

ORDINANCE NO. 2023-04

1
2
3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
4 APPROVING COMPREHENSIVE PLAN AMENDMENTS TO
5 WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP
6 [PETITION NUMBER 2022-003-CPA] TO AMEND THE LAND USE
7 DESIGNATION FOR CERTAIN PROPERTY KNOWN AS POD F PHASE
8 V, PHASE VI, AND A PORTION OF PHASE VII OF THE WELLINGTON
9 COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD) FROM
10 RESIDENTIAL B (0.1 DU/AC TO 1.0 DU/AC) TO EQUESTRIAN
11 COMMERCIAL RECREATION (ECR), LOCATED AT THE NORTHEAST
12 CORNER OF GRACIDA STREET AND GENE MISCHE WAY, TOTALING
13 114.65 ACRES, MORE OR LESS; TO AMEND THE LAND USE
14 DESIGNATION FOR CERTAIN PROPERTY KNOWN AS POD E, POD
15 G, AND A PORTION OF POD F PHASE VII OF THE WELLINGTON
16 COUNTRYPLACE PUD FROM RESIDENTIAL B (0.1 DU/AC TO 1
17 DU/AC) TO RESIDENTIAL C (1.0 DU/AC TO 3.0 DU/AC), LOCATED
18 WEST OF SOUTH SHORE BOULEVARD, NORTH OF LAKE WORTH
19 ROAD, TOTALING 167.66 ACRES, MORE OR LESS; TO AMEND THE
20 LAND USE DESIGNATION FOR CERTAIN PROPERTY KNOWN AS
21 THE COMMERCIAL POD OF THE WELLINGTON COUNTRYPLACE
22 PUD FROM COMMERCIAL TO RESIDENTIAL C, LOCATED AT THE
23 NORTHWEST CORNER OF SOUTH SHORE BOULEVARD AND
24 GRACIDA STREET TOTALING 5.8 ACRES, MORE OR LESS, AS MORE
25 SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS
26 CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
27 AN EFFECTIVE DATE.

28
29 **WHEREAS**, Wellington, a Florida Council, pursuant to the authority in Chapter 163,
30 Florida Statutes, is authorized and empowered to consider changes to its Comprehensive
31 Plan; and

32
33 **WHEREAS**, the Equestrian Commercial Recreation (ECR) Future Land Use Map
34 designation allows for the designation of the site as an equestrian venue/facility on the master
35 plan and future development as a commercial equestrian arena; and

36
37 **WHEREAS**, Residential C (1.0 du/ac to 3.0 du/ac) Future Land Use Map designation
38 allows development of the site within the density range of the land use subject to master plan
39 approvals; and

40
41 **WHEREAS**, the Comprehensive Plan Amendments were reviewed by the Equestrian
42 Preserve Committee (EPC) on December 7, 2022, and recommended _____ with a _ to
43 _ vote; and

44
45 **WHEREAS**, the Comprehensive Plan Amendments were reviewed by the Planning,
46 Zoning and Adjustment Board (PZAB) on _____, 2023, and recommended
47 approval with a _ to _ vote; and

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

96
97 **PASSED AND ADOPTED** this ____ day of _____ 2023, on second and final reading.

98
99 **WELLINGTON**

100 **FOR** **AGAINST**

101
102 BY: _____

103 Anne Gerwig, Mayor _____

104 _____

105 _____

106 Michael Drahos, Vice Mayor _____

107 _____

108 _____

109 John T. McGovern, Councilman _____

110 _____

111 _____

112 Michael J. Napoleone, Councilman _____

113 _____

114 _____

115 Tanya Siskind, Councilwoman _____

116 _____

117 **ATTEST:**

118

119

120 BY: _____

121 Chevelle D. Addie, Clerk _____

122 _____

123 **APPROVED AS TO FORM AND**

124 **LEGAL SUFFICIENCY**

125

126

127 BY: _____

128 Laurie Cohen, Village Attorney _____

129

130

131

Exhibit A – Legal Descriptions

132 **Pod F Phase V, Phase VI, and a portion of Phase VII (Residential B to Equestrian**
133 **Recreation):**

134
135 ALL OF PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. ACCORDING TO
136 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 148 OF THE PUBLIC
137 RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOCATED WITHIN THE
138 SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
139 PALM BEACH COUNTY, FLORIDA.

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

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

145 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55"
146 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
147 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
148 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
149 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
150 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
151 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
152 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
153 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
154 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
155 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
156 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
157 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
158 FEET TO THE POINT OF BEGINNING.

159 CONTAINING 114.65 ACRES MORE OR LESS.

160 **Pod E, Pod G, and a portion of Pod F Phase VII of The Wellington Countryplace PUD**
161 **(Residential B to Residential C):**

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

165 CONTAINING 69.16 ACRES MORE OR LESS.

166 TOGETHER WITH:

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

169 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,
170 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST
171 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2622.47 FEET; THENCE

172 SOUTH 89°27'28" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY
173 LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING;
174 THENCE CONTINUE SOUTH 89° 27' 28" EAST, A DISTANCE OF 1724.60 FEET; THENCE
175 NORTH 00° 27' 01" EAST, A DISTANCE OF 81.70 FEET TO THE SOUTHWEST CORNER
176 OF CIVIC SITE OF WELLINGTON COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT
177 THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 191 OF THE PUBLIC
178 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00° 27'
179 01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.53 FEET
180 TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLET HILL OF WELLINGTON
181 COUNTRYPLACE-P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN
182 PLAT BOOK 37, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH
183 COUNTY, FLORIDA; THENCE NORTH 81° 05' 03" WEST ALONG SAID SOUTH LINE OF
184 LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3,
185 BLOCK 2, MALLET HILL; THENCE NORTH 67° 54' 20" WEST ALONG THE SOUTHERLY
186 LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 622.57 FEET
187 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79° 35' 13" WEST
188 ALONG THE SOUTH LINES OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLET HILL, A
189 DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE
190 NORTH 89° 37' 49" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2,
191 MALLET HILL, A DISTANCE OF 368.68 FEET TO THE SOUTHWEST CORNER OF SAID
192 LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME
193 IMPROVEMENT DISTRICT C-4; THENCE SOUTH 00° 51' 46" WEST ALONG SAID EAST
194 RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT-OF-
195 WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF
196 SECTION 21, A DISTANCE OF 1015.09 FEET TO THE POINT OF BEGINNING.

197 CONTAINING 40.14 ACRES MORE OR LESS.

198 TOGETHER WITH:

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

201 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH,
202 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST
203 ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1751.00 FEET; THENCE
204 SOUTH 89°17'07" SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT
205 OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 AND THE POINT OF BEGINNING,
206 SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF TRACT 1
207 WELLINGTON COUNTRYPLACE ESTATES, AS RECORDED IN PLAT BOOK 122, PAGE
208 166, PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE CONTINUE SOUTH
209 89°17'07" EAST, A DISTANCE OF 149.92 FEET TO THE POINT OF CURVATURE OF A
210 CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 260.00 FEET; THENCE
211 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
212 OF 45°00'00", A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY; THENCE
213 SOUTH 44°17'07" EAST, A DISTANCE OF 187.87 FEET TO THE POINT OF CURVATURE
214 OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 140.00 FEET;
215 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
216 ANGLE OF 45°00'00", A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;
217 THENCE SOUTH 89°17'07" EAST, A DISTANCE OF 532.16 FEET TO THE POINT OF

218 CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 452.84
219 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
220 CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 355.66 FEET TO THE POINT OF
221 TANGENCY; THENCE NORTH 45°42'53" EAST, A DISTANCE OF 200.00 FEET TO THE
222 POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS
223 OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE
224 THROUGH A CENTRAL ANGLE OF 25°12'11", A DISTANCE OF 204.04 FEET TO A NON-
225 RADIAL INTERSECTION WITH A TANGENT BEARING NORTH 70°55'04" EAST; THENCE
226 NORTH 00°27'01" EAST, A DISTANCE OF 744.16 FEET; THENCE NORTH 89°27'28"
227 WEST, A DISTANCE OF 1724.60 FEET; THENCE SOUTH 00°51'46" WEST, ALONG SAID
228 EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4; SAID EAST RIGHT
229 OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF
230 SAID SECTION 21, A DISTANCE OF 871.46 FEET TO THE POINT OF BEGINNING.

231 CONTAINING 40.14 ACRES MORE OR LESS.

232 TOGETHER WITH:

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

237 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE NORTH 89°27'55"
238 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
239 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
240 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
241 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
242 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
243 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
244 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
245 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
246 88°53'42", A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
247 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
248 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
249 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
250 FEET TO THE POINT OF BEGINNING.

251 CONTAINING 18.22 ACRES MORE OR LESS.

252

253 COMBINED AREA OF 167.66 ACRES MORE OR LESS.

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

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

258 CONTAINING 5.80 ACRES MORE OR LESS.

