

RESOLUTION NO. R2023-02

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3 A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
4 APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION
5 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED
6 UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF
7 OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE
8 PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED
9 MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E
10 (PHASE I AND II), POD G (PHASE I AND II), 18.6 ACRES OF POD
11 F PHASE VII, AND THE 5.8 ACRE COMMERCIAL SITE INTO POD
12 E, TOTALING 173.46; TO TRANSFER 60 DWELLING UNITS
13 FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E
14 FOR A COMBINED TOTAL OF 197 DWELLING UNITS WITH AN
15 AMENITY SITE; REDUCE THE OVERALL DWELLING UNIT
16 COUNT FOR THE PUD BY TWO (2) DWELLING UNITS TO A
17 TOTAL OF 440 DWELLING UNITS; RECONFIGURE THE
18 INTERNAL CIRCULATION OF PODS E AND F, AS ILLUSTRATED
19 ON THE MASTER PLAN; DESIGNATE POD F PHASE V-VII AS
20 "EQUESTRIAN COMMERCIAL"; TO ADD AN ACCESS POINT
21 ALONG SOUTH SHORE BOULEVARD TO ACCESS THE FARM
22 SITES IN POD E; TO ADD TWO (2) ACCESS POINTS ALONG
23 GRACIDA STREET TO ACCESS POD F "EQUESTRIAN
24 COMMERCIAL VENUE"; TO MODIFY CERTAIN EXISTING
25 CONDITIONS OF APPROVAL OF THE WELLINGTON
26 COUNTRYPLACE PUD MASTER PLAN; ADOPT A PROJECT
27 STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH;
28 AND AS DESCRIBED MORE PARTICULARLY HEREIN;
29 PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE
30 DATE; AND FOR OTHER PURPOSES.

31 WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida,
32 pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the
33 Wellington Land Development Regulations are authorized and empowered to the consider
34 petitions related to zoning and development orders; and

35
36 WHEREAS, the notice of hearing requirements as provided in Article 5 of the
37 Wellington Land Development Regulations have been satisfied; and

38
39 WHEREAS, the Future Land Use Map designation for Pod F of the Wellington
40 CountryPlace Planned Unit Development (PUD) was recently changed from Residential B
41 to Equestrian Commercial Recreation; and

42
43 WHEREAS, the current Future Land Use Map designation for Pods E and G of the
44 Wellington CountryPlace Planned Unit Development (PUD) were recently changed from
45 Residential B to Residential C; and

46
47 WHEREAS, the current Future Land Use Map designation for the commercial tract
48 of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed
49 from Commercial to Residential C; and

50
51 **WHEREAS**, the applicant is requesting to amend the Wellington CountryPlace PUD
52 by consolidating Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase
53 VII, and the 5.8 acre commercial site into Pod E, totaling 173.46; transferring 60 units from
54 Pod F, Phases V to VII to the newly formed Pod E for combined total of 197 units with an
55 Amenity Site; reconfiguring the internal circulation of Pods E and F; designating Pod F as
56 “Equestrian Commercial”; reducing the overall dwelling unit count for the PUD by two (2)
57 dwelling units for a total of 440 dwelling units; adopting the Project Standards Manual for
58 The Wellington South, more specifically Pod E; adding an access point along South Shore
59 Boulevard to access the farm lots; adding two (2) access points along Gracida Street to
60 access Pod F “Equestrian Commercial Venue”; and modifying existing conditions of
61 approval for the Wellington CountryPlace PUD Master Plan; and
62

63 **WHEREAS**, the Master Plan Amendment was reviewed by the Equestrian Preserve
64 Committee (EPC) on June 7, 2023, and recommended _____ with a _ to _ vote; and
65

66 **WHEREAS**, the Master Plan Amendment was reviewed by the Planning, Zoning and
67 Adjustment Board (PZAB) on _____, 2023, and recommended approval
68 with a _ to _ vote; and
69

70 **WHEREAS**, the Wellington Council has taken the recommendations of the Local
71 Planning Agency (Planning, Zoning and Adjustment Board), Equestrian Preserve
72 Committee, Wellington staff, and the evidence and testimony presented by the Petitioner
73 and other interested parties and comments of the public into consideration when
74 considering the proposed Master Plan Amendments; and
75

76 **WHEREAS**, Wellington’s Council has made the following findings of fact:
77

- 78 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 79
- 80 2. The subject request is consistent with the stated purposes and intent of the Land
81 Development Regulations;
- 82
- 83 3. The requested Master Plan Amendment is consistent with the surrounding land
84 uses and zoning districts;
- 85
- 86 4. The requested Master Plan Amendment would result in a logical and orderly
87 development pattern; and
88
- 89 5. The requested Master Plan Amendment is consistent with the applicable
90 Equestrian Overlay Zoning District (EOZD) regulations.
91

92 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S**
93 **COUNCIL, THAT:**
94

95 **SECTION 1.** The Wellington CountryPlace PUD Master Plan Amendment is
96 hereby APPROVED as described in Exhibit “B”, providing for the following:
97

- 98 1. Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and
99 assign Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential
100 at a density of 1.14 units per acre;
101
102 2. Transfer all units, less two (2) units, from Pod F – Phase V (2 units), Pod F – Phase
103 VI (7 units), Pod F – Phase VII (53 units) to the newly formed Pod E; the total number
104 of units proposed for Pod E is 197 units (combining 99 from Pod E, 60 from Pod F,
105 and 38 from Pod G);
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107 3. Reconfigure the internal circulation of Pods E and F;
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109 4. Reduce the overall unit count for the PUD from 442 to 440 units;
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111 5. Label the Preserve Area in Pod E as an “Preserve/Amenity Site”;
112
113 6. Label Pod F as “Equestrian Commercial Venue” with associated development
114 intensity;
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116 7. Modify several existing Conditions of Approval and add new conditions, including a
117 Project Standards Manual for the new Pod E that includes the development standards
118 with specific lot configurations and setbacks.
119
120 8. To add an access point along South Shore Boulevard to Pod E to access the proposed
121 farm lots; and
122
123 9. To add two (2) access points along Gracida Street to access Pod F “Equestrian
124 Commercial Venue”.

125
126 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the
127 following conditions:
128

129 **General Conditions**

- 130
131 1. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated
132 herein, shall remain in full effect. (PLANNING AND ZONING)
133
134 2. The following uses are approved and designated on the Master Plan, date stamped
135 May 24, 2023: (PLANNING AND ZONING)
136
137 a. Pod E (173.46 acres) – 197 units; 143 single family units, 5 equestrian farms,
138 and 49 “banked” units, and 18-acre “Preserve/Amenities Site”; and
139
140 b. Pod F (114.65 acres) – Equestrian Venue.
141
142 3. Pod E, excluding Farm sites 1-5, shall be single family residential only regardless of lot
143 size. Equestrian uses and/or structures, excluding bridle trails, shall not be permitted
144 within Pod E of the Wellington CountryPlace PUD. Pod E is regulated by the Wellington
145 South Project Standards Manual. (PLANNING AND ZONING)
146

- 147 4. A Site Plan for Pod E shall be required prior to Land Development Permits. The
148 residential component of the project shall comply with the Project Standards Manual
149 as adopted in Exhibit C as part of Resolution No. R2023-02. (PLANNING AND
150 ZONING)
151
- 152 5. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in
153 Pod F shall be required prior to Land Development Permits for Pod F. The Compatibility
154 Determination requires Council approval and is processed in accordance with Article 5
155 of the Land Development Regulations. The Master Plan designation for Pod F will be
156 "Equestrian Venue", however the venue shall not be operational until the CEA approval
157 is obtained. Operational, for the purpose of this development order, shall mean open
158 to the public for events and non-event access, boarding horses, practice or warm-ups.
159 (PLANNING AND ZONING)
160
- 161 6. Recreational amenities for the Wellington South (Pod E) shall be completed and open
162 to the residents at the time the number of issued Certificates of Occupancy (CO)
163 reaches 50% of the total units approved on the site plan for Pod E. No additional
164 building permits shall be issued until the condition is satisfied. (PLANNING AND
165 ZONING)
166
- 167 7. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be
168 private and the maintenance responsibility of the owner or managing association and
169 shall not be the maintenance responsibility of Wellington. (PLANNING AND
170 ZONING/ENGINEERING)
171
- 172 8. The Site Pan shall illustrate the existing bridle trails, proposed Multi-modal pathways,
173 and shall illustrate how the connections to the overall system will be maintained,
174 modified, or enhanced. No connections shall be discontinued. (PLANNING AND
175 ZONING)
176
- 177 9. No residential building permits for Pod E shall be issued until the applications
178 referenced in #5 for the Commercial Equestrian Arena are submitted. (PLANNING
179 AND ZONING)
180

181 **Land Development Conditions:**
182

- 183 10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation
184 areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated
185 accordingly. (PLANNING AND ZONING/ENGINEERING)
186
- 187 11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of
188 the Land Development Permits for Pod F and E and shall be recorded prior to the
189 issuance of the first building permit for Pods F and E. All residential portions of Pod E
190 shall be subject to a Declaration of Restrictions and Covenant acceptable to the
191 Wellington Attorney, which shall provide for the formation of a managing association,
192 assessment of members for the cost of maintaining the common areas within Pod E,
193 including all preservation areas, amenities, waterbodies. (PLANNING AND
194 ZONING/ENGINEERING)

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12. Prior to the issuance of the first residential building permit in Pod E, the following improvements, which shall be funded and constructed by the Applicant, shall be completed: (PLANNING AND ZONING)
- a. Public bridle trail pathways along C-4 canal from Gracida Street to Pierson Road and internal to Pod E south of the farm sites from South Shore Boulevard to the C-4 canal; and
 - b. Multi-purpose pathway along C-4 canal from Gracida Street to Pierson Road and internal to Pod E.
13. The Applicant shall convey sufficient road drainage easement(s) through the project's internal drainage system of Pods F and E, as required, to provide legal positive outfall for runoff. Said easements shall be no less than 20-feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)
14. A permit modification from SFWMD, Army Corp of Engineer, and/or any jurisdictional agency for the "Preserve/Amenities Site" located in the area of the preserve in Pod E may be required. The Applicant is responsible to contact SFWMD and make any required modification to construct the "Preserve/Amenities Site". (PLANNING AND ZONING)
15. The Applicant shall maintain in perpetuity the 12.49-acre conservation easement area within the Pod E "Preserve/Amenities Site" designated on the master plan. Prior to site plan certification, a wetland enhancement program/preservation area management plan shall be submitted to Planning and Zoning to remove exotic/invasive vegetation, revegetation, maintenance plan, and monitoring plan for subject site. (PLANNING AND ZONING)
16. The Applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements in Pods F and E. (UTILITIES)
17. The Applicant is responsible for the funding and construction of all improvements/upgrades to existing lift stations, water distribution systems, sanitary systems, and force main systems that are necessary as a result of the impacts of the proposed project development plan of Pods F and E on the existing systems. (UTILITIES)
18. The developer shall be required to take measures to ensure that during site development dust/debris particle from the development do not become a nuisance to neighboring properties. (ENGINEERING)

Landscape Conditions:

19. Landscape plans shall be required as part of the Site Plan applications for Pods F and E. A Landscape Buffer shall be required along all property lines that are adjacent to a

244 different Future Land Use Map designation and along all major thoroughfares as
245 required in Wellington's Land Development Regulations. (PLANNING AND ZONING)

246

247 **Traffic Conditions:**

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249 20.A bridle path and multi-modal pathway shall be provided along the proposed
250 development's south property line of Pods F and E from South Shore Boulevard to
251 Gene Mische Way, less Mida Farms frontage. The bridle path and multi-modal pathway
252 shall be funded or constructed prior to the issuance of the first residential building
253 permit of Pod E. (ENGINEERING)

254

255 21. Provide a 500-foot long by 15-foot wide right-of-way dedication along South Shore
256 Blvd. at the southbound approach to the project entrance servicing Pods E for the
257 construction of a right turn lane into the project. The Applicant will be responsible for
258 properly permitting, constructing, and final completion (including final inspection, as-
259 built plans, and closing out the permit) of the turn lane prior to the issuance of the first
260 Certificate of Occupancy on the project site. Construction should commence for the
261 same prior to the issuance of the first building permit for Pods F or E. (ENGINEERING)

262

263 22.A minimum of 150 linear feet shall be required from South Shore Boulevard right-of-
264 way line to the gated entrance in Pod E (refer to Engineering Standards Manual Section
265 2.4.1.W). (ENGINEERING)

266

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

270

271 24.The following intersection modifications at Pierson Road and South Shore Boulevard
272 are required to be funded and/or constructed in addition to the improvements that have
273 already been funded by the Applicant:

274

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

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277 b. Extension of proposed eastbound left turn lane storage from 370 feet to 500
278 feet; and

279

280 c. Extension of proposed eastbound right turn lane storage from 100 feet to 225
281 feet.

282 If funds are provided by the Applicant, the cost of the above intersection modifications
283 shall be based upon the Wellington Engineer's opinion of cost at the time of funding.

284

285 25.The following intersection improvement at 40th Street/Lake Worth Road and South
286 Shore Boulevard are required:

287

288 a. Extension of westbound right turn lane storage from 270 feet to 425 feet.

289

290 b. Extension of eastbound left turn lane storage from 135 feet to 175 feet.

291

292 The Applicant is responsible for the funding and construction of the turn lane
293 modifications. The applicant shall obtain all necessary permits and the design of the

- 294 turn lanes shall be approved by the Wellington Engineer. Construction of the
295 modifications shall be completed prior to the issuance of any building permits for Pods
296 E and F. (TRAFFIC)
297
- 298 26. The County traffic concurrency approval is subject to the Project Aggregation Rules as
299 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
300
- 301 27. A proportionate share payment of 12.6% of the total cost to construct a traffic signal
302 and/or roundabout at the intersection of Lake Worth Road and 120th Avenue is required
303 prior to the first building permit for Pods F and E. The cost of the traffic signal and/or
304 roundabout shall be based upon the Wellington Engineer's opinion of cost. (TRAFFIC)
305
- 306 28. A proportionate share payment of 1% of the total cost to widen South Shore Boulevard
307 from Pierson Road to Lake Worth Road from two (2) to four (4) lanes is required prior
308 to the first building permit for Pods F and E. The cost of improvement shall be based
309 upon the Wellington Engineer's opinion of cost. (TRAFFIC)
310
- 311 29. The property owner shall construct a northbound left-turn lane and southbound right-
312 turn lane on South Shore Boulevard at the southern project driveway prior to the first
313 building permit for Pod E or F. (TRAFFIC)
314
- 315 30. Adequate ingress and egress directly to 40th Street, Palm Beach Point Boulevard, and
316 Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all
317 times and shall not disrupt normal traffic circulation patterns. (TRAFFIC)
318
- 319 31. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the
320 proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only.
321 (TRAFFIC)
322
- 323 32. The maximum number of daily weekday attendees at the Pod F commercial equestrian
324 facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and
325 spectators. The operator of the commercial equestrian facilities shall be responsible
326 for monitoring and enforcing the attendee limitation. Reports of the attendee volumes
327 may be requested by Wellington and must be provided within 30 days. (TRAFFIC)
328
- 329 33. Weekend peak events shall not occur simultaneously at the Wellington International
330 and the Pod F commercial equestrian facilities. The maximum number of daily
331 weekend attendees of both Pod F and Wellington International shall not exceed 15,000
332 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)
333
- 334 34. An annual monitoring study shall be completed for the Pod F commercial equestrian
335 facilities starting with the first season of events which shall include traffic counts at all
336 project entrances to document the total trips generated by the event. Additionally,
337 attendance information will be required to be documented. If vehicular trips are more
338 than 25% above that included in the traffic study, additional mitigation may be required.
339 The annual monitoring study shall be completed for 10 years. (TRAFFIC)
340
- 341 35. Gene Mische Way shall be open for the general public from Pierson Road to Gracida
342 Street from 7am to two (2) hours after close of shows. No additional on-street parking
343 will be allowed along Gene Mische Way. (TRAFFIC)

344
345 **Concurrency (Level of Service) Conditions:**
346

347 36. A Developer Agreement will be required by the Utility Department to reserve water and
348 sewer capacity for the project. Payment of capacity fees per Wellington Resolution No.
349 R2018-35 shall be required to reserve capacity. The Developer Agreement must be
350 executed and approved by Wellington's Council prior to the execution of the Palm
351 Beach County Health Water and Sewer Department permits by Wellington's Utility
352 Director. The Developer Agreement conditions should be coordinated during the Site
353 Plan Approval process. (UTILITIES)

354
355 37. The Applicant is advised that no guarantee of available capacity is expressed or implied
356 by the issuance of a Capacity Availability Letter, until such time that the developer has
357 reserved capacity through payment of Water, Sewer and Fire Capacity Fees.
358 (UTILITIES)

359
360 38. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
361 Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the
362 approval of the Developer Agreement by Wellington's Council. (UTILITIES)

363
364 39. The property owner of Pod E shall contribute \$324,090.00 to the School District of Palm
365 Beach County (SDPBC) prior to the issuance of the first residential building permit in
366 Pod E to address the school capacity deficiency generated by this proposed
367 development at the District high school level. (SDPBC)

368
369 **SECTION 3.** The existing conditions of approval for the Wellington CountryPlace
370 PUD have been modified as follows:

371 **Petition 76-481**

- 372 ~~1. For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the~~
373 ~~water's edge and the individual lot property line.~~
374
375 ~~2. The Developer shall convey one hundred twenty (12) feet along the south property line for~~
376 ~~the Ultimate right-of-way of Lake Worth Road.~~
377
378 3. The Government Site shall be reserved with the first plat and 12.5% of the Governmental
379 Site shall be deeded with each 10% of the project as it is platted, based on acreage.
380 (COMPLETED).

381
382 **Petition 88-1200**

- 383 ~~10. The property owner shall construct:~~
384 ~~a. Pierson Road as a 2 lane roadway (collector street standards minimum 2-12 foot~~
385 ~~travel lanes)~~
386 ~~b. at the intersection of Pierson Road and South Shore Boulevard, right turn lanes~~
387 ~~on the north, south, east, and west approaches and a left turn lane on both the~~
388 ~~north and south approaches all concurrent with the first street connection to~~
389 ~~Pierson Road. Construction of this roadway shall not be credited toward the Fair~~
390 ~~Share Impact Fee. (COMPLETED).~~

391
392 **Petition 97-18**

- 393 5. Section 5. The following conditions are new and modified and shall be incorporated into
394 this ordinance.
395 1. "The Developer shall provide Palm Beach County with a payment of \$100,000 (the
396 first payment) not later than September 30, 1998, for the design and construction
397 of Lake Worth Road." (COMPLETED).
398
399 2. "The Developer shall provide Palm Beach County, not later than September 30,
400 2001, with a payment equal to difference between \$200,000 minus the first payment
401 and road impact fees that have been paid from March 31, 1998." (COMPLETED).
402
403 3. "The Developer shall receive road impact fee credits for the full amount of cash
404 payment until such time as the credit is exhausted." (COMPLETED).
405
406 4. "The Developer shall submit an updated master plan which illustrates existing
407 development, proposed development, phasing designations, and land use
408 information (existing units, proposed units, density calculations), no later than July
409 1, 1998." (COMPLETED).

410 **R2011-73**

- 411 ~~11. The 25' buffer on the Master Plan south of the internal 60' Private Road and along the~~
412 ~~north side of the Mida Farms shall be accomplished, if possible through preservation of~~
413 ~~existing native vegetation, the applicant shall provide a minimum 3' high landscape berm~~
414 ~~with 16' high native canopy trees alternately staggered 25' on center and a minimum 5'~~
415 ~~high hedge material installed on the plateau of the berm. Prior to initiating the buffering,~~
416 ~~the applicant or their successor in interest shall submit a vegetative assessment study to~~
417 ~~determine how much of the buffering can be accomplished through the preservation of~~
418 ~~existing mature native vegetation.~~
419
420 ~~12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
421 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
422 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~
423
424 ~~13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
425 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
426 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~
427 ~~15. A total of 39 All units from Pod F (Phase V through Phase VIII) are transferred to Pod E,~~
428 ~~under the following conditions: (a) the 39 units are transferred for banking purposes only~~
429 ~~and it does not create a density bonus; (b) The applicant acknowledges that, depending~~
430 ~~on the development patterns of the other pods within the PUD that it is possible the~~
431 ~~banked units, if any, might not be able to be built.~~
432
433 ~~16. Site plans for permanent development within pods F, E, and G shall be subject to review~~
434 ~~and final approval by Wellington's Council.~~

435
436 **Petition 2013-035 MPA 5**

- 437 1. Applicant must provide connect from Gene Mische Way to 40th Street no later than October
438 31, 2014. (Completed).
439

440 **R2014-37**

- 441 6. Prior to the first building permit for Pod E ~~or G~~, construction of a northbound left turn lane
442 on South Shore Boulevard at the Private Road servicing between Pod E Phase I and Pod
443 E Phase II shall commence. Construction shall be completed prior to the first certificate of
444 occupancy in Pods E ~~or G~~.
445
- 446 7. The Applicant agrees that any road running east/west between South Shore
447 Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved
448 master plan, at a minimum of 800 feet from the north property line of the Plat of Mida Farm.
449 ~~The exact location and alignment of this road will be submitted for review and approval by~~
450 ~~Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this~~
451 ~~condition shall be construed to limit the location of secondary roads or private driveways,~~
452 ~~existing eastern most access point on Pod F and its connection to PBIEC, and the code~~
453 ~~required turning radius from the Pod F easternmost access point.~~
454
- 455 9. ~~Controlled vehicular access shall be provided to Gene Mische Way from 40th Street to~~
456 ~~PBIEC for all PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The~~
457 ~~access gate on Gene Mische Way north of 40th Street shall be open for PBIEC spectators~~
458 ~~for egress purposes only during all events until such time as the road connection through~~
459 ~~Pods E and G connects Lake Worth Road/40th Street to PBIEC. Once the roadway~~
460 ~~connection is built, the access gate on Gene Mische shall be open for spectators for egress~~
461 ~~only during peak events. Peak events are defined as those events requiring the use of on-~~
462 ~~site rings within PBIEC for parking. Exhibitors are defined as participants and their~~
463 ~~entourage (e.g. grooms, braiders, farriers, veterinarians, and consultants), vendors and~~
464 ~~other various service personnel using and/or associated with PBIEC with PBIEC parking~~
465 ~~credentials.~~
466

467 **Petition 16-147**

- 468 2. ~~The purpose of the minor administrative amendment is to identify the revised location of~~
469 ~~the east/west road north of Mida Farms as prescribed by Village Council with Condition #7~~
470 ~~of Resolution 2014-37. The exact location and alignment of this road shall be reviewed~~
471 ~~and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may~~
472 ~~result in a future amendment to the Master Plan should the proposed connection be~~
473 ~~substantial different on the approved Site Plan.~~
474
- 475 3. ~~Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.~~
476 ~~Any easements, preserves or other future dedications illustrated on the Plat shall be~~
477 ~~formalized with a Re-Plat prior to the issuance of a Land Development Permit for~~
478 ~~permanent development of Pod E.~~

479 **SECTION 4.** This Resolution shall become effective immediately upon adoption.
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481 *This section intentionally left blank.*
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PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

WELLINGTON, FLORIDA

BY: _____ BY: _____
Chevelle Addie, Village Clerk Anne Gerwig, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions:

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

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

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

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

513 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55"
514 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
515 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
516 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
517 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
518 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
519 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
520 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
521 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
522 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
523 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
524 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
525 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
526 FEET TO THE POINT OF BEGINNING.

527 CONTAINING 114.65 ACRES MORE OR LESS.

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

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

532 CONTAINING 69.16 ACRES MORE OR LESS.

533 TOGETHER WITH:

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

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

543 OF CIVIC SITE OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT
544 THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 191 OF THE PUBLIC
545 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00° 27'
546 01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.53 FEET
547 TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLET HILL OF WELLINGTON
548 COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN
549 PLAT BOOK 37, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH
550 COUNTY, FLORIDA; THENCE NORTH 81° 05' 03" WEST ALONG SAID SOUTH LINE OF
551 LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3,
552 BLOCK 2, MALLET HILL; THENCE NORTH 67° 54' 20" WEST ALONG THE SOUTHERLY
553 LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 622.57 FEET
554 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79° 35' 13" WEST
555 ALONG THE SOUTH LINES OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLET HILL, A
556 DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE
557 NORTH 89° 37' 49" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2,
558 MALLET HILL, A DISTANCE OF 368.68 FEET TO THE SOUTHWEST CORNER OF SAID
559 LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME
560 IMPROVEMENT DISTRICT C-4; THENCE SOUTH 00° 51' 46" WEST ALONG SAID EAST
561 RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT-OF-
562 WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF
563 SECTION 21, A DISTANCE OF 1015.09 FEET TO THE POINT OF BEGINNING.

564 CONTAINING 40.14 ACRES MORE OR LESS.

565 TOGETHER WITH:

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

568 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,
569 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST
570 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1751.00 FEET; THENCE
571 SOUTH 89°17'07" SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT
572 OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING,
573 SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF TRACT 1
574 WELLINGTON COUNTRYPLACE ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE
575 166, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE CONTINUE SOUTH
576 89°17'07" EAST, A DISTANCE OF 149.92 FEET TO THE POINT OF CURVATURE OF A
577 CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 260.00 FEET; THENCE
578 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
579 OF 45°00'00", A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY; THENCE
580 SOUTH 44°17'07" EAST, A DISTANCE OF 187.87 FEET TO THE POINT OF CURVATURE
581 OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 140.00 FEET;
582 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
583 ANGLE OF 45°00'00", A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;
584 THENCE SOUTH 89°17'07" EAST, A DISTANCE OF 532.16 FEET TO THE POINT OF
585 CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 452.84
586 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
587 CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 355.66 FEET TO THE POINT OF
588 TANGENCY; THENCE NORTH 45°42'53" EAST, A DISTANCE OF 200.00 FEET TO THE
589 POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS
590 OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE

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

598 CONTAINING 40.14 ACRES MORE OR LESS.

599 TOGETHER WITH:

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

604 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE NORTH 89°27'55"
605 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
606 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
607 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
608 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
609 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
610 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
611 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
612 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
613 88°53'42", A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
614 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
615 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
616 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
617 FEET TO THE POINT OF BEGINNING.

618 CONTAINING 18.22 ACRES MORE OR LESS.

619 COMBINED AREA OF 167.66 ACRES MORE OR LESS.

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

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

624 CONTAINING 5.80 ACRES MORE OR LESS.

