAMSHIRE SL7 2SW GREAT	500	<u>73414406030000820</u> RHODES MATTHEW & 15803 CYPRESS PARK DR WELLINGTON FL 33414 6346	500

<u>73414406030000830</u> NATIONSTAR MORTGAGE LLC 350 HIGHLAND DR LEWISVILLE TX 75067 4177	500	<u>73414406030000960</u> PATEL KANCHAN G 15939 PINE STRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001060</u> DESTEFANO MICHAEL A & 690 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000840</u> LINK ROBERT A & 774 CYPRESS GREEN CIR WELLINGTON FL 33414 6339	500	<u>73414406030000970</u> WAGNER CECIL C & 15929 PINE STRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001070</u> WILKINSON STEVE A & 684 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000850</u> HOFFSON BRIAN 768 CYPRESS GREEN CIR WELLINGTON FL 33414 6339	500	<u>73414406030000980</u> KLATTE GUIDO & BEI DER GROBEREI 1 LASTRUP 49688 GERMANY	500	<u>73414406030001080</u> KHOSRAVANI ALI & 678 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000860</u> RUDERMAN MARC 762 CYPRESS GREEN CIR WELLINGTON FL 33414 6339	500	<u>73414406030000990</u> DUNN RANDAL & 732 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001090</u> ABATE EILEEN 672 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000870</u> YOUNG RUSSELL 756 CYPRESS GREEN CIR WELLINGTON FL 33414 6339	500	<u>73414406030001000</u> PATEL VIRBALA C 726 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001100</u> JOHNSON WAYNE B & 668 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000880</u> BARROW LON L 750 CYPRESS GREEN CIR WELLINGTON FL 33414 6339	500	<u>73414406030001010</u> TESTON KARIN 720 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001110</u> WRYE RONALD G 660 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000890</u> GIERLICZ GARRY & 15930 PINE STRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001020</u> WRANOVICS JEANNINE V 714 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001120</u> MARIACA SERGIO & 654 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000900</u> SHAMS ABDOLMAJID A & 15940 PINE STRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001030</u> CABRALES ANA 708 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001130</u> BALBERCHAK DONALD J & * * CONFIDENTIAL RECORD * * * * * FS SECTION 119.07 * * * *	500
<u>73414406030000910</u> GATTO JERRY 15950 PINESTRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001040</u> ERNST DEAN & 702 CYPRESS GREEN CIR WELLINGTON FL 33414 6337	500	<u>73414406030001140</u> KADAM SHILPA A 642 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500
<u>73414406030000950</u> VISCUSI ANTHONY & 15949 PINE STRAND CT WELLINGTON FL 33414 6365	500	<u>73414406030001050</u> SHAW CONSTANCE L 696 CYPRESS GREEN CIR WEST PALM BEACH FL 33414 6335	500	<u>73414406030001150</u> WASH JOHN A & 636 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500

<u>73414406030001160</u> CUTHBERTSON LOUIS & 630 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001260</u> DANIELS GLEN & 570 CYPRESS STRAND CT WELLINGTON FL 33414 6377	500	<u>73414406030001360</u> PARKER THOMAS L & 510 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001170</u> BRADFORD JOHN G & 624 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001270</u> ZAPATA ANGEL M & 564 CYPRESS STRAND CT WELLINGTON FL 33414 6377	500	<u>73414406030001370</u> MOFFATT GLENDA M 504 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001180</u> TOE CLEOPHAS ADEODAT 618 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001280</u> POWERS LAURA 558 CYPRESS STRAND CT WELLINGTON FL 33414 6377	500	<u>73414406030001380</u> RIVERA ADA ** CONFIDENTIAL RECORD ** ***** FS SECTION 119.07 *****	500
<u>73414406030001190</u> KLEBAN DONNA H 612 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001290</u> SMITH DWIGHT A & 552 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500	<u>73414406030001390</u> PLATIA FRANK C & 14265 GREENTREE TRL WELLINGTON FL 33414 4034	500
<u>73414406030001200</u> UEBELACKER D B & 606 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001300</u> CASTRO JUAN G & 546 CYPRESS GREEN CIR WEST PALM BEACH FL 33414 6332	500	<u>73414406030001400</u> HIRSCHBERG C T & 486 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001210</u> HOGAN CHRISTOPHER E & 600 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	500	<u>73414406030001310</u> TAYLOR ALLAN J & 540 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500	<u>73414406030001410</u> DAIBEE ANAND S & 480 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001220</u> VOCATURO DEAN & 594 CYPRESS GREEN CIR WELLINGTON FL 33414 6334	500	<u>73414406030001320</u> WILLIAMS TRUMAN F III & 534 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500	<u>73414406030001420</u> WELLES DAVID A & 474 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001230</u> THR FLORIDA LP 1 OAKWOOD BLVD STE 250 HOLLYWOOD FL 33020 1959	500	<u>73414406030001330</u> MADRINAN JORGE & 528 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500	<u>73414406030001430</u> JOBIN TODD R & 468 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500
<u>73414406030001240</u> GELLMAN LINDA M 50 DON RIVER BLVD TORONTO ONTARIO M2N 2M9 CANADA	500	<u>73414406030001340</u> MIRRA DEAN & 522 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500	<u>73414406030001440</u> BANDREMER ANDREW & 4101 N OCEAN BLVD APT D809 BOCA RATON FL 33431 5314	500
<u>73414406030001250</u> LEGATES JAMES R & 576 CYPRESS GREEN CIR WELLINGTON FL 33414 6334	500	<u>73414406030001350</u> MARRINAN JANET M TRUST 278 FINCH LN SAUNDERSTOWN RI 02874 2217	500	<u>73414406030001450</u> BRODNICKI MICHAEL & 456 CYPRESS GREEN CIR WELLINGTON FL 33414 6332	500

<u>73414406030001460</u>	500	<u>73414406030001560</u>	500	<u>73414406030001660</u>	500
POTTER STEPHEN & 15762 CYPRESS PARK DR WELLINGTON FL 33414 6340		GILPIN-HUDSON DAVID R & 15562 CYPRESS PARK DR WELLINGTON FL 33414 6381		SORIERO EDMOND P & 13687 DOUBLETREE TRL WELLINGTON FL 33414 4018	
<u>73414406030001470</u>	500	<u>73414406030001570</u>	500	<u>73414406030001670</u>	500
SCHREIER DAVID A & 15742 CYPRESS PARK DR WELLINGTON FL 33414 6340		CEARLEY CALVIN L & 15542 CYPRESS PARK DR WEST PALM BEACH FL 33414 6381		SMITH ROBERT E JR & 835 CEDAR COVE RD WELLINGTON FL 33414 6304	
<u>73414406030001480</u>	500	<u>73414406030001580</u>	500	<u>73414406030001680</u>	500
KRATENSTEIN MARC & 15722 CYPRESS PARK DR WELLINGTON FL 33414 6340		PENAS ARTHUR & 15522 CYPRESS PARK DR WELLINGTON FL 33414 6381		MOSCHELLA JOHN & 857 CEDAR COVE RD WELLINGTON FL 33414 6304	
<u>73414406030001490</u>	500	<u>73414406030001590</u>	500	<u>73414406030001690</u>	500
CHEATHAM LULETHA 15702 CYPRESS PARK DR WEST PALM BEACH FL 33414 6340		GARCY ANDREA & 42 SKYVIEW TER NORTH ANDOVER MA 01845 4741		MACHADO CLAUDIA H 13412 57TH PL S WELLINGTON FL 33449 6009	
<u>73414406030001500</u>	500	<u>73414406030001600</u>	500	<u>73414406030001700</u>	500
RIOLINO KEITH M & 15682 CYPRESS PARK DR WELLINGTON FL 33414 6356		PETRONE ANTHONY P & 761 CEDAR COVE RD WELLINGTON FL 33414 6302		ABALDO GUY C & 15551 CEDAR GROVE LN WELLINGTON FL 33414 6307	
<u>73414406030001510</u>	500	<u>73414406030001610</u>	500	<u>73414406030001710</u>	500
HEATH KERRY M 15662 CYPRESS PARK DR WEST PALM BEACH FL 33414 6356		MARTIN PHILLIP A & 773 CEDAR COVE RD WELLINGTON FL 33414 6302		WRIGHT TERRY W & 15571 CEDAR GROVE LN WELLINGTON FL 33414 6307	
<u>73414406030001520</u>	500	<u>73414406030001620</u>	500	<u>73414406030001720</u>	500
WHITTON JANET C 15642 CYPRESS PARK DR WELLINGTON FL 33414 6356		THR FLORIDA LP 1 OAKWOOD BLVD STE 250 HOLLYWOOD FL 33020 1959		GOMES ANTONIO & 15591 CEDAR GROVE LN WELLINGTON FL 33414 6307	
<u>73414406030001530</u>	500	<u>73414406030001630</u>	500	<u>73414406030001730</u>	500
COTTER ANTHONY J 15622 CYPRESS PARK DR WELLINGTON FL 33414 6356		DIEKER RICHARD J 787 CEDAR COVE RD WELLINGTON FL 33414 6302		SCHILIRO RICHARD M & 15601 CEDAR GROVE LN WELLINGTON FL 33414 6309	
<u>73414406030001540</u>	500	<u>73414406030001640</u>	500	<u>73414406030001740</u>	500
SPILOFEL WILLIAM 15602 CYPRESS PARK DR WELLINGTON FL 33414 6356		PULIDO HUGO & 799 CEDAR COVE RD WELLINGTON FL 33414 6302		THR FLORIDA LP 1 OAKWOOD BLVD STE 250 HOLLYWOOD FL 33020 1959	
<u>73414406030001550</u>	500	<u>73414406030001650</u>	500	<u>73414406030001750</u>	500
KUSHAY STANLEY J & 15582 CYPRESS PARK DR WELLINGTON FL 33414 6381		MESIATSEV ALEXEY N & 811 CEDAR COVE RD WELLINGTON FL 33414 6304		BUNDY WALLACE S 15631 CEDAR GROVE LN WELLINGTON FL 33414 6309	

<u>73414406030001760</u> MICHEL ROBERT W 15641 CEDAR GROVE LN WELLINGTON FL 33414 6309	500	<u>73414406030001860</u> MANCINI ANDREW A II & 15741 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001960</u> JONES TERRELL R & 743 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001770</u> GILLET PATRICK & 21 RUE JULES ORGERES LOVAIL 35230 FRANCE	500	<u>73414406030001870</u> METZ PAMELA L 15751 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001970</u> LAWRENCE GARY P & 737 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001780</u> SULLIVAN KEVIN E & 15661 CEDAR GROVE LN WELLINGTON FL 33414 6309	500	<u>73414406030001880</u> SMITH RONALD N & 15761 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001980</u> FULLER TIMOTHY & 731 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001790</u> HARLIN HENRY J 15671 CEDAR GROVE LN WELLINGTON FL 33414 6309	500	<u>73414406030001890</u> KUCHCIAK ANDRZEJ 15771 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001990</u> ARENA PETER & 725 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001800</u> DORIS JAMES & 15681 CEDAR GROVE LN WELLINGTON FL 33414 6309	500	<u>73414406030001900</u> CHIDAMBARAM ARUL B & 15781 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030002000</u> FRANCIS ANDREW & 719 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001810</u> WOLFE JONATHAN & 15691 CEDAR GROVE LN WELLINGTON FL 33414 6309	500	<u>73414406030001910</u> MENZEL DOROTHY & 15791 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030002010</u> MICHNA ANDREA & 1249 WAGGLE WAY NAPLES FL 34108 1994	500
<u>73414406030001820</u> HOUGH LAUREN E 15701 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001920</u> JENNINGS RONALD L 773 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500	<u>73414406030002020</u> ANDERSON MARC & 701 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500
<u>73414406030001830</u> MANDICH BONNIE L & 16101 ABERDEEN WAY HIALEAH FL 33014 6566	500	<u>73414406030001930</u> MAINELLA DIANE GRACE 767 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500	<u>73414406030002030</u> RYAN DANIEL F & 695 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500
<u>73414406030001840</u> GORDON INGA 15721 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001940</u> ARMATAS PETER J & 9634 EAGLE POINT LN LAKE WORTH FL 33467 3519	500	<u>73414406030002040</u> TABRIZI MARIA C & 689 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500
<u>73414406030001850</u> PAPE PATRICIA A 15731 CEDAR GROVE LN WELLINGTON FL 33414 6312	500	<u>73414406030001950</u> MARTIN WILLIAM R & 749 CYPRESS GREEN CIR WELLINGTON FL 33414 6338	500	<u>73414406030002050</u> HILL MARTIN R & 683 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500

<u>73414406030002060</u> WESTERHOLT EVELYN 677 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500	<u>73414406030002160</u> ROSEN ANDREW S & 531 CYPRESS CROSSING WELLINGTON FL 33414 6369	500	<u>73414406030002260</u> SILVER DIMES PROPERTIES INC 15743 CYPRESS PARK DR WELLINGTON FL 33414 6342	500
<u>73414406030002070</u> DUBOIS JOSEPH M & * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	500	<u>73414406030002170</u> DESANTIS WARREN & 541 CYPRESS XING WELLINGTON FL 33414 6369	500	<u>73414406030002270</u> SPILFOGEL JEFFREY A 15763 CYPRESS PARK DR WELLINGTON FL 33414 6342	500
<u>73414406030002080</u> MARGOLIS LEE & 667 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500	<u>73414406030002180</u> NICHOL JOSE L & 551 CYPRESS XING WELLINGTON FL 33414 6369	500	<u>73414406030002280</u> DERREVERE JON & 15643 CYPRESS PARK DR WELLINGTON FL 33414 6341	500
<u>73414406030002090</u> FLEISCH BRIAN R & 659 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500	<u>73414406030002190</u> SHEPPARD JAMES A & 561 CYPRESS XIN WELLINGTON FL 33414	500	<u>73414406030002290</u> BRYAN DEBRA 15663 CYPRESS PARK DR WELLINGTON FL 33414 6341	500
<u>73414406030002100</u> OLSEN DAVID R & 647 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500	<u>73414406030002200</u> WESTERHOLT JOHN F & 571 CYPRESS CROSSING WEST PALM BEACH FL 33414 6369	500	<u>73414406030002300</u> NOVEL JEAN L & 15683 CYPRESS PARK DR WELLINGTON FL 33414 6341	500
<u>73414406030002110</u> GERMAIN PHILIPPE 629 CYPRESS GREEN CIR WELLINGTON FL 33414 6336	500	<u>73414406030002210</u> ENGLEHART PAUL & 15910 LINDBERGH LN WELLINGTON FL 33414 8358	500	<u>73414406030002310</u> WILLIAMS SEAN T & 15703 CYPRESS PARK DR WELLINGTON FL 33414 6341	500
<u>73414406030002120</u> GUTMAN KENNETH B & 491 CYPRESS XING WELLINGTON FL 33414 6367	500	<u>73414406030002220</u> ROBBINS ROBERT R & 591 CYPRESS CROSSING WELLINGTON FL 33414 6369	500	<u>73414406030002320</u> SOUSA JOSE M & 15723 CYPRESS PARK DR WEST PALM BEACH FL 33414 6341	500
<u>73414406030002130</u> JEWELL ROBERT C & 501 CYPRESS XING WELLINGTON FL 33414 6369	500	<u>73414406030002230</u> ABBAS ANEELA W 2736 TREANOR TER WELLINGTON FL 33414 6407	500	<u>73414406030002330</u> COOKE PETER A & 620 CYPRESS XING WELLINGTON FL 33414 6370	500
<u>73414406030002140</u> CASO BARTHOLOMEW F & 511 CYPRESS CROSSING WELLINGTON FL 33414 6369	500	<u>73414406030002240</u> MELTON DAVID B & 611 CYPRESS CROSSING WELLINGTON FL 33414 6371	500	<u>73414406030002340</u> MITCHELL JULIA K 11 TAUNTON LN # A NEWTOWN CT 06470 1420	500
<u>73414406030002150</u> EDENS ROBERT L 521 CYPRESS CROSSING WEST PALM BEACH FL 33414 6369	500	<u>73414406030002250</u> GRAHAM WILLIAM S & 621 CYPRESS CROSSING WELLINGTON FL 33414 6371	500	<u>73414406030002350</u> HART DAMON G & 600 CYPRESS CROSSING WELLINGTON FL 33414 6370	500

<u>73414406030002360</u> LAYLOR GENOLYN & 590 CYPRESS CROSSING WELLINGTON FL 33414 6376	500	<u>73414406030002460</u> HARTMANN KRISTI B 530 CYPRESS XING WELLINGTON FL 33414 6368	500	<u>73414406030002560</u> WESTENBERGER LEON & 539 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002370</u> OELLRICH THOMAS M & 570 CYPRESS XING WELLINGTON FL 33414 6376	500	<u>73414406030002470</u> DICKERMAN NEAL & 520 CYPRESS CROSSING WELLINGTON FL 33414 6368	500	<u>73414406030002570</u> KARLIN KAREN B 533 CYPRESS GREEN CIR WEST PALM BEACH FL 33414 6333	500
<u>73414406030002380</u> GARIFINE JOANNE & 560 CYPRESS CROSSING WEST PALM BEACH FL 33414 6376	500	<u>73414406030002480</u> WANDELL ROSALIE 510 CYPRESS XIN WELLINGTON FL 33414	500	<u>73414406030002580</u> GEIER RICHARD E SR & 527 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002390</u> SCHER LAURENCE S & 550 CYPRESS XING WELLINGTON FL 33414 6376	500	<u>73414406030002490</u> PHELPS ROBERT E JR & 500 CYPRESS CROSSING WELLINGTON FL 33414 6368	500	<u>73414406030002590</u> DEGENNARO PATRICK J 521 CYPRESS GREEN CIR WEST PALM BEACH FL 33414 6333	500
<u>73414406030002400</u> POYNER ROBERT L & 15789 CYPRESS CHASE LN WEST PALM BEACH FL 33414 6355	500	<u>73414406030002500</u> THR FLORIDA LP 1 OAKWOOD BLVD # 250 HOLLYWOOD FL 33020 1959	500	<u>73414406030002600</u> RADDER GERALD K & 515 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002410</u> CUSENZA ROBERT & 15779 CYPRESS CHASE LN WELLINGTON FL 33414 6355	500	<u>73414406030002510</u> LOWE DAVID C & 593 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500	<u>73414406030002610</u> BRUDER GARY & 509 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002420</u> PANAKOS MICHAEL P & 15769 CYPRESS CHASE LN WELLINGTON FL 33414 6355	500	<u>73414406030002520</u> MOORE JEANNETTE JEANNETTE MOORE TR HLDR 587 CYPRESS GREEN CIR WEST PALM BEACH FL 33414 6333	500	<u>73414406030002620</u> BANK TODD J & 503 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002430</u> BENNETT CHRISTOPHER R & 15770 CYPRESS CHASE LN WELLINGTON FL 33414 6355	500	<u>73414406030002530</u> VENTRIGLIO FRANK J & 581 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500	<u>73414406030002630</u> JAZYNKA SCOTT B 5535 NEBRASKA AVE NW WASHINGTON DC 20015 1255	500
<u>73414406030002440</u> POWELL JOHN M & 15780 CYPRESS CHASE LN WELLINGTON FL 33414 6355	500	<u>73414406030002540</u> AVILA RAPHAEL A & 551 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500	<u>73414406030002640</u> HULTGREN T J JR & 491 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500
<u>73414406030002450</u> PAPPAS KARY 15790 CYPRESS CHASE LN WELLINGTON FL 33414 6355	500	<u>73414406030002550</u> MAYBROWN BRETT & 545 CYPRESS GREEN CIR WELLINGTON FL 33414 6333	500	<u>73414406030010000</u> CYPRESS FOREST HOA INC 1037 STATE ROAD 7 STE 302 WELLINGTON FL 33414 6140	500

<u>73414406030030000</u>	500	<u>73414407020010040</u>	500	<u>73414407020120340</u>	500
ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785		TIFFAULT ROCK & PO BOX 212423 WEST PALM BEACH FL 33421 2423		ALLAN BRIAN T 15470 MEADOW WOOD DR WELLINGTON FL 33414 9007	
<u>73414406030190000</u>	500	<u>73414407020020370</u>	500	<u>73414407020120350</u>	500
ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785		HOOD LYNN M 15415 MEADOW WOOD DR WEST PALM BEACH FL 33414 1092		MOLINA MIGUEL E & 15485 STAPLETON WAY WELLINGTON FL 33414 9029	
<u>73414406030210000</u>	500	<u>73414407020020380</u>	500	<u>73414407020120360</u>	500
CYPRESS FOREST HMOOWNERS ASSN INC 1037 STATE ROAD 7 STE 302 WELLINGTON FL 33414 6140		WAITE MARY A& 15425 MEADOW WOOD DR WELLINGTON FL 33414 1092		FANNING TODD & 15445 STAPLETON WAY WELLINGTON FL 33414 9029	
<u>734144070000001000</u>	500	<u>73414407020100010</u>	500	<u>73414407020120370</u>	500
ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785		THOMAS- JONES BARBARA 15445 MEADOW WOOD DR WELLINGTON FL 33414 9008		SHARMIN EIMAN & 15420 STAPLETON WAY WELLINGTON FL 33414 9029	
<u>734144070000001010</u>	500	<u>73414407020100020</u>	500	<u>73414407020120380</u>	500
SCHOOL BOARD OF PALM BEACH COUNTY FL 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406 5813		LUCK JAMES G & 15455 MEADOW WOOD DR WELLINGTON FL 33414 9008		KANE JAMES A 15460 STAPLETON WAY WELLINGTON FL 33414 9029	
<u>73414407010010000</u>	500	<u>73414407020100030</u>	500	<u>73414407020120390</u>	500
SCHOOL BOARD OF PALM BEACH COUNTY FL 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406 5813		HENRY VICTOR N & 15465 MEADOW WOOD DR WELLINGTON FL 33414 9008		BASSELL EDWARD A & 15500 STAPELTON WAY WELLINGTON FL 33414 9029	
<u>73414407020010000</u>	500	<u>73414407020100040</u>	500	<u>73414408010010000</u>	500
ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785		MILLIO STEVEN C & 15485 MEADOWWOOD DR WELLINGTON FL 33414 9008		ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	
<u>73414407020010010</u>	500	<u>73414407020120310</u>	500	<u>73414408010250020</u>	500
KUNZELMANN PHILIP V 15430 MEADOW WOOD DR WELLINGTON FL 33414 1091		ANATRA JOSEPH 15500 MEADOW WOOD DR WELLINGTON FL 33414 9009		DIAZ LEOPOLDO P 14731 HALTER RD WELLINGTON FL 33414 1049	
<u>73414407020010020</u>	500	<u>73414407020120320</u>	500	<u>73414408010250030</u>	500
DUNKOW FRANK J 15420 MEADOW WOOD DR WELLINGTON FL 33414 1091		LEVIN MARK & 15490 MEADOW WOOD DR WELLINGTON FL 33414 9007		MCKEEN ROBERT E & 14767 HALTER RD WELLINGTON FL 33414 1049	
<u>73414407020010030</u>	500	<u>73414407020120330</u>	500	<u>73414408010250040</u>	500
KERNUS JAY & 15410 MEADOW WOOD DR WELLINGTON FL 33414 1091		OREILLY CHRISTOPHER & 15480 MEADOW WOOD DR WELLINGTON FL 33414 9007		SCHIMEL ELINOR H 14803 HALTER RD WELLINGTON FL 33414 1049	

73414331010020000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406030230000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414331010060000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414331020020000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414331020130000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406020030000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406020080000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406020210000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406030020000

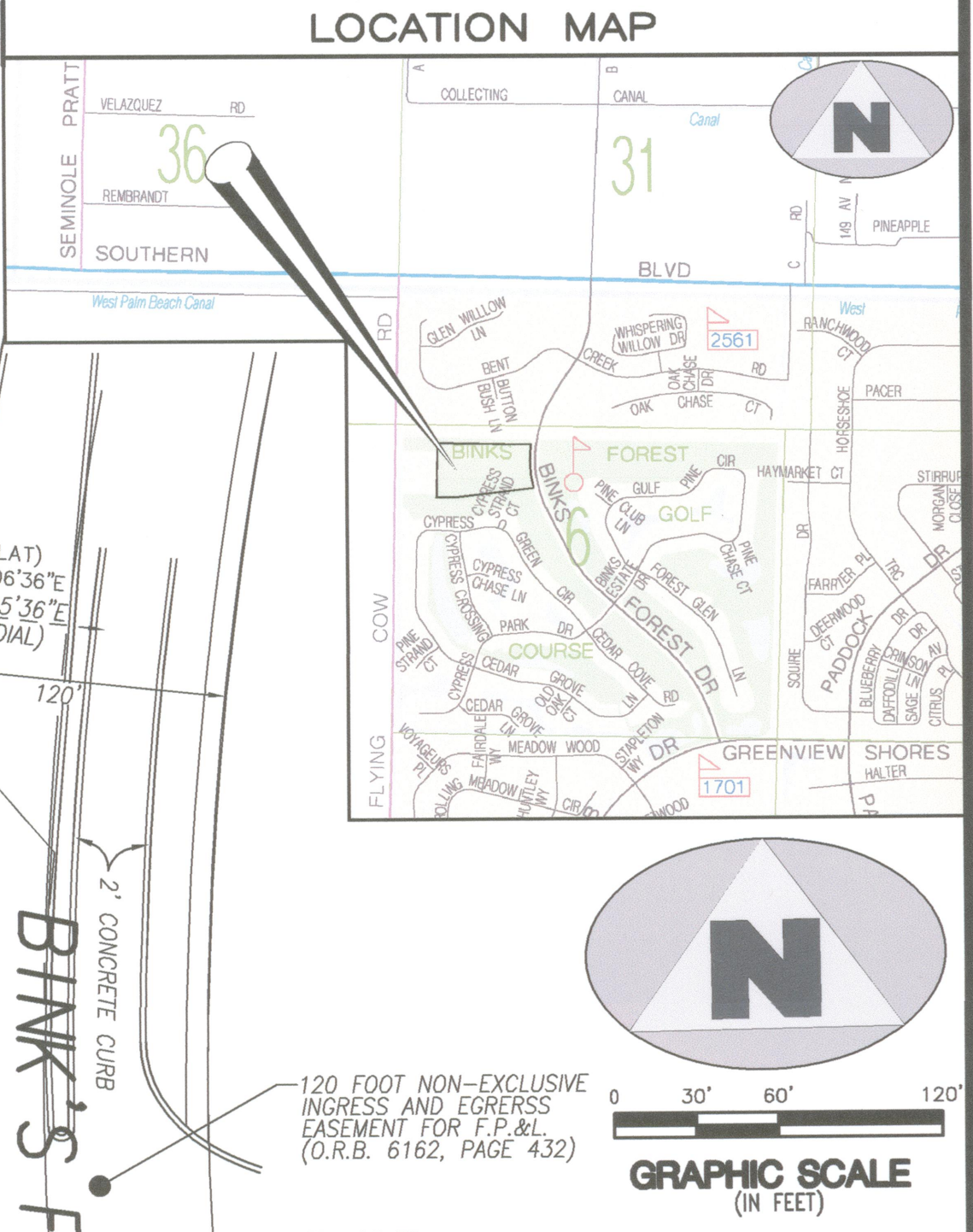
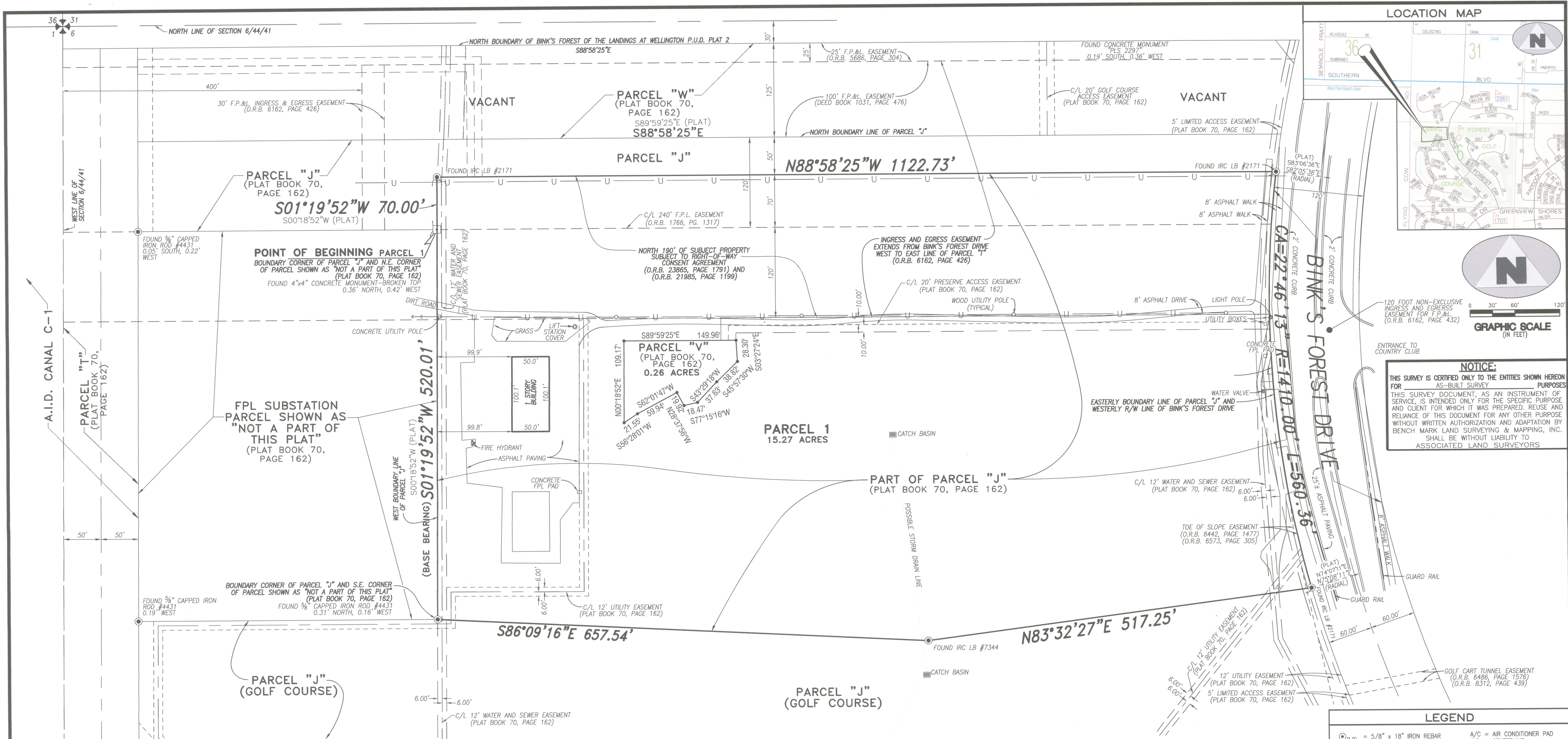
BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406030100000

BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

73414406030220000

BINKS EXCHANGE CO LLC
15430 ENDEAVOR DR
JUPITER FL 33478 6402



NOTICE:
THIS SURVEY IS CERTIFIED ONLY TO THE ENTITIES SHOWN HEREON FOR AS-BUILT SURVEY PURPOSES. THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND RELIANCE OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BENCH MARK LAND SURVEYING & MAPPING, INC. SHALL BE WITHOUT LIABILITY TO ASSOCIATED LAND SURVEYORS.

LEGAL DESCRIPTION FOR PROPOSED BINKS FOREST TOWNHOME PARCEL SITE

PARCEL 1:
A PARCEL OF LAND BEING A PART OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 01° 19' 52" WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; A DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 86° 09' 16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, NORTH 83° 32' 27" EAST, A DISTANCE OF 517.25 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J"; SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75° 08' 11" EAST; THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINK'S FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 22° 46' 13", A DISTANCE OF 560.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88° 58' 25" WEST, DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF 1122.73 FEET; THENCE, SOUTH 01° 19' 52" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 15.27 ACRES, MORE OR LESS.
TOGETHER WITH:

PARCEL V:
ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.26 ACRES, MORE OR LESS.

CONTAINING: OVERALL, A TOTAL OF 15.53 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES:
1) THE BASE BEARING IS S01°19'52"W ALONG THE WEST LINE OF PARCEL "J", AS SHOWN HEREON.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) ELEVATIONS SHOWN HEREON ARE BASED UPON A BENCH MARK DESIGNATED "PEART", HAVING A NATIONAL GEODETIC VERTICAL DATUM OF 1929 ELEVATION OF 18.477 AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS.
5) SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT WITH FUND FILE NO. 06-2013-002270, HAVING AN EFFECTIVE DATE: FEBRUARY 28, 2013 @ 11:00 PM, AND ALL PLOTTABLE SURVEY MATTERS AFFECTING THE SUBJECT PROPERTY, HAVE BEEN SHOWN HEREON.

RECEIVED
By Planning and Zoning at 2:12 pm, Mar 06, 2014

CERTIFICATION		REVISIONS		
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS SKETCH OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN SHOWN OR STATED HEREON, AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.		DATE	DESCRIPTION	BY
03-05-2013 NAME: Stephen L. Shirley, P.S.M. 3918		6/8/04	REVISED SOUTHERLY BOUNDARY	BLS
DATE OF FIELD SURVEY		10/27/04	REVISED SOUTHERLY BOUNDARY TO MATCH AREA OF 15.27 ACRES	KVC
THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED, AND SAID LANDS HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY RECORD. REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.		3/28/13	ADDED EXISTING CATCH BASINS	DJC
		9/25/13	REVISED SOUTHERLY BOUNDARY	DJC
		3/04/14	REVISED SOUTHERLY BOUNDARY	DJC

LEGEND	
⊙ R/C = 5/8" x 18" IRON REBAR AND CAP LB. NO. 2171	A/C = AIR CONDITIONER PAD
⊙ CB/W = CARRIAGE BOLT AND WASHER	C/L = CENTERLINE
⊙ N/TT = NAIL AND TIN TAG	CA = CENTRAL ANGLE
⊙ PCP = PERMANENT CONTROL POINT	F.F.E. = FINISH FLOOR ELEVATION
⊙ PRM = PERMANENT REFERENCE MONUMENT	L = ARC LENGTH
—U— = OVERHEAD UTILITY LINE	MEAS. = MINIMUM
	O.R.B. = OFFICIAL RECORDS BOOK
	PG. = PAGE
	R = RADIUS
	R/W = RIGHT-OF-WAY

CERTIFIED TO

ASSOCIATED LAND SURVEYORS, INC.
4152 West Blue Heron Boulevard, Suite 121,
Riviera Beach, FL 33404-4859
Phone (561) 848-2102 L.B. NO. 7344
Fax (561) 844-9659 EMAIL: ALS@ALSurvey.net

**AS-BUILT SURVEY OF:
PROPOSED BINKS FOREST
TOWNHOME PARCEL SITE**

DWN	BLS	FB	DATE	WO.#	P285
CKD	FILE	P285BTR	SCALE 1" = 60'	SHEET 1 OF 1	

RECEIVED

By Planning and Zoning at 2:13 pm, Mar 06, 2014

This instrument prepared by
and after Recording return to:

Steven R. Parson, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, FL 33401

Parcel Identification Numbers:

73-41-44-06-03-023-0000
73-41-43-31-02-002-0000
73-41-43-31-02-013-0000
73-41-43-31-01-002-0000
73-41-43-31-01-006-0000
73-41-44-06-02-003-0000
73-41-44-06-02-008-0000
73-41-44-06-02-021-0000
73-41-44-06-03-002-0000
73-41-44-06-03-010-0000

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That **ARCC CRESCENT LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Ares Management LLC, 2200 Pennsylvania Avenue, NW, 6th Floor, Washington, DC 20007, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **BINKS EXCHANGE CO., LLC**, a Florida limited liability company ("Grantee"), whose address is 400 Binks Forest Drive, Wellington, FL 33414, the receipt and sufficiency of which are hereby acknowledged, has BARGAINED, GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the real property in Palm Beach County, Florida, described in Exhibit A attached hereto and made a part hereof, together with all and singular, the benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any wise appertaining thereto, and together with all improvements situated thereon (collectively, the "Property"), subject only to matters of record to the extent valid, subsisting and affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WPBDOCS 8172414 1

CFN 20120373691
OR BK 25471 PG 0359
RECORDED 09/20/2012 15:50:47
Palm Beach County, Florida
AMT 3,000,000.00
Doc Stamp 21,000.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0359 - 361; (3pgs)

Signed, sealed and delivered in presence of these witnesses

By: _____
Name: Joshua M. Bloomstein
Title: Authorized Signatory

EXHIBIT "A"
to
Special Warranty Deed

Legal Description

Parcel 1

Parcels C, D, F, G, H, K, L and U, of Binks Forest of the Landings at Wellington P.U.D. Plat 1, according to the map or plat thereof as recorded in Plat Book 67, Pages 56 through 67, inclusive, Public Records of Palm Beach County, Florida.

Parcel 2

Parcels B, D, H, J, K, L, N and W, of Binks Forest of the Landings at Wellington P.U.D. Plat 2, according to the map or plat thereof as recorded in Plat Book 70, Pages 162 through 175, inclusive, Public Records of Palm Beach County, Florida.

LESS and EXCEPT that portion of Parcel J as described in the Corrective Quit Claim Deed recorded in O.R. Book 21154, Page 1513, Public Records of Palm Beach County, Florida.

Parcel 3

Parcels B, C and F, of Binks Forest of the Landings at Wellington P.U.D. Plat 3, according to the map or plat thereof as recorded in Plat Book 73, Page 101, Public Records of Palm Beach County, Florida

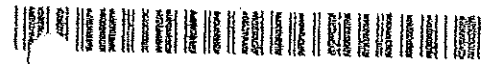
Parcel 4

Parcels B and M of Binks Forest of the Landings at Wellington P.U.D. Plat 4, according to the map or plat thereof as recorded in Plat Book 73, Page 132, Public Records of Palm Beach County, Florida.

Together with:

All rights in and to that certain Golf Course Tunnel as described in Agreement recorded in O.R. Book 6486, Page 1576 and ratified in O.R. Book 8312, Page 439, both of Public Records of Palm Beach County, Florida.

All Golf Course easements as set out in Plat Book 67, Page 56; Plat Book 70, Page 162; Plat Book 73, Page 101 and Plat Book 73, Page 132, Public Records of Palm Beach County, Florida.



w/c Bc 4/16/RS

This Instrument Was Prepared By
and Should Be Returned To:
Alys Nagler Daniels, Esq.
Gary, Dytrych & Ryan, P.A.
701 U.S. Highway One, Suite 402
North Palm Beach, FL 33408

CFN 20130202429
OR BK 25998 PG 1238
RECORDED 05/03/2013 15:58:07
Palm Beach County, Florida
AMT 2,900,000.00
Doc Stamp 20,300.00
Sharon R. Rock, CLERK & COMPTROLLER
Pgs 1238 - 1240; (3pgs)

RECEIVED

By Planning and Zoning at 2:24 pm, Mar 06, 2014

Parcel Identification Number:
A portion of:
73-41-44-06-03-010-0000 and 73-41-44-06-03-022-0000

SPECIAL WARRANTY DEED

THIS WARRANTY DEED (this "Deed"), executed as of the 2ND day of May, 2013, by BINKS EXCHANGE CO., LLC, a Florida limited liability company, whose mailing address is 400 Binks Forest Drive, Wellington, Florida 33414, (the "Grantor"), to SBBG, LLLP, a Florida limited liability limited partnership, whose mailing address is 7711 N. Military Trail, Suite 212, Palm Beach Gardens, Florida 33410 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the real property situate, lying, and being in Palm Beach County, Florida, and described in EXHIBIT "A" attached to this Deed (the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record (without reimposing the same); and taxes for the year 2013 and the years subsequent thereto.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

BINKS EXCHANGE CO., LLC,
a Florida limited liability company

By: BXC, Inc., a Florida corporation
Its: Manager

[Signature]
Witness Name: John C. Stankert

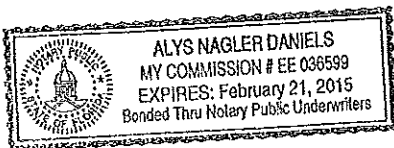
By: [Signature]
Jordan C. Paul, President

[Signature]
Witness Name: Alys Nagler Daniels

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of May, 2013, by Jordan C. Paul, as President of BXC, Inc., a Florida corporation, as Manager of BINKS EXCHANGE CO., LLC, a Florida limited liability company, on behalf of the corporation and company, ~~who is personally known to me or who produced~~ FL Driver's License as identification.

[Official Notarial Seal]



[Signature]
Notary Public

(Print or type name)

My Commission Expires: _____

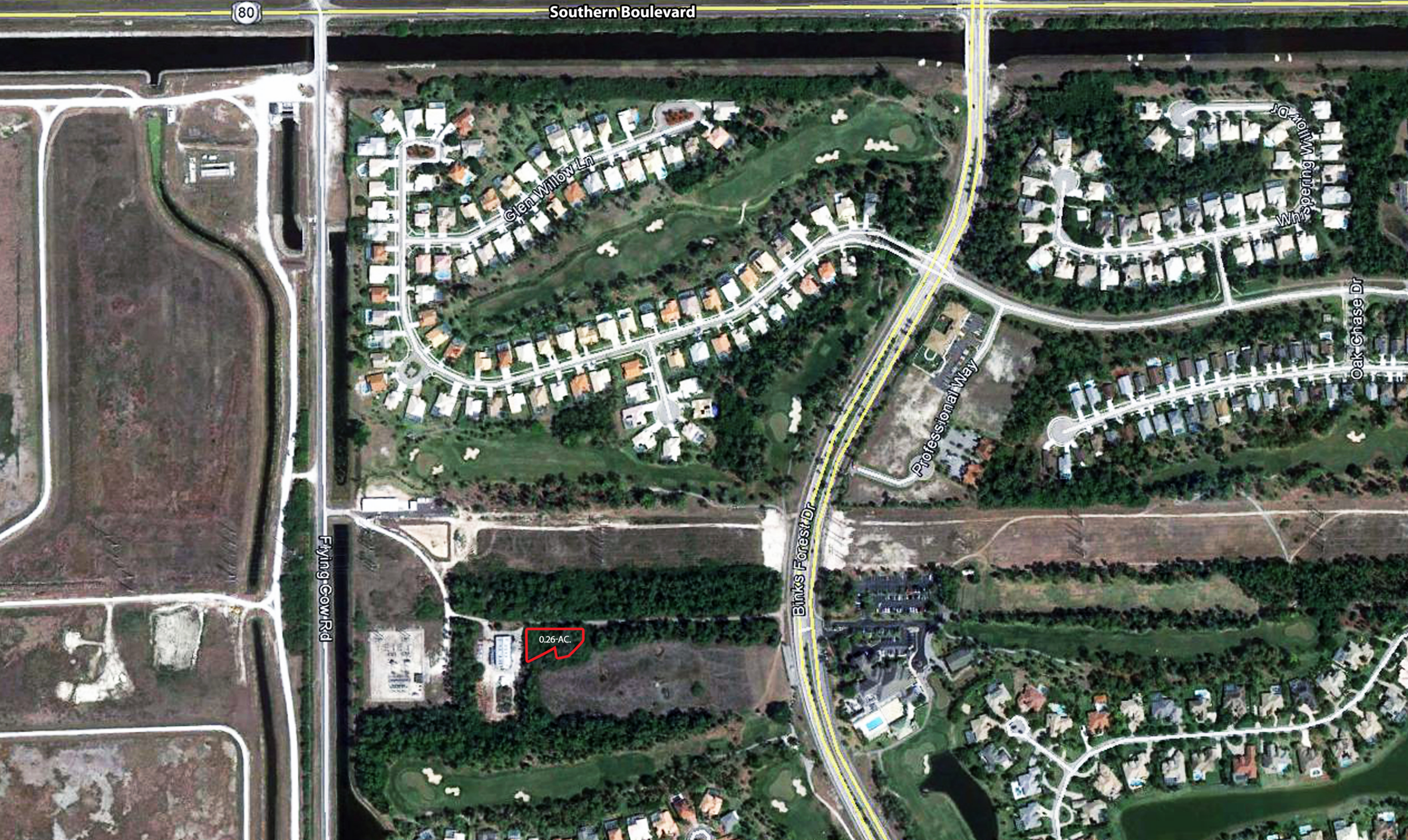
Exhibit A

A PARCEL OF LAND BEING A PART OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH $01^{\circ} 19' 52''$ WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT", A DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH $86^{\circ} 09' 16''$ EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, NORTH $83^{\circ} 32' 27''$ EAST, A DISTANCE OF 517.25 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J", SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH $75^{\circ} 08' 11''$ EAST; THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINK'S FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF $22^{\circ} 46' 13''$, A DISTANCE OF 560.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH $88^{\circ} 58' 25''$ WEST, DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF 1122.73 FEET; THENCE, SOUTH $01^{\circ} 19' 52''$ WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF PARCEL "V" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



Binks Pointe
Wellington, Florida

RECEIVED
By Planning and Zoning at 2:24 pm, Mar 06, 2014

Aerial Graphic



LAND
DESIGN
SOUTH



Planning
Landscape Architecture
Environmental
Transportation
Graphic Design

**BINKS POINTE
CPA ENVIRONMENTAL ASSESSMENT
Section 06, Township 44S, and Range 41E
September 16, 2013**

INTRODUCTION

The subject parcel is located on the west side of Binks Forest Dr. just south of Southern Blvd., Wellington, Florida (Section 06, Township 44S, Range 41E). The assessment area is approximately 15.53 acres in size. See Exhibit A, Location Map.

METHODOLOGY

Land Design South environmental staff visited the subject site on August 29, 2013. An aerial photograph was used to pinpoint specific points of interest. An on-site review of the subject site's conditions was performed by walking and driving transects through the site while noting plant species, ecosystems (wetlands and uplands), and other potential environmental factors.

SITE CONDITIONS

The subject property was formerly a driving range and maintenance facility for the Binks Forest Golf Course, however the property is no longer used for these purposes. The maintenance facility has been emptied out and the driving range is still mowed but is not kept in active form. The remaining area on the property is a mix of pine flatwoods, disturbed Brazilian pepper monocultures, and a cypress wetland.

The site is bound to the north by a large FPL transmission line easement, to the east by Binks Forest Dr., to the south by the Binks Forest Golf Course and to the west by an FPL Substation and Flying Cow Rd. beyond.

INVENTORY OF ALL SURFACE WATERS

The subject property contains a small 0.26 acre wetland preserve area. During the site inspection, no hydrological characteristics were observed within this area and it is believed there is no longer a wetland present within this easement. There are remnant cypress trees however there are no other wetland indicators located on the site. In addition, there is a 0.08 ac. pond adjacent to the easement boundary that is considered an Other Surface Water. Both the wetland area and OSW are of a poor quality due to a heavy coverage of Brazilian pepper limiting the growth of appropriate ground cover and understory vegetation. The wetland delineation would require both South Florida Water Management District (State) and US Army Corps of Engineers (Federal) review.

The closest offsite surface water to the subject property is the Acme Improvement District Canal. This canal runs north and south approximately 430' to the west of the subject property and ultimately intersects with the SFWMD C-51 canal. See Exhibit B, Wetland Boundary Map.

VEGETATION INVENTORY

As described above, the property contains several distinct types of vegetated areas including pine flatwoods, Brazilian pepper, and a cypress preserve. A description of each vegetated area and a listing of observed species follows. For size and condition of native, protected trees on the site, please see Exhibit C, Tree Inventory Map and the associated Tabular Tree List. For locations of the habitats, please see Exhibit D, FLUCCS Map.

Pine Flatwoods

The pine flatwoods on the subject property are characterized by a dense canopy of slash pine trees with smaller upland trees and shrubs underneath including saw palmetto, sabal palm and myrsine.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash Pine	<i>Pinus elliottii</i>	Native
Pond Cypress	<i>Taxodium ascendens</i>	Native
Cabbage Palm	<i>Sabal palmetto</i>	Native
Saw Palmetto	<i>Serenoa repens</i>	Native
Cocoplum	<i>Chrysobalanus icaco</i>	Native
American Beautyberry	<i>Callicarpa americana</i>	Native
Caeserweed	<i>Urena lobata</i>	Native
Earleaf Acacia	<i>Acacia auriculiformis</i>	Non-native
Strawberry Guava	<i>Psidium cattleianum</i>	Non-native
Brazilian Pepper	<i>Schinus terebinthifolius</i>	Non-native

Brazilian Pepper

The Brazilian pepper areas are a near monoculture with only remnant canopy trees extending through the coverage.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash Pine	<i>Pinus elliottii</i>	Native
Pond Cypress	<i>Taxodium ascendens</i>	Native
Cabbage Palm	<i>Sabal palmetto</i>	Native
Earleaf Acacia	<i>Acacia auriculiformis</i>	Non-native
Brazilian Pepper	<i>Schinus terebinthifolius</i>	Non-native

Cypress Preserve

The cypress preserve is highly disturbed from exotic and nuisance species infestation and does not have hydrology typical to a functioning cypress wetland.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pond Cypress	<i>Taxodium ascendens</i>	Native
Cabbage Palm	<i>Sabal palmetto</i>	Native
Swamp Fern	<i>Blechnum serrulatum</i>	Native
Passionflower	<i>Passiflora incarnate</i>	Native

Air Potato
Brazilian Pepper

Dioscorea bulbife
Schinus terebinthifolius

Non-native
Non-native

SIGNIFICANT HABITATS/SPECIES

No significant habitat occurs on the assessed parcel. No state or federal listed plant or animal species were located within the assessment area. Due to the semi-urban nature of the setting and the disturbed condition of the majority of the parcel, no listed species are expected to utilize the site. See Exhibit D, FLUCCS Map.

WELLFIELD PROTECTION ZONE

The subject property is not located within a zone of influence in Palm Beach County. Please see Exhibit E, Wellfield Protection Zone of Influence Map by Palm Beach County Department of Environmental Resources Management.

POLLUTION SOURCES

As a previously active maintenance facility for a golf course, there are several possible pollution sources that have been present on the site. The facility previously operated two 400 gallon aboveground storage tanks, one with gasoline and the other with diesel for use on maintenance equipment and fleet vehicles. The tanks, which have been removed, were located on asphalt by the maintenance shed with no secondary containment. Three prior sampling events have taken place by the storage tanks that resulted in petroleum concentrations below Soil and Groundwater Cleanup Target Levels (CTL's).

A second possible pollution source is from the storage and mixing of herbicides and pesticides by the maintenance shed. Chlorinated pesticides and Arsenic can build up in the soil near mixing and storage sites due to small spills and leaks. Only low levels of chlorinated pesticides were identified in the previous sampling events so no concentrations are above Soil and Groundwater CTL's.

Finally, the driving range was previously treated with fertilizer and herbicides/pesticides. If application of these chemicals was done for long periods of time at high rates, concentrations of chlorinated pesticides and arsenic can build up in the soil. The prior sampling events showed that no concentrations were above Soil and Groundwater CTL's.

See Exhibit F, Petroleum Storage Tanks Map for locations of the identified pollution sources.

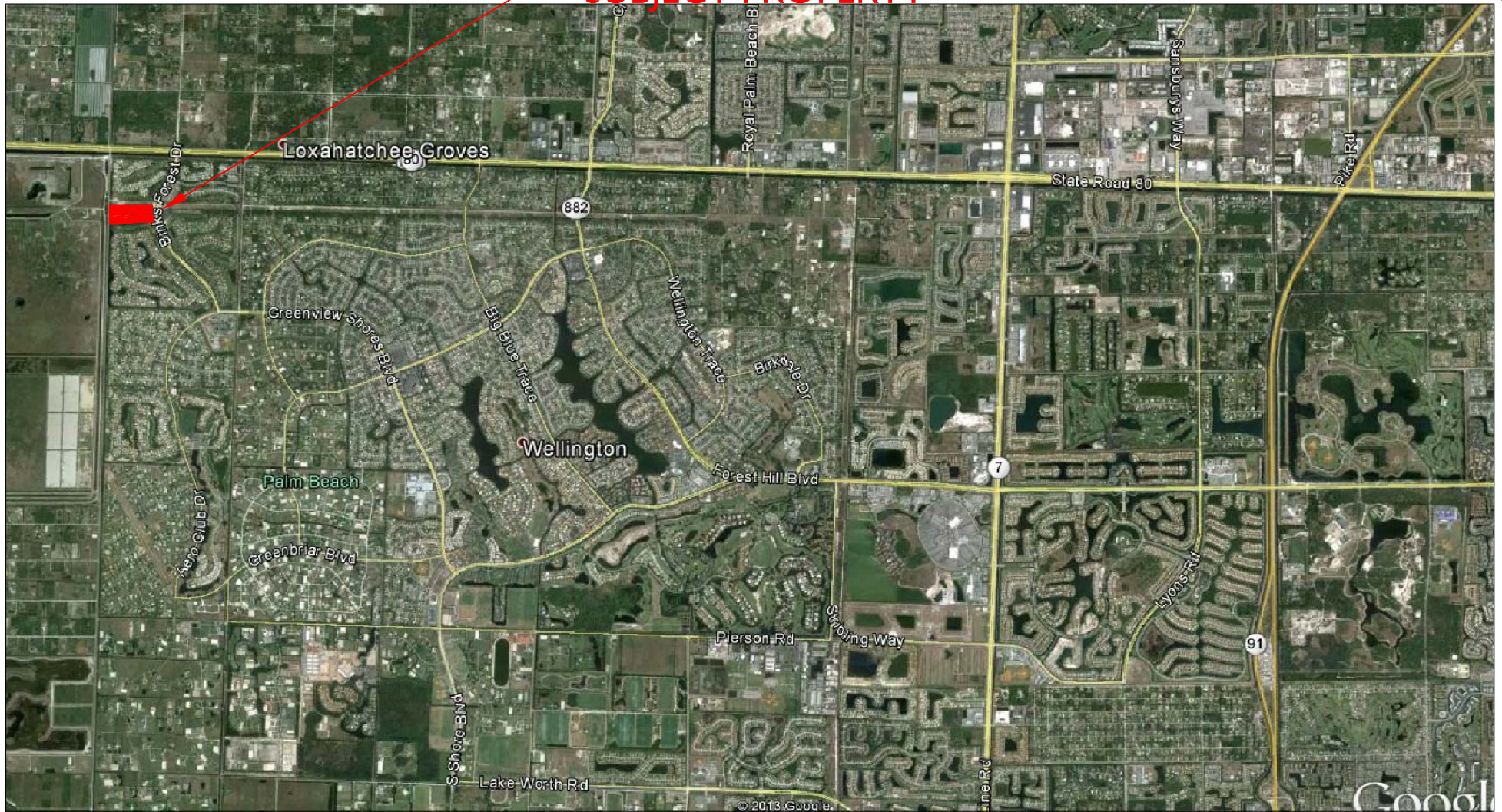
CONCLUSION

The subject property is heavily altered due to historical uses and as a result significant environmental concerns are limited. The lack of a large contiguous area of native habitat makes it improbable for any listed animal species to occur on the site. While pollution sources have been present on the site in the past, all sources have ceased operation and/or have been removed from the site. Follow up sampling has

shown that the site does not have any contamination above regulated cleanup target levels.

There are native trees located on the property that will need to be addressed through a Village of Wellington General Permit in order to preserve, relocate or mitigate the trees. Due to the number and type of the majority of trees (Slash pine), there will be a large mitigation requirement for the property. In addition, the cypress preserve area would require review however the area is in poor condition and less than 0.50 acres in size. This means that if SFWMD claimed jurisdiction they would not require compensatory mitigation. If the ACOE claims the area as jurisdictional then it would require mitigation for any impacts which would be offset through the purchase of credits at an approved mitigation bank.

SUBJECT PROPERTY



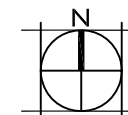
Source: Google Earth

BINKS POINTE

PREPARED FOR SCHICKEDANZ

LOCATION MAP

Exhibit A



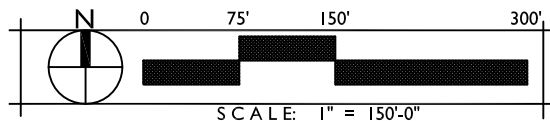
SCALE: 1" = 150'



DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	128.80
DATE:	09/13/2013



Source: Google Earth



Wetlands & Other Surface Waters

Wetlands = 0.00 ac.

Surface Waters = 0.08 ac.

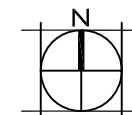
BINKS POINTE

PREPARED FOR SCHICKEDANZ

SURFACE WATER BOUNDARY MAP

Exhibit B

400 COLUMBIA DR., SUITE 110 • WEST PALM BEACH, FLORIDA 33409 • P : (561) 478-8501 • F : (561) 478-5012



SCALE: 1" = 150'0"

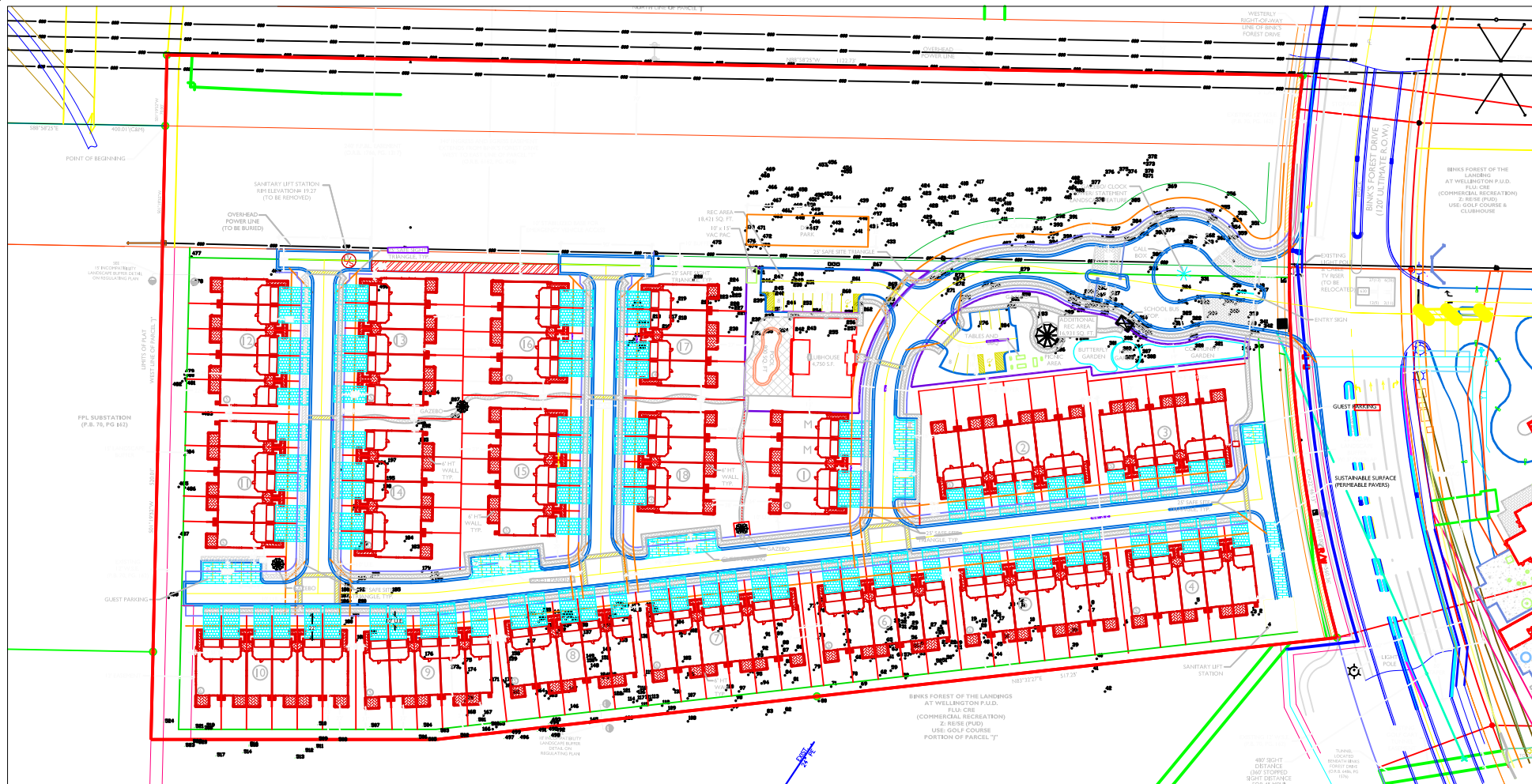


DRAWN BY: RMH

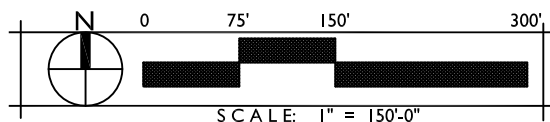
DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

FILE #: 128.80

DATE: 09/23/2013



Source: Google Earth



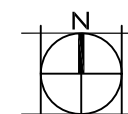
Tree Inventory
Refer to Tabular Tree List for Size, Type
and Condition of each Tree.

BINKS POINTE

PREPARED FOR SCHICKEDANZ

TREE INVENTORY MAP

Exhibit C



SCALE: 1" = 150'-0"



Planning | Landscape Architecture
Environmental Services | Transportation

DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	128.80
DATE:	09/16/2013

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
1	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
2	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
3	Strangler Fig	<i>Ficus aurea</i>	24	24	Remove	
4	Sabal	<i>Sabal palmetto</i>	10		Relocate	
5	Sabal	<i>Sabal palmetto</i>	25		Relocate	
6	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
7	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
8	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
9	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
10	Pine	<i>Pinus elliotii</i>	12	12	Remove	
11	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
12	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
13	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
14	Sabal	<i>Sabal palmetto</i>	10		Relocate	
15	Sabal	<i>Sabal palmetto</i>	10		Relocate	
16	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
17	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
18	Pine	<i>Pinus elliotii</i>	20	40	Remove	Specimen
19	Sabal	<i>Sabal palmetto</i>	12		Relocate	
20	Pine	<i>Pinus elliotii</i>	8	8	Remove	
21	Sabal	<i>Sabal palmetto</i>	25		Relocate	
22	Sabal	<i>Sabal palmetto</i>	10		Relocate	
23	Cypress	<i>Taxodium ascendens</i>	9			Dead
24	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
25	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
26	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
27	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
28	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
29	Cypress	<i>Taxodium ascendens</i>	8			Dead
30	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
31	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
32	Sabal	<i>Sabal palmetto</i>	15		Relocate	
33	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
34	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
35	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
36	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
37	Sabal	<i>Sabal palmetto</i>	12		Relocate	
38	Sabal	<i>Sabal palmetto</i>	12		Relocate	
39	Sabal	<i>Sabal palmetto</i>	8		Remove	Poor condition
40	Sabal	<i>Sabal palmetto</i>	8		Preserve	
41	Sabal	<i>Sabal palmetto</i>	12			Off Site
42	Sabal	<i>Sabal palmetto</i>	10			Off Site
43	Sabal	<i>Sabal palmetto</i>	12		Relocate	
44	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
45	Sabal	<i>Sabal palmetto</i>	14		Relocate	
46	Sabal	<i>Sabal palmetto</i>	8		Remove	Poor condition
47	Pine	<i>Pinus elliotii</i>	9	9	Remove	
48	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
49	Sabal	<i>Sabal palmetto</i>	20		Relocate	
50	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
51	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
52	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
53	Sabal	<i>Sabal palmetto</i>	8		Relocate	
54	Sabal	<i>Sabal palmetto</i>	10		Remove	Poor condition
55	Pine	<i>Pinus elliotii</i>	12	12	Remove	
56	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
57	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
58	Sabal	<i>Sabal palmetto</i>	10		Remove	Poor condition
59	Sabal	<i>Sabal palmetto</i>	10		Remove	Poor condition
60	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
61	Cypress	<i>Taxodium ascendens</i>	10			Dead
62	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
63	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
64	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
65	Cypress	<i>Taxodium ascendens</i>	9			Dead
66	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
67	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
68	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
69	Sabal	<i>Sabal palmetto</i>	12		Preserve	
70	Sabal	<i>Sabal palmetto</i>	8		Remove	Poor condition
71	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
72	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
73	Cypress	<i>Taxodium ascendens</i>	8			Dead
74	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
75	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
76	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
77	Pine	<i>Pinus elliotii</i>	11	11	Remove	
78	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
79	Sabal	<i>Sabal palmetto</i>	20		Relocate	
80	Sabal	<i>Sabal palmetto</i>	20			Off Site
81	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
82	Sabal	<i>Sabal palmetto</i>	8			Off Site
83	Sabal	<i>Sabal palmetto</i>	12			Off Site
84	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
85	Pine	<i>Pinus elliotii</i>	17			Dead
86	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
87	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
88	Pine	<i>Pinus elliotii</i>	8			Dead
89	Pine	<i>Pinus elliotii</i>	11	11	Remove	
90	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
91	Pine	<i>Pinus elliotii</i>	10	10	Remove	
92	Cypress	<i>Taxodium ascendens</i>	16	32	Remove	Specimen
93	Pine	<i>Pinus elliotii</i>	9	9	Remove	
94	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
95	Pine	<i>Pinus elliotii</i>	12	12	Remove	
96	Pine	<i>Pinus elliotii</i>	10	10	Remove	
97	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
98	Sabal	<i>Sabal palmetto</i>	16		Preserve	
99	Sabal	<i>Sabal palmetto</i>	8			Off Site
100	Sabal	<i>Sabal palmetto</i>	10		Remove	Poor condition
101	Cypress	<i>Taxodium ascendens</i>	11			Dead
102	Pine	<i>Pinus elliotii</i>	14	28	Remove	
103	Pine	<i>Pinus elliotii</i>	11	11	Remove	
104	Pine	<i>Pinus elliotii</i>	13	13	Remove	
105	Pine	<i>Pinus elliotii</i>	15			Dead
106	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
107	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
108	Sabal	<i>Sabal palmetto</i>	8			Off Site
109	Sabal	<i>Sabal palmetto</i>	14		Preserve	
110	Sabal	<i>Sabal palmetto</i>	16		Remove	Poor condition
111	Pine	<i>Pinus elliotii</i>	13	13	Remove	
112	Cypress	<i>Taxodium ascendens</i>	13	-13	Preserve	Specimen
113	Pine	<i>Pinus elliotii</i>	13	13	Remove	
114	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
115	Sabal	<i>Sabal palmetto</i>	18		Remove	Poor condition
116	Sabal	<i>Sabal palmetto</i>	8		Remove	Poor condition
117	Pine	<i>Pinus elliotii</i>	13	13	Remove	
118	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
119	Sabal	<i>Sabal palmetto</i>	18		Remove	Poor condition
120	Sabal	<i>Sabal palmetto</i>	8			Off Site
121	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
122	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
123	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
124	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
125	Pine	<i>Pinus elliotii</i>	10	10	Remove	
126	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
127	Pine	<i>Pinus elliotii</i>	9			Dead
128	Pine	<i>Pinus elliotii</i>	10	10	Remove	
129	Pine	<i>Pinus elliotii</i>	9	9	Remove	
130	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
131	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
132	Pine	<i>Pinus elliotii</i>	16			Dead
133	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
134	Pine	<i>Pinus elliotii</i>	11	11	Remove	
135	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
136	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
137	Pine	<i>Pinus elliotii</i>	14	28	Remove	
138	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
139	Sabal	<i>Sabal palmetto</i>	12		Relocate	
140	Pine	<i>Pinus elliotii</i>	9	9	Remove	
141	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
142	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
143	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
144	Pine	<i>Pinus elliotii</i>	9	9	Remove	

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
145	Sabal	<i>Sabal palmetto</i>	8		Preserve	
146	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
147	Strangler Fig	<i>Ficus aurea</i>	8	8	Remove	
148	Pine	<i>Pinus elliotii</i>	10	10	Remove	
149	Sabal	<i>Sabal palmetto</i>	30		Relocate	
150	Sabal	<i>Sabal palmetto</i>	8		Relocate	
151	Sabal	<i>Sabal palmetto</i>	20		Relocate	
152	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
153	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
154	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
155	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
156	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
157	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
158	Pine	<i>Pinus elliotii</i>	10	10	Remove	
159	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
160	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
161	Pine	<i>Pinus elliotii</i>	12			Dead
162	Cypress	<i>Taxodium ascendens</i>	8			Dead
163	Pine	<i>Pinus elliotii</i>	18			Dead
164	Pine	<i>Pinus elliotii</i>	18			Dead
165	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	
166	Sabal	<i>Sabal palmetto</i>	14		Preserve	
167	Pine	<i>Pinus elliotii</i>	12	12	Remove	
168	Pine	<i>Pinus elliotii</i>	11	11	Remove	
169	Sabal	<i>Sabal palmetto</i>	30		Remove	Poor condition
170	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
171	Pine	<i>Pinus elliotii</i>	12	12	Remove	
172	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
173	Pine	<i>Pinus elliotii</i>	8	8	Remove	
174	Pine	<i>Pinus elliotii</i>	8	8	Remove	
175	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
176	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
177	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
178	Pine	<i>Pinus elliotii</i>	12	12	Remove	
179	Pine	<i>Pinus elliotii</i>	20	40	Remove	Specimen
180	Pine	<i>Pinus elliotii</i>	13	13	Remove	
181	Pine	<i>Pinus elliotii</i>	9	9	Remove	
182	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
183	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
184	Sabal	<i>Sabal palmetto</i>	14		Relocate	
185	Strangler Fig	<i>Ficus aurea</i>	13	13	Remove	
186	Pine	<i>Pinus elliotii</i>	12	12	Remove	
187	Pine	<i>Pinus elliotii</i>	10	10	Remove	
188	Pine	<i>Pinus elliotii</i>	13	13	Remove	
189	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
190	Sabal	<i>Sabal palmetto</i>	14		Relocate	
191	Pine	<i>Pinus elliotii</i>	12	12	Remove	
192	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
193	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
194	Pine	<i>Pinus elliotii</i>	14	28	Remove	
195	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
196	Sabal	<i>Sabal palmetto</i>	20		Relocate	
197	Cypress	<i>Taxodium ascendens</i>	17	34	Remove	Specimen
198	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
199	Pine	<i>Pinus elliotii</i>	14	28	Remove	
200	Pine	<i>Pinus elliotii</i>	9	9	Remove	
201	Pine	<i>Pinus elliotii</i>	13	13	Remove	
202	Pine	<i>Pinus elliotii</i>	13	13	Remove	
203	Laurel Oak	<i>Quercus laurifolia</i>	20	40	Remove	Specimen
204	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
205	Sabal	<i>Sabal palmetto</i>	20		Relocate	
206	Pine	<i>Pinus elliotii</i>	14	28	Remove	
207	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
208	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
209	Pine	<i>Pinus elliotii</i>	12	12	Remove	
210	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
211	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
212	Pine	<i>Pinus elliotii</i>	8	8	Remove	
213	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
214	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
215	Pine	<i>Pinus elliotii</i>	10	10	Remove	
216	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
217	Pine	<i>Pinus elliotii</i>	12	12	Remove	
218	Pine	<i>Pinus elliotii</i>	9	9	Remove	
219	Pine	<i>Pinus elliotii</i>	10	10	Remove	
220	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
221	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
222	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
223	Pine	<i>Pinus elliotii</i>	9	9	Remove	
224	Sabal	<i>Sabal palmetto</i>	8		Relocate	
225	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
226	Pine	<i>Pinus elliotii</i>	19	38	Remove	Specimen
227	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
228	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
229	Sabal	<i>Sabal palmetto</i>	12		Relocate	
230	Sabal	<i>Sabal palmetto</i>	14		Relocate	
231	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
232	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
233	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
234	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
235	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
236	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
237	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
238	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
239	Sabal	<i>Sabal palmetto</i>	18		Relocate	
240	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
241	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
242	Pine	<i>Pinus elliotii</i>	12	12	Remove	
243	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
244	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
245	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
246	Pine	<i>Pinus elliotii</i>	9	9	Remove	
247	Sabal	<i>Sabal palmetto</i>	10		Relocate	
248	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
249	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
250	Sabal	<i>Sabal palmetto</i>	12		Relocate	
251	Pine	<i>Pinus elliotii</i>	11	11	Remove	
252	Sabal	<i>Sabal palmetto</i>	14		Relocate	
253	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
254	Pine	<i>Pinus elliotii</i>	19	38	Remove	Specimen
255	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
256	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
257	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
258	Pine	<i>Pinus elliotii</i>	20	40	Remove	Specimen
259	Sabal	<i>Sabal palmetto</i>	10		Relocate	
260	Pine	<i>Pinus elliotii</i>	11	11	Remove	
261	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
262	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
263	Pine	<i>Pinus elliotii</i>	8	8	Remove	
264	Pine	<i>Pinus elliotii</i>	8	8	Remove	
265	Pine	<i>Pinus elliotii</i>	12	12	Remove	
266	Sabal	<i>Sabal palmetto</i>	12		Relocate	
267	Sabal	<i>Sabal palmetto</i>	8		Relocate	
268	Laurel Oak	<i>Quercus laurifolia</i>	10		Relocate	
269	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
270	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
271	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
272	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
273	Pine	<i>Pinus elliotii</i>	14	28	Remove	
274	Sabal	<i>Sabal palmetto</i>	14		Relocate	
275	Pine	<i>Pinus elliotii</i>	22	44	Remove	Specimen
276	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
277	Sabal	<i>Sabal palmetto</i>	8		Relocate	
278	Sabal	<i>Sabal palmetto</i>	12		Relocate	
279	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
280	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
281	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
282	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
283	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
284	Pine	<i>Pinus elliotii</i>	9	9	Remove	
285	Sabal	<i>Sabal palmetto</i>	8		Relocate	
286	Sabal	<i>Sabal palmetto</i>	16		Remove	Poor condition
287	Sabal	<i>Sabal palmetto</i>	10		Relocate	
288	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
289	Sabal	<i>Sabal palmetto</i>	8		Relocate	
290	Pine	<i>Pinus elliottii</i>	8	8	Remove	
291	Pine	<i>Pinus elliottii</i>	9	9	Remove	
292	Pine	<i>Pinus elliottii</i>	13	13	Remove	
293	Pine	<i>Pinus elliottii</i>	13	13	Remove	
294	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
295	Sabal	<i>Sabal palmetto</i>	10		Remove	Poor condition
296	Pine	<i>Pinus elliottii</i>	18	36	Remove	Specimen
297	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
298	Pine	<i>Pinus elliottii</i>	17	34	Remove	Specimen
299	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
300	Pine	<i>Pinus elliottii</i>	16	32	Remove	Specimen
301	Pine	<i>Pinus elliottii</i>	13	13	Remove	
302	Sabal	<i>Sabal palmetto</i>	12		Relocate	
303	Sabal	<i>Sabal palmetto</i>	12		Relocate	
304	Sabal	<i>Sabal palmetto</i>	20		Relocate	
305	Sabal	<i>Sabal palmetto</i>	18		Relocate	
306	Sabal	<i>Sabal palmetto</i>	12		Relocate	
307	Sabal	<i>Sabal palmetto</i>	14		Relocate	
308	Sabal	<i>Sabal palmetto</i>	12		Relocate	
309	Sabal	<i>Sabal palmetto</i>	14		Relocate	
310	Pine	<i>Pinus elliottii</i>	12	12	Remove	
311	Sabal	<i>Sabal palmetto</i>	16		Relocate	
312	Sabal	<i>Sabal palmetto</i>	16		Relocate	
313	Sabal	<i>Sabal palmetto</i>	16		Relocate	
314	Pine	<i>Pinus elliottii</i>	15	30	Remove	Specimen
315	Pine	<i>Pinus elliottii</i>	13	13	Remove	
316	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
317	Pine	<i>Pinus elliottii</i>	19	38	Remove	Specimen
318	Sabal	<i>Sabal palmetto</i>	12		Relocate	
319	Sabal	<i>Sabal palmetto</i>	14		Relocate	
320	Sabal	<i>Sabal palmetto</i>	14		Relocate	
321	Pine	<i>Pinus elliottii</i>	14	28	Remove	
322	Pine	<i>Pinus elliottii</i>	12	12	Remove	
323	Pine	<i>Pinus elliottii</i>	14	28	Remove	
324	Pine	<i>Pinus elliottii</i>	13	13	Remove	
325	Sabal	<i>Sabal palmetto</i>	12		Relocate	
326	Sabal	<i>Sabal palmetto</i>	8		Relocate	
327	Pine	<i>Pinus elliottii</i>	14	28	Remove	
328	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
329	Pine	<i>Pinus elliottii</i>	8	8	Remove	
330	Pine	<i>Pinus elliottii</i>	14	28	Remove	
331	Pine	<i>Pinus elliottii</i>	18	36	Remove	Specimen
332	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
333	Sabal	<i>Sabal palmetto</i>	10		Relocate	
334	Pine	<i>Pinus elliottii</i>	11	11	Remove	
335	Laurel Oak	<i>Quercus laurifolia</i>	16		Relocate	
336	Pine	<i>Pinus elliottii</i>	18	36	Remove	Specimen
337	Sabal	<i>Sabal palmetto</i>	14		Relocate	
338	Sabal	<i>Sabal palmetto</i>	14		Relocate	
339	Pine	<i>Pinus elliottii</i>	8	8	Remove	
340	Sabal	<i>Sabal palmetto</i>	14		Relocate	
341	Sabal	<i>Sabal palmetto</i>	16		Relocate	
342	Pine	<i>Pinus elliottii</i>	15	30	Remove	Specimen
343	Sabal	<i>Sabal palmetto</i>	14		Relocate	
344	Sabal	<i>Sabal palmetto</i>	18		Remove	Poor condition
345	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
346	Sabal	<i>Sabal palmetto</i>	26		Relocate	
347	Sabal	<i>Sabal palmetto</i>	30		Relocate	
348	Sabal	<i>Sabal palmetto</i>	30		Relocate	
349	Pine	<i>Pinus elliottii</i>	8	8	Remove	
350	Pine	<i>Pinus elliottii</i>	19	38	Remove	Specimen
351	Pine	<i>Pinus elliottii</i>	8	8	Remove	FPL Easement
352	Sabal	<i>Sabal palmetto</i>	20		Relocate	FPL Easement
353	Sabal	<i>Sabal palmetto</i>	20		Relocate	FPL Easement
354	Pine	<i>Pinus elliottii</i>	11	11	Remove	FPL Easement
355	Pine	<i>Pinus elliottii</i>	15	30	Remove	Specimen, FPL Easement
356	Pine	<i>Pinus elliottii</i>	17	-17	Preserve	Specimen, FPL Easement
357	Sabal	<i>Sabal palmetto</i>	14		Relocate	FPL Easement
358	Sabal	<i>Sabal palmetto</i>	18		Relocate	FPL Easement
359	Pine	<i>Pinus elliottii</i>	14	28	Remove	Specimen, FPL Easement
360	Pine	<i>Pinus elliottii</i>	14	28	Remove	Specimen, FPL Easement

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
361	Pine	<i>Pinus elliotii</i>	12	12	Remove	FPL Easement
362	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen, FPL Easement
363	Sabal	<i>Sabal palmetto</i>	16		Relocate	FPL Easement
364	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen, FPL Easement
365	Sabal	<i>Sabal palmetto</i>	16		Relocate	FPL Easement
366	Sabal	<i>Sabal palmetto</i>	16		Relocate	FPL Easement
367	Pine	<i>Pinus elliotii</i>	11	11	Remove	FPL Easement
368	Cypress	<i>Taxodium ascendens</i>	20	40	Remove	Specimen, FPL Easement
369	Sabal	<i>Sabal palmetto</i>	14		Preserve	FPL Easement
370	Sabal	<i>Sabal palmetto</i>	20		Preserve	FPL Easement
371	Sabal	<i>Sabal palmetto</i>	22		Preserve	FPL Easement
372	Sabal	<i>Sabal palmetto</i>	30		Preserve	FPL Easement
373	Sabal	<i>Sabal palmetto</i>	14		Preserve	FPL Easement
374	Pine	<i>Pinus elliotii</i>	17	-17	Preserve	Specimen, FPL Easement
375	Sabal	<i>Sabal palmetto</i>	14		Preserve	FPL Easement
376	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	FPL Easement
377	Pine	<i>Pinus elliotii</i>	17	-17	Preserve	Specimen, FPL Easement
378	Sabal	<i>Sabal palmetto</i>	16		Preserve	FPL Easement
379	Pine	<i>Pinus elliotii</i>	13	13	Remove	FPL Easement
380	Pine	<i>Pinus elliotii</i>	9	9	Remove	FPL Easement
381	Sabal	<i>Sabal palmetto</i>	14		Relocate	FPL Easement
382	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen, FPL Easement
383	Sabal	<i>Sabal palmetto</i>	16		Relocate	FPL Easement
384	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen, FPL Easement
385	Pine	<i>Pinus elliotii</i>	15	-15	Preserve	Specimen, FPL Easement
386	Sabal	<i>Sabal palmetto</i>	8		Relocate	FPL Easement
387	Laurel Oak	<i>Quercus laurifolia</i>	9	9	Remove	Poor Condition, FPL Easement
388	Laurel Oak	<i>Quercus laurifolia</i>	8	8	Remove	Poor Condition, FPL Easement
389	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen, FPL Easement
390	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen, FPL Easement
391	Cypress	<i>Taxodium ascendens</i>	13	-13	Preserve	Specimen FPL Easement
392	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	FPL Easement
393	Sabal	<i>Sabal palmetto</i>	16		Preserve	FPL Easement
394	Sabal	<i>Sabal palmetto</i>	18		Relocate	FPL Easement
395	Pine	<i>Pinus elliotii</i>	11	11	Remove	FPL Easement
396	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
397	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
398	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
399	Cypress	<i>Taxodium ascendens</i>	11	-11	Preserve	FPL Easement
400	Cypress	<i>Taxodium ascendens</i>	10	-10	Preserve	FPL Easement
401	Cypress	<i>Taxodium ascendens</i>	10	-10	Preserve	FPL Easement
402	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
403	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
404	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
405	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	FPL Easement
406	Pine	<i>Pinus elliotii</i>	11	11	Remove	FPL Easement
407	Sabal	<i>Sabal palmetto</i>	16		Relocate	FPL Easement
408	Pine	<i>Pinus elliotii</i>	13	13	Remove	FPL Easement
409	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
410	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	FPL Easement
411	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
412	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
413	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
414	Sabal	<i>Sabal palmetto</i>	18		Preserve	FPL Easement
415	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
416	Pine	<i>Pinus elliotii</i>	17	-17	Preserve	Specimen, FPL Easement
417	Sabal	<i>Sabal palmetto</i>	14		Preserve	FPL Easement
418	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
419	Laurel Oak	<i>Quercus laurifolia</i>	8	-8	Preserve	FPL Easement
420	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	FPL Easement
421	Cypress	<i>Taxodium ascendens</i>	11	-11	Preserve	FPL Easement
422	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
423	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
424	Sabal	<i>Sabal palmetto</i>	20		Preserve	FPL Easement
425	Laurel Oak	<i>Quercus laurifolia</i>	19	-19	Preserve	Specimen, FPL Easement
426	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
427	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
428	Pine	<i>Pinus elliotii</i>	12	-12	Preserve	FPL Easement
429	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
430	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
431	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
432	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
433	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
434	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
435	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
436	Sabal	<i>Sabal palmetto</i>	18		Preserve	Dog Park, FPL Easement
437	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
438	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
439	Pine	<i>Pinus elliotii</i>	17	-17	Preserve	Specimen, FPL Easement
440	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	Dog Park, FPL Easement
441	Pine	<i>Pinus elliotii</i>	16	-16	Preserve	Specimen, Dog Park, FPL Easement
442	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	Dog Park, FPL Easement
443	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	Dog Park, FPL Easement
444	Pine	<i>Pinus elliotii</i>	15	-15	Preserve	Specimen, FPL Easement
445	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	Dog Park, FPL Easement
446	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	Dog Park, FPL Easement
447	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	Dog Park, FPL Easement
448	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	Dog Park, FPL Easement
449	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
450	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
451	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
452	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	FPL Easement
453	Pine	<i>Pinus elliotii</i>	15	-15	Preserve	Specimen, FPL Easement
454	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
455	Cypress	<i>Taxodium ascendens</i>	14	-14	Preserve	Specimen FPL Easement
456	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
457	Pine	<i>Pinus elliotii</i>	8	-8	Preserve	FPL Easement
458	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	FPL Easement
459	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	FPL Easement
460	Pine	<i>Pinus elliotii</i>	8	-8	Preserve	FPL Easement
461	Pine	<i>Pinus elliotii</i>	12	-12	Preserve	FPL Easement
462	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	FPL Easement
463	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	Dog Park, FPL Easement
464	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	FPL Easement
465	Laurel Oak	<i>Quercus laurifolia</i>	12	-12	Preserve	FPL Easement
466	Pine	<i>Pinus elliotii</i>	15	-15	Preserve	Specimen, FPL Easement
467	Pine	<i>Pinus elliotii</i>	14	-14	Preserve	Specimen, FPL Easement
468	Cypress	<i>Taxodium ascendens</i>	8	-8	Preserve	FPL Easement
469	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	FPL Easement
470	Pine	<i>Pinus elliotii</i>	10	-10	Preserve	Dog Park, FPL Easement
471	Pine	<i>Pinus elliotii</i>	11	-11	Preserve	Dog Park, FPL Easement
472	Pine	<i>Pinus elliotii</i>	9	-9	Preserve	Dog Park, FPL Easement
473	Pine	<i>Pinus elliotii</i>	12	-12	Preserve	FPL Easement
474	Pine	<i>Pinus elliotii</i>	16	-16	Preserve	Specimen, FPL Easement
475	Pine	<i>Pinus elliotii</i>	13	-13	Preserve	FPL Easement
476	Sabal	<i>Sabal palmetto</i>	8		Preserve	Dog Park, FPL Easement
477	Pine	<i>Pinus elliotii</i>	17	-17	Preserve	Specimen
478	Pine	<i>Pinus elliotii</i>	19	38	Remove	Specimen
479	Pine	<i>Pinus elliotii</i>	22	44	Remove	Specimen
480	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
481	Sabal	<i>Sabal palmetto</i>	20		Remove	Poor condition
482	Sabal	<i>Sabal palmetto</i>	20		Preserve	
483	Live Oak	<i>Quercus virginiana</i>	16		Relocate	
484	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
485	Pine	<i>Pinus elliotii</i>	15	-15	Preserve	Specimen
486	Pine	<i>Pinus elliotii</i>	11	11	Remove	
487	Pine	<i>Pinus elliotii</i>	19	-19	Preserve	Specimen
488	Cypress	<i>Taxodium ascendens</i>	9	-9	Preserve	
489	Live Oak	<i>Quercus virginiana</i>	11		Relocate	
490	Live Oak	<i>Quercus virginiana</i>	11			Off Site
491	Live Oak	<i>Quercus virginiana</i>	11			Off Site
492	Live Oak	<i>Quercus virginiana</i>	11			Off Site
493	Sabal	<i>Sabal palmetto</i>	7		Preserve	
494	Mahogany	<i>Swietenia mahogani</i>	7	-7	Preserve	
495	Sabal	<i>Sabal palmetto</i>	10			Off Site
496	Sabal	<i>Sabal palmetto</i>	10			Off Site
497	Sabal	<i>Sabal palmetto</i>	14			Off Site
498	Buttonwood	<i>Conocarpus erecta</i>	7			Off Site
499	Buttonwood	<i>Conocarpus erecta</i>	7			Off Site
500	Buttonwood	<i>Conocarpus erecta</i>	7			Off Site
501	Live Oak	<i>Quercus virginiana</i>	10		Relocate	
502	Sabal	<i>Sabal palmetto</i>	10			Off Site
503	Sabal	<i>Sabal palmetto</i>	12		Preserve	
504	Pine	<i>Pinus elliotii</i>	10	10	Remove	

128.80 Binks Pointe
Tabular Tree List
September 26, 2013

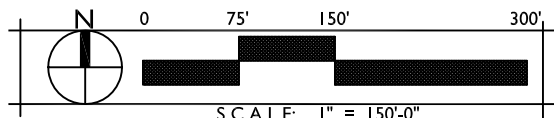
Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
505	Live Oak	<i>Quercus virginiana</i>	7			Off Site
506	Sabal	<i>Sabal palmetto</i>	10			Off Site
507	Red Maple	<i>Acer rubrum</i>	6	6	Remove	
508	Buttonwood	<i>Conocarpus erecta</i>	6			Off Site
509	Sabal	<i>Sabal palmetto</i>	16			Off Site
510	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
511	Live Oak	<i>Quercus virginiana</i>	10			Off Site
512	Sabal	<i>Sabal palmetto</i>	12			Off Site
513	Sabal	<i>Sabal palmetto</i>	10			Off Site
514	Buttonwood	<i>Conocarpus erecta</i>	7			Off Site
515	Sabal	<i>Sabal palmetto</i>	10			Off Site
516	Pine	<i>Pinus elliotii</i>	17			Off Site
517	Sabal	<i>Sabal palmetto</i>	10			Off Site
518	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
519	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
520	Pine	<i>Pinus elliotii</i>	18			Off Site
521	Pine	<i>Pinus elliotii</i>	13	13	Remove	
522	Pine	<i>Pinus elliotii</i>	16			Off Site
523	Sabal	<i>Sabal palmetto</i>	12			Off Site
524	Pine	<i>Pinus elliotii</i>	12	12	Remove	
525	Pine	<i>Pinus elliotii</i>	13	13	Remove	
526	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
527	Pine	<i>Pinus elliotii</i>	9	9	Remove	
528	Pine	<i>Pinus elliotii</i>	13	13	Remove	
529	Pine	<i>Pinus elliotii</i>	24	48	Remove	Specimen
530	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
531	Pine	<i>Pinus elliotii</i>	21	42	Remove	Specimen
532	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
533	Pine	<i>Pinus elliotii</i>	11	11	Remove	
534	Pine	<i>Pinus elliotii</i>	13	13	Remove	
535	Pine	<i>Pinus elliotii</i>	13	13	Remove	
536	Pine	<i>Pinus elliotii</i>	12	12	Remove	
537	Pine	<i>Pinus elliotii</i>	18	36	Remove	Specimen
538	Pine	<i>Pinus elliotii</i>	12	12	Remove	
539	Pine	<i>Pinus elliotii</i>	8	8	Remove	
540	Cypress	<i>Taxodium ascendens</i>	18	36	Remove	Specimen
541	Pine	<i>Pinus elliotii</i>	12	12	Remove	
542	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
543	Pine	<i>Pinus elliotii</i>	12	12	Remove	
544	Cypress	<i>Taxodium ascendens</i>	20	40	Remove	Specimen
545	Cypress	<i>Taxodium ascendens</i>	20	40	Remove	Specimen
546	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
547	Pine	<i>Pinus elliotii</i>	11	11	Remove	
548	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
549	Pine	<i>Pinus elliotii</i>	9	9	Remove	
550	Pine	<i>Pinus elliotii</i>	8	8	Remove	
551	Cypress	<i>Taxodium ascendens</i>	19	38	Remove	Specimen
552	Cypress	<i>Taxodium ascendens</i>	18	36	Remove	Specimen
553	Pine	<i>Pinus elliotii</i>	19	38	Remove	Specimen
554	Pine	<i>Pinus elliotii</i>	7	7	Remove	
555	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
556	Cypress	<i>Taxodium ascendens</i>	13	26	Remove	Specimen
557	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
558	Cypress	<i>Taxodium ascendens</i>	15	30	Remove	Specimen
559	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
560	Sabal	<i>Sabal palmetto</i>	20		Remove	
561	Sabal	<i>Sabal palmetto</i>	16		Remove	
562	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
563	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
564	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen
565	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
566	Cypress	<i>Taxodium ascendens</i>	16	32	Remove	Specimen
567	Cypress	<i>Taxodium ascendens</i>	11	11	Remove	
568	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
569	Sabal	<i>Sabal palmetto</i>	20		Remove	
570	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
571	Cypress	<i>Taxodium ascendens</i>	7	7	Remove	
572	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
573	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
574	Sabal	<i>Sabal palmetto</i>	12		Remove	
575	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
576	Sabal	<i>Sabal palmetto</i>	12		Relocate	

128.80 Binks Pointe
 Tabular Tree List
 September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
577	Pine	<i>Pinus elliotii</i>	12	12	Remove	
578	Pine	<i>Pinus elliotii</i>	8	8	Remove	
579	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen
580	Cypress	<i>Taxodium ascendens</i>	6	6	Remove	
581	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
582	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
583	Cypress	<i>Taxodium ascendens</i>	18	36	Remove	Specimen
584	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
585	Cypress	<i>Taxodium ascendens</i>	12	12	Remove	
586	Sabal	<i>Sabal palmetto</i>	15		Remove	
587	Cypress	<i>Taxodium ascendens</i>	16	32	Remove	Specimen
588	Cypress	<i>Taxodium ascendens</i>	17	34	Remove	Specimen
589	Laurel Oak	<i>Quercus laurifolia</i>	8	8	Remove	
590	Cypress	<i>Taxodium ascendens</i>	17	34	Remove	Specimen
591	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
592	Cypress	<i>Taxodium ascendens</i>	10	10	Remove	
593	Sabal	<i>Sabal palmetto</i>	15		Remove	
594	Cypress	<i>Taxodium ascendens</i>	9	9	Remove	
595	Sabal	<i>Sabal palmetto</i>	15		Remove	
596	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
597	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
598	Sabal	<i>Sabal palmetto</i>	15		Remove	
599	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
600	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
601	Sabal	<i>Sabal palmetto</i>	20		Remove	
602	Sabal	<i>Sabal palmetto</i>	25		Remove	
603	Sabal	<i>Sabal palmetto</i>	25		Remove	
604	Sabal	<i>Sabal palmetto</i>	25		Remove	
605	Sabal	<i>Sabal palmetto</i>	25		Remove	
606	Cypress	<i>Taxodium ascendens</i>	19	38	Remove	Specimen
607	Sabal	<i>Sabal palmetto</i>	12		Remove	
608	Sabal	<i>Sabal palmetto</i>	12		Remove	
609	Cypress	<i>Taxodium ascendens</i>	16	32	Remove	Specimen
	Total On-site Tree Mitigation (DBH inches):			5278		
		Total Palm Mitigation (10' Palm):		51		
	Tree Mitigation Requirement (2" trees):			2639		
		Total Trees and Palms Removed:		371	(119 Cypress, 4 Laurel Oak, 193 Pine, 1 Maple, 51 Sabal, 3 Str. Fig)	
		Total Trees and Palms Preserved:		109	(22 Cypress, 3 Laurel Oak, 1 Mahogany, 61 Pine, 22 Sabal)	
		Total Trees and Palms Relocated:		82	(2 Laurel Oak, 3 Live Oak, 77 Sabal)	
All Palms are measured in feet to Clear Trunk						
Hardwoods and Palms are mitigated at a 1:1 ratio of DBH inches on-site.						
Hardwoods and Palms are mitigated at a 1:1.5 ratio of DBH inches off-site.						
Specimen trees are mitigated at 2:1 ratio of DBH inches on-site.						
Specimen trees are mitigated at 4:1 ratio of DBH inches off-site.						



© 2013 Google



Source: Google Earth

FLUCCS CODE

182 - Golf Course - 5.02 ac.

193 - Urban Land - 1.20 ac.

411 - Pine Flatwood - 7.71 ac.

422 - Brazilian Pepper - 1.57 ac,

524 - Pond < 10 ac. - 0.08 ac.

8145 - Graded & Drained Road - 0.74 ac.

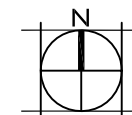
Total Acreage = 16.32

BINKS POINTE

PREPARED FOR SCHICKEDANZ

FLUCCS MAP

Exhibit D



SCALE: 1" = 150'0"



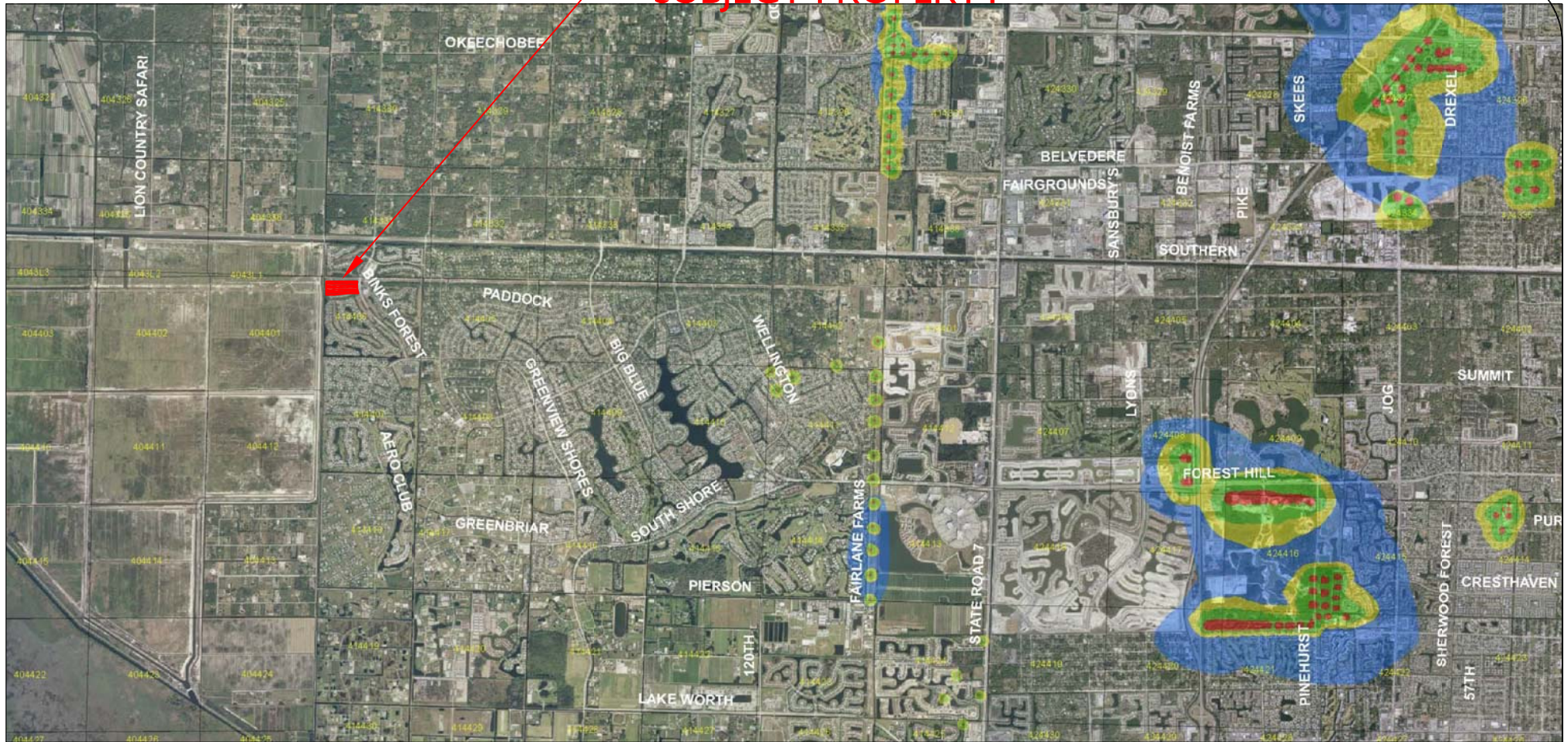
DRAWN BY: RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

FILE #: 128.80

DATE: 09/27/2013

SUBJECT PROPERTY



- Property is outside of all Wellfield Protection Zones of Influence

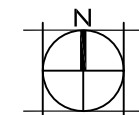
Source: Palm Beach County Environmental Resources Management

BINKS POINTE

PREPARED FOR SCHICKEDANZ

WELLFIELD PROTECTION MAP

Exhibit E

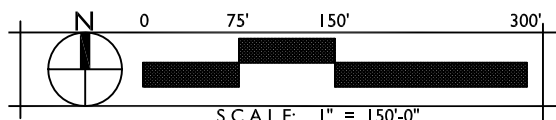
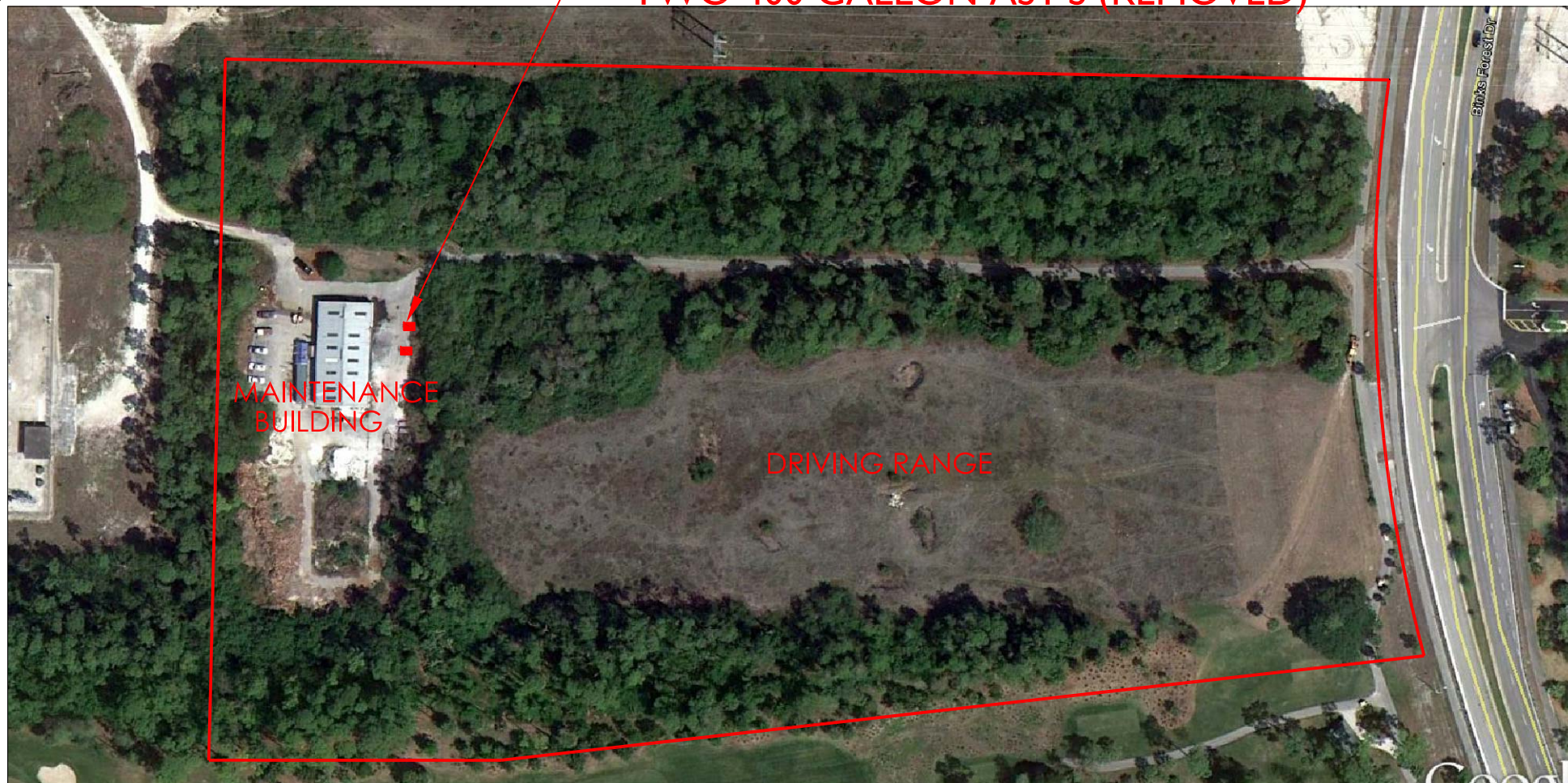


SCALE: NTS



DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	128.80
DATE:	09/16/2013

TWO 400 GALLON AST'S (REMOVED)



Source: Google Earth

RECOGNIZED ENVIRONMENTAL CONDITIONS

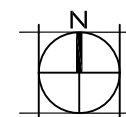
- Two 400 gallon AST's were present on the site but have since been removed
- Suspect handling/storage of herbicides and pesticides in maintenance building
- Suspect handling of herbicides and pesticides on driving range

BINKS POINTE

PREPARED FOR SCHICKEDANZ

PETROLEUM STORAGE TANKS MAP

Exhibit F



SCALE: 1" = 150'-0"

**LAND
DESIGN
SOUTH**

Planning | Landscape Architecture
Environmental Services | Transportation











DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	128.80
DATE:	09/16/2013

Binks Forest Dr

44-41-06

04-30

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

Non-Residential

-  Commercial Recreation
-  Conservation
-  Parks
-  Subject Property

RECEIVED

By Planning and Zoning at 2:25 pm, Mar 06, 2014

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

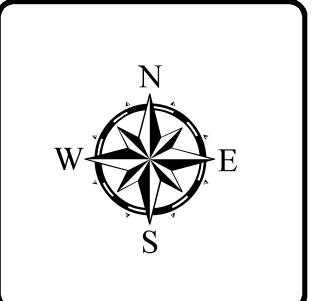
- Neighborhood Commercial
- Community Commercial
- Office Commercial
- Medical Commercial
- Regional Commercial/LSMU

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.

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

RECEIVED
By Planning and Zoning at 2:26 pm, Mar 06, 2014

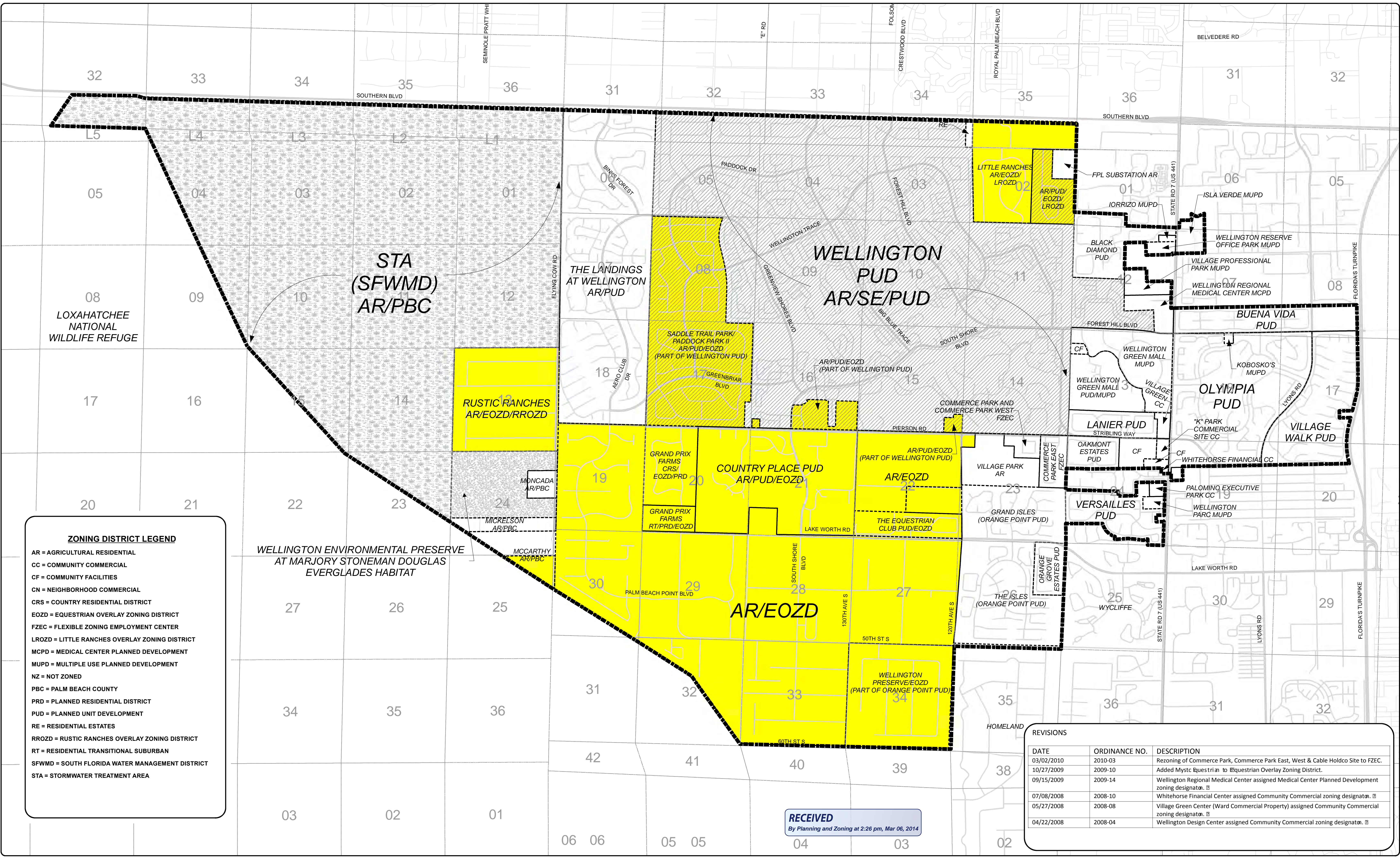
5586	SHEET NO. 1	DATE	11/7/2013
		DRAWN	Christian Nakotey
		SCALE	Not To Scale
		REQUESTED	Planning & Zoning
		FILENAME	FutureLandUse



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

DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME
01/19/99	99-1	COMPREHENSIVE PLAN	11/18/03	03-15	ISLA CARROLL	10/26/04	04-28	VILLAGE PROFESSIONAL CENTER	10/24/06	06-17	K PARK COMMERCIAL SITE	09/15/09	09-09	MYSTIC EQUESTRIAN
12/14/99	99-22	VERSAILLES	08/24/04	04-36	BLACKWATCH STABLES	10/26/04	04-33	MICKELSON PROPERTY	12/12/06	06-18	RUSTIC RANCHES LPA	08/31/10	10-07	MCCARTHY PROPERTY
11/14/00	00-24	BLACK DIAMOND	10/26/04	03-17	COMMONS AT WELLINGTON	11/23/04	04-30	BINKS FOREST DRIVING RANGE	05/22/07	06-22	VILLAGE GREEN CENTER	04/12/11	11-02	IORIZZO (CPTA)
11/14/00	00-25	CHING	10/26/04	03-32	LANIER	06/28/05	05-06	IORIZZO	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER	04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)
11/14/00	00-26	MINTO	10/26/04	04-05	K PARK	03/07/06	06-09	PALOMINO EXECUTIVE PARK	03/04/08	08-03	WELLINGTON DESIGN CENTER	10/09/12	12-10	WELLINGTON CHARTER (CPTA)
12/12/00	00-30	KOBOSKOS	10/26/04	04-07	OAKMONT ESTATES	05/23/06	05-02	WELLINGTON PARC	04/22/08	08-07	MYSTIC EQUESTRIAN	04/09/13	13-04	VILLAGE GREEN CENTER- PDQ (CPTA)
09/10/02	02-23	LIFE CHURCH	10/26/04	04-08	PALOMINO EXECUTIVE PARK	05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER	05/27/08	08-09	WHITE HORSE FINANCIAL			





ZONING DISTRICT LEGEND

AR = AGRICULTURAL 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

NZ = NOT ZONED

PBC = PALM BEACH COUNTY

PRD = PLANNED RESIDENTIAL DISTRICT

PUD = PLANNED UNIT DEVELOPMENT

RE = RESIDENTIAL ESTATES

RROZD = RUSTIC RANCHES OVERLAY ZONING DISTRICT

RT = RESIDENTIAL TRANSITIONAL SUBURBAN

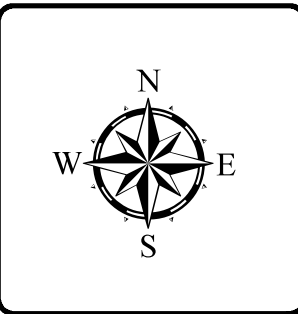
SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT

STA = STORMWATER TREATMENT AREA

REVISIONS		
DATE	ORDINANCE NO.	DESCRIPTION
03/02/2010	2010-03	Rezoning of Commerce Park, Commerce Park East, West & Cable Holdco 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. ☐
04/22/2008	2008-04	Wellington Design Center assigned Community Commercial zoning designation. ☐

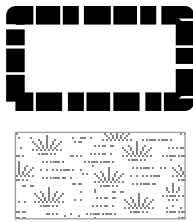
Wellington Growth Management • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.753.2430 • Fax: 561.753.2439 • www.wellingtonfl.gov

000000 TICKET NUMBER	SHEET NO.	DATE	November 13, 2007
	1	DRAWN	Nicole McPherson, GISP
	1	SCALE	1 inch = 2,000 feet
		REQUESTED	Growth Management
		FILENAME	Zoning



ZONING MAP

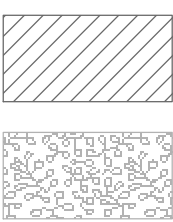
Date Adopted: November 13, 2007 Ordinance 2007-19, As amended



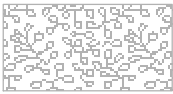
VILLAGE BOUNDARY LINE



DENOTES SFWMD STA



DENOTES WELLINGTON PUD



DENOTES PRESERVE

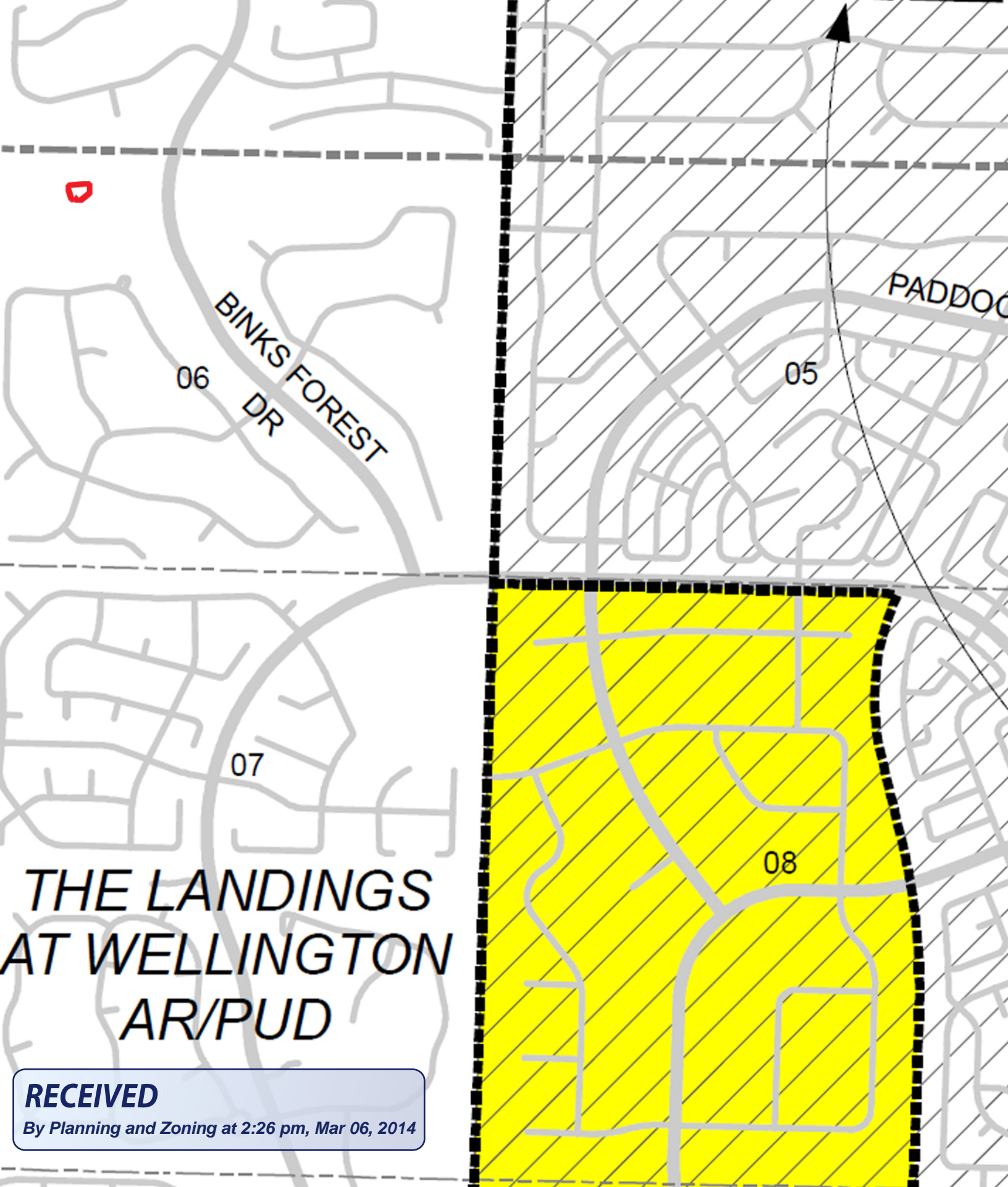


DENOTES PRIVATE PARCEL



DENOTES EZOD





THE LANDINGS AT WELLINGTON AR/PUD

RECEIVED

By Planning and Zoning at 2:26 pm, Mar 06, 2014

Binks Pointe
Zoning Map



LAND
DESIGN
SOUTH



Planning
Landscape Architecture
Environmental
Transportation
Graphic Design

SITE DATA

EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC.
GROSS DENSITY	1.05 DU/AC.
TOTAL UNITS	1785
1 AC. LOTS	250
1/2 AC. LOTS	445
1/4 AC. LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE/ZLL	200
SINGLE FAMILY	45
MULTI-FAMILY	90

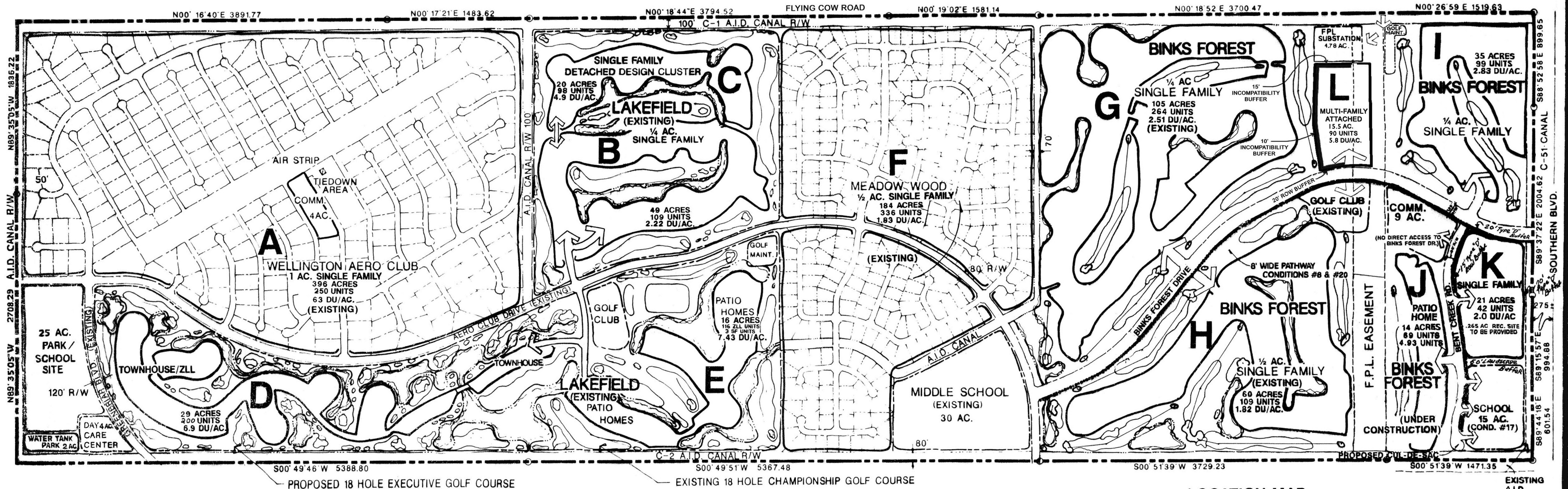
SITE AREA BREAKDOWN TABULAR

	AC	%
RESIDENTIAL	944	55
COMMERCIAL	13	.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSES (RECREATION)	314	18
(EXCLUDES LAKE AREA IN GOLF COURSE)		
PARK / CIVIC USES	19	1
(INCLUDES 2 AC. WATER TANK SITE)		
LANDING STRIP, SERVICE & TIE DOWN AREA	35	2
DAY CARE	4	1
LAKES / CANALS	207	12
MAJOR ROAD R/W	54	3
FPL SITE / EASEMENT	43	3
TOTAL	1,693	100

NOTE:

1. THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

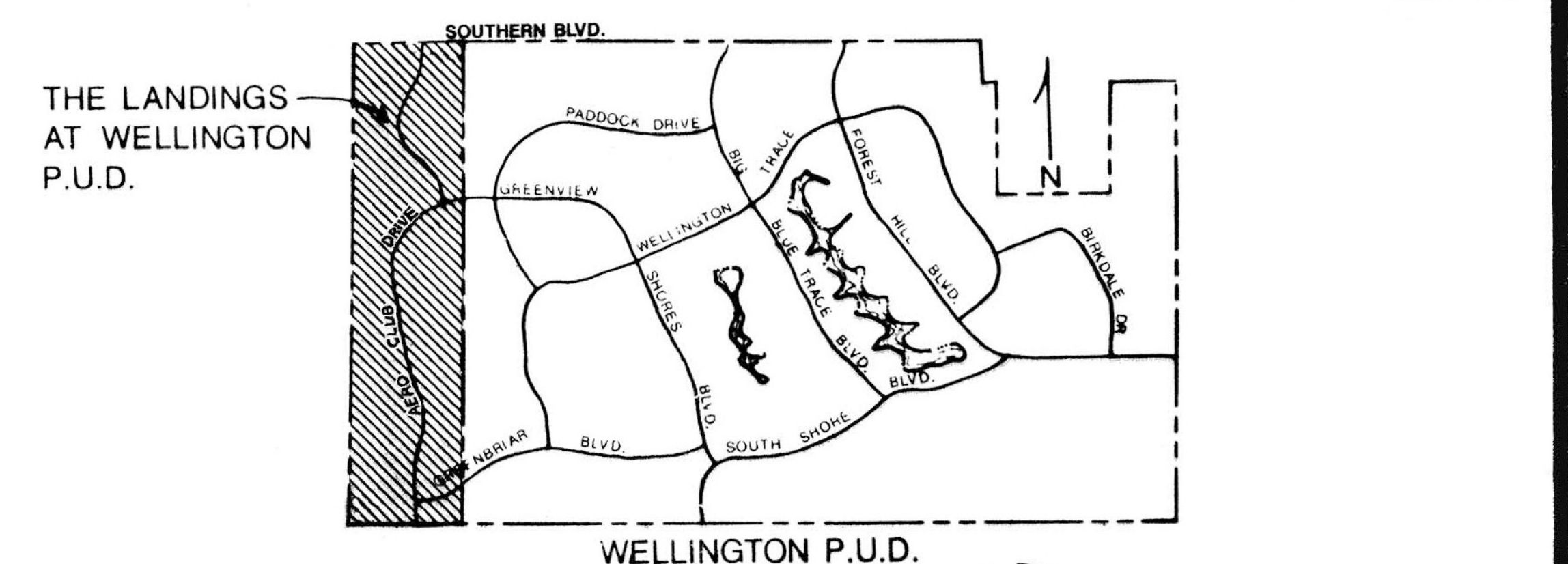
Pod L - Driving range converted to 90 Multi-family, attached dwelling units



PLANNED DEVELOPMENT TABULAR DATA

POD TYPE AND NAME	ACRE	LATEST BCC/COUNCIL UNIT APPROVAL	CURRENT DRC APPROVAL				NEW SUBMITTAL				CHANGE
			TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	
OR GROSS FLOOR AREA											
A	396	250	SF	250	.63	DH	SF	250	.63	DH	0
B	49	109	SF	109	2.22	DH	SF	109	2.22	DH	0
C	20	98	DDC	98	4.9	DH	DDC	98	4.9	DH	0
D	29	TH 58 ZLL 142	TH/ZLL	TH 58 ZLL 142	6.90	AH	TH/ZLL	TH 58 ZLL 142	6.90	AH	0
E	16	116 ZLL 3 SF	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	0
F	184	336	SF	336	1.83	DH	SF	336	1.83	DH	0
G	105	264	SF	264	2.51	DH	SF	264	2.51	DH	0
H	60	109	SF	109	1.82	DH	SF	109	1.82	DH	0
I	35	99	SF	99	2.83	DH	SF	99	2.83	DH	0
J	14	69	ZLL	69	4.93	DH	ZLL	69	4.93	DH	0
K	21	42	SF	42	2.0	DH	SF	42	2.0	DH	0
L	15	90	DRIVING RANGE				MF	90	5.80	AH	0
TOTAL	944	1,785		1,695				1,785			0

LOCATION MAP

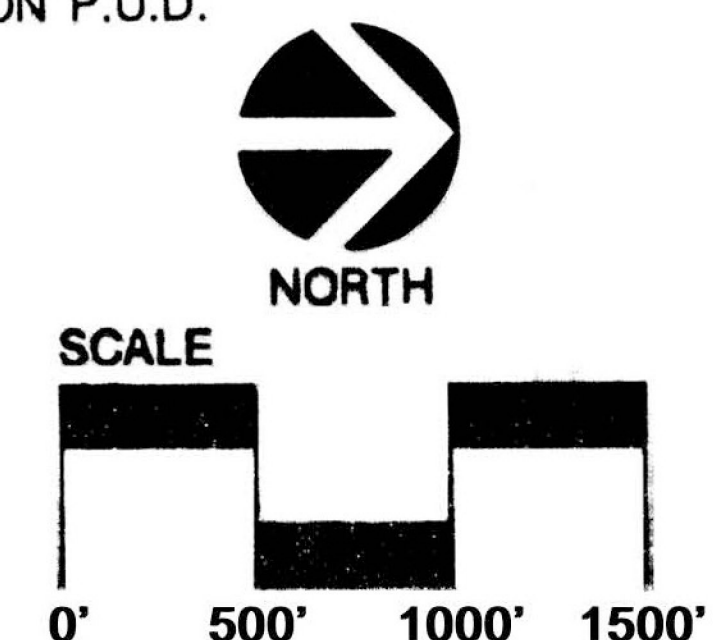


REVISED MASTER PLAN THE LANDINGS AT WELLINGTON P.U.D. COREPOINT CORP.

Pod L - Conditions of Approval

1.) In order to comply with the Traffic Performance Standards, the property owner shall be restricted to the following phasing schedule. No Building Permits for the site may be issued after January 1, 2011. A time extension for this condition may be approved by the Village Engineer based upon an approved Traffic Study which complies with Traffic Performance Standards in place at the time of the request.

RECEIVED
By Planning and Zoning at 2:26 pm, Mar 06, 2014



PARCEL K ONLY
Kilday & Associates
Landscape Architects/Planners
1581 Forum Place
Suite 101A
West Palm Beach, Florida 33401
(407) 689-5522 • Fax: (407) 689-2532

PARCEL L ONLY
LAND DESIGN SOUTH
Planning
Landscape Architecture
Environmental Services
Transportation
200 Corporate West Drive, Suite 100 | West Palm Beach, Florida 33411 | Tel: 561-476-0011
1000 S. US Highway 1, Suite 201 | Palm Beach, Florida 33480 | Tel: 561-851-9992
www.landdesignsouth.com

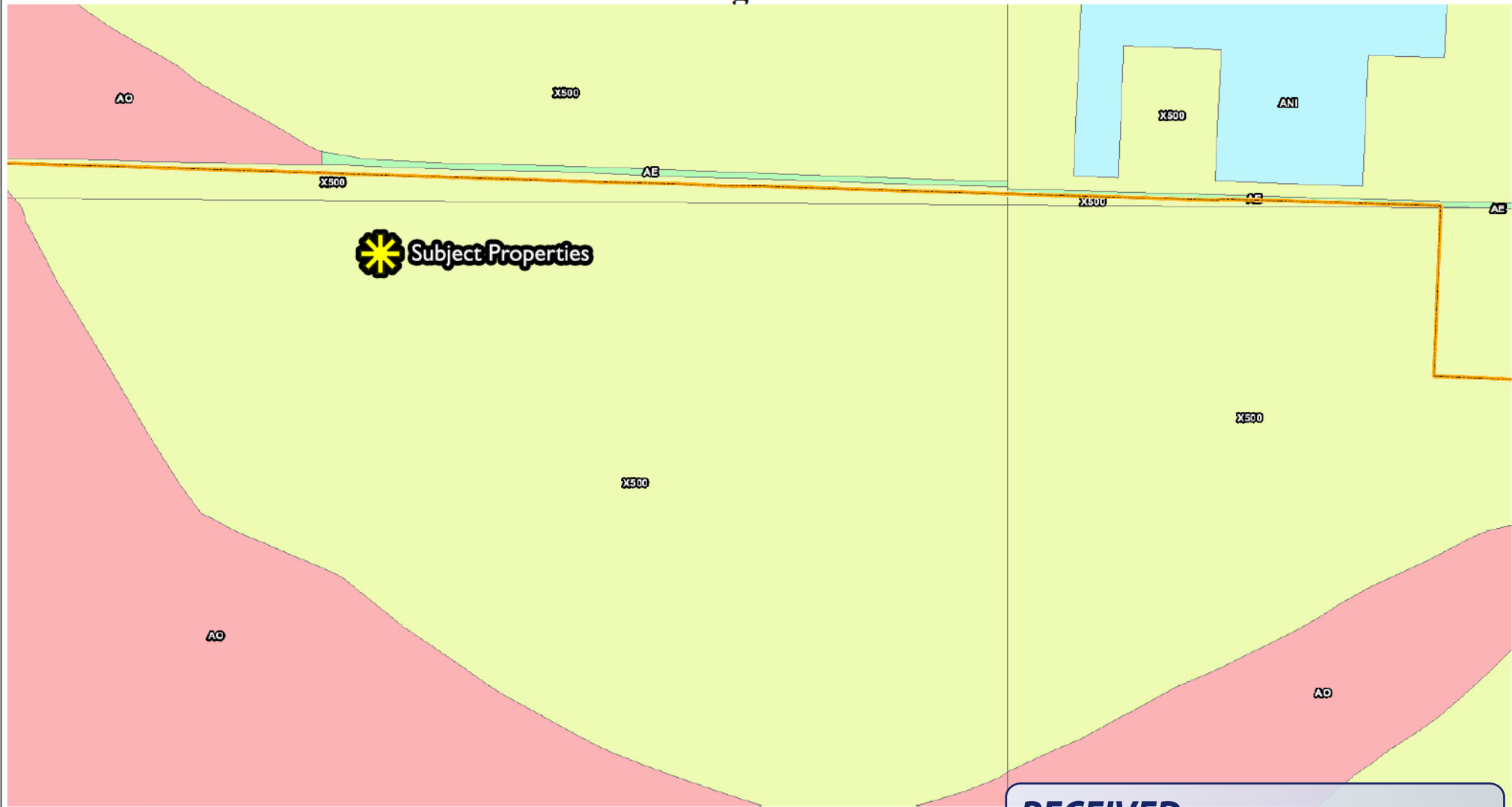
Petition Number: 1997-10 MPI & 1997-10 DOA2
12-20-07 - Revisions in accordance with R-2004-153
Convert 15 acres of Binks Forest Golf Course (abandoned Driving Range) to a residential pod (Pod L) with 90 multi-family, condo ownership, attached dwelling units.
Update site data and tabular data to include new Pod L.
Identify the proposed entry into Pod L.
Identify the existing entry into the Golf Club.
Relocate Golf Maintenance from east of the FPL Substation to north of the FPL Substation.
Identify the correct location of the existing entry into the FPL Substation from Flying Cow Road.
Petition Number: 2013-61 CPA2 & MPA 2
03-06-14 - Revisions
Change 0.26 AC. land use from CR to Res E (no additional units).
Update site area density to include additional .26 AC.

REVISED MASTER PLAN
THE LANDINGS AT WELLINGTON P.U.D.
COREPOINT CORP

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
FLORIDA
WEST PALM BEACH

JOB NO.
88-030
SHEET

Wellington GIS



 Subject Properties



Let Us Show You !

RECEIVED

By Planning and Zoning at 2:27 pm, Mar 06, 2014

Printed: 09/26/2013 14:8 Copyright 2011 Wellington GIS. All rights reserved. DISCLAIMER: This map is for informational purposes and has not been prepared for, nor is it suitable for legal, surveying, or engineering purposes.

80

Southern Boulevard

Built Features Inventory

- 1) Binks Forest SF Residential: 2.83 du/ac
- 2) Binks Forest SF Residential : 2.51 du/ac
- 3) Golf Club
- 4) FPL Substation

Glen Willow Ln

1

Professional Way

10401 W. Springs Way

Oak Chase Dr

Flying Cow Rd

Binks Forest Dr

4

0.26 AC.

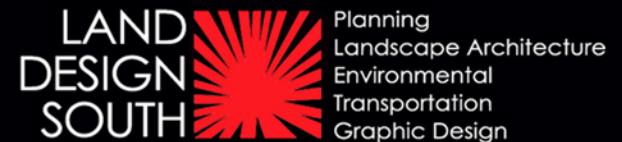
3

2

Binks Pointe
Wellington, Florida

RECEIVED
By Planning and Zoning at 2:27 pm, Mar 06, 2014

Built Features Inventory



September 5, 2013

Gerhard H Schickedanz
SBBG LLLP
7711 N. Military Trail, Ste. 212
Palm Beach Gardens, FL 33410

Re: **Binks Pointe Future Land Use Amendment for 1.051 acres**
PCN No. 73-41-44-06-03-010-0000/-022-0000

Dear Mr. Schickedanz,

There is a proposal to change the Future Land Use and Zoning designations for ± 1.051 acres of existing golf course and preserve open space area. The current Future Land Use (FLU) designation for the ± 1.051 acres is **Comm Rec**. A land use change amendment from the current **Comm Rec** to **RES-E** is being requested. The proposed area is to be included within a modified design of the **Binks Pointe** project, formerly known as *Residences at Binks Forest Golf Club*, to be developed with 90 townhome units as previously approved under 1997-10 SP2. The project is located on the west side of Binks Forest Drive, about $\frac{1}{2}$ mile south of Southern Boulevard in the City of Wellington.

Property Control Numbers (PCN) associated with this request are 73-41-44-06-03-010-0000/-022-0000. Note that only portions of these PCNs are being included in this land use change request as follows: ± 0.791 acres of Parcel "J" contained within PCN 73-41-44-06-03-010-0000, known as the main subject tract for the subject development. And, ± 0.26 acres of Parcel "V" contained within PCN 73-41-44-06-03-022-0000, known as the preserve parcel. Exhibit 1 includes copies of the information from the Palm Beach County Property Appraiser's office for the subject site.




Figure 1: Project Location – Aerial View

The proposed changes to the Future Land Use and Zoning designations for 1.051 acres within the proposed **Binks Pointe** project will not generate additional traffic. These changes will increase the gross area for the project but the site plan changes will only reconfigure the site and no changes are anticipated to the uses and intensities previously approved and vested under the project's traffic concurrency.

Sincerely,

LAND DESIGN SOUTH


Dr. Juan F. Ortega, P.E.
FL Registration No. 63422
Engineering Business No. 27550
Encl: Exhibit 1: PBC Property Appraiser Data

 **Property Appraiser**
Palm Beach County

Gary R. Nikolits, CFA
Property Appraiser's Public Access **PAPA**

Location Address 400 BINKS FOREST DR
Municipality WELLINGTON
Parcel Control Number 73-41-44-06-03-010-0000
Subdivision BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Official Records Book 25471 Page 359
Sale Date SEP-2012
Legal Description BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PARS J (LESS 16 FT STRIP LYG N OF & ADJ TO LT 122 AS IN OR20358P1735)

Mailing address
BINKS EXCHANGE CO LLC
400 BINKS FOREST DR
WELLINGTON FL 33414 6326

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2012	\$3,000,000	25471 / 0359	WARRANTY DEED	BINKS EXCHANGE CO LLC
SEP-2012	\$15,456,329	25471 / 0352	WARRANTY DEED	ARCC CRESCENT LLC
MAY-2007	\$11,543,254	21726 / 0247	WARRANTY DEED	AQUILA BINKS FOREST DEVELOPMENT LLC
MAR-2003	\$700,000	14939 / 1229	CERT OF TITLE	PENINSULA PROPERTY HOLDINGS INC
NOV-1999	\$6,000,000	11457 / 0674	WARRANTY DEED	TARTAR ACQUISITIONS LTD

1 2

No Exemption Information Available.


Number of Units 0 *Total Square Feet 2400 Acres 69.86
Use Code 3800 - GOLF COURSE Zoning PUD - Planned Unit Development (73-WELLINGTON)

Tax Year	2012	2011	2010
Improvement Value	\$0	\$0	\$137,625
Land Value	\$0	\$0	\$2,782,438
Total Market Value	\$1,000,000	\$1,125,000	\$1,125,000

All values are as of January 1st each year

Tax Year	2012	2011	2010
Assessed Value	\$1,000,000	\$1,125,000	\$1,125,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,000,000	\$1,125,000	\$1,125,000

Tax Year	2012	2011	2010
Ad Valorem	\$21,618	\$24,842	\$25,054
Non Ad Valorem	\$14,514	\$14,518	\$14,480
Total tax	\$36,132	\$39,360	\$39,534

 **Property Appraiser**
Palm Beach County

Gary R. Nikolits, CFA
Property Appraiser's Public Access **PAPA**

Location Address
Municipality WELLINGTON
Parcel Control Number 73-41-44-06-03-022-0000
Subdivision BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Official Records Book 25471 Page 365
Sale Date SEP-2012
Legal Description BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PARS V, X & Y K/A WETLAND AREAS

Mailing address
BINKS EXCHANGE CO LLC
15430 ENDEAVOR DR
JUPITER FL 33478 6402

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2012	\$10	25471 / 0365	WARRANTY DEED	BINKS EXCHANGE CO LLC
FEB-2010	\$3,387	23689 / 1965	TAX DEED	AQUILA BINKS FOREST DEV LLC
NOV-1999	\$10	11457 / 0677	QUIT CLAIM	TARTAR ACQUISITIONS LTD
JUN-1994	\$4,450,000	08330 / 1002	WARRANTY DEED	NATIONAL GOLF OPERATING PRTRNSHP

No Exemption Information Available.

Number of Units *Total Square Feet 0 Acres 0.6099
Use Code 9500 - RIVER/LAKES Zoning -

Tax Year	2012	2011	2010
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0

All values are as of January 1st each year

Tax Year	2012	2011	2010
Assessed Value	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

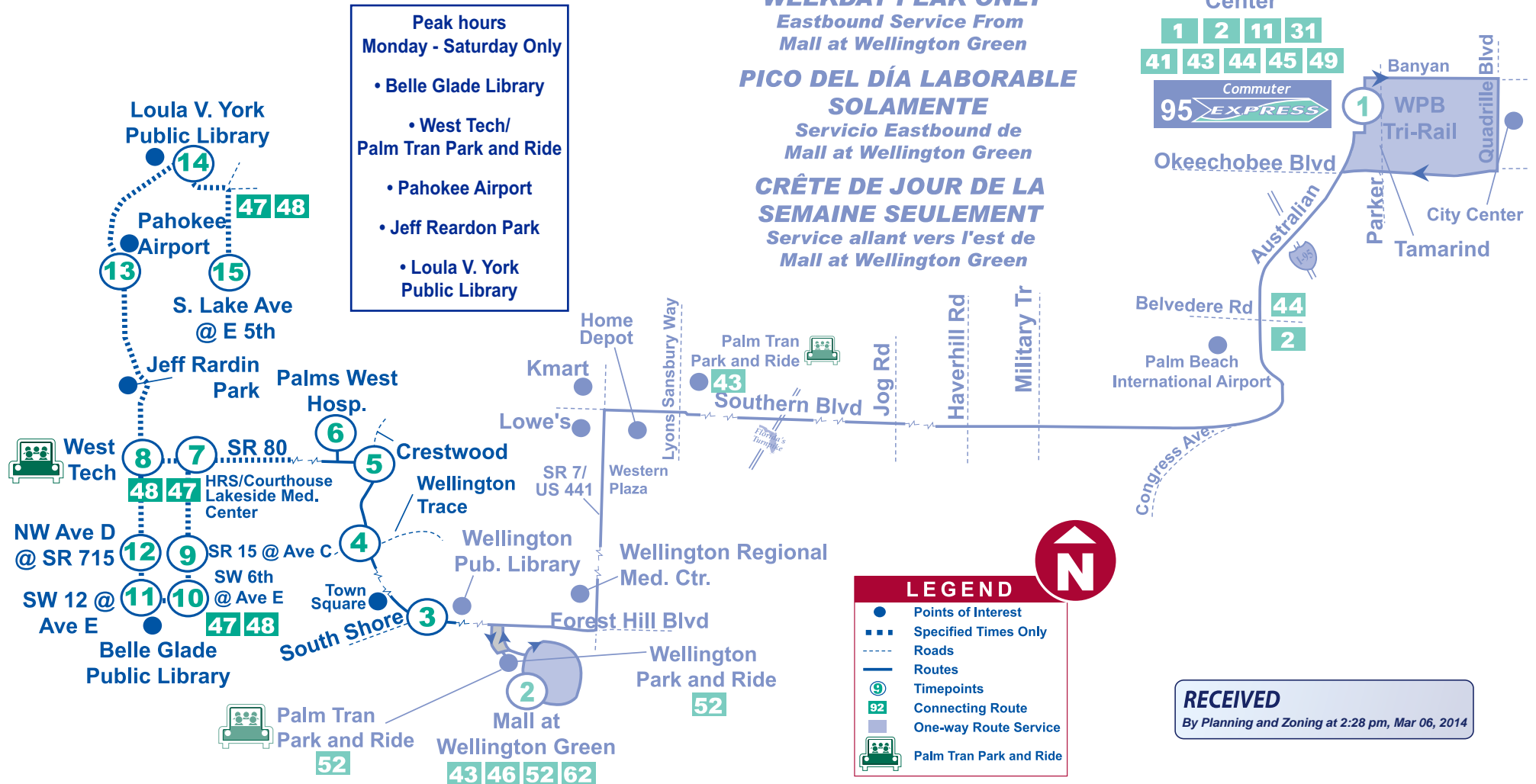
Tax Year	2012	2011	2010
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$200	\$200	\$0
Total tax	\$200	\$200	\$0

Route 40

Ruta / Rout

West Palm Beach to Belle Glade via SR 80 Limited Stop Service

Revision Date: November 2011



RECEIVED

By Planning and Zoning at 2:28 pm, Mar 06, 2014

Drainage Statement

Bink's Pointe Wellington, Florida

March 5, 2014



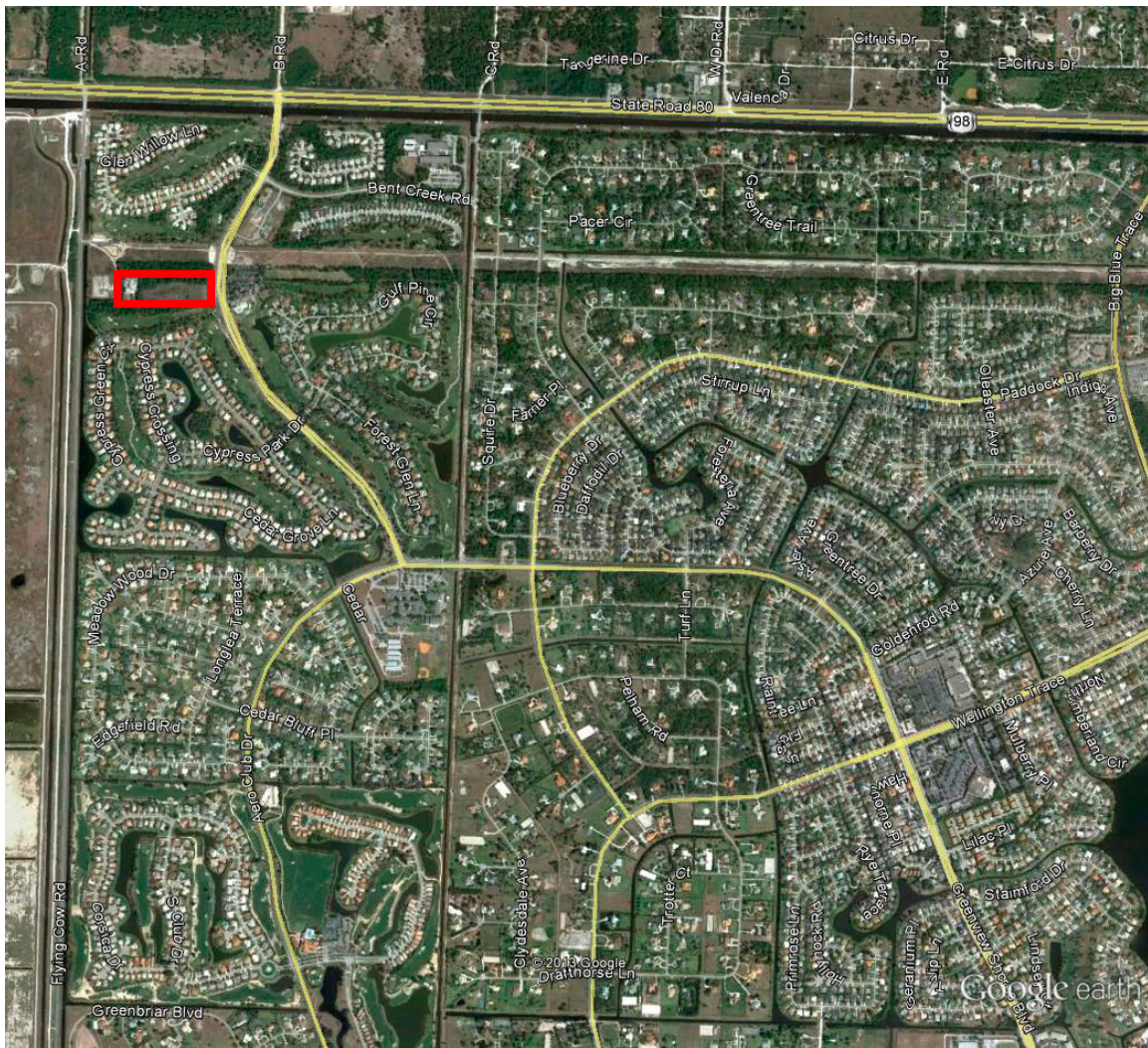
Erdman, Anthony and Associates, Inc.
1402 Royal Palm Beach Blvd., Building 500
Royal Palm Beach, FL 33411
[T] 561-753-9723
[F] 561-753-9724
EB #25912
LB #7334

N:\60211-00-Binks\TH\Content\Civ\Documents\drainage statement.doc
© 2014 Erdman Anthony



Site Location:

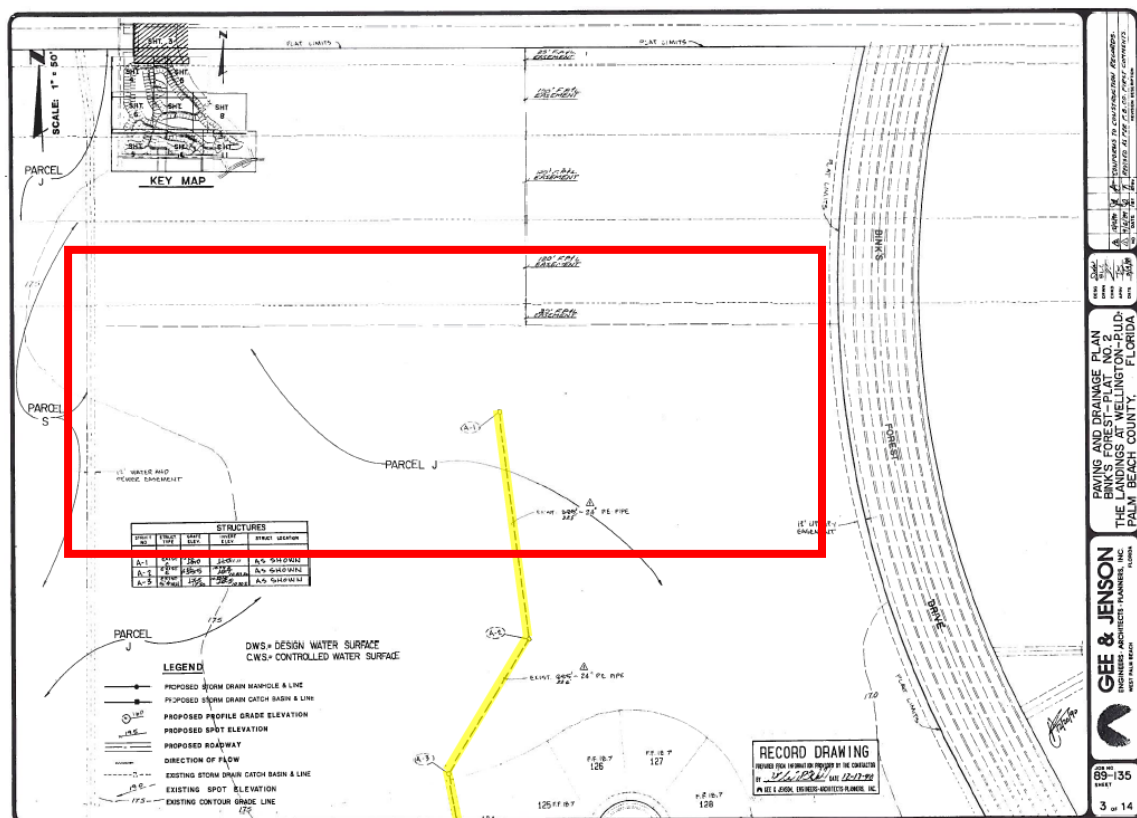
The site is located on the west side of Bink's Forest Drive in Wellington, FL. The site was the former driving range and maintenance building for the Bink's Forest golf course. Both the driving range and maintenance building have been rebuilt in other locations and this site is now unused. To the west is the FPL substation, to the north is the FPL easement, to the east is Bink's Forest Drive, and to the south is the Bink's Forest golf course hole number 4. A portion of the land is in the FPL easement.





Existing Improvements:

The site was platted as Bink's Forest of the Landings at Wellington, PUD Plat 2. The land was designed to be a golf course driving range and maintenance building. The drainage design for Bink's Forest Plat 2 including drainage for this driving range and maintenance building land. That drainage flowed into an inlet in the driving range which flows south, through the Bink's Forest Plat 2 residential neighborhood and lakes, and into the canal system. That canal system surrounds the Bink's Forest neighborhoods including a canal along Flying Cow Road and a canal along Ousley Farms Road. Those canals are interconnected with each other and with the lakes in the Bink's Forest neighborhoods.



The Wellington surface water management system includes an interconnected system of lakes and canals that provide water quality and flood attenuation for the village. The village's Permit Criteria and Best Management Practices Manual for Works in the Village of Wellington describes the following:

1. This site is in the northern part of the village which is Acme Basin A
2. Water quality in the Village system for Basin A is provided between elevations 11.0 and 12.0 NGVD.



3. The controlled water level in Basin A is between elevations 11.0 and 12.0 NGVD with overflow at elevation 12.0 NGVD
4. The minimum road elevation in Basin A is 16.0 NGVD
5. The minimum building floor elevations in Basin A is 17.5 NGVD. The project will propose higher minimum floor elevations to provide a minimum floor at least 1 foot above the FEMA reported flood level.
6. The last catch basin prior to discharge offsite shall include a pollution retardant baffle.
7. Each project must provide its prorated share of storage within the Basin. Therefore, this site must provide water quality below elevation 12, and must provide at least as much storm water storage volume (including soil storage) at the minimum road and minimum floor elevations. This storage must be provided within Basin A. If this criteria is met, control structures are not required.

Proposed Improvements:

The site will be redeveloped as a town house community. The northernmost 4.25 acres of the site is in the FPL easement and will not be developed or impacted and is not in the drainage area for the project.

The water quality and flood protection will be provided by expanding existing lakes within the Binks Forest golf course community. These water bodies will provide wet detention for water quality. The pre development volume of storm water stored, including soil storage, will be met or exceeded in the post development condition due to the proposed larger lake areas at both the minimum road and minimum floor elevations.

Easements from the Binks Forest golf course property owner have been obtained for proposed lake areas within those lands and a permit from the Village of Wellington will be needed for work in canal rights of way.

The lake expansion is proposed to a depth of 2 feet below the control water level at which point a shelf will be extended until the existing lake bank is met. Although this area would be at the ideal depth for a shallow littoral shelf, due to the grass carp that are expected in the existing lakes, this area will not be planted with littoral plants. In lieu of littoral planting, 150% of the required water quality volume will be provided to improve and increase the water quality for the Village. Pollution retardant baffles will be provided in the last inlets on site to remove any floating debris or oils prior to discharge into the waterways.



The project included a right and left turn lane in Bink's Forest Drive. That area has current drainage to the Bink's Forest lake system. The proposed lake expansion addresses the additional water quality needed for this additional impervious area.

The project is expected to generate an excess of fill material.

Permits:

The following permits are anticipated to be required for this project:

- **SFWMD:** The South Florida Water Management District (SFWMD) has previously issued a permit for this property. A permit modification will be obtained for the improvements proposed.
- **Village:** An engineering permit from the Village of Wellington engineering department will be obtained that includes the Land Development Permit, Fill/Excavation permit, and Water/Sewer tie-in permit (which will also be permitted by the County Health Department.
- **NPDES:** An National Pollution Discharge Elimination System (NPDES) permit will be submitted by the Contractor.

Final Design and Plans:

The site plan will include preliminary storm water management calculations that address drainage in a fair amount of detail so that the engineer and the Village can confirm that the proposed site plan the accompanying approach to the drainage and surface water management are adequate. The expansions to the existing lakes will include lake maintenance easements as needed by the Village and any existing facilities or easements impacted by the lake expansion will be addressed.



Fire Rescue

Chief Jeffrey P. Collins
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Steven L. Abrams, Mayor
Priscilla A. Taylor, Vice Mayor
Hal R. Valeche
Paulette Burdick
Shelley Vana
Mary Lou Berger
Jess R. Santamaria

County Administrator

Robert Weisman

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

RECEIVED

By Planning and Zoning at 2:29 pm, Mar 06, 2014

RECEIVED
SEP 16 2013

September 13, 2013

Lindsay Libes
Land Design South
400 Columbia Drive Suite 110
West Palm Beach, FL 33409

Re: South of Southern Blvd, west of Binks Forest Drive.
73414406030220000/73414406030100000

Dear Ms. Libes:

Per your request for response time information to the subject property located South of Southern Blvd., west of Binks Forest Drive. This property is served currently by Palm Beach County Fire-Rescue station #20, which is located at 1000 Greenview Shores Blvd., Wellington. The subject property is approximately 1.25 miles from the station. The estimated response time to the subject property is 5 minutes. For fiscal year 2012, the average response time (call received to on scene) for this stations zone is 6:42.

The amendment of this property will have little impact on Fire Rescue.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

Cheryl Allan, Planner
Palm Beach County Fire-Rescue



RECEIVED

By Planning and Zoning at 2:29 pm, Mar 06, 2014

RECEIVED
SEP 13 2013

September 10, 2013

Lindsay Spaulding Libes
Land Design South
2101 Centrepark West Drive, Suite 100
West Palm Beach, Florida 33409

**RE: Historical and Archaeological Resource Review for:
73414406030220000 and 73414406030100000**

Dear Mrs. Libes:

This correspondence is in reply to your letter received on September 9, 2013 requesting a review of the above referenced properties in regard to the identification of any historical and archaeological resources located on or within 500 feet of this property.

Staff review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced property. Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced property.

However, remote sensing analysis of the 1953 aerials suggests the defined area was an area of higher elevation. Such areas would have been a preferred habitation area by prehistoric Native Americans. Also, while not within 500 feet, three known archaeological sites are located nearby. These sites are Tommy Rhea, Sunburst and the Barbour. The presence of such increased site densities increases the likelihood for more undocumented resources to be present.

As noted in your letter this property is located within the City of Wellington. As such what follows are just recommendations as Article 9 of the ULDC does not apply. Given the increased potential for prehistoric resources being present The City may want to require a preliminary cultural resource survey to be conducted. Should artifacts or skeletal remains be encountered the developer should be required to stop soil disturbing activities and contact the City's consulting archaeologist or if the City chooses the County Archaeologist so the significance of the finds can be evaluated.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport, MA, RPA
County Historic Preservation Officer/Archeologist

c: File

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Steven L. Abrams, Mayor

Priscilla A. Taylor, Vice Mayor

Hal R. Valeche

Paulette Burdick

Shelley Vana

Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"