

ORDINANCE NO. 2023-01

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING COMPREHENSIVE PLAN AMENDMENTS TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2022-002-CPA] TO AMEND THE FUTURE LAND USE MAP BY MODIFYING THE EQUESTRIAN PRESERVE AREA BOUNDARY TO REMOVE THE 96.29 ACRES COMPRISED OF EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS COACH HOUSE FROM RESIDENTIAL F (5 DU/AC TO 12 DWELLING UNITS PER ACRE (DU/AC)) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED ON THE SOUTHWEST CORNER OF SOUTH SHORE BOULEVARD AND GREENVIEW SHORES BOULEVARD, TOTALING 5.58 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD, TOTALING 59.55 ACRES, MORE OR LESS; TO AMEND THE FUTURE LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS WHITE BIRCH FARMS FROM EQUESTRIAN COMMERCIAL RECREATION (ECR) TO RESIDENTIAL E (3 DU/AC TO 8 DU/AC), LOCATED ON PIERSON ROAD APPROXIMATELY 1/2-MILE EAST OF SOUTH SHORE BOULVARD, TOTALING 36.74 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO MODIFY THE MOBILITY ELEMENT MAPS INCLUDING THE BRIDLE PATH MAP, PEDESTRIAN PATHWAY NETWORK MAP, MULTI-MODAL PATHWAYS MAP, AND THE BICYCLE LANES MAP BY REMOVING EQUESTRIAN VILLAGE AS A VENUE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Comprehensive Plan Amendment regarding the Equestrian Preserve

51 Area Boundary was reviewed by the Equestrian Preserve Committee (EPC) on June 7, 2023,
52 and recommended denial with a 7 to 0 vote; and

53
54 **WHEREAS**, the Comprehensive Plan Amendments were reviewed by the Planning,
55 Zoning and Adjustment Board (PZAB) on _____, 2023, and recommended
56 approval with a _ to _ vote; and

57
58 **WHEREAS**, Wellington’s Council has taken the recommendations from the Local
59 Planning Agency, Wellington staff and the comments from the public into consideration when
60 considering the amendments to the Comprehensive Plan Map amendment that are the
61 subject of this Ordinance; and

62
63 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted (___ to ___) to
64 transmit this proposed amendment to the Florida Department of Economic Opportunity
65 in compliance with applicable provisions of the Florida Statutes governing amendments of
66 local Comprehensive Plans.

67
68 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA,**
69 **THAT:**

70
71 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map and the Bridle
72 Trail Map is hereby amended to revise the boundary of the Equestrian Preserve Area by
73 removing the properties known as Equestrian Village and White Birch Farms as legally
74 described in Exhibit “A.”

75
76 **SECTION 2:** The Wellington Comprehensive Plan Future Land Use Map designation
77 for the properties within the Wellington Planned Unit Development and legally described in
78 Exhibit “A,” are hereby designated as Residential E.

79
80 **SECTION 3:** The Manager is hereby authorized and directed to transmit this
81 Comprehensive Plan amendment to the Florida Department of Economic Opportunity
82 pursuant to Chapter 163, Florida Statutes.

83
84 **SECTION 4:** The Manager is hereby directed to amend the Wellington Comprehensive
85 Plan Future Land Use Map (Exhibit “B”) to include the site specific designation for the property
86 as described in Exhibit “A,” and remove reference to the site as a “venue” on the Bridle Path
87 Map (Exhibit “C”), the Pedestrian Pathway Network Map (Exhibit “D”), the Multi-Modal
88 Pathway Map (Exhibit “E”), and the Bicycle Lanes Map (Exhibit “F”) including an adopted
89 date and ordinance number in accordance with this ordinance and pursuant to the
90 requirements of Chapter 163, Florida Statutes.

91
92 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this
93 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
94 not affect the validity of this ordinance as a whole or any portion or part thereof, other than
95 the part to be declared invalid.

96
97 **SECTION 6:** Should any section, paragraph, sentence, clause, or phrase of this
98 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
99 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this

100 Ordinance shall prevail to the extent of such conflict.

101

102

103

104

105

106

107

108

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

109

PASSED this _____ day of _____, 2023, upon first reading.

110

111

PASSED AND ADOPTED this ____ day of _____ 2023, on second and final reading.

112

113

WELLINGTON

114

FOR

AGAINST

115

BY:

116

Anne Gerwig, Mayor

117

118

119

Michael J. Napoleone, Vice Mayor

120

121

122

John T. McGovern, Councilman

123

124

125

Michael Drahos, Councilman

126

127

128

Tanya Siskind, Councilwoman

129

130

131

ATTEST:

132

133

134

BY:

135

Chevelle D. Addie, Clerk

136

137

138

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

139

140

141

142

BY:

143

Laurie Cohen, Village Attorney

144

145

Exhibit A – Legal Descriptions:

146 **Equestrian Village –**

147 STADIUM SOUTH PROPERTY, PARCEL 2:

148

149 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
150 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
151 FOLLOWS:

152

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

167 CONTAINING 8.76 ACRES MORE OR LESS.

168

169 STADIUM NORTH PROPERTY, PARCEL 1:

170

171 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
172 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
173 FOLLOWS:

174

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

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

201
202 PARCEL 3:
203 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
204 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
205 FOLLOWS:

206
207 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
208 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY
209 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION
210 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE
211 SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47"
212 WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47"
213 WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97
214 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE
215 SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM
216 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35,
217 PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56"
218 EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID
219 PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38
220 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE
221 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE
222 SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33
223 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH
224 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE
225 OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE
226 NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF
227 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00
228 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST
229 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO
230 THE POINT OF BEGINNING.

231 LESS THE FOLLOWING PROPERTY:

232
233 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
234 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE
235 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
236 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG
237 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22
238 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE
239 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E
240 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

241
242 TOGETHER WITH THE FOLLOWING PROPERTY:

243
244 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
245 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE
246 SPECIFICALLY DESCRIBED AS FOLLOWS:

247
248 COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
249 RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID
250 SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A DISTANCE OF

251 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND
252 PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET;
253 THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING;
254 THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06"
255 WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO
256 THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT
257 BEARS SOUTH 17°49'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
258 CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE
259 NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A
260 DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO
261 A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF
262 PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK
263 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH
264 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET
265 TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET;
266 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
267 OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO
268 THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE
269 ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET;
270 THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER
271 OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND
272 COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188,
273 PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE
274 WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND
275 COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM
276 BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50,
277 PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET
278 TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY
279 CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO
280 ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF
281 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO
282 AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF
283 43.61 FEET TO THE POINT OF BEGINNING.

284
285 TOGETHER WITH:

286
287 CELL TOWER PARCEL:

288
289 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
290 BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE
291 BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
292 COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG
293 THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22
294 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE
295 N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E
296 FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

297
298 CONTAINING 23.65 ACRES MORE OR LESS.

299
300 FAR NIENTE STABLES II PARCEL, PARCEL 4:

301
302 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE
303 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS
304 FOLLOWS:

305
306 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH, RANGE
307 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY
308 DESCRIBED AS FOLLOWS:

309
310 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
311 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF SAID SECTION 16,
312 A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE 50.00 FEET
313 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A DISTANCE OF
314 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET TO THE POINT
315 OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1,322.28 FEET; THENCE
316 NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A
317 DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH
318 LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO
319 AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND
320 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST,
321 PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT SAID POINT
322 BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE
323 AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE
324 SOUTH 00°22'06" WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF
325 EQUESTRIAN POLO VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB
326 WELLINGTON P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB
327 WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC
328 RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE
329 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE
330 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
331 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL
332 BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A
333 DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF
334 SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE
335 DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:
336 ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF AS
337 RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY,
338 FLORIDA.

339
340 CONTAINING 19.24 ACRES MORE OR LESS.

341
342 EASEMENT INTEREST:

343
344 TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES AS
345 CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY AND BETWEEN PALM
346 BEACH POLO, INC., A FLORIDA CORPORATION AND FAR NIENTE STABLES II, LLC, A FLORIDA
347 LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF
348 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED
349 AS FOLLOWS:

350
351 A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
352 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY
353 DESCRIBED AS FOLLOWS:

354
355 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE
356 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID SECTION 16, A
357 DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A LINE 50.00 FEET
358 NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF

359 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°37'54" WEST, PARALLEL
360 WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 1095.64 FEET; THENCE NORTH
361 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF
362 1095.64 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 60.00 FEET TO THE POINT
363 OF BEGINNING.
364

365 **White Birch Farms:**

366 PARCEL 1, WHITE BIRCH FARM, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED
367 IN PLAT BOOK 117, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
368 FLORIDA (THE "PROPERTY") CONTAINING 36.74 ACRES MORE OF LESS.
369

370 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF
371 RECORD.
372

373 **Coach House:**

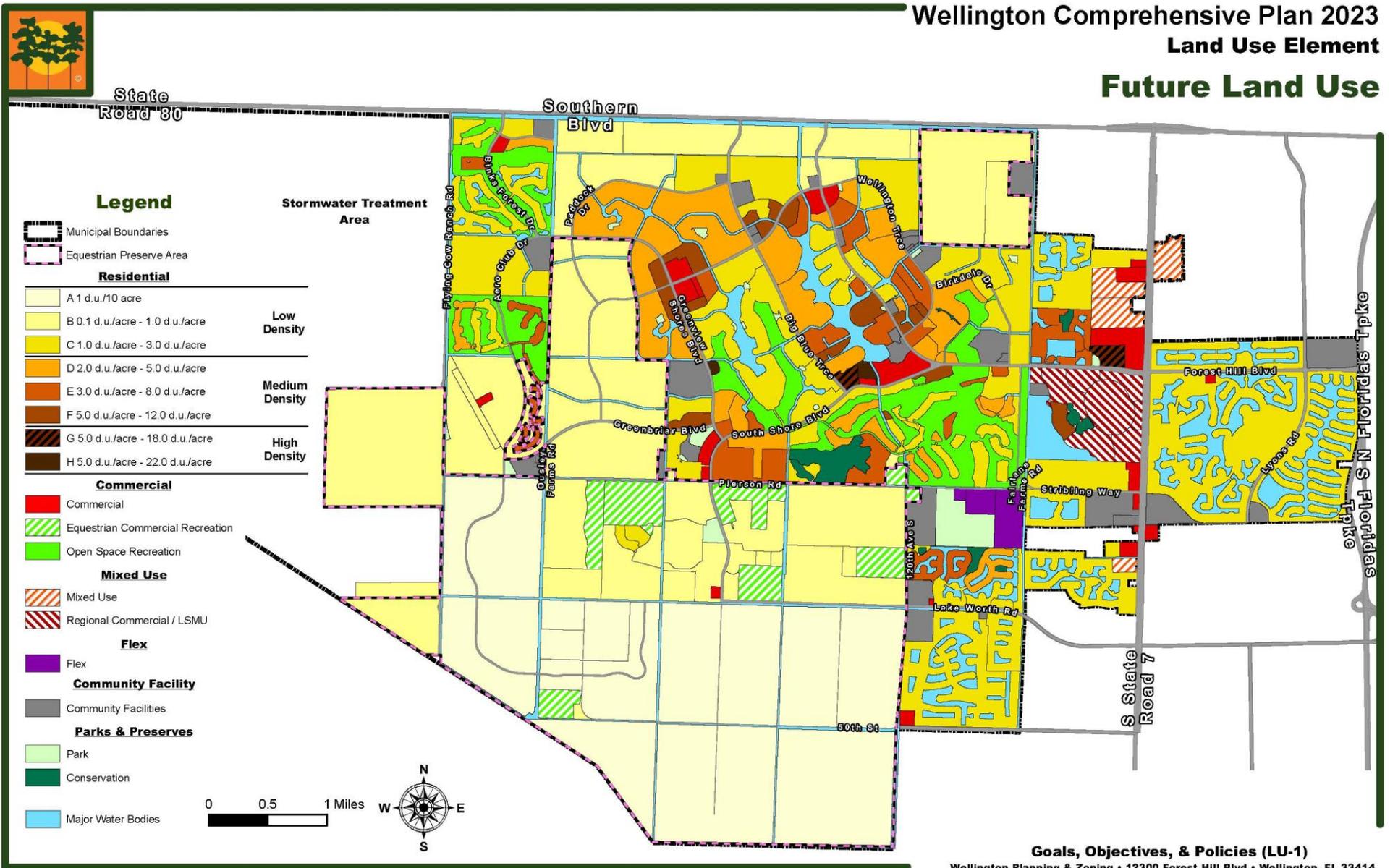
374 ALL OF PARCEL "A", OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO
375 AND COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS
376 RECORDED IN PLAT BOOK 35, PAGE 187, PALM BEACH COUNTY, FLORIDA, PUBLIC
377 RECORDS;
378 AND

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

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

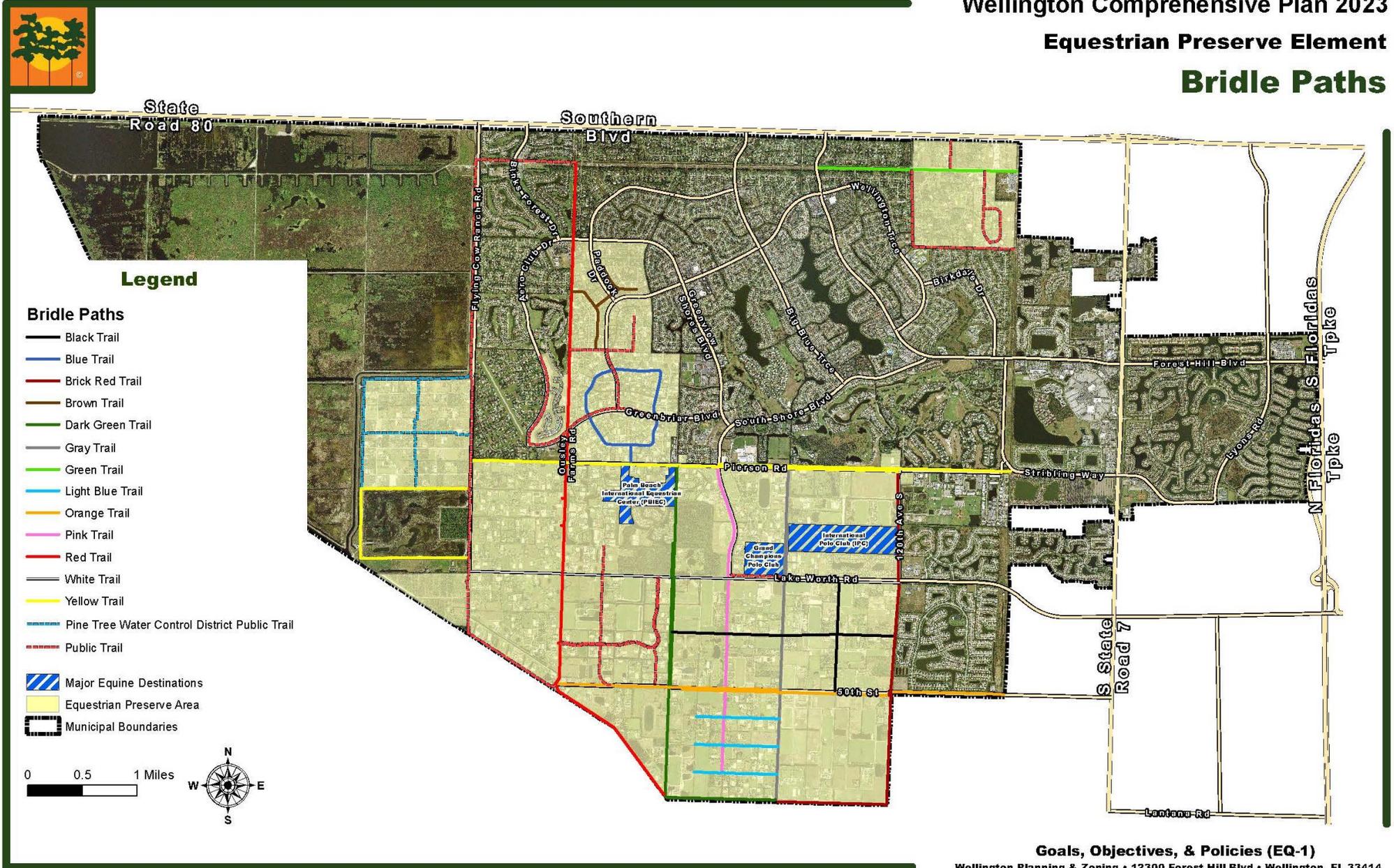
405 CONTAINING 5.572 ACRES MORE OR LESS.
406

Wellington Comprehensive Plan 2023 Land Use Element Future Land Use



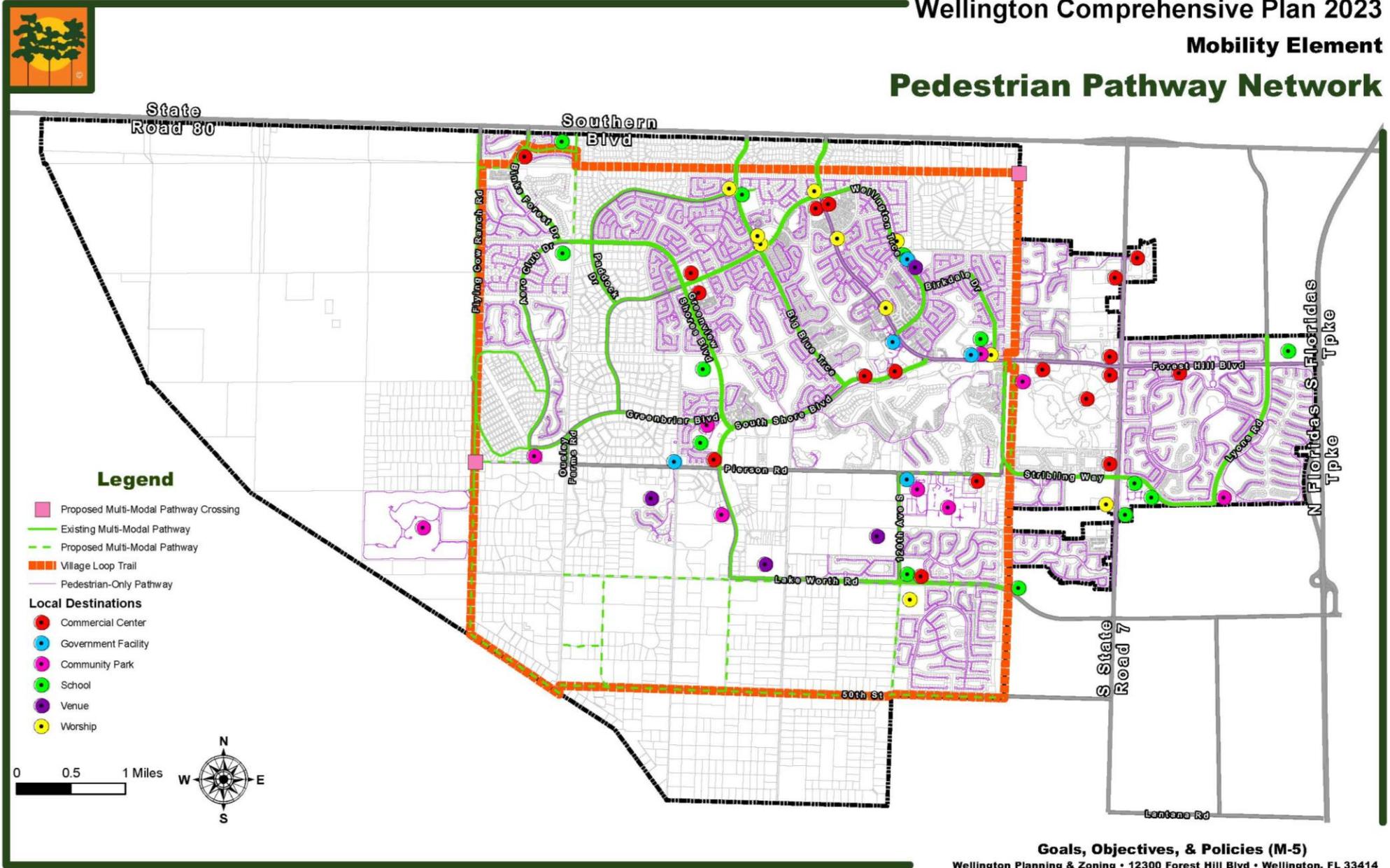
Goals, Objectives, & Policies (LU-1)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov

Wellington Comprehensive Plan 2023
 Equestrian Preserve Element
Bridle Paths



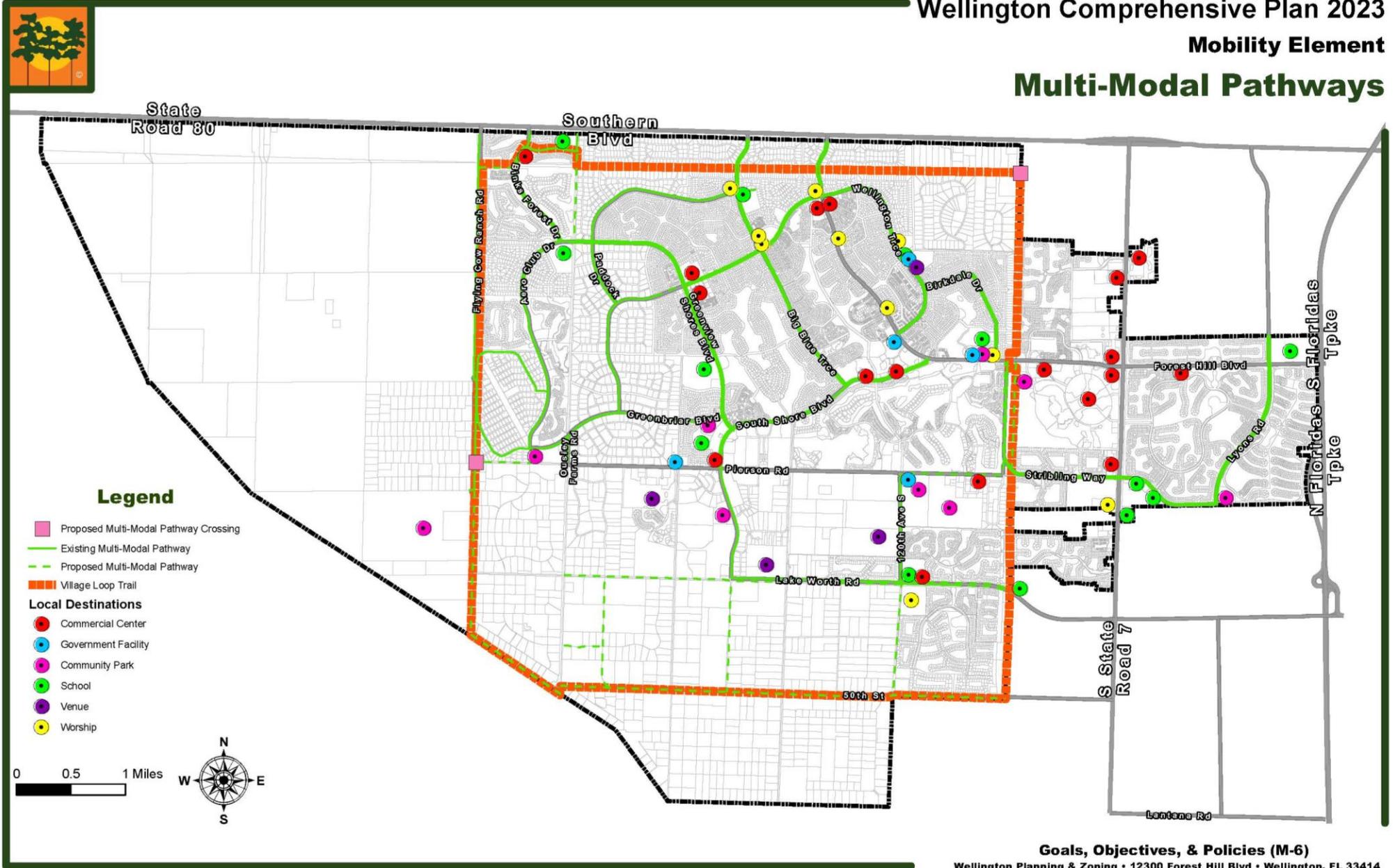
Goals, Objectives, & Policies (EQ-1)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov

Pedestrian Pathway Network



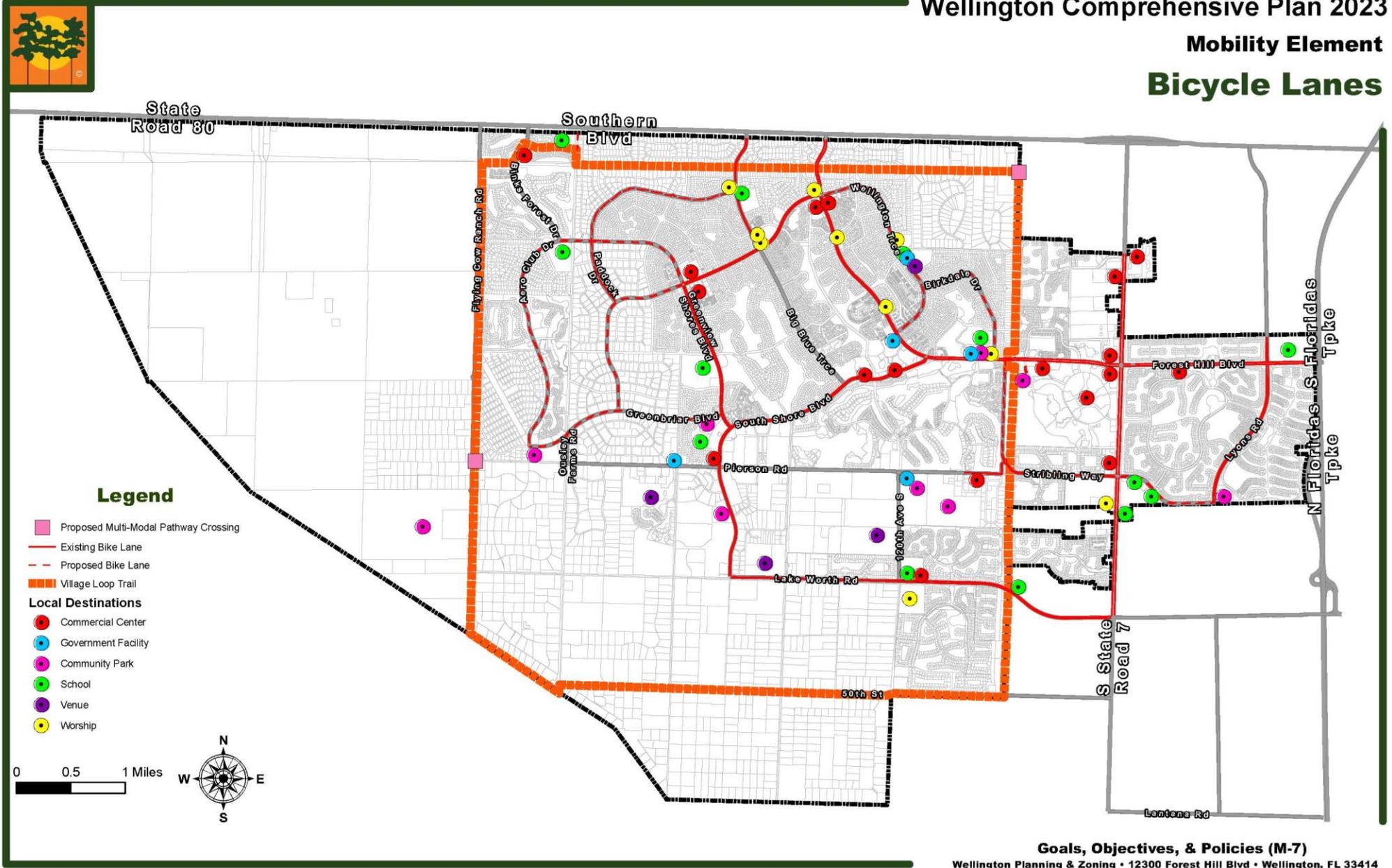
Goals, Objectives, & Policies (M-5)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov

Wellington Comprehensive Plan 2023
 Mobility Element
Multi-Modal Pathways



Goals, Objectives, & Policies (M-6)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov

Wellington Comprehensive Plan 2023
 Mobility Element
Bicycle Lanes



Goals, Objectives, & Policies (M-7)
 Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
 • 561.791.4000 • www.wellingtonfl.gov