



A Great Hometown...  
*Let Us Show You!*

# Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

# MASTER PLAN AMENDMENT APPLICATION

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide required attachments as shown on the attached checklist

## I. PROPERTY OWNER AND AGENT INFORMATION

**Property Owner(s) of Record:** See attached

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

**Applicant (if other than owner):**\_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

**Agent & Company Name:** Jennifer Vail / Land Design South

Address: 400 Columbia Drive, Suite 110      City: West Palm Beach      ST: FL      Zip: 33409

Phone: 561-537-4508 FAX: 561-478-5012

Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number, and fax number as well as the type of professional service provided.

## II. PROPERTY LOCATION

- A. Is the subject property located within one mile of another municipality? ☒ yes ☐ no

If 'yes' please specify: Town of Loxahatchee Groves

- B. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application.

PCN: [ ] [ ] -- [ ] [ ] -- [ ] [ ] -- [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] - [ ] [ ] [ ] [ ] See attached

- C. Section: 06      Township: 44      Range: 41      Total Acreage of Subject Property : 16.32

- D. Project Name: Binks Pointe (at The Landings at Wellington PUD a/k/a Binks Forest PUD)

- E. Project Address: Binks Forest Drive, Wellington, FL

- F. General Location Description (proximity to closest major intersection in miles or fractions thereof):

The property is located west of US 441/SR7, approximately 1.0 miles south of Southern Boulevard on the west side of Binks Forest Drive

### III. PROJECT HISTORY

(List in sequence from first application to most recent – attach additional page if necessary):

Petition Number	Request	Action	Date	Resolution Number
78-287	Landings PUD	Approved		
	Developers Agreement to allow 90du	Approved	11/23/04	R-2004-153
	FLUA Res E	Approved	11/23/04	Ord 2004-30

See attached Justification Statement for additional Project History.

### IV. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
SUBJECT SITE	Res E & Comm Rec	PUD	Abandoned Driving Range	Residential	R-2008-073
NORTH	Commercial Rec	PUD	FPL Easement	FPL Easement	Pet 78-287
SOUTH	Commercial Rec	PUD	Golf Course	Golf Course	Pet 78-287
EAST	Commercial Rec	PUD	Golf Course Clubhouse	Clubhouse	Pet 78-287
WEST	Commercial Rec	PUD	FPL Substation	FPL Substation	Pet 78-287

- If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.

### V. TABULAR DATA

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
* Data is for affected pod only - Pod L	R-2008-073	1997-10SP2 11/12/08			
Total Gross Acreage	15.27	15.27	1,600 SF	16.32	+1.05
Lot Frontage (ROW feet)					
Lot depth (maximum)		63'			
Lot Width (minimum)		29'	16'		
Setbacks: Front/Rear		91'/38'	25'/25'		
Side Interior/Side Corner		21.25'/n/a	15'/25'		
Total Dwelling Units (du's)	90	90		90	0
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)	90	90		90	0
# of Multi-Family (MF)					
# of PODs					
Total Gross Density	5.89	5.89	min 5.01/max 8.0	5.51	-0.38
Gross Density by POD					
# Dwelling Units by POD					
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
Total Sq. Footage					
Commercial SF					



Industrial SF					
Other SF					
Total Acres & Percentage					
Lakes/Waterways					
Right of Way Area					
Open Space Area	7.41ac 48.5%				
Recreation Area	1.28ac 8.4%				
Preserve Area					
Civic Area					
# of Acres of Public					
# of Acres of Private					
Impervious Area	7.02ac 46%				
Pervious Area	8.25ac 54%				

Describe proposed modifications: The applicant is proposing to revise Pod L by adding 1.05 acres of additional land area to the pod, but there is no change to the proposed number of units for the pod as 90 dwelling units are proposed.

**VII. COMPLIANCE**  
(Attach additional sheets, if necessary)

A. Is property in compliance with all previous conditions of approval and/or applicable LDRS requirements?  
[ x ] yes [ ] no List conditions and provide explanation.

B. Report on the status of all previous conditions of approval: The applicant is requesting to extend the build out date for the project (currently Dec 31, 2014 per Resolution R-2012-10) to be in compliance with the build out date proposed in the Traffic Study submitted concurrently with the subject request.

**VIII. APPLICANT'S STATEMENT OF JUSTIFICATION**  
(Attach additional sheets if necessary)

The applicant is to explain how the request conforms to the following:

A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.  
See attached Justification.

- B. That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).

See attached Justification.

---

---

---

---

---

---

---

---

- C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

See attached Justification.

---

---

---

---

---

---

---

---

- D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Planned Development District).

See attached Justification.

---

---

---

---

---

---

---

---

- E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

See attached Justification.

---

---

---

---

---

---

---

---

F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).  
See attached Justification.

---

---

---

---

---

G. That the proposed request is consistent with applicable neighborhood plans.  
See attached Justification.

---

---

---

---

---

H. That the proposed request will result in a logical, timely and orderly development pattern.  
See attached Justification.

---

---

---

---

---

I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

See attached Justification.

---

---

---

---

---

### OWNER ACKNOWLEDGEMENT

I/We: SBBG LLLP, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Land Design South to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### NOTARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of OCTOBER, 20 13 by GERHARD H. SCHICKEDANZ. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

(Signature of Notary) \_\_\_\_\_

My Commission Expires: 05/27/2017

SUZANNE RUEDEZ  
(Name – Must be typed, printed, or stamped)

(NOTARY SEAL OR STAMP)





### OWNER ACKNOWLEDGEMENT

I/We: SBBG LLLP, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.

Signature(s) of Owner(s) G. H. Schickelanz

Print Name(s) GERHARD H. SCHICKELANZ

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

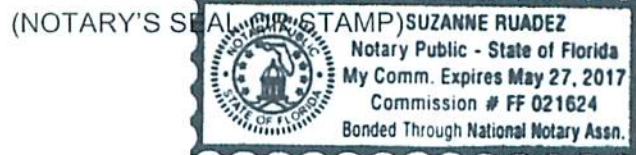
### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of OCTOBER, 2013 by GERHARD H. SCHICKELANZ. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

SUZANNE RUEDEZ My Commission Expires: 05/27/17  
(Signature of Notary)

SUZANNE RUEDEZ  
(Name – Must be typed, printed, or stamped)



### OWNER ACKNOWLEDGEMENT

I/We: Binks Exchange Co, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President - BXC Inc. Managing Member of Binks Exchange Co LLC

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Land Design South to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President - BXC Inc. Managing Member of Binks Exchange Co LLC

### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER, 2013 by JORDAN C. PAUL. He/She is personally known to me or has produced as identification and did/did not take an oath.

Patricia A. Graham My Commission Expires: 01-28-2016  
(Signature of Notary)

PATRICIA A. GRAHAM  
(Name - Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)





### OWNER ACKNOWLEDGEMENT

I/We: Binks Exchange Co, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President-BXC Inc. Manager, Member of Binks Exchange Co LLC

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER, 20 13 by JORDAN C PAUL. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Patricia A Graham My Commission Expires: 01-28-2016  
(Signature of Notary)

PATRICIA A. GRAHAM  
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF Palm Beach

Before me this day personally appeared Jennifer Vail who being duly sworn, deposes and says:

1. 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 of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements

The property in question is: ☐ legally described as follows ☒ see attached legal description

Jennifer Vail  
Signature

Jennifer Vail  
Print, type or stamp name here

NOTARY

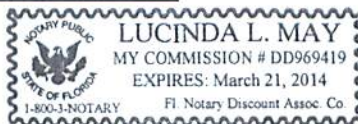
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of October, 20 13

By Jennifer Vail, who is personally known to me or has produced n/a as identification and who did not take an oath.

Lucinda L May  
Signature of person taking Acknowledgement

Lucinda May  
Printed Signature  
My Commission Expires:





## Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

### MASTER PLAN AMENDMENT SUBMITTAL CHECKLIST

#### I. GENERAL

##### PLEASE CHECK

YES NO N/A

☒ ☐ ☐

- a. A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner. An electronic copy of application.

☒ ☐ ☐

- b. Required application fees.

☒ ☐ ☐

- c. Five (5) copies of a warranty deed including property control number or folio number and legal description of the property.

☒ ☐ ☐

- d. A recent aerial photograph of the site with a minimum scale of 1" = 300'.

☒ ☐ ☐

- e. Area location map.

☐ ☐ ☐

- f. A list of all property owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach County Property Appraiser's Office.

☐ ☐ ☐

- g. Executed affidavit signed by the person responsible for completing the property owner list.

☐ ☐ ☐

- h. Two (2) sets of POSTAGE PAID envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property, Wellington's return address and completed certified mail cards required.

☒ ☐ ☐

- i. Executed acknowledgement of Wellington site plan approval for individual development pods or parcels; the need to plat property or phases thereof prior to issuance of building permits (excluding building permits for dry models); the requirement for underground installation of all utilities, and Wellington's right to initiate a revocation of master plan approval or rezoning of the property.

☒ ☐ ☐

- j. Five (5) copies of all Ordinances / Resolutions affecting the property.

☒ ☐ ☐

- k. Five (5) copies of the previously approved and certified Master Plan.

☒ ☐ ☐

- l. Legal description of property (8.5' X 14' with 1' margins) on disc (word format).

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## II. CURRENT CONDITIONS MAP (Twelve copies)

- Provide number of acres, rounded to the nearest one-tenth (1/10) acre.
- Comprehensive plan, existing land use and zoning designation of the site and of properties within 300' of the site.
- Existing principal structures on the site and of properties within 300' of site.
- Lakes or bodies of water on the site.
- Principal vehicular access points.
- Proposed alignment of State, County or Wellington roads.

## III. MASTER PLAN

(No larger than 24" x 36" with scale not smaller than 100' to an inch)

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Scale (graphic and written), date, north arrow, vicinity sketch, project name, revision dates on each drawing, if multiple sheets provide page numbers and clearly identify match lines.
- Five (5) hard copies each of the regular and reduced size copies of the proposed Master Plan and a computerized copy on disc.
- Location Map- clearly showing the location of the property in relation to existing roads and landmarks, including at least one north-south and one east-west thoroughfare plan road.
- Name, address and telephone number of the developer, along with the name and address of the engineer, surveyor, planner and/or other professional consultant(s) responsible for the plan, plat and supporting documents.
- Written legal description, including Section, Township, Range and parcel, tract, plat name or number.
- Tabular Project Data (total number acres, gross density for the entire project and for each separate pod, number of individual development pods, number and type of dwelling units (total and by each pod), civic sites by number of acres and whether private/public, percentage and number of acres of open space, percentage and number of total and minimum acres of common space required for the entire site and for each pod developed, percentage and number of acres of lakes and waterways, percentage and number of acres of preserves, percentage and number of acres of recreation, percentage and number of acres of public right-of-way and whether private/public, Wellington zoning case number, existing and proposed zoning and land use designation, and type of use and ownership.)
- Provide proposed individual development pods.

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- h. Proposed vehicular and non-vehicular circulation including but not limited to major roadways, principal vehicular access points, and location (generalized) pedestrian and bicycle path detail, and signage , if applicable.
- i. Location of sites to be dedicated for public use including but not limited to schools, parks, or other public facility.
- j. Location of major private recreational amenities including but not limited to golf courses, tennis courts, private parks, club houses, swimming pools, and similar features.
- k. Provide major easements, or right-of-way for public utilities, canals, and similar improvements, and any easements or rights-of-way proposed to be abandoned.
- l. Location, size and orientation of development signs.
- m. Provide estimated square footage of commercial or non-residential uses and dimensions and acreage of out parcels.
- n. Location of lots including dimensions (size, width and depth), maximum building coverage, minimum open space per lot, maximum buildable area, building setbacks and/or separation (front, side, side corner, rear, garage and second floor), maximum building height (feet and number of stories), and minimum accessory setbacks (pools, screen enclosures, sheds, detached garages)
- o. Provide typical lake cross sections and slopes.
- p. Location and acreage of institutional and other allowable nonresidential uses.

#### ***IV. LANDSCAPE PLANS (Twelve Copies)***

PLEASE CHECK		
YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Provide typical landscape standards, signed, sealed and prepared by a Florida Registered Professional, for single-family and multiple-family dwellings; street tree Plantings; open space plantings; median plantings; arterial/collector plantings (including but not limited to grade and size of landscape materials); maintenance of median, open space and arterial/collector plantings; irrigation; standard planting details and use of xeriscape or similar materials.
- b. Provide perimeter buffer detail, prepared by a Florida Registered Professional, including but not limited to: width, general details (berm, fencing, wall etc.), and proposed cross section (dimensions, typical trees and plant material, typical spacing, fencing, berms and similar information)

#### ***IV. OTHER (Twelve Copies)***

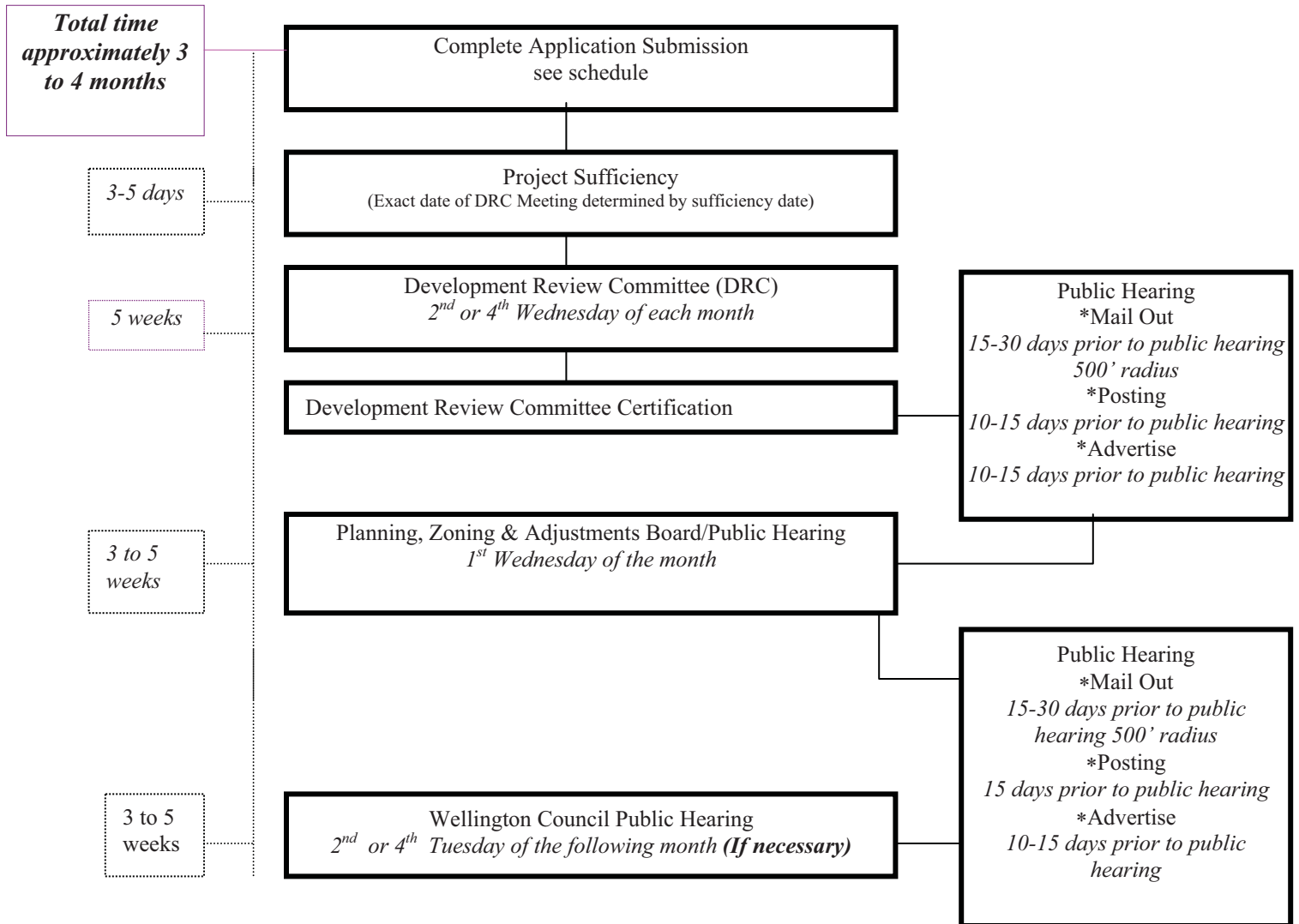
<b>PLEASE CHECK</b>		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. Provide environmental assessment.
- b. Provide tree survey.
- c. Provide proof of concurrency for all required services, including concurrency reservation for traffic issued By Palm Beach County Traffic Engineering Division.
- d. Provide conceptual architectural styles and conceptual colored building elevations, color palettes and typical materials to be utilized.
- e. Provide elevations of common elements, including walls, clubhouses, entry features and similar features.
- f. Provide master sign plan including but not limited to the following: location of signs, types of signs (entry feature, entrance and directional), architectural elevations (sign design, content, dimensions, materials and colors), statement of consistency with Wellington sign regulations, and typical landscaping (type of trees, shrubs and ground cover associated with the proposed sign.
- g. A survey (not more than a year old) including any and all easements of record (reference by OR Book and page, prepared by a surveyor registered in the State of Florida) including major public or private canals, rights-of-way, and overhead or underground easements.
- h. Overall phasing plan including residential and nonresidential parcels, number of dwelling units, and nonresidential uses and square feet.
- i. Conceptual drainage plan signed and sealed by a Florida Registered engineer.

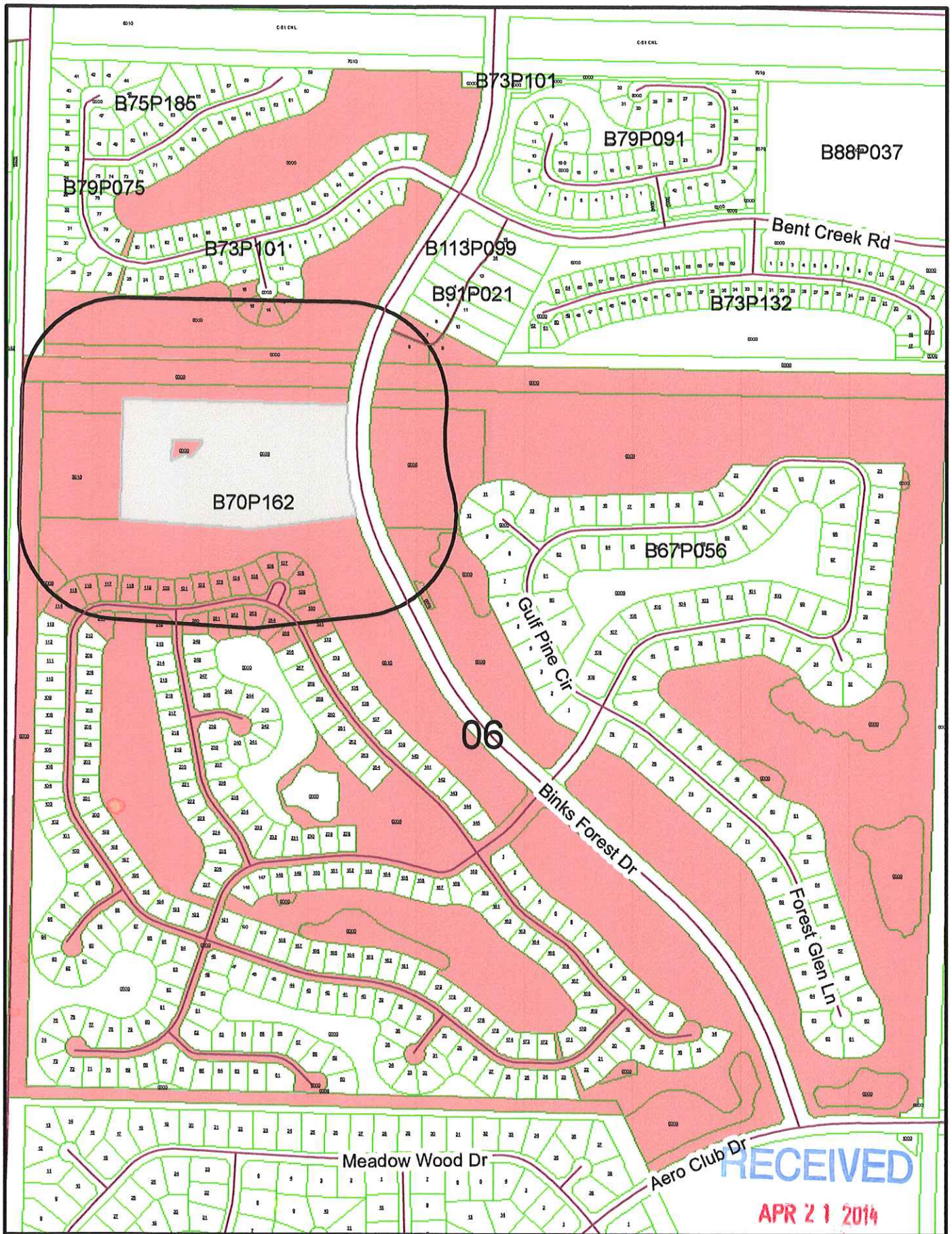
# Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

## MASTER PLAN AMENDMENT PROCESS



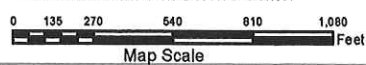




Gary R. Nikolits, CFA  
Palm Beach County  
Property Appraiser

Notes:

Location: Downtown Service Center



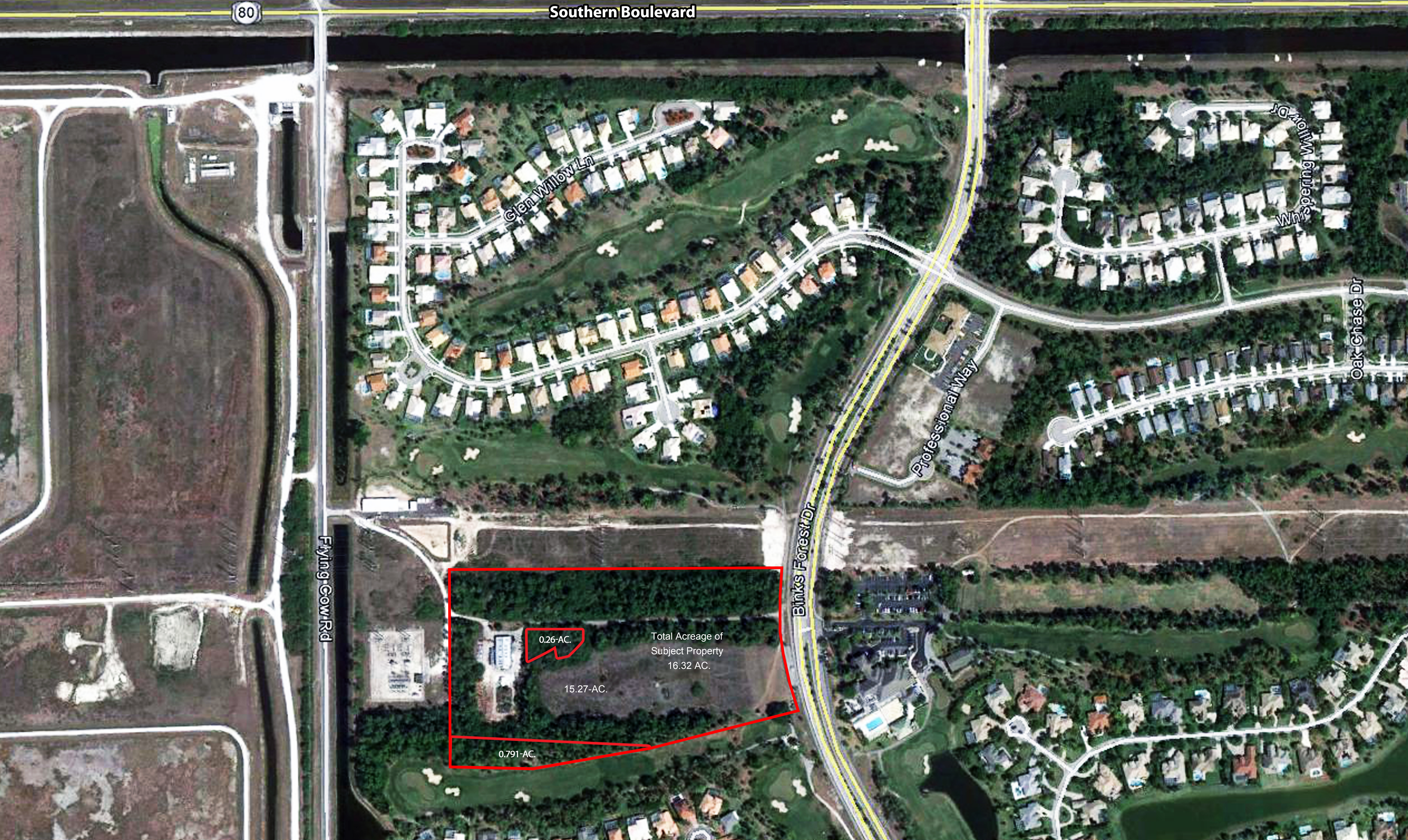
Produced on: 4/16/2014

### Key

<b>Selected Parcels</b>	100	300	500
Others	200	400	

VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT






RECEIVED  
By Planning and Zoning at 5:51 pm, Oct 03, 2013

Binks Pointe  
Wellington, Florida

Aerial Graphic



LAND  
DESIGN  
SOUTH



Planning  
Landscape Architecture  
Environmental  
Transportation  
Graphic Design



## COOPERATION AND SURVIVAL CLOSING AGREEMENT

THIS AGREEMENT is made effective this 2<sup>nd</sup> day of May, 2013, by and between BINKS EXCHANGE CO., LLC, a Florida limited liability company ("Seller"), and SBBG, LLLP, a Florida limited liability limited partnership ("Buyer").

WHEREAS, Seller and WKS GROUP, L.L.C., a Florida limited liability company, entered into that certain Agreement for Sale and Purchase of Property, which was amended and assigned to Buyer (said Agreement for Sale and Purchase of Property as previously amended and assigned, is hereinafter referred to as "Agreement"), in connection with that certain property known as a portion of Parcel "J" and all of Parcel "V" of Binks Forest of the Landings at Wellington P.U.D. Plat 2, being located in Wellington, Florida ("Property"); and

WHEREAS, the parties hereto wish to confirm the survival of certain matters after the closing on the purchase and sale of the Property under the Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Seller agrees that Seller will post closing provide an easement in recordable form to Buyer, its successors and permitted assigns, and their respective contractors, agents and consultants (collectively, "Authorized Users") (similar in form to the easement agreement being granted by Seller at closing to Buyer) for a turning lane into the Property. Seller acknowledges that the easement is necessary, and Seller will provide such easement upon an accurate legal description being presented and mutually agreed upon by Buyer and Seller, in their reasonable discretion.
2. Seller agrees that Seller will post closing, at the request of Buyer deed to Buyer by Special Warranty Deed the land to the south of the Property ("Sliver Parcel"), which Buyer intends to attempt to utilize to expand the development site, a sketch and legal description of the location of the Sliver Parcel being attached hereto as **Exhibit "A"** and incorporated herein by reference. As consideration for the deeding of the Sliver Parcel, Buyer will compensate the Seller in the following manner:



- ~~If Buyer is able to utilize the Sliver Parcel in Buyer's sole discretion, then the parties agree that the 12% stated in the Agreement used in calculating the Additional Purchase Price shall increase from 12% to 15%, all meanings and terms of which are outlined in the Agreement.~~
- Buyer will pay all the costs associated with seeking governmental approvals to utilize the Sliver Parcel in its development, obtaining the legal description and sketch of the Sliver Parcel, obtaining title insurance on the Sliver Parcel, recording costs to record the Special Warranty Deed and Partial Release of Mortgage and documentary stamps on the transfer based on \$40,000.00.
- A conveyance of the Sliver Parcel by Seller is conditioned upon obtaining the agreement of Seller's lender, Bank of America, to partially release the Sliver Parcel from its mortgage for a release price not to exceed \$40,000.00. Seller will request the partial release from Seller's lender.
- ~~Buyer will pre-pay \$40,000 of the Additional Purchase Price at the Closing of the Property. Future Additional Purchase Price payments will first be paid from said pre-paid amount. After said pre-paid amount has been expended, all future Additional Purchase Price payments will be paid to the Seller.~~
- ~~If Buyer is unable to utilize the Sliver Parcel in Buyer's sole discretion, the percentage used to calculate Additional Purchase Price will revert to the originally contracted amount of 12%. The pre-paid amount will be retained by the Seller and will be credited to future Additional Purchase Price payments.~~

3. This Agreement shall survive closing.

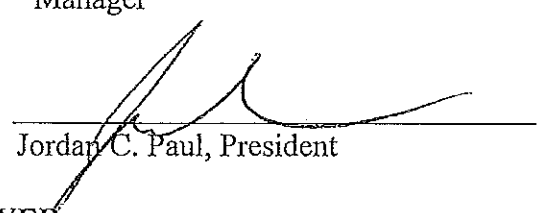
(See signatures on following page)

Dated: May 2, 2013

**SELLER:**

**Binks Exchange Co., LLC**, a Florida limited liability company

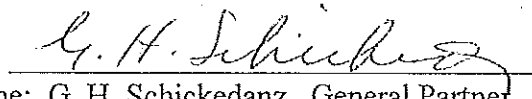
BY: **BXC, INC.**, a Florida corporation, its  
Manager

By:   
Jordan C. Paul, President

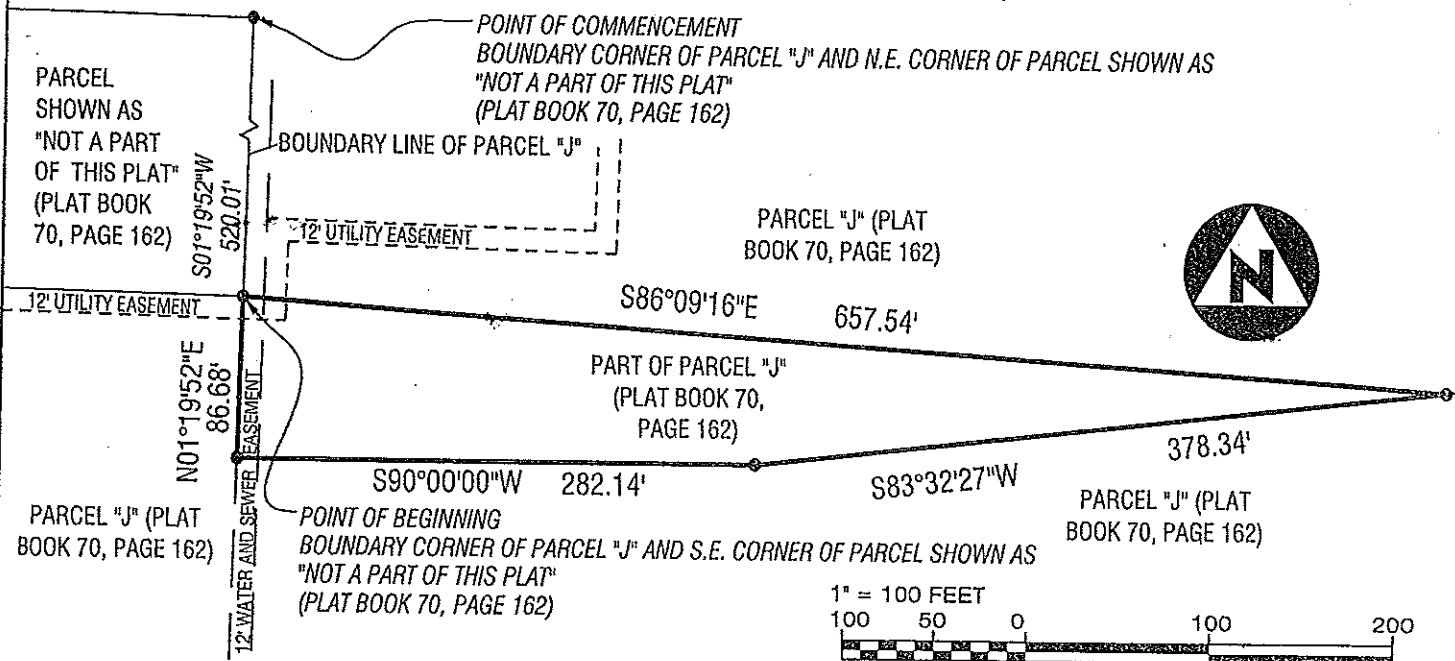
**BUYER:**

**SBBG, LLLP**, a Florida limited liability limited partnership

Dated: May 2, 2013

By:   
Name: G. H. Schickedanz, General Partner

F:\DOCS\ALYS\and6024.pgs2.doc



**LEGAL DESCRIPTION OF ADDITIONAL PARCEL  
PROPOSED BINKS FOREST TOWNHOME PARCEL SITE**

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:

COMMENCE 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" AND THE POINT OF BEGINNING;

THENCE, SOUTH 86°09'16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, SOUTH 83°32'27" WEST, A DISTANCE OF 378.34 FEET; THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 282.14 FEET; THENCE, NORTH 01°19'52" EAST, ALONG THE SOUTHERLY PROLONGATION OF SAID BOUNDARY LINE, A DISTANCE OF 86.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 34,476 SQUARE FEET OR 0.791 ACRES, MORE OR LESS.

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

BY:

*Stephen L. Shirley*  
STEPHEN L. SHIRLEY, P.S.M. 3918

DATE: 04-26-2013

NOTE: THIS IS NOT A SURVEY

SKETCH AND  
DESCRIPTION OF:

ADDITIONAL PARCEL TO  
PROPOSED BINKS FOREST TOWNHOME PARCEL SITE



**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@alssurvey.net

FILE: P285BNDY

DATE: 04-26-2013

BY: SLS/DJC CKD:

W.O.#: P285

SHEET 1 OF 1



# 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

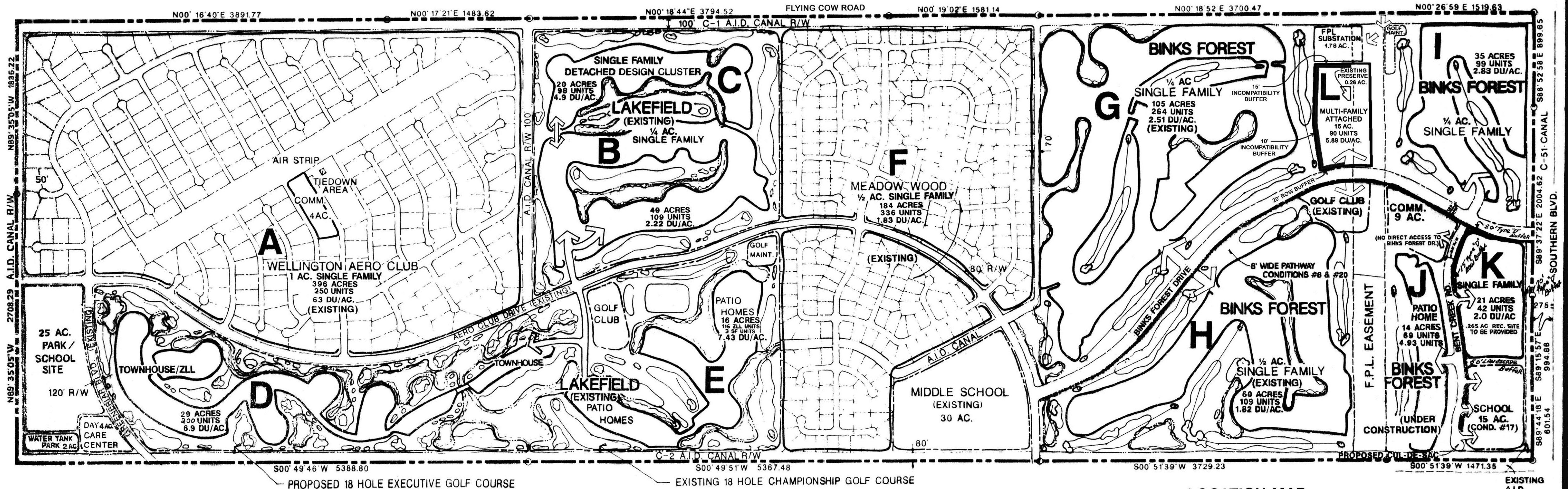
# SITE AREA BREAKDOWN TABULAR

	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

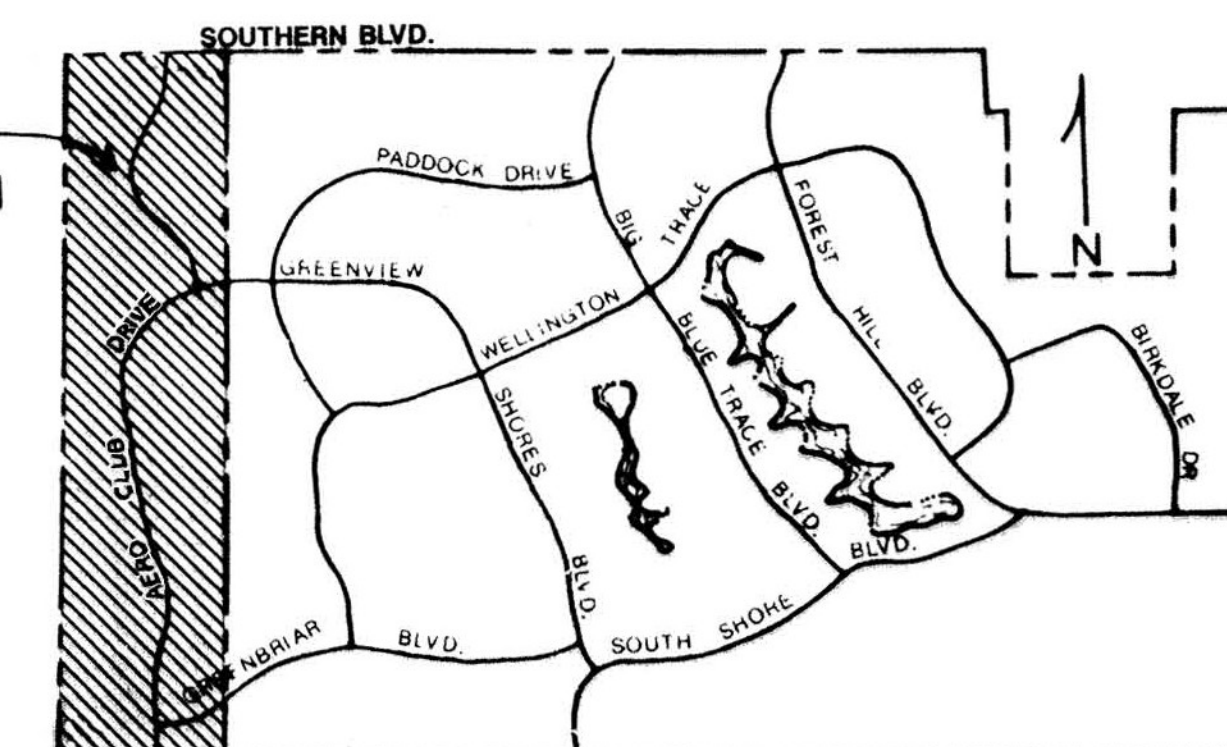


PLANNED DEVELOPMENT TABULAR DATA

POD TYPE AND NAME	ACRE	LATEST BCC/COUNCIL UNIT APPROVAL	CURRENT DRC APPROVAL				NEW SUBMITTAL				CHANGE
			TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	
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	THZLL	TH 58 ZLL 142	6.90	AH	THZLL	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	5.89	AH	+90
TOTAL	944	1,785			1,695			1,785			+90

# LOCATION MAP

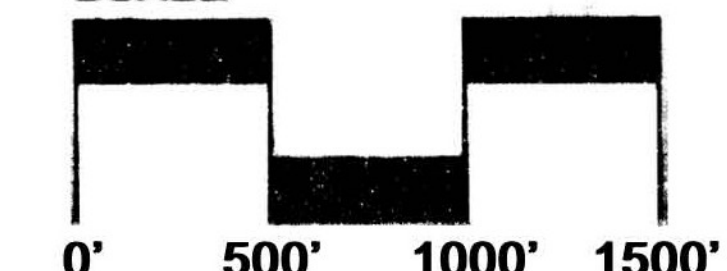
THE LANDINGS AT WELLINGTON P.U.D.



WELLINGTON P.U.D.



SCALE



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

## 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

PROJ. # 1106.3 DWG. # 95-28

## PARCEL L ONLY

LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental Services  
Transportation  
2100 Corporate West Drive, Suite 100 | West Palm Beach, Florida | Tel: (561) 476-0001  
1100 S. West Palm Beach, Suite 201 | Palm Beach, Florida | Tel: (561) 775-0771 | Fax: (561) 775-0772  
www.landdesignsouth.com

PROJ. # 1370.1 DWG. # 2009-03-03\_ReviseBinksForestMP\_1370.1

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.

## 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 5:52 pm, Oct 03, 2013

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



**2014 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L12000106938

**Entity Name:** BINKS EXCHANGE CO., LLC

**Current Principal Place of Business:**

400 BINKS FOREST DRIVE  
WELLINGTON, FL 33414

**Current Mailing Address:**

400 BINKS FOREST DRIVE  
WELLINGTON, FL 33414

**FEI Number:** 80-0847477

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CORPORATION COMPANY OF MIAMI  
525 OKEECHOBEE BOULEVARD  
SUITE 1100 - SRP  
WEST PALM BEACH, FL 33401 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGR  
Name BXC, INC.  
Address 400 BINKS FOREST DRIVE  
City-State-Zip: WELLINGTON FL 33414

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** JORDAN PAUL

**MANAGING MEMBER**

**04/30/2014**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date



The School District of Palm Beach County  
Planning & Real Estate Services  
3300 Forest Hill Blvd. C-110  
West Palm Beach, FL 33406-5813  
Phone: (561)434-8042  
Fax: (561)434-8815  
Attention: Concurrency Section

## The School District of Palm Beach County School Concurrency Application & Service Provider Form

**Instructions:** Submit one copy of the completed application and fees for the review, for each new residential project requiring a determination of concurrency for schools. A determination will be provided within fifteen (15) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order.

Please check (✓) type of application (one only):

☐ Concurrency Determination ☐ Concurrency Exemption ☐ Concurrency Equivalency  
☒ Adequate School Facilities Determination ☐ Letter of No Impact ☐ Time Extension

**Fees:** Concurrency Determination (\$200.00 for 20 units or more / under 20 units \$100.00), Adequate School Facilities Determination (\$200.00), Equivalency (\$125.00) Exemption or Letter of No Impact (\$25.00), Time Extension (\$75.00)

### PART I. PROJECT INFORMATION

**Project Name:** Binks Forest Residential **Municipality:** City of Wellington

**Property Control Number (PCN):** +/-0.26-acres of 73-41-44-06-03-022-0000; +/-0.791-acres of 73-41-44-06-03-010-0000

**Location of Subject Property:** South of Southern Boulevard, west of Binks Forest Drive

#### DEVELOPMENT REQUEST:

Project Data	
Project Acreage	+/-1.051
Total Number of Units	8
Will the Project be Phased? (Y/N)	N/A***
Concurrency Service Area (CSA)	16
School Area Code (SAC)	107A

Type of Units	
N/A***	Single Family
N/A***	Apartments (3 Stories or less)
N/A***	High Rise Apartments
N/A***	Age Restricted (Adults Only)**

\* If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

\*\* A Restrictive Covenant is required for age restricted communities.

\*\*\*Project is at the Comprehensive Plan Amendment phase, therefore this information has not yet been determined.

#### OWNERSHIP / AGENT INFORMATION:

**Owner's Name:** SBRG LLLP / Binks Exchange Co LLC  
**Agent's Name:** Lindsay Libes - Land Design South  
**Mailing Address:** 400 Columbia Drive, Suite 110  
**Telephone Number:** (561)478-8501 **Fax Number:** (561)478-5012

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

\_\_\_\_\_  
Owner or Owner's Agent Signature

\_\_\_\_\_  
Date

### PART II. LOCAL GOVERNMENT REVIEW

**Date Application Filed:** 10/3/13  
**Reviewed By:** DAMIAN NEWELL

**Petition Number:** 2013-61 CPA2/MPA 2/SP4  
**Title:** ASSOCIATE PLANNER

**Did the Applicant pay the filing fee to you?**

☐ YES (Please attach proof of payment)  
☒ NO (If no, the applicant must pay the School District.  
The School District will not review without payment)

[Signature]  
Government Representative Signature

10/17/13  
DATE

### PART III. TO BE COMPLETED BY SCHOOL DISTRICT

**Date & Time Received:** \_\_\_\_\_ **Case Number:** \_\_\_\_\_

\_\_\_\_\_ I verify that the project complies with the adopted Level of Service (LOS) for Schools

\_\_\_\_\_ I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions

\_\_\_\_\_ I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools

\_\_\_\_\_  
School District Representative

\_\_\_\_\_  
Date

**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P12000071394

**Entity Name:** BXC, INC.

**Current Principal Place of Business:**

400 BINKS FOREST DRIVE  
WELLINGTON, FL 33414

**Current Mailing Address:**

400 BINKS FOREST DRIVE  
WELLINGTON, FL 33414

**FEI Number:** 40-0903353

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CORPORATION COMPANY OF MIAMI  
525 OKEECHOBEE BOULEVARD  
SUITE 1100 - SRP  
WEST PALM BEACH, FL 33401 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title MANAGING MEMBER  
Name PAUL, JORDAN  
Address 400 BINKS FOREST DRIVE  
City-State-Zip: WELLINGTON FL 33414

Title V  
Name LAM, DUNG  
Address 400 BINKS FOREST DRIVE  
City-State-Zip: WELLINGTON FL 33414

Title V  
Name WEBER, TOM  
Address 400 BINKS FOREST DRIVE  
City-State-Zip: WELLINGTON FL 33414

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JORDAN PAUL

MANAGING MEMBER

04/30/2014

Electronic Signature of Signing Officer/Director Detail

Date





The  
Benedict  
Group

## *Binks Townhomes*

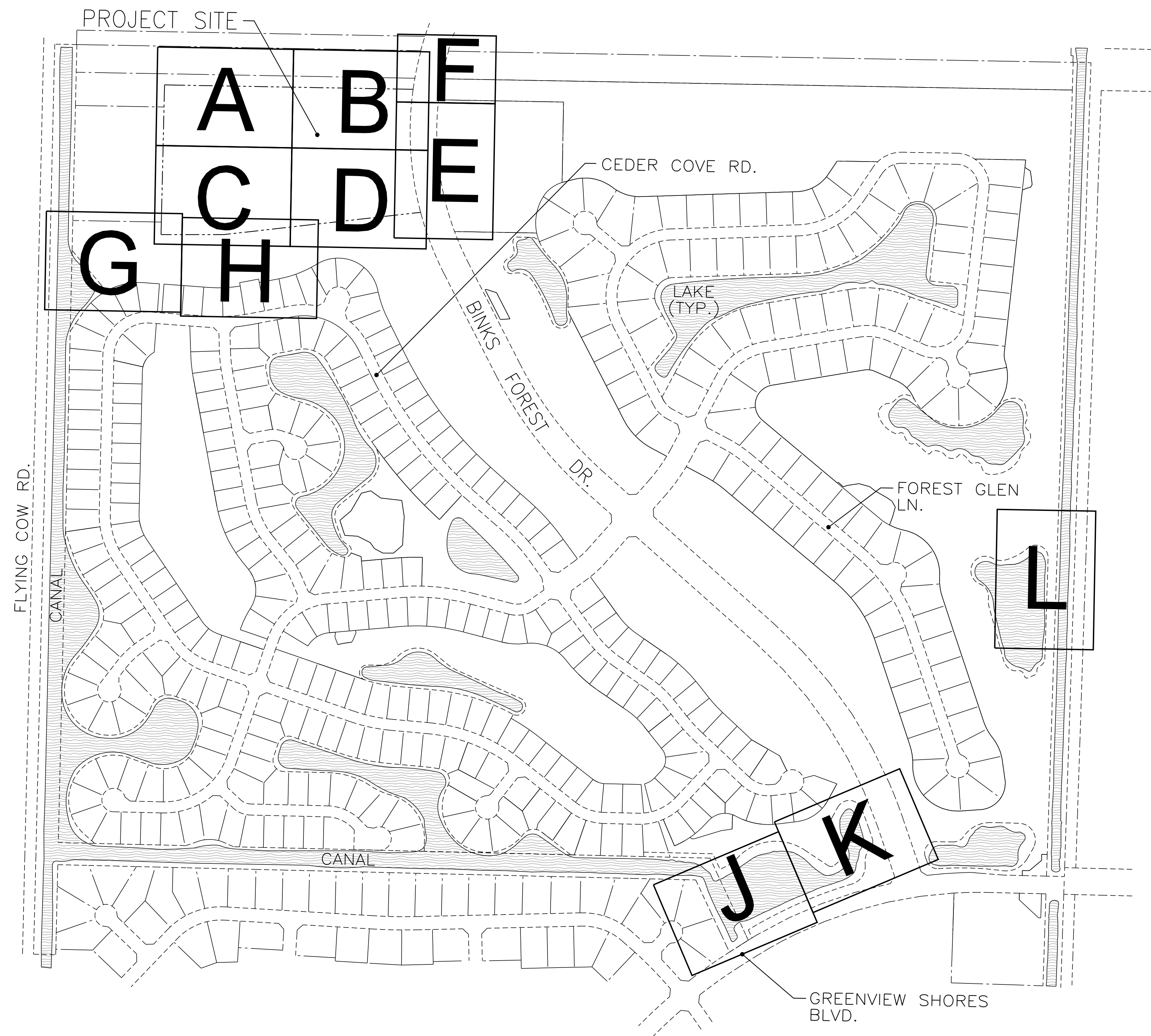
**RECEIVED**

By Planning and Zoning at 5:53 pm, Oct 03, 2013



# BINK'S POINTE

## CONCEPTUAL ENGINEERING PLANS



### INDEX OF SHEETS

- 0 COVER SHEET
- 1 OVERALL PLAN
- 2-5 ON SITE PLANS
- 6-12 OFFSITE PLANS

VICINITY MAP (NTS)  
SECTION 6 TOWNSHIP 44S RANGE 41E

**ERDMAN  
ANTHONY**

1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 EB#25912 LB#7334  
JAMES F. NOTH P.E., LICENSE #32652

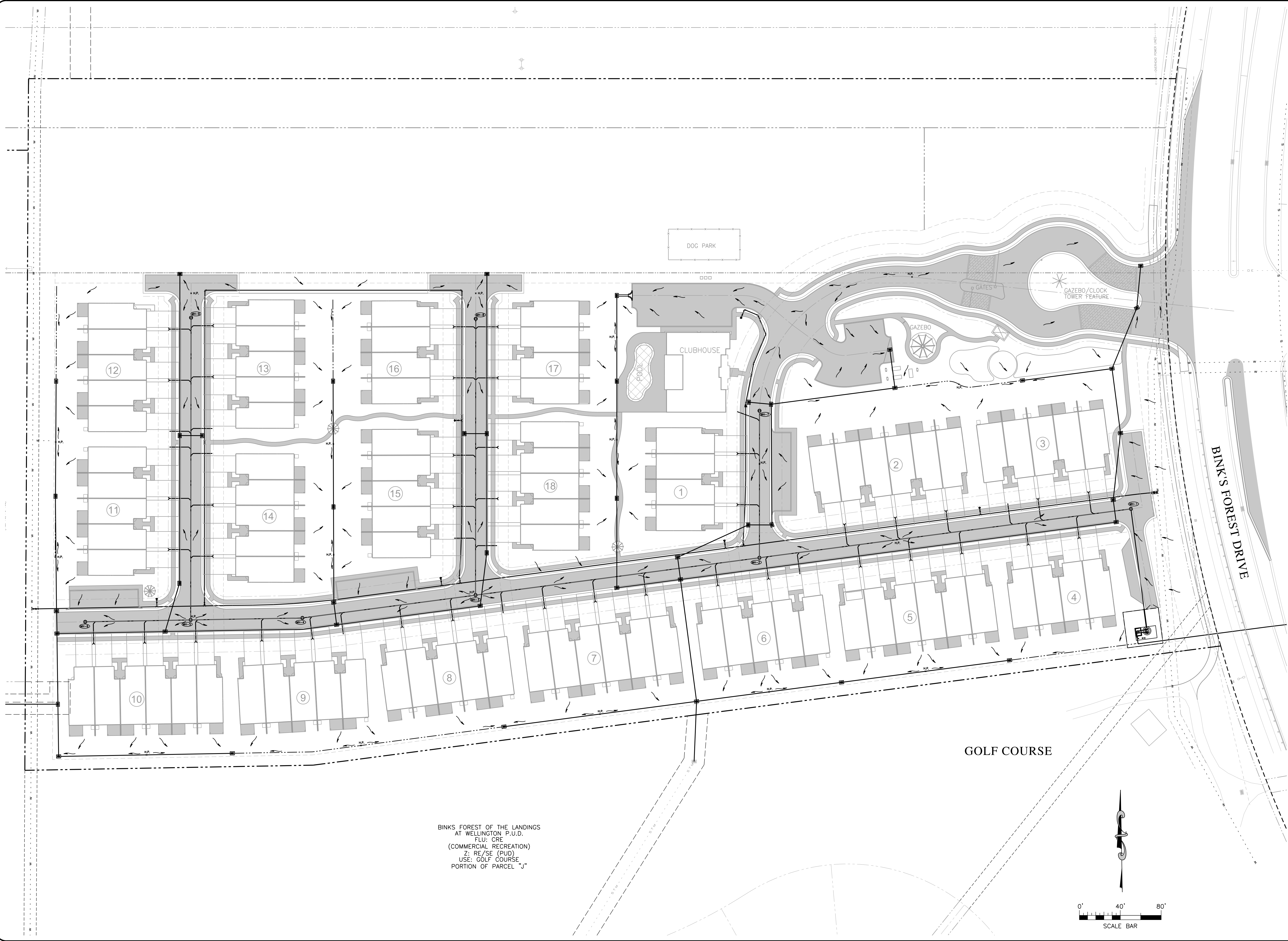
**RECEIVED**  
By Planning and Zoning at 5:53 pm, Oct 03, 2013

Dana I Gillette, PE, PSM  
Eng. Reg. #41913

ALL RIGHTS RESERVED: No part of  
this document may be reproduced,  
stored in a retrieval system, or  
transmitted, in any form or by any  
means electronic, mechanical,  
photocopying, recording, or  
otherwise without the prior written  
authorization of ERDMAN ANTHONY.  
COPYRIGHT  
© 2013 Erdman Anthony

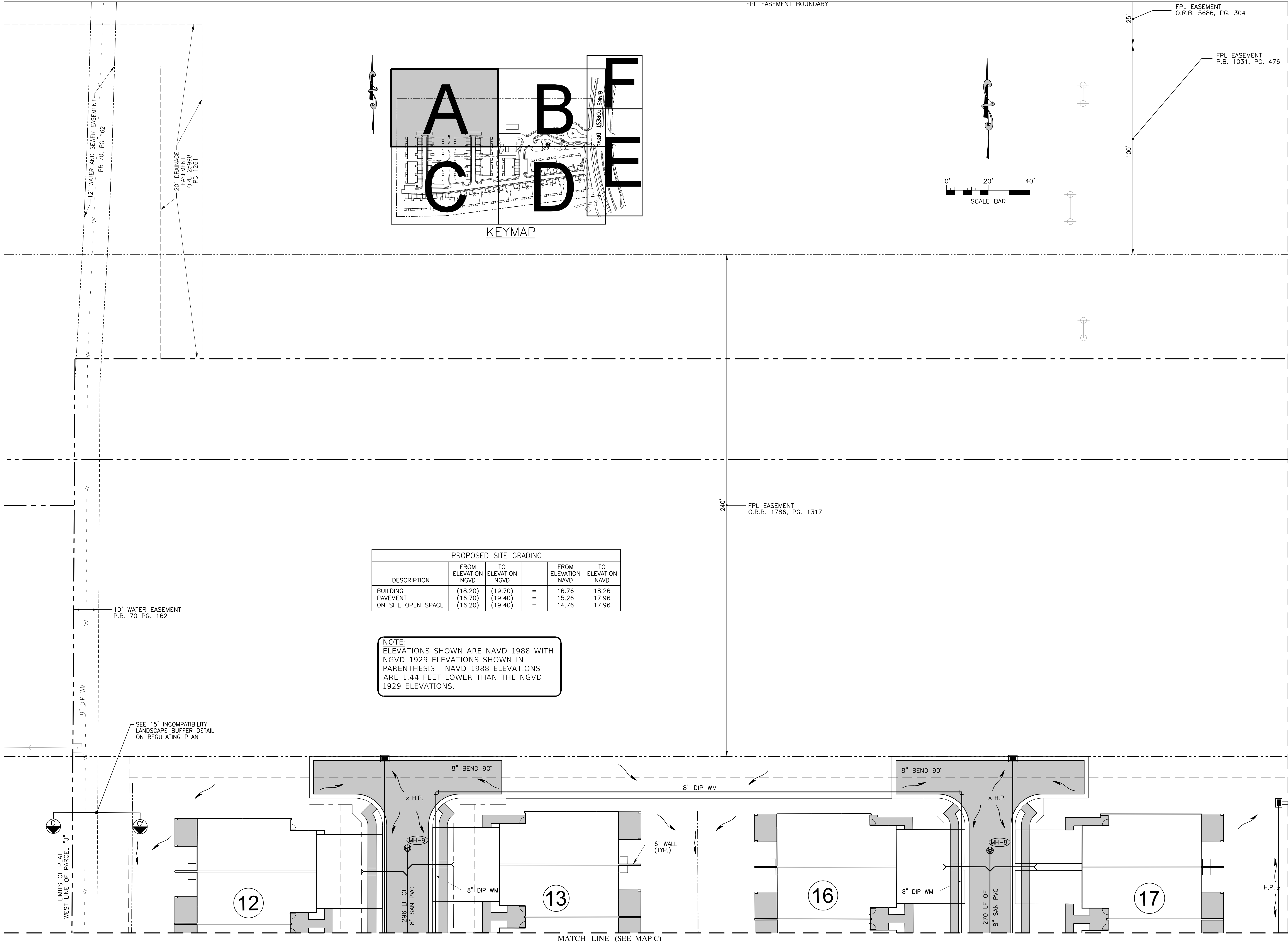
DATE: 10/1/2013

FILE: N:\6021-00-BlinksTHDrawings\Plans\01\_SitePlan-40-Scale.dgn



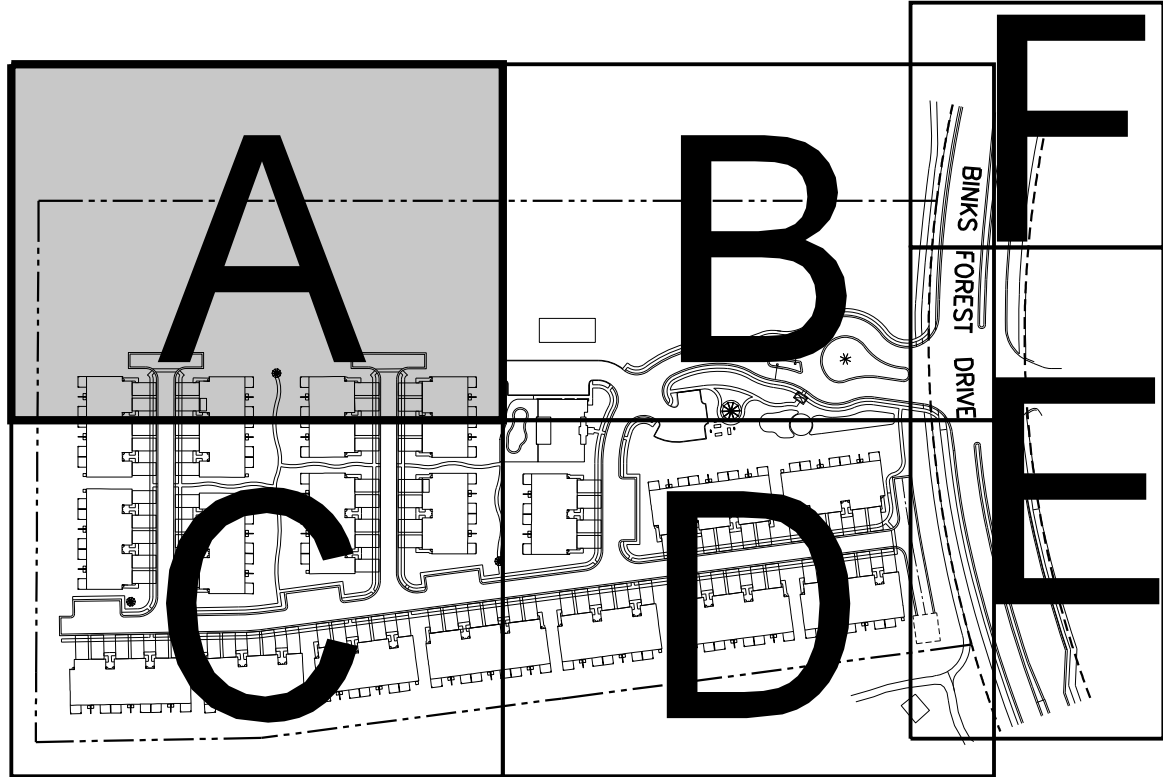


FILE: N:\60211-00-Blinks\TH Drawings\Plans\02-A-Plan-20SCALE.dgn



PROPOSED SITE GRADING					
DESCRIPTION	FROM ELEVATION NGVD	TO ELEVATION NGVD		FROM ELEVATION NAVD	TO ELEVATION NAVD
BUILDING	(18.20)	(19.70)	=	16.76	18.26
PAVEMENT	(16.70)	(19.40)	=	15.26	17.96
ON SITE OPEN SPACE	(16.20)	(19.40)	=	14.76	17.96

NOTE:  
ELEVATIONS SHOWN ARE NAVD 1988 WITH  
NGVD 1929 ELEVATIONS SHOWN IN  
PARENTHESIS. NAVD 1988 ELEVATIONS  
ARE 1.44 FEET LOWER THAN THE NGVD  
1929 ELEVATIONS.

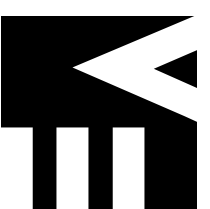


MATCH LINE (SEE MAP B)

BINKS POINTE  
CONCEPTUAL ENGINEERING PLANS

WATER & SEWER PLAN

Drawing Reference No.:  
C-2  
Sheet \_\_\_ of \_\_\_



ERDMAN  
ANTHONY

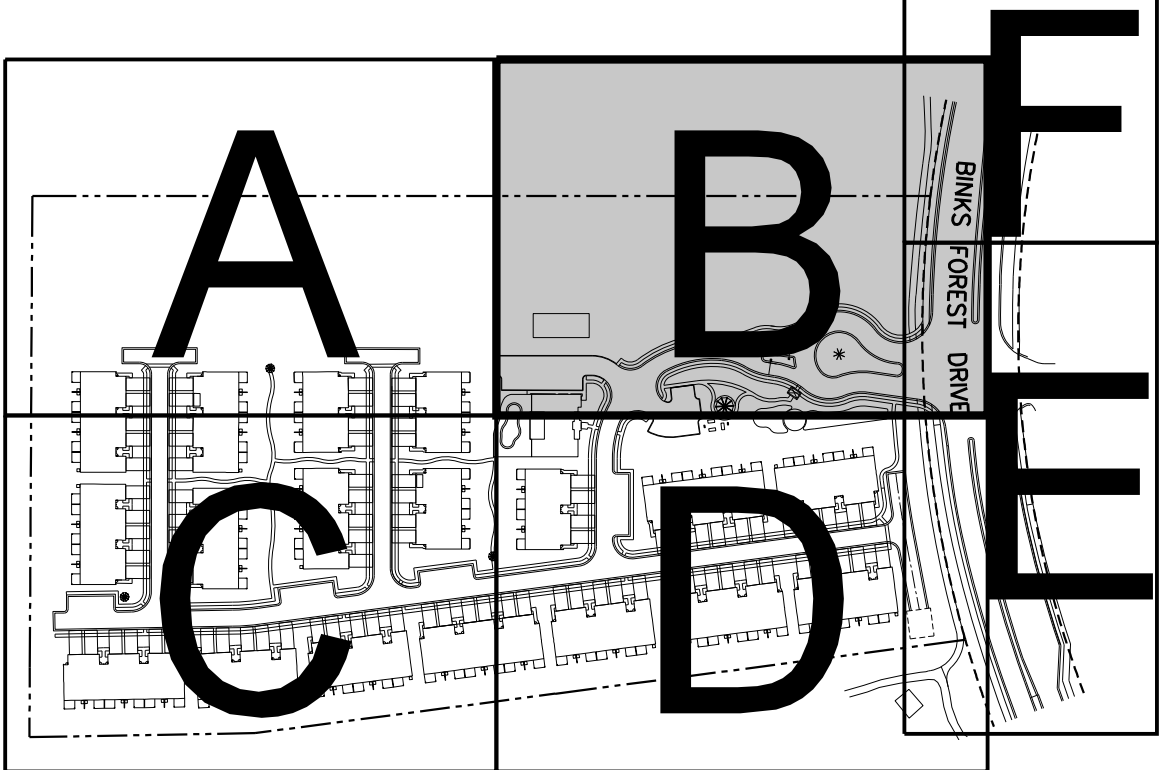
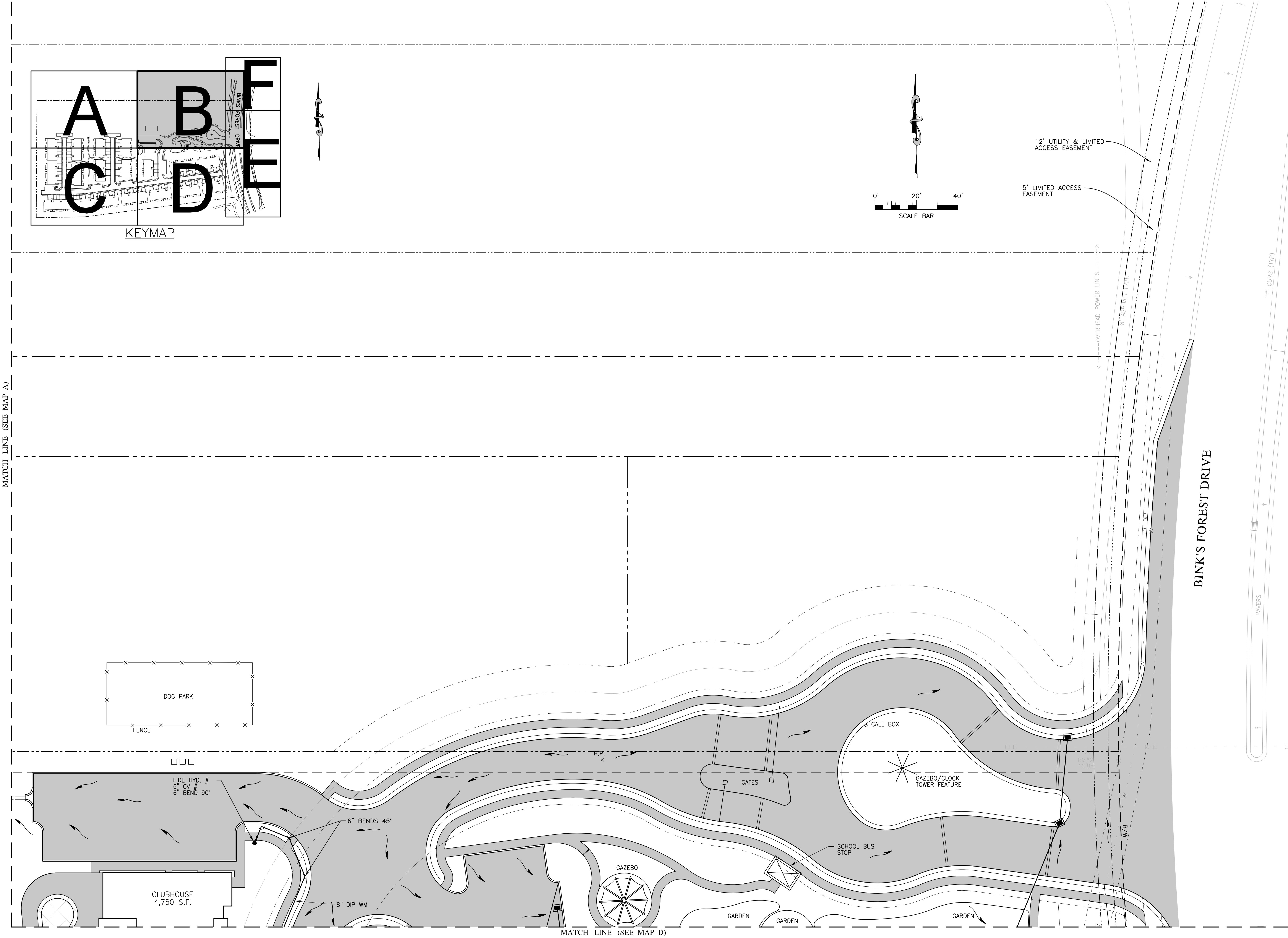
1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 EEB#25912 LB#7354

JOB NO.: 60211.00

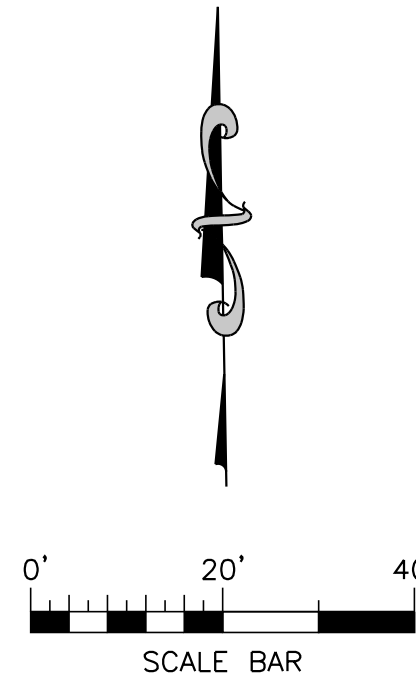
ALL RIGHTS RESERVED: No part of  
this document may be reproduced,  
stored in a retrieval system, or  
transmitted, in any form or by any  
means electronic, mechanical,  
photocopying, recording, or  
otherwise without the prior written  
authorization of ERDMAN ANTHONY.  
COPYRIGHT  
© 2013 Erdman Anthony

No.	Date	Revision
1	10-01-13	INITIAL ISSUE

FILE: N:\60211-00-Blinks\TH Drawings\Plans\03\_LB-Plan-20SCALE.dgn



KEYMAP



SEE MAPS E & F

BINKS POINTE  
CONCEPTUAL ENGINEERING PLANS

WATER & SEWER PLAN

**ERDMAN  
ANTHONY**

1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 EB#25912 LB#7354

JOB NO.: 60211.00

ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of ERDMAN ANTHONY.

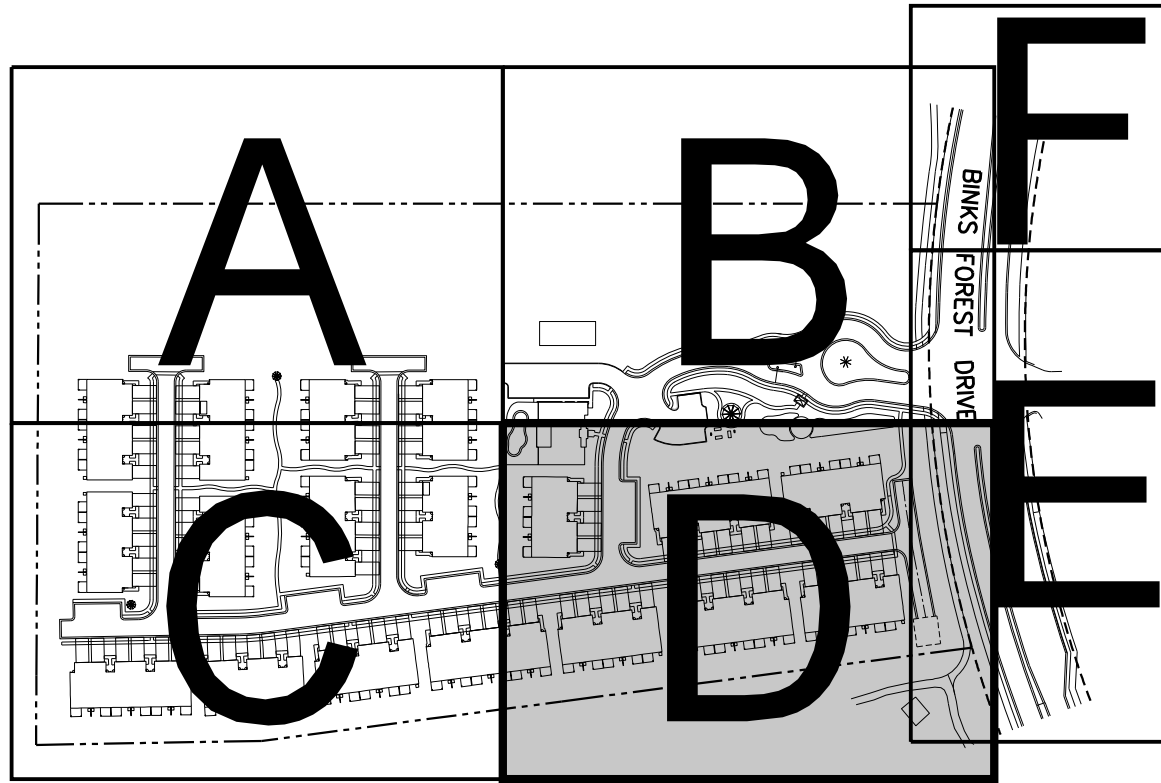
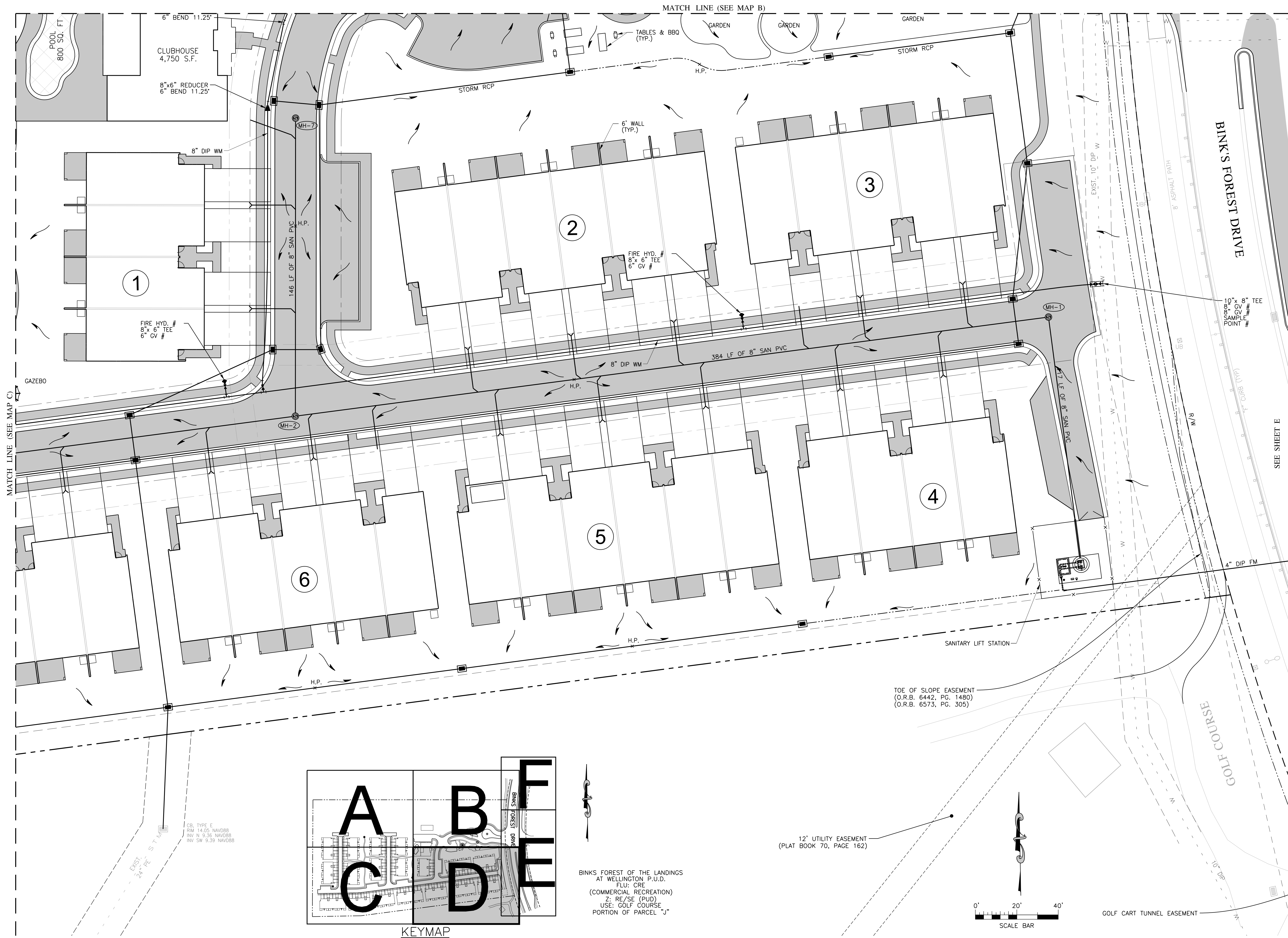
COPYRIGHT  
© 2013 Erdman Anthony

No.	Date	Revision
1	10-01-13	INITIAL ISSUE

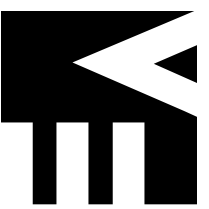


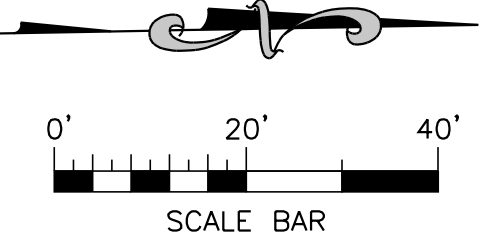


FILE: N:\60211-00-BlinksTHDrawings\Plans\05-D-Plan-20SCALE.dgn

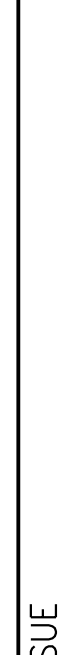


BINKS FOREST OF THE LANDINGS  
AT WELLINGTON P.U.D.  
FLU: CRE  
(COMMERCIAL RECREATION)  
Z: RE/SE (PUD)  
USE: GOLF COURSE  
PORTION OF PARCEL "J"

Revision		Date		No.	
10-01-13 INITIAL ISSUE				1	
<div><b>ERDMAN ANTHONY</b> 1402 ROYAL PALM BEACH BLVD., BLDG 500 ROYAL PALM BEACH, FLORIDA 33411 PH 561-753-9723 FAX 561-753-9724 EEB#25912 LB#7354</div>					
JOB NO.: 60211.00					
<small>ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of ERDMAN ANTHONY.</small>					
<small>COPYRIGHT © 2013 Erdman Anthony</small>					
BINKS POINTE CONCEPTUAL ENGINEERING PLANS			WATER & SEWER PLAN		
Drawing Reference No.: <b>C-5</b>					
Sheet ___ of ___					



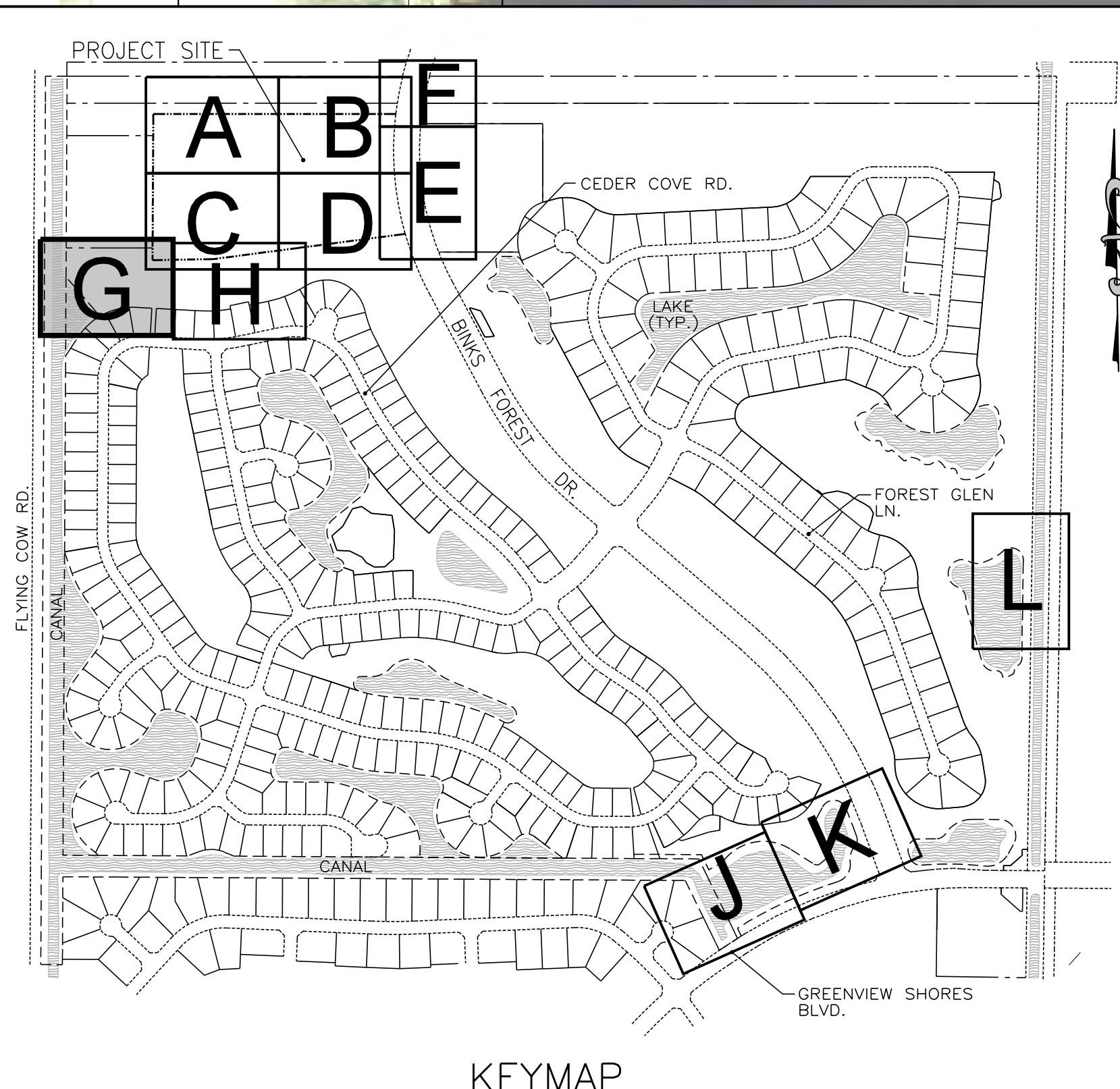
RIGHT TURN LANE  
FROM FDOT "GREEN BOOK" FIGURE 3-12 & 3-13  
TAPER = 80' MIN. (50' TAPER + 30' ADDED DECELERATION)  
DECELERATION DISTANCE = 75' MIN.  
QUEUE LENGTH = 0'  
TOTAL REQUIRED = 155'  
TOTAL PROVIDED = 155'

		<b>ERDMAN</b> <b>ANTHONY</b>		1402 ROYAL PALM BEACH BLVD., BLDG. 500 ROYAL PALM BEACH, FLORIDA 33411 PH 561-753-9723 FAX 561-753-9724 EB#25912 LBB#7334	
JOB NO.: 60211.00		ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of ERDMAN ANTHONY.			
BINKS POINTE CONCEPTUAL ENGINEERING PLANS		WATER & SEWER PLAN			
Drawing Reference No.:		C-6			
Sheet _____ of _____					

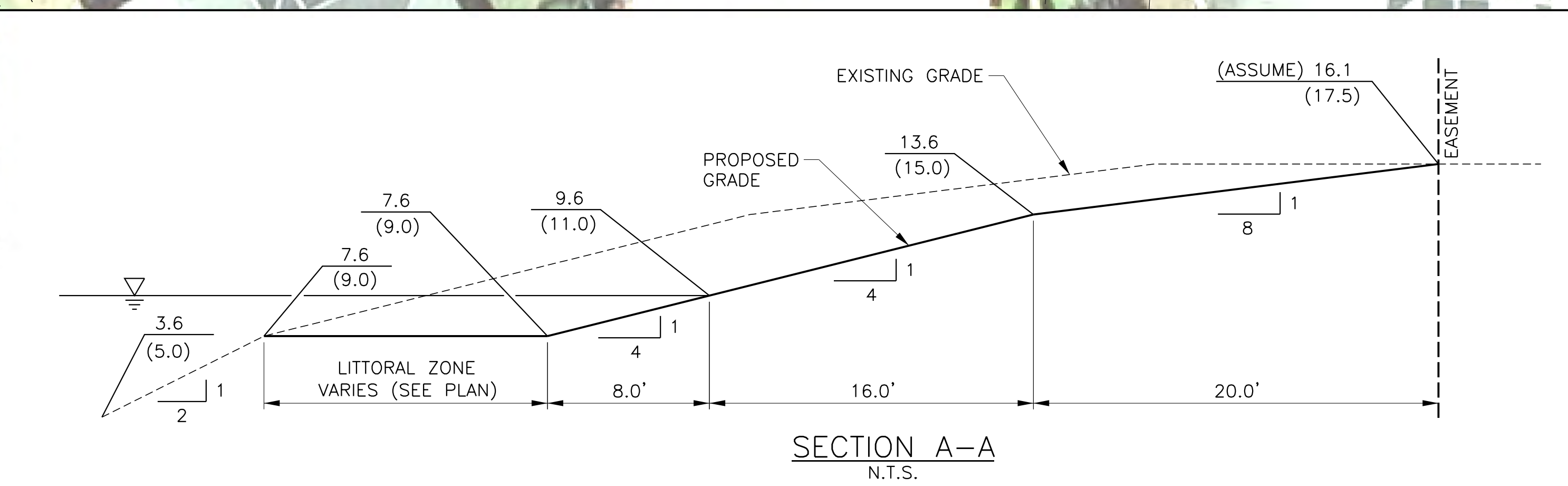




FILE: N:\60211-00-Blinks\TH Drawings\Plans\OB G-Plan-Offsite.dgn



NOTE:  
ELEVATIONS SHOWN ARE NAVD 1988 WITH  
NGVD 1929 ELEVATIONS SHOWN IN  
PARENTHESIS. NAVD 1988 ELEVATIONS  
ARE 1.44 FEET LOWER THAN THE NGVD  
1929 ELEVATIONS.



SEE MAP C

MATCH LINE (SEE MAP F)

0' 20' 40'  
SCALE BAR

No.	Date	Revision
1	10-01-13	INITIAL ISSUE

**ERDMAN**  
**ANTHONY**

1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 E#25912 LB#7354

JOB NO.: 60211.00

ALL RIGHTS RESERVED: No part of  
this document may be reproduced,  
stored in a retrieval system, or  
transmitted, in any form or by any  
means electronic, mechanical,  
photocopying, recording, or  
otherwise without the prior written  
authorization of ERDMAN ANTHONY.

COPYRIGHT  
© 2013 Erdman Anthony

**BINKS POINTE**  
**CONCEPTUAL ENGINEERING PLANS**

**OFFSITE DRAINAGE PLAN**

Drawing Reference No.:  
**C-8**

Sheet \_\_\_ of \_\_\_



**BINKS FOREST OF THE LANDINGS  
AT WELLINGTON P.U.D.  
FLU: CRE  
(COMMERCIAL RECREATION)  
Z: RE/SE (PUD)  
USE: GOLF COURSE  
PORTION OF PARCEL "J"**

**Scale Bar:** 0' 20'

**Technical Annotations:**

- 6" WALL (TYP.)
- H.P.
- 20' DRAINAGE EASEMENT
- STM
- EXIST 24" DE STM
- CB, TYPE E  
RIM 14.05 NAVD88  
INV N 9.35 NAVD88  
INV SW 9.39 NAVD88
- 5' DIA. MH  
RIM 16.1 NAVD88  
INV NE 8.89 NAVD88  
INV S 8.86 NAVD88

PROJECT SITE

FLYING COW RD.

CANAL

CEDAR COVE RD.

BINKS FOREST DR.

LAKE (TYP.)

FOREST GLEN LN.

CANAL

GREENVIEW SHORES BLVD.

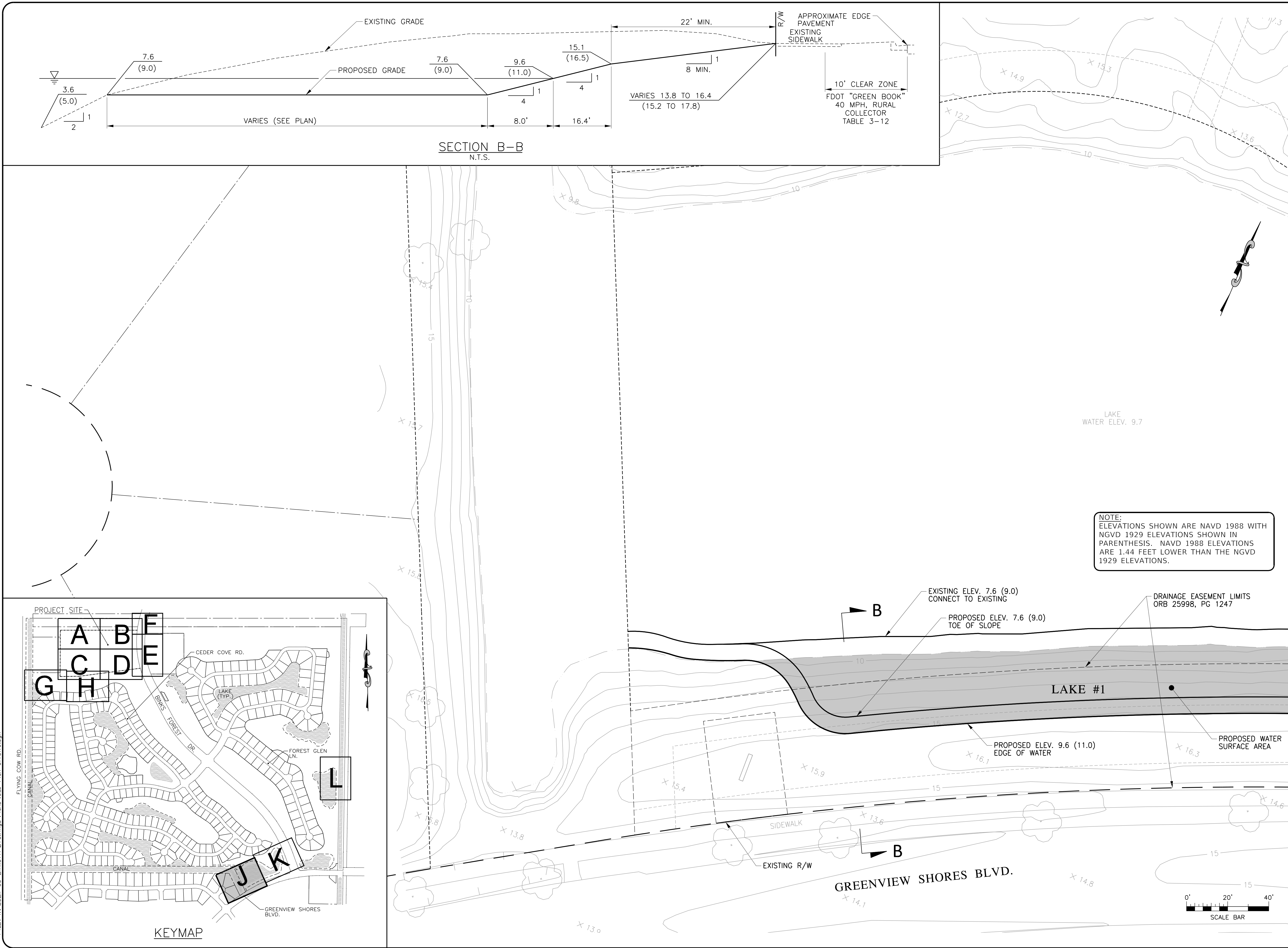
KEYMAP

FILE: N:\60211-00-BinksTH\Drawings\Plans\09\_H-Plan-Offsite.dgn

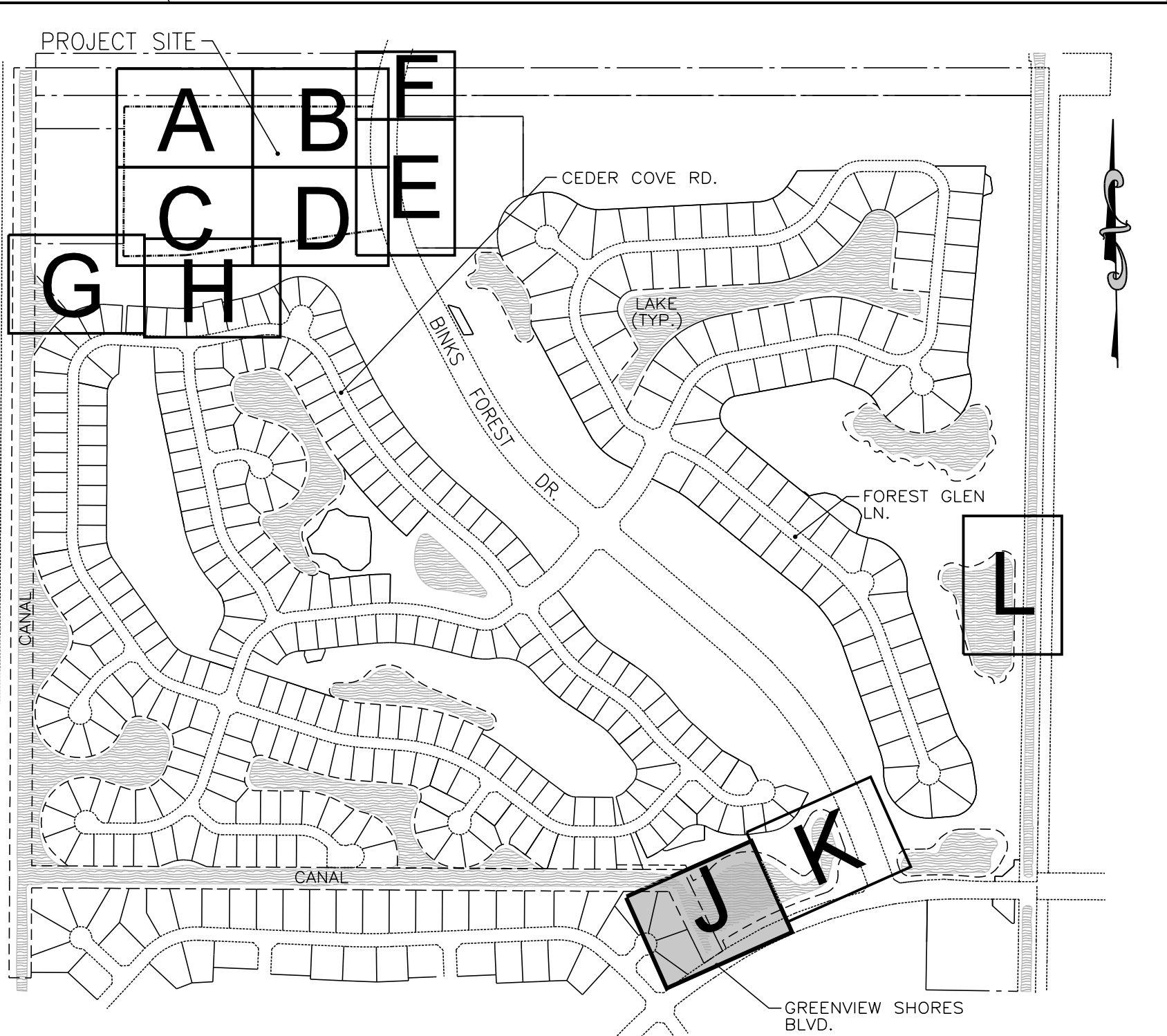
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"><b>BINKS POINTE</b></p> <p style="text-align: center;"><b>CONCEPTUAL ENGINEERING PLANS</b></p> </div> <div style="width: 45%;"> <p style="text-align: center;"><b>OFFSITE DRAINAGE PLAN</b></p> </div> </div>	<p><b>ERDMAN</b></p> <hr style="width: 50%; margin: 0 auto;"/> <p><b>ANTHONY</b></p> <p>1402 ROYAL PALM BEACH BLVD., BLDG. 500          ROYAL PALM BEACH, FLORIDA 33411          PH 561-753-5923 FAX 561-753-5724 CB#25912 LB#7334</p>		<p><b>EA</b></p>	<p><b>JOB NO.: 60211.00</b></p> <p>ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of ERDMAN ANTHONY.</p> <p style="text-align: center;">COPYRIGHT © 2013 Erdman Anthony</p>	<p><b>No.</b></p> <p>1</p>	<p><b>Date</b></p> <p>10-01-13</p>	<p><b>Revision</b></p> <p>INITIAL ISSUE</p>
<p><b>Drawing Reference No.: C-9</b></p>							
<p>Sheet ____ of ____</p>							



FILE: N:\60211-00-Blinks\TH Drawings\Plans\NO. J-Plan-Offsite.dgn



NOTE:  
ELEVATIONS SHOWN ARE NAVD 1988 WITH  
NGVD 1929 ELEVATIONS SHOWN IN  
PARENTHESES. NAVD 1988 ELEVATIONS  
ARE 1.44 FEET LOWER THAN THE NGVD  
1929 ELEVATIONS.



KEYMAP

MATCH LINE (SEE MAP K)

No.	Date	Revision
1	10-01-13	INITIAL ISSUE

**ERDMAN  
ANTHONY**  
1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 EEB#2912 LB#7354

JOB NO.: 60211.00

ALL RIGHTS RESERVED: No part of  
this document may be reproduced,  
stored in a retrieval system, or  
transmitted, in any form or by any  
means electronic, mechanical,  
photocopying, recording, or  
otherwise without the prior written  
authorization of ERDMAN ANTHONY.  
COPYRIGHT  
© 2013 Erdman Anthony

**BINKS POINTE  
CONCEPTUAL ENGINEERING PLANS**

**OFFSITE DRAINAGE PLAN**

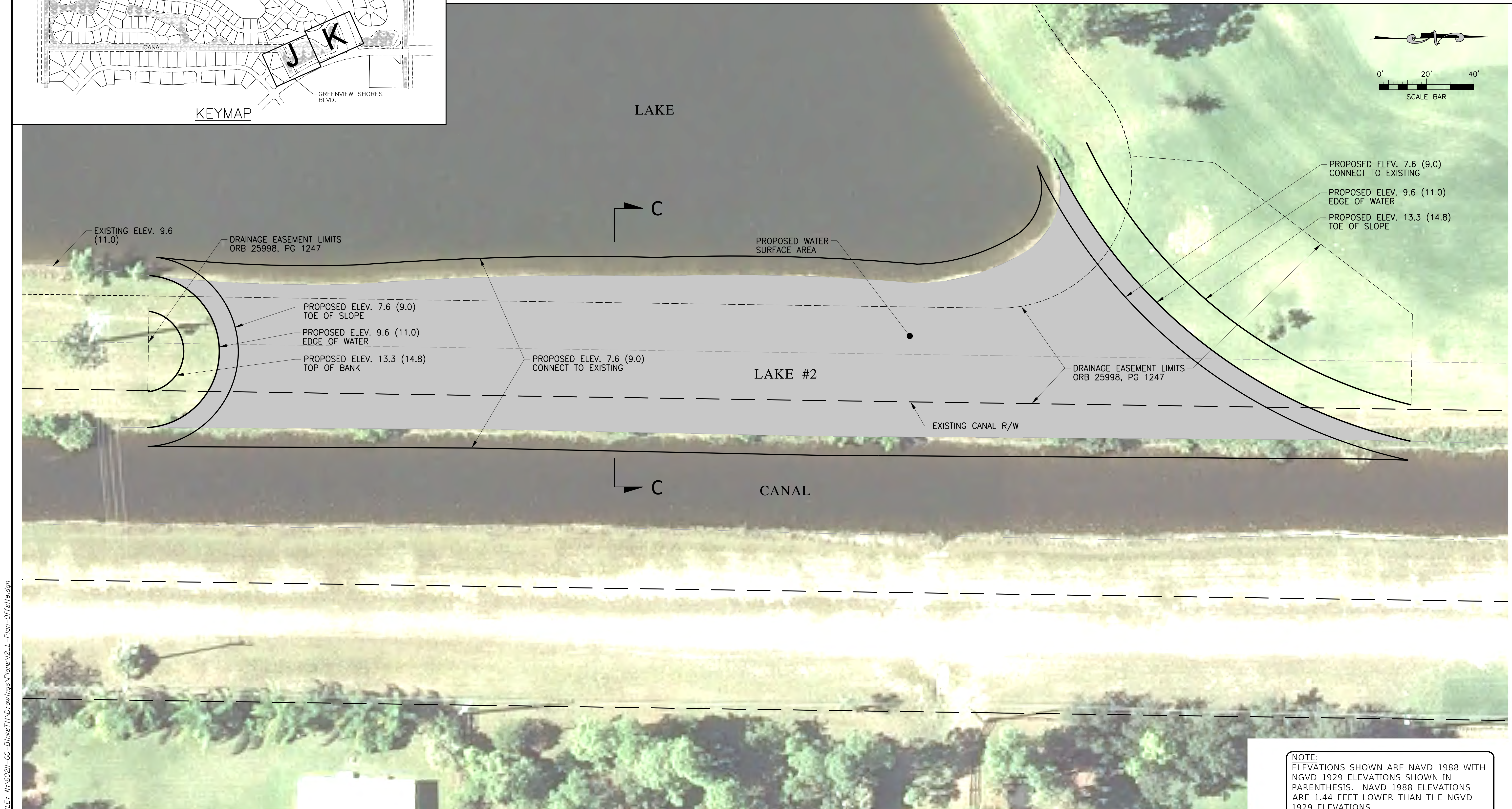
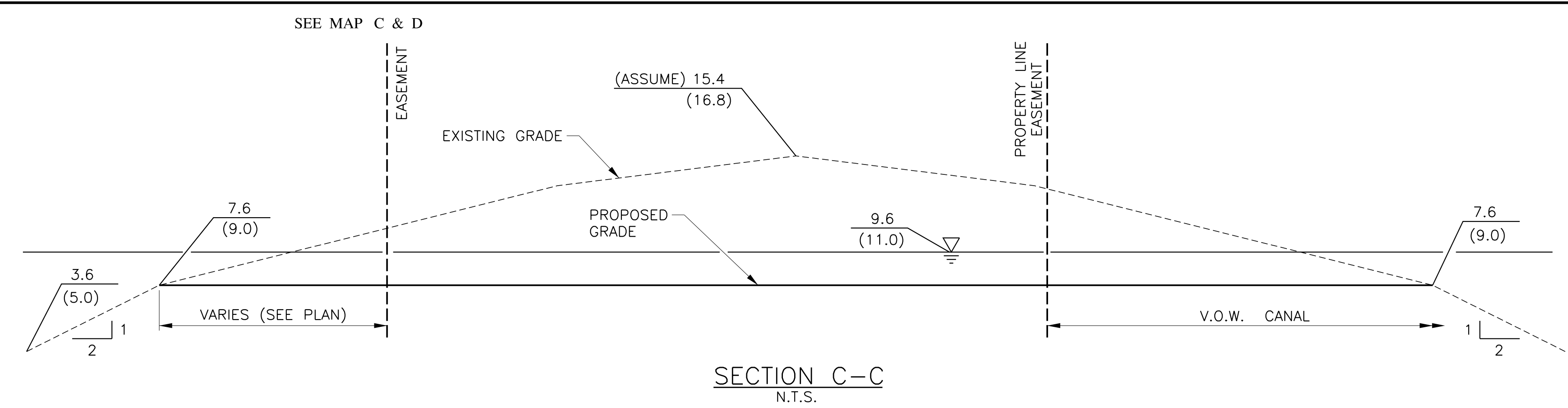
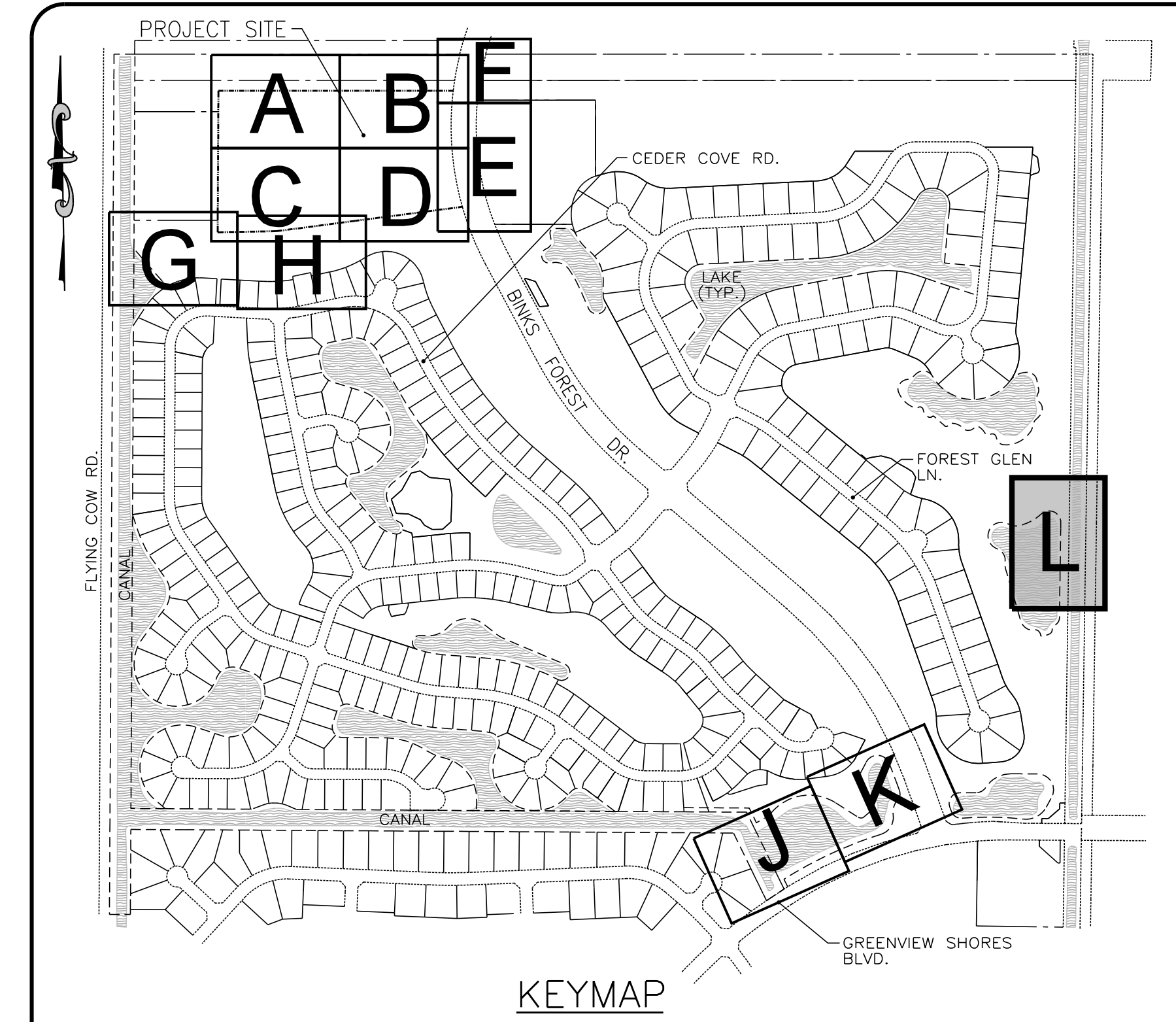
Drawing Reference No.:  
**C-10**

Sheet \_\_\_ of \_\_\_









NOTE:  
ELEVATIONS SHOWN ARE NAVD 1988 WITH  
NGVD 1929 ELEVATIONS SHOWN IN  
PARENTHESES. NAVD 1988 ELEVATIONS  
ARE 1.44 FEET LOWER THAN THE NGVD  
1929 ELEVATIONS.

No.	Date	Revision
1	10-01-13	INITIAL ISSUE

**ERDMAN ANTHONY**  
1402 ROYAL PALM BEACH BLVD., BLDG 500  
ROYAL PALM BEACH, FLORIDA 33411  
PH 561-753-9723 FAX 561-753-9724 EEB#25912 LB#7354

JOB NO.: 60211.00

ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of ERDMAN ANTHONY.

COPYRIGHT  
© 2013 Erdman Anthony

**BINKS POINTE  
CONCEPTUAL ENGINEERING PLANS**

**OFFSITE DRAINAGE PLAN**

Drawing Reference No.:  
**C-12**

Sheet  of



# **Drainage Statement**

## **Bink's Pointe Wellington, Florida**

September 30, 2013



---

Dana Gillette, PE #41913

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-BinksTH\ContentCiv\Documents\drainage statement.doc*  
© 2013 Erdman Anthony

**RECEIVED**

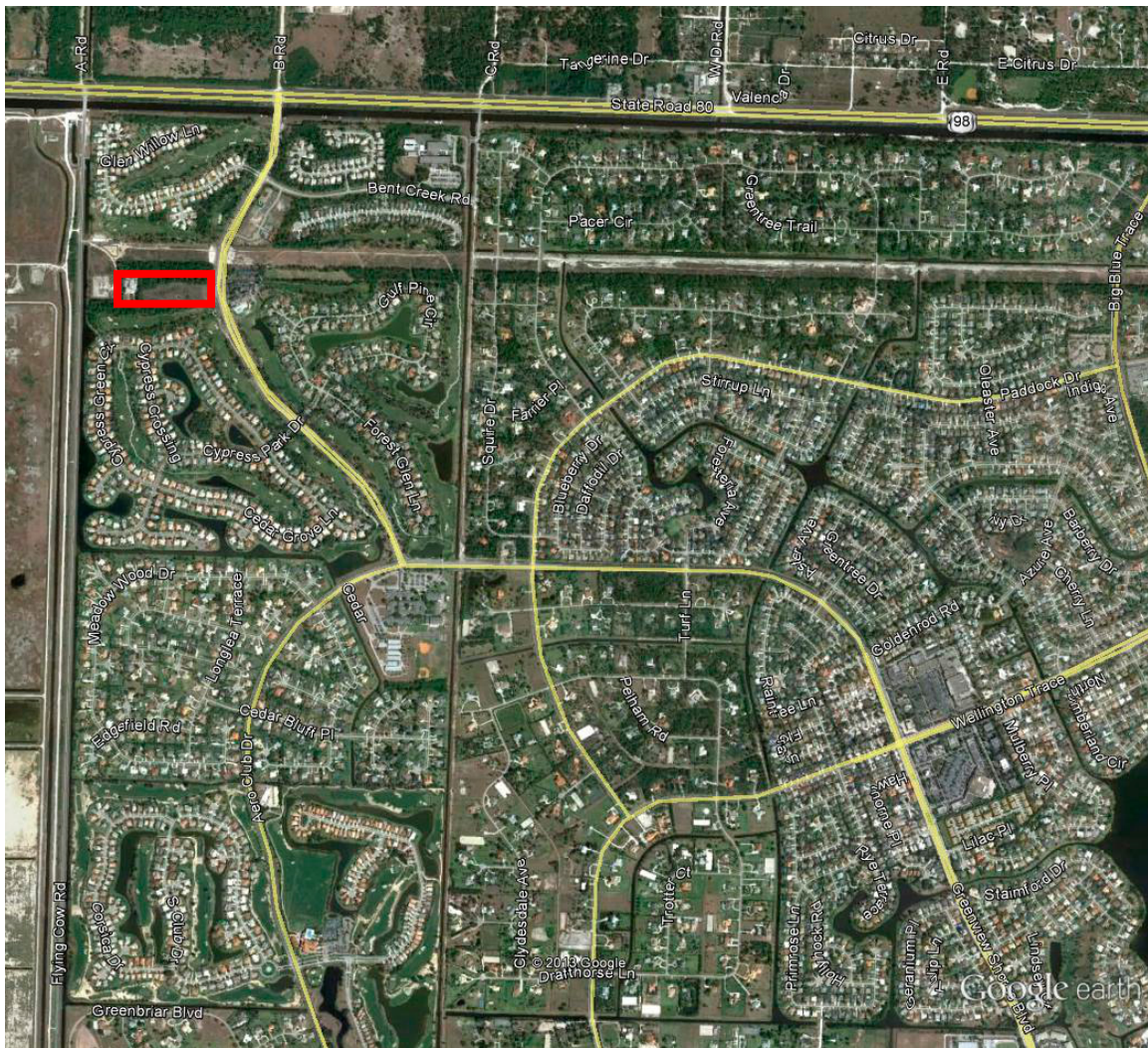
*By Planning and Zoning at 5:54 pm, Oct 03, 2013*





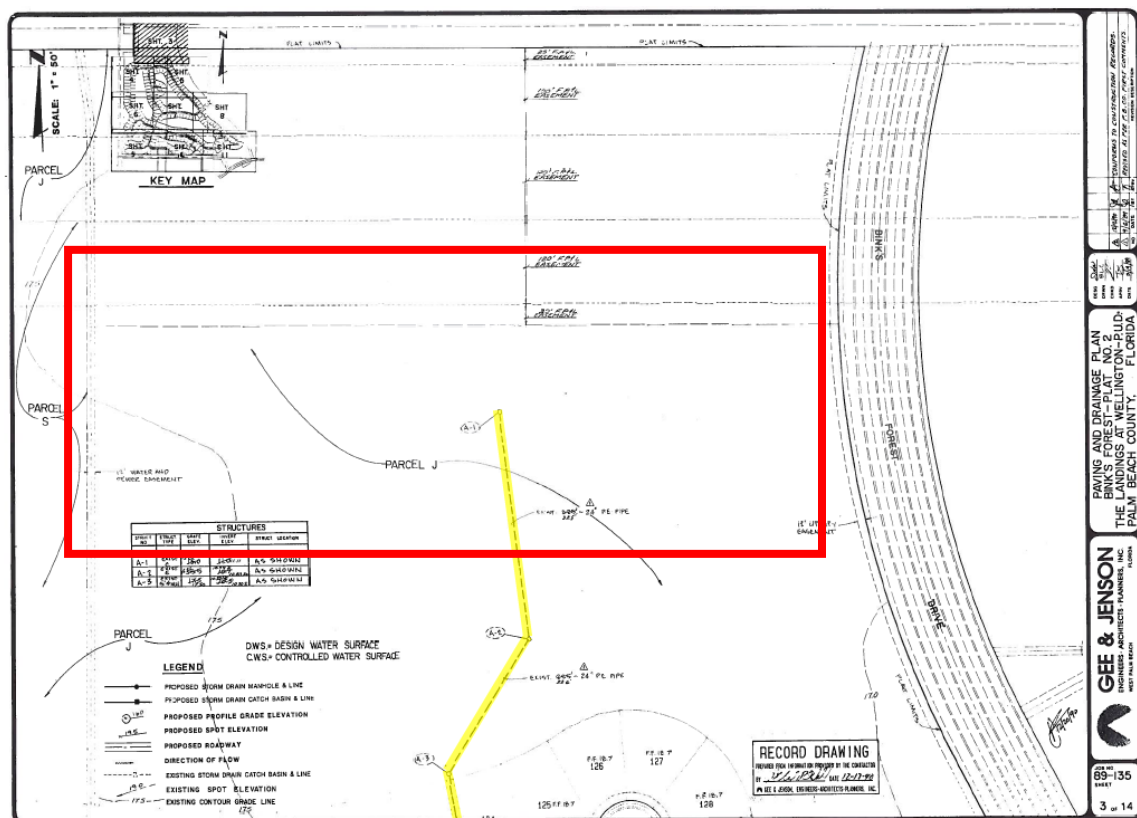
## Site Location:

The site is a 16.32 acre lot 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.





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.



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





4. The minimum road crown elevation in Basin A is 16.0 NGVD
5. The minimum building floor elevations in Basin A is 17.5 NGVD
6. The last catch basin prior to discharge offsite shall include a skimmer.
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. This will allow for a shallow, littoral shelf that will provide improved water quality for the community. Skimmers will be provided in the last inlets on site.

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.

Preliminary storm water management calculations are attached.





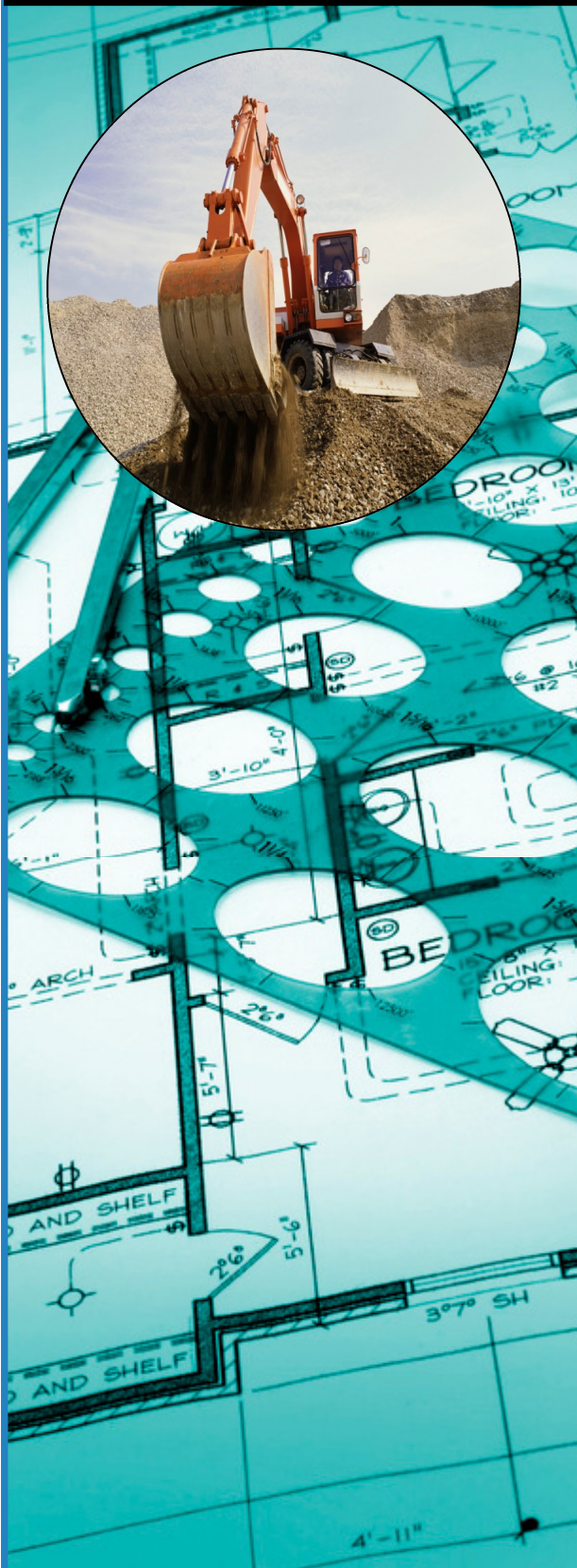
### **Permits:**

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.
- **NPDES:** An National Pollution Discharge Elimination System (NPDES) permit will be submitted by the Contractor.



## BINKS POINTE, WELLINGTON, FLORIDA



### Surface Water Management Calculations

**Wellington, Florida  
Binks Pointe Townhouses**

September 29, 2013

Prepared by:  
Erdman Anthony  
1402 Royal Palm Beach Blvd., Suite 500  
Royal Palm Beach, FL 33411  
[p] 561.753.9723 [f] 561.753.9724  
EB #25912  
Erdman Anthony Project Number 60185

---

Dana Gillette, FL PE 41913

N:\60211-00-BinksTH\Content\Civ\Calcs\[60211-townhouse-  
wtr mgt.xlsx]cover

© 2013 Erdman Anthony

**ERDMAN  
ANTHONY** 

[www.erdmananthony.com](http://www.erdmananthony.com)



## Pre Development Condition

### LAND USE AND GRADING

USE AND GRADING			Site Storage			
Description	Percentage	Area (Ac)	from (NGVD)	to (NGVD)	from (NAVD)	to (NAVD)
<u>On site area</u>						
Building	1.2%	0.15				
Pavement	6.2%	0.75	17.00	20.00	15.56	18.56
On site Open Space 1	9.1%	1.10	12.00	16.50	10.56	15.06
On site Open Space 2	<u>83.4%</u>	<u>10.07</u>	16.50	22.00	15.06	20.56
Subtotal	100%	12.07				
Area in FPL Easement (not in drainage area)		<u>4.25</u>				
Total Property Area		16.32				
<u>Offsite Lakes</u>						
Off site Open Space	85.0%	2.12	16.50	17.75	15.06	16.31
Lake Surface	0.0%	0.00	11.00	11.00	9.56	9.56
Lake Bank	<u>15.0%</u>	<u>0.37</u>	11.00	16.50	9.56	15.06
Subtotal	100%	2.50				
Total		14.57				

\* The site storage is estimated to be from the elevations shown to match the low and high points shown on the topo survey; additionally, these elevations match the average existing elevation of 18.75 NGVD (17.3 NAVD) which was determined from a cut/fill analysis of the existing topographic surface.

### SOIL STORAGE

Water Table Elevation		11.00 NGVD =		9.56 NAVD		
		Average Open Space Elevation	Average Open Space Elevation	Depth to Water Table (ft)	Depth of Storage (in)**	Volume Stored (af)
	Open Space Area (ac)	(NGVD)	(NAVD)			
On site Open Space 1	1.10	14.25	12.81	3.25	3.75	0.34
On site Open Space 2	10.07	19.25	17.81	8.25	5.10	4.28
Off site Open Space	2.12	17.13	15.69	6.13	5.10	0.90
Lake Bank	0.37	13.75	12.31	2.75	2.87	<u>0.09</u>
						5.27
Equivalent Soil Storage		4.34 in				

\*Riviera soils are dominant

\*\*The site was previously developed as a golf course, therefore, compacted soil storage will be used.



## STAGE VS STORAGE

description	On site Open Space 1	On site Open Space 2	Pavement	Off site Open Space	Lake Bank	
from (NGVD)	12.00	16.50	17.00	16.50	11.00	
to (NGVD)	16.50	22.00	20.00	17.75	16.50	
from (NAVD)	10.56	15.06	15.56	15.06	9.56	
to (NAVD)	15.06	20.56	18.56	16.31	15.06	
area	1.10	10.07	0.75	2.12	0.37	

Elevation (NGVD)	Elevation (NAVD)	On site Open Space 1	On site Open Space 2	Pavement	Off site Open Space	Lake Bank	Total Storage
11.00	9.56	0.00	0.00	0.00	0.00	0.00	0.00
12.00	10.56	0.00	0.00	0.00	0.00	0.03	0.03
16.00	14.56	1.96	0.00	0.00	0.00	0.85	2.81
17.50	16.06	3.58	0.92	0.03	0.85	1.41	6.78

## WATER QUALITY

The existing land was previously developed as a golf course driving range and currently drains to the existing surface water management/lake system. The existing surface water management/lake system is currently providing water quality and flood protection for this land based on its previously permitted use as a golf course driving range.

1	First inch of runoff volume=	14.57 ac in
2	2.5 inches times percent impervious area = total - lakes - building = impervious area (excl bldg)= percent impervious = 2.5 inches times % impervious = area = total - lakes volume =	14.42 ac 0.75 ac 0.05 % 0.13 in 14.57 ac 1.89 ac in
	first criteria governs Water quality volume =	1.214 ac ft
	Volume of water quality currently being provided for this land in the existing surface water management/lake system:	1.21 ac ft



## Post Development Condition

### LAND USE AND GRADING

LAND USE AND GRADING			Site Storage			
Description	Percentage	Area (Ac)	from (NGVD)	to (NGVD)	from (NAVD)	to (NAVD)
<u>On site area</u>						
Building	18%	2.94	18.20	19.70	16.76	18.26
Pavement	22%	3.55	16.70	19.40	15.26	17.96
On site Open Space	34%	<u>5.57</u>	16.20	19.40	14.76	17.96
Subtotal		12.07				
Runoff Coefficient for on site area			0.46			
Area in FPL Easement (not in drainage area)	<u>26%</u>	<u>4.25</u>				
Total Property Area	100%	16.32				
<u>Offsite (future lake area #1)</u>						
Off site Open Space		0.38	15.00	17.75	13.56	16.31
Lake		0.57	11.00	11.00	9.56	9.56
Lake Bank		<u>0.32</u>	11.00	15.00	9.56	13.56
Subtotal		1.27				
<u>Offsite (future lake area #2)</u>						
Off site Open Space		0.12	15.00	16.00	13.56	14.56
Lake		0.43	11.00	11.00	9.56	9.56
Lake Bank		<u>0.06</u>	11.00	15.00	9.56	13.56
Subtotal		0.62				
<u>Offsite (future lake area #3)</u>						
Off site Open Space		0.19	15.00	16.00	13.56	14.56
Lake		0.28	11.00	11.00	9.56	9.56
Lake Bank		<u>0.15</u>	11.00	15.00	9.56	13.56
Subtotal		0.62				
Total Drainage Area		14.57				
<u>Overall Land Use</u>						
Building	20%	2.94 ac				
Pavement	24%	3.55 ac				
Lake	12%	1.81 ac				
Open Space	<u>43%</u>	<u>6.26</u> ac				
Total	100%	14.57 ac				



### Offsite Turn Lanes

Turn lane      3,135 sf =      0.07 ac

The proposed turn lanes will be in the Binks Forest right of way which currently drains through the roadway drainage system. Water quality for the additional impervious area resulting from these turn lanes will be included in the project drainage improvements.

### SOIL STORAGE

Water Table Elevation      11.00 NGVD =      9.56 NAVD

	Open Space Area (ac)	Average Open Space Elevation (NGVD)	Average Open Space Elevation (NAVD)	Depth to Water Table (ft)	Depth of Storage (in)**	Volume Stored (af)
On site Open Space	5.57	17.80	16.36	6.80	5.10	2.37
Off site Open Space	0.69	16.38	14.94	5.38	5.10	0.29
Lake Bank	0.53	13.00	11.56	2.00	1.58	<u>0.07</u>
						2.73

Equivalent Soil Storage      2.25 in

\*Riviera soils are dominant

### STAGE VS STORAGE

description	Lake	Lake Bank	Off site Open Space	Pavement	On site Open Space
from (NGVD)	11.00	11.00	15.00	16.70	16.20
to (NGVD)	11.00	15.00	17.75	19.40	19.40
from (NAVD)	9.56	9.56	13.56	15.26	14.76
to (NAVD)	9.56	13.56	16.31	17.96	17.96
area	1.28	0.53	0.69	3.55	5.57

Elevation (NGVD)	Elevation (NAVD)	Lake	Lake Bank	Off site Open Space	Pavement	On site Open Space	Total storage provided
11.00	9.56	0.00	0.00	0.00	0.00	0.00	0.00
12.00	10.56	1.28	0.07	0.00	0.00	0.00	1.35
16.00	14.56	6.39	1.60	0.13	0.00	0.00	8.11
17.50	16.06	8.31	2.40	0.78	0.42	1.47	13.38



## WATER QUALITY

### Required:

1	First inch of runoff volume=	12.07 ac in
2	2.5 inches times percent impervious area = total - lakes - building = impervious area (excl bldg)= percent impervious = 2.5 inches times % impervious = area = total - lakes volume =	9.13 ac 3.55 ac 0.39 % 0.97 in 12.07 ac 11.75 ac in
	first criteria governs Water quality volume =	1.01 ac ft

In addition, consider the additional water quality requirements for the proposed turn lanes:

3	Proposed turn lanes area 2.5 inches volume =	0.07 ac 0.18 ac in 0.015 ac ft
---	---	--------------------------------------

Required volume = 1.021 ac ft

Provided:	Existing overflow elevation	12.00
	Additional storage in expanded lake	1.35 ac ft
	Volume provided in current lake system (see predevelopment	<u>1.21</u> ac ft
	Total storage	2.56



## STORAGE COMPARISON

The Binks Forest system was designed and permitted with the entire golf course draining to the lake system. Therefore, the proposed facility needs to provide as much or more storage of surface water as the existing system. The storage at each critical stage will be considered and compared. The loss of soil storage will be considered to account for the additional pavement and building area being constructed.

Elevation (NGVD)	Elevation (NAVD)	Description	Pre-dev. site storage (AF)	Pre-dev. soil storage (AF)	Total pre- dev. storage (AF)
11.00	9.56	water surface	0.00	0.00	0.00
12.00	10.56	overflow elevation	0.03	0.00	0.03
16.00	14.56	minimum road elevation	2.81	5.27	8.08
17.50	16.06	minimum floor elevation	6.78	5.27	12.05

Elevation (NGVD)	Elevation (NAVD)	Description	Post-dev. site storage	Post-dev. soil storage (AF)	Total post- dev. storage (AF)	Excess volume available (AF)
11.00	9.56	water surface	0.00	0.00	0.00	0.00
12.00	10.56	overflow elevation	1.35	0.00	1.35	1.31
16.00	14.56	minimum road elevation	8.11	2.73	10.85	2.77
17.50	16.06	minimum floor elevation	13.38	2.73	16.11	4.06















**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 16.32 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.

**RECEIVED**  
By Planning and Zoning at 5:56 pm, Oct 03, 2013



## **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.

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>	<b><u>Designation</u></b>
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.

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>	<b><u>Designation</u></b>
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.

<b><u>Common Name</u></b>	<b><u>Scientific Name</u></b>	<b><u>Designation</u></b>
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

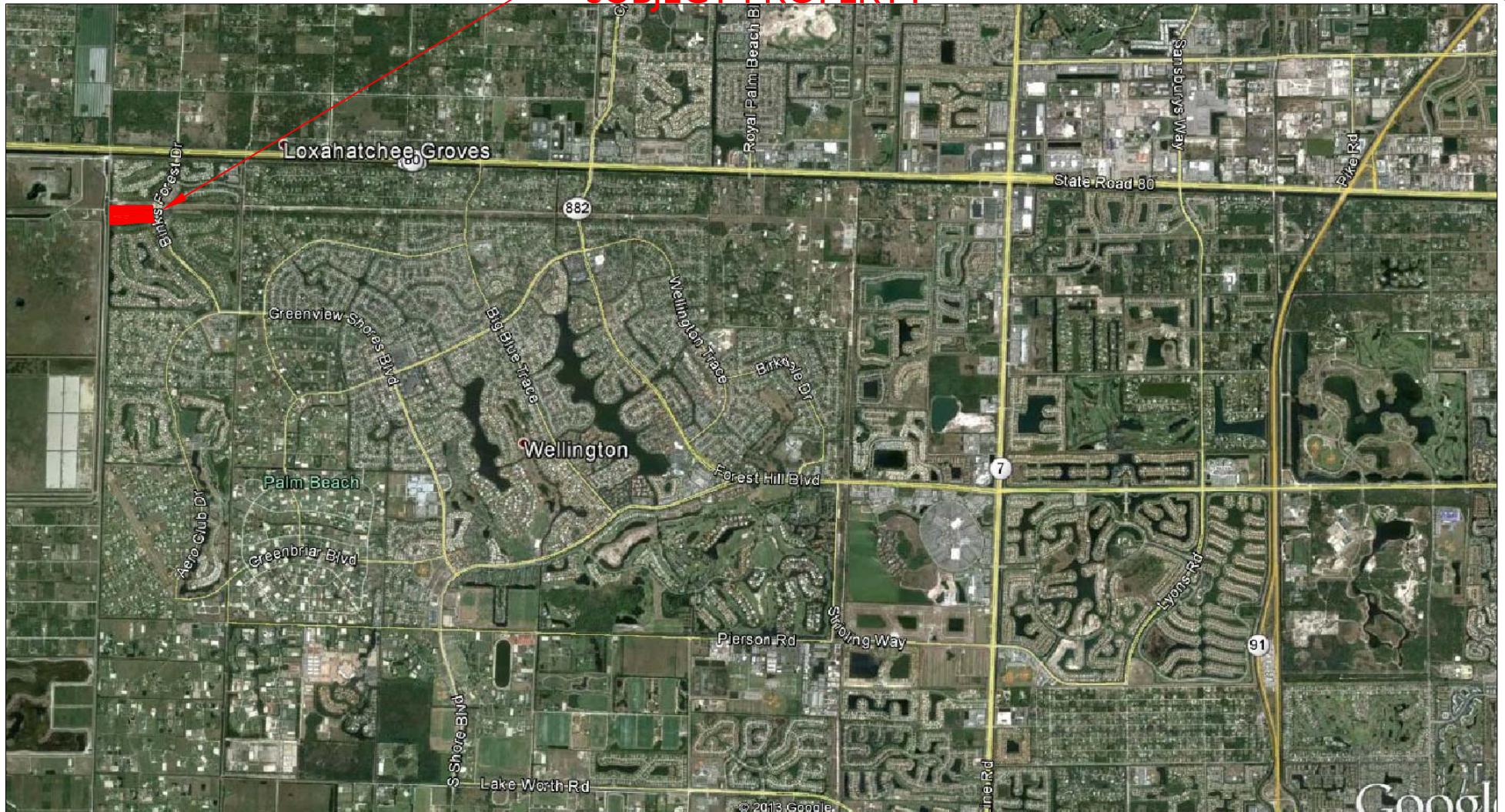


shown that the site does not have any contamination above regulated cleanup target levels.

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**



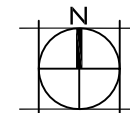
Source: Google Earth

## BINKS POINTE

PREPARED FOR SCHICKEDANZ

## LOCATION MAP

*Exhibit A*



SCALE: 1" = 150'

**LAND  
DESIGN  
SOUTH**

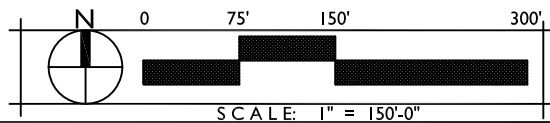
Planning | Landscape Architecture  
Environmental Services | Transportation

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.**

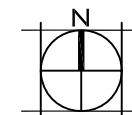
## BINKS POINTE

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

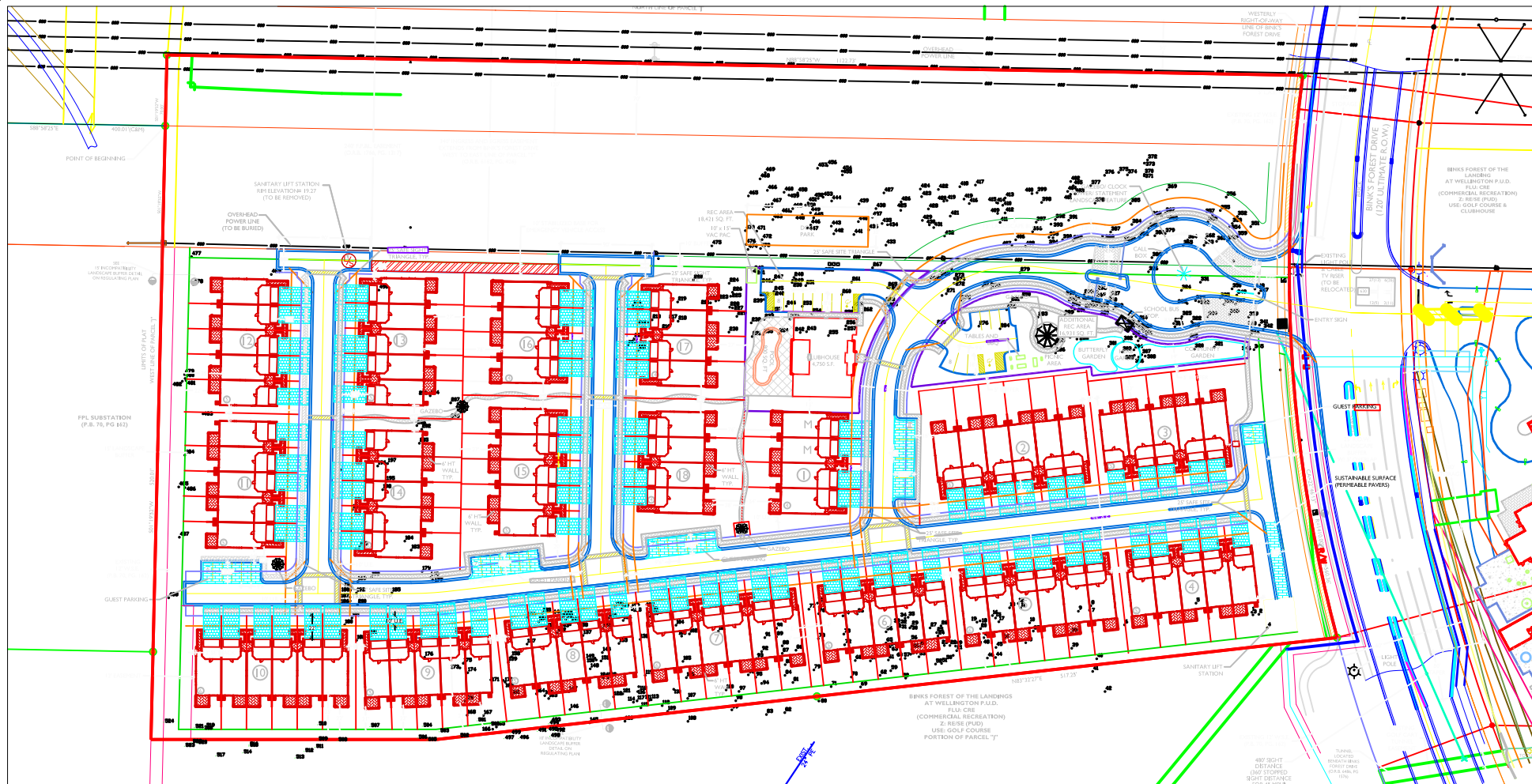


SCALE: 1" = 150'0"

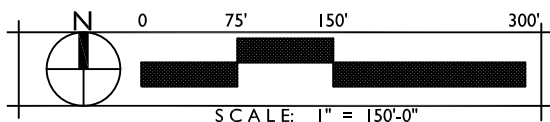


DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	128.80
DATE:	09/23/2013





Source: Google Earth



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

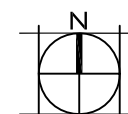
# BINKS POINTE

PREPARED FOR SCHICKEDANZ

## TREE INVENTORY MAP

Exhibit C

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



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



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	



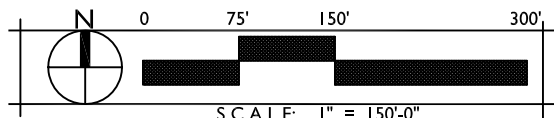
128.80 Binks Pointe  
 Tabular Tree List  
 September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
577	Pine	<i>Pinus elliottii</i>	12	12	Remove	
578	Pine	<i>Pinus elliottii</i>	8	8	Remove	
579	Pine	<i>Pinus elliottii</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.

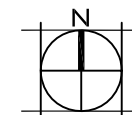
**Total Acreage = 16.32**

## BINKS POINTE

PREPARED FOR SCHICKEDANZ

## FLUCCS MAP

*Exhibit D*



SCALE: 1" = 150'0"



DRAWN BY: RMH

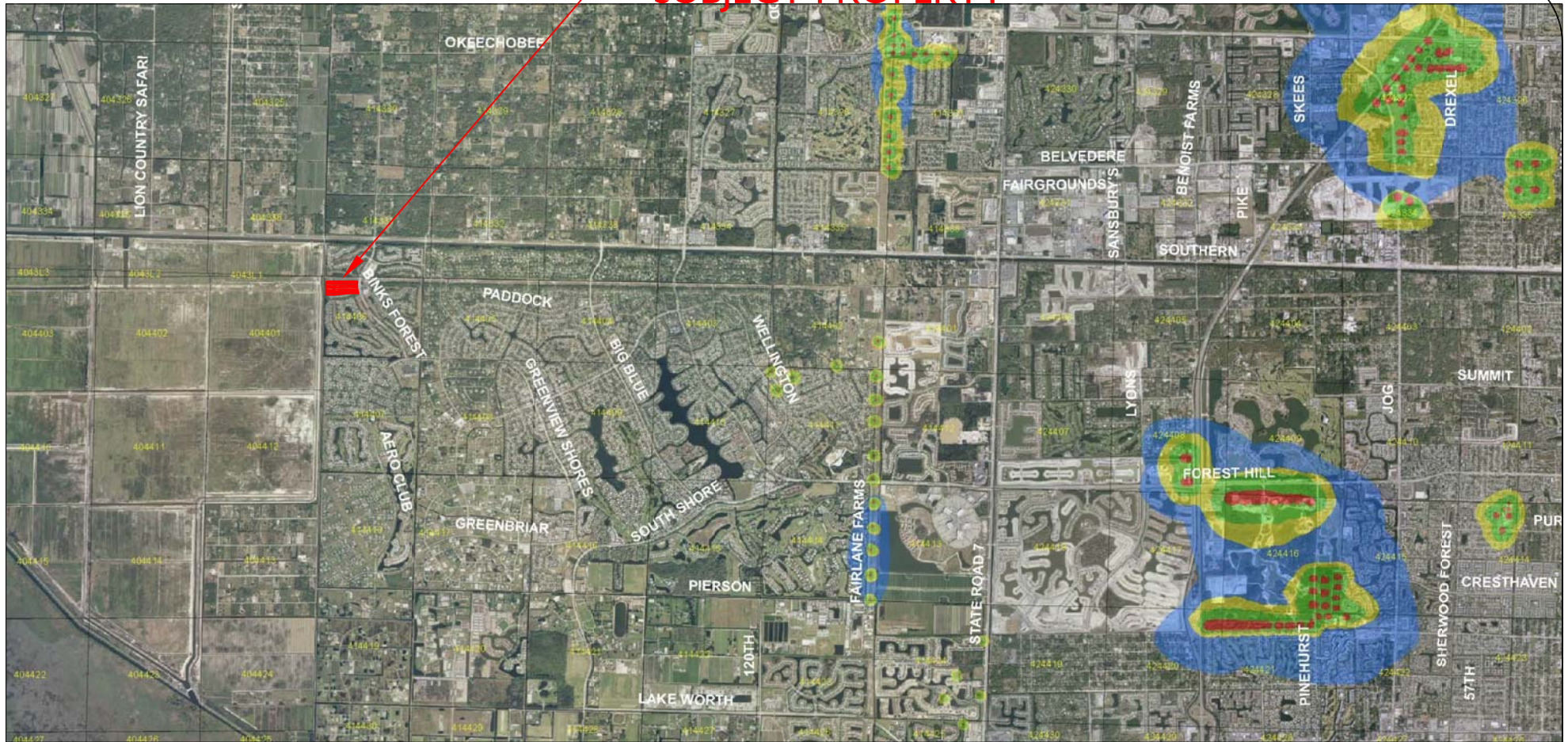
DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

FILE #: 128.80

DATE: 09/27/2013



**SUBJECT PROPERTY**



**- Property is outside of all Wellfield Protection Zones of Influence**

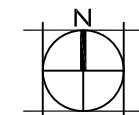
Source: Palm Beach County Environmental Resources Management

# BINKS POINTE

PREPARED FOR SCHICKEDANZ

## WELLFIELD PROTECTION MAP

*Exhibit E*



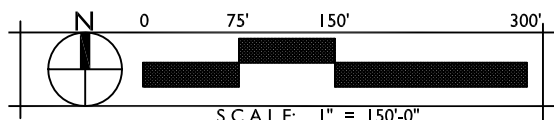
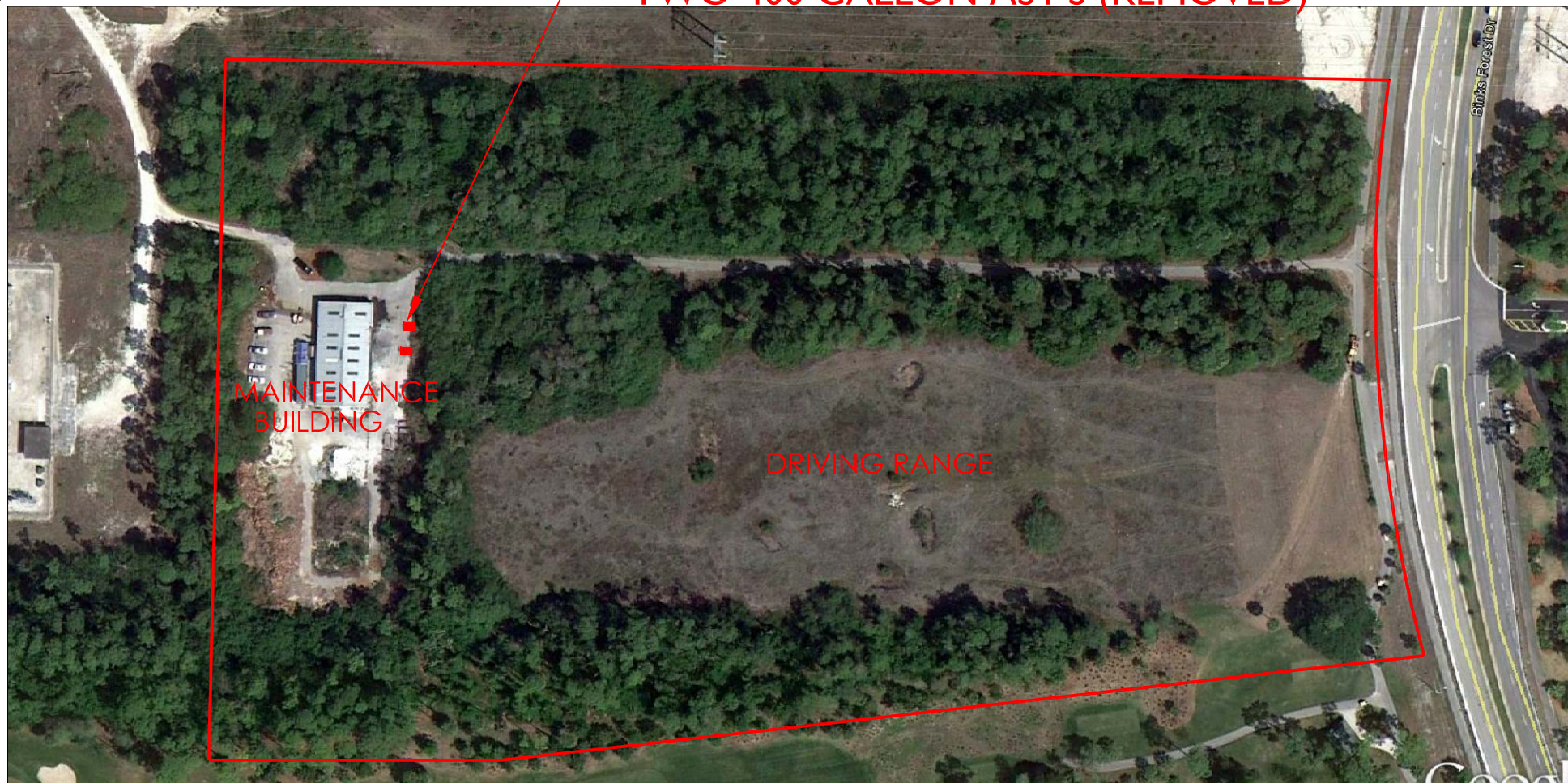
SCALE: NTS



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**

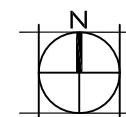
- Two 400 gallon AST's were present on the site but have since been removed
- Suspect handling/storage of herbicides and pesticides in maintenance building
- Suspect handling of herbicides and pesticides on driving range

## **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



## JUSTIFICATION STATEMENT

### Binks Pointe

### Master Plan Amendment

October 3, 2013

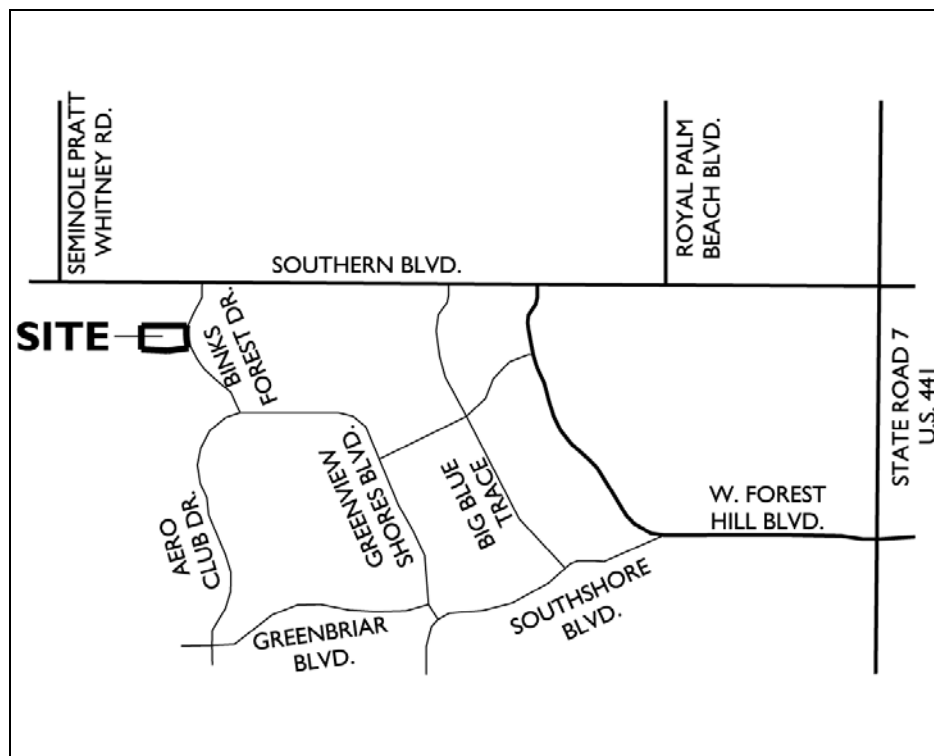
#### Request

On behalf of the Petitioner, Land Design South of Florida, Inc. is requesting a Master Plan Amendment to The Landings at Wellington PUD., in order to achieve the following:

- **Modify Pod L to increase the acreage by 1.05 acres.**
- **Modify Pod L to update the density (based upon the revised acreage).**
- **Modify the Condition of Approval in R-2008-73 (subsequently modified based on previous Senate and House Bills with the latest approval supported under Resolution R-2012-10) to change the build out date of the condition, supported by the Traffic Study submitted with the current request.**

#### Site Characteristics

The subject property is located within Binks Forest of the Landings at Wellington PUD, on the west side of Binks Forest Drive, approximately a half mile south of Southern Boulevard. The site is rectangular in shape with a total area of 16.32 acres (15.27 acres based on the prior approval, and 1.05 acres based on the proposed additional acreage). There is one access point into the proposed development, which will be from Binks Forest Drive.





The prior approval included a land area of 15.27 acres. Since the time of the prior approval, it is being proposed that the 0.26 acre preserve parcel, and 0.79 acre parcel to the south of the property, be added to Pod L. Also, within the subject property boundary is the golf course maintenance facility that has been relocated north of the FPL Substation. The FPL substation is just west of the subject property.

The subject property is located in the Urban/Suburban Tier and is located within the Urban Service Area Boundary. The Acme Improvement Drainage District provides services to the site.

The majority of the subject property has a FLUM designation of Residential E (5.01 d.u./acre - 8.0 d.u./acre) and a zoning classification of AR/PUD (Agricultural Residential/Planned Unit Development). The 1.05 acres being added to the Pod have a FLUM designation of CR (please note that a Small Scale Comprehensive Plan Amendment is being submitted concurrently with this request to change the FLUM designation to Residential E). The following chart outlines the land use, zoning, and existing uses of the surrounding areas.

	Land Use Designation	Zoning District	Existing Use
North	CRE	AR/PUD	FPL Easement
South	CRE	AR/PUD	Golf Course
West	CRE	AR/PUD	FPL Substation
East	CRE	AR/PUD	Golf Course & Clubhouse

### **Property History**

The Landings at Wellington PUD was originally approved by Palm Beach County. It became part of Wellington when it was incorporated. The subject property within the Landings at Wellington PUD was originally a driving range which then became abandoned. The 15.27 acres of the original approval for the property was approved for a FLU designation of Res E on November 23, 2004 (Ord. 2004-30). Also on November 23, 2004, a Developers Agreement (R-2004-153) between Binks, LLC, Peninsula Property Holdings, Inc. and Wellington was adopted, which allowed 90 dwelling units on the subject property. In 2008, a Master Plan Amendment and Development Order Amendment were approved under Resolution R-2008-73 which identified the 15.27 acre Pod L and the 90 units associated with the pod within the Landings at Wellington PUD. Since then, 2 resolutions have been approved by the Council, the latest as Resolution R-2012-10, which extended the build out date condition in the R-2008-73 resolution from December 31, 2010 to December 31, 2014. On November 12, 2008, under Petition 1997-10 SP2, the DRC approved the 15.27 acre property with 90 dwelling units.

The subject property received approval for 90 dwelling units. As part of this submittal, the acreage for Pod L (Binks Pointe) is proposed to increase; however, the number of dwelling units remains the same at 90.

### **Conformance**

**A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.**



The proposed amendment is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. The surrounding land uses are compatible with the subject property. The property has a FLUM designation of Residential E (please note that the 1.05 acres proposed as being added to Pod L are being submitted concurrently as a Small Scale Future Land Use Amendment, to land use from CR to Residential E). The previously approved 90 dwelling units will remain the same as part of this request. However, the density has changed as result of the added acreage. The previously approved density was 5.89 du/ac, the proposed density is 5.5 du/ac. This is in compliance with the density standards set forth by the FLUM designation and is consistent with the Comprehensive Plan.

**B. That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).**

Adequate public facilities are available to the site. The previously approved density of 90 dwelling units remains unchanged.

1. A Concurrency Application has been submitted to the Palm Beach County School District for the additional acreage being added.
2. Water and sewer capacity is available to the site.
3. A Drainage Statement showing that legal positive outfall for the development will be met has been provided.
4. The 90 dwelling units meet traffic concurrency requirements, as indicated by the Traffic Study. Please note that this request includes the proposed modification of the prior condition of approval for the project, to extend the build out date.

**C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards).**

The property is currently undeveloped and the development will comply with the environmental standards found in Article 9 of the LDR's. The development does not fall within a wellfield protection zone, thus eliminating the potential for groundwater environmental hazards. Please refer to the detailed Environmental Assessment that is provided under separate cover for additional environmental information.

**D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Supplementary Regulations).**

Pursuant to Section 6.8.2.G - Property Development Regulations, this multiple family development shall be subject to the property development regulations specified in Table 6.5-1 for the (RH) Multiple Family Residential (high density) Zoning District.



Zoning District	Minimum Lot Dimensions			Max. # of Units	Max. FAR	Max. Bldg. Coverage	Min. Bldg. Setbacks (ft.)			
	Size*	Width	Depth				Front	Side	Street	Rear
RH	1	65'	75'	90	-	35%	25'	15'	25'	12'

1. Lot Dimensions:
  - a. Lot size – 16.32 ac.
  - b. Lot width – varies between +/- 520.01 ft. and +/- 622 ft.
  - c. Lot frontage – 560.36 ft.
  - d. Lot depth – 1122.73 ft.
2. Density: 5.5 du/acre
3. Building Coverage: The LDR maximum is 35%. The building coverage for the proposed development will not exceed this maximum.
4. Building Height: The building heights are measured to the mean roof line. The LDR maximum is 35 ft. The building heights for the proposed development will not exceed this maximum.
5. Setbacks: Outlined in the following table:

	Front	Side Interior	Rear	Street
<b>Required Setback</b>	25'	15'	12'	25'
<b>Proposed Setback</b>	+/-67'	31*	42'	N/A

*\*All buildings that are adjacent to the golf course (open space) are allowed to have a 25% setback reduction, as stated in note #4 to table 6.5-1 of the Wellington Land Development Regulations.*

6. The community will receive curbside trash and recyclable materials collection service on a weekly basis and is therefore exempt for the recyclable material storage area of Sect 6.6.1.E.
  7. A non-vehicular circulation system will be incorporated into the proposed development to encourage pedestrian and bicycle usage to, from, and throughout the site. A sidewalk connection will be provided to the path along Binks Forest Drive which is part of the overall internal pedestrian circulation system for the entire Landings at Wellington PUD.
- E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.**
1. Adequate parking for the proposed development will be provided.
  2. Outdoor Lighting – Shall conform to the standards set forth in Section 7.8.2.



- a. Lighting fixtures shall be a maximum of thirty (30) feet in height along the street and shall be a maximum of fifteen (15) feet in height within non-vehicular pedestrian areas.
  - b. Spillover light onto residential property shall not exceed three tenths (0.3) of one foot-candle when measured six (6) feet above grade at the residential property line.
  - c. All outdoor lights shall, to the greatest extent possible, confine emitted light to the property on which the light is located, and shall not be directed upwards, to avoid urban glow.
3. Minimum Landscape and Buffer Requirements:
- a. Minimum interior planting requirement – Interior landscaping will be designed in accordance with Section 7.3.6.C.4 because the subject site has a future land use of Residential E.
  - b. Minimum buffer requirements in accordance with Section 7.3.10
    - i. To the north lies the FP&L easement and no buffer is required.
    - ii. A 10 ft. landscape buffer will be added along the south property line to further screen the proposed development from the golf course. When multi-family is adjacent to commercial recreation, a 20 ft buffer is required. However, a buffer currently exists on the golf course property; therefore, the fifty (50) percent reduction, from 20 ft. to 10 ft., is in accordance with note #4 to Table 7.3-8.
    - iii. A 15 ft. incompatibility landscape buffer will be added to the property on the west.
    - iv. A 25 ft. right-of-way buffer with a 5 ft. overlap into the existing utility easement will be added to the east property line along Binks Forest Drive.
  - c. All landscaping will be properly irrigated.
  - d. All trees will be located a minimum of 15 ft. from light poles.
  - e. Street trees will be located along the roadways of the proposed development.
4. Care will be taken to preserve or relocate as many existing trees as possible. Tree mitigation will be in accordance with Section 7.5.5.
5. Entry Feature Signage – One entry feature sign is proposed and will be in accordance with Section 7.14.10.
- a. Maximum height: 8 ft.
  - b. Maximum surface area: 32 sq. ft.
  - c. Maximum lines of copy: 2 lines
  - d. Maximum lettering height: 36 inches
6. One gated access point is being proposed leading from Binks Forest Drive. Both vehicular and non-vehicular circulation will be provided internal to the site.

**F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).**

The proposed development complies with Article 6.4.4.75, Supplementary Regulations for Multi-family uses.

**G. That the proposed request is consistent with applicable neighborhood plans.**



The subject property does not fall within the jurisdiction of any neighborhood plans.

**H. That the proposed request will result in a logical, timely and orderly development pattern.**

The proposed development satisfies consistency requirements and is zoned accordingly with the land use designation. The site is suitable for residential development and consistent in use to the many other residential pods with the Landings at Wellington PUD. This proposal is in accordance with the Developers Agreement (R-2004-153).

**I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.**

- 1.) Architectural style, color, and materials will be consistent with Wellington's architectural regulations.
- 2.) The proposal will comply with all other relevant and applicable provisions of the ULDC.
- 3.) Fire standards will be in compliance with Article 8.28 *Fire Rescue Services*.
- 4.) County health standards will be in compliance with Article 16 *Health Department Regulations*.

***Based upon the above, attached and referenced information, we are respectfully requesting a Master Plan Amendment approval to amend the Landings at Wellington PUD Master Plan.***



# 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 2:**

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:



**COMMENCE** 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" AND THE **POINT OF BEGINNING**;

THENCE, SOUTH 86°09'16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, SOUTH 83°32'27" WEST, A DISTANCE OF 378.34 FEET; THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 282.14 FEET; THENCE, NORTH 01°19'52" EAST, ALONG THE SOUTHERLY PROLONGATION OF SAID COMMON BOUNDARY LINE, A DISTANCE OF 86.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.79 ACRE, MORE OR LESS.

ALSO 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: 16.32 ACRES, MORE OR LESS.

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



# 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

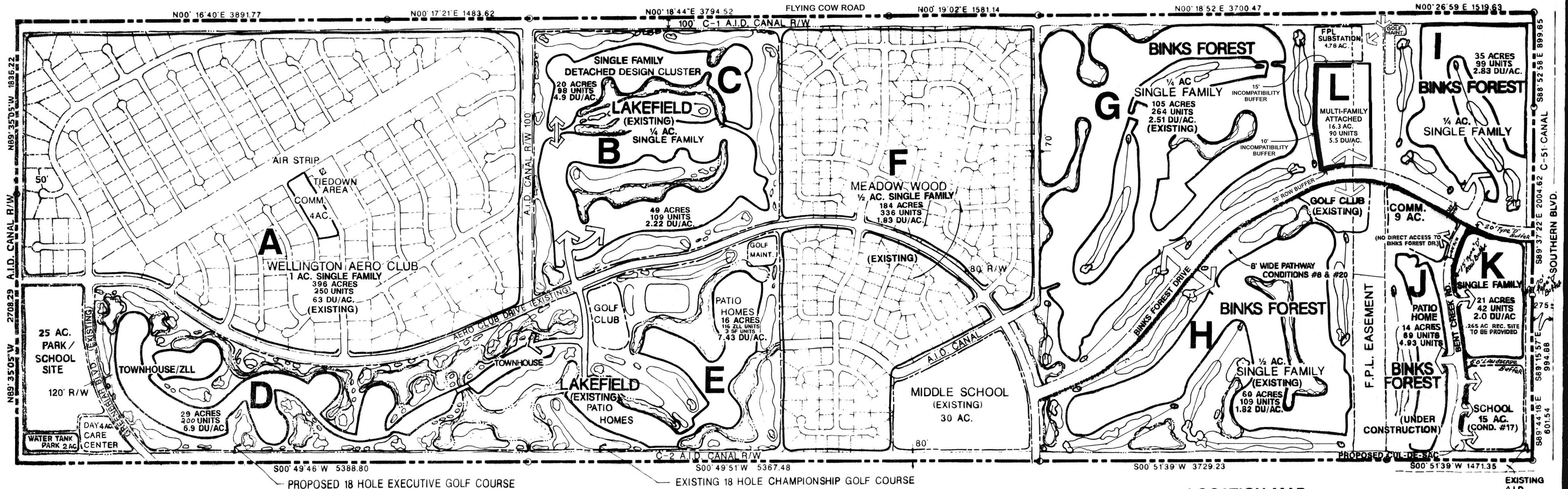
# SITE AREA BREAKDOWN TABULAR

	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:

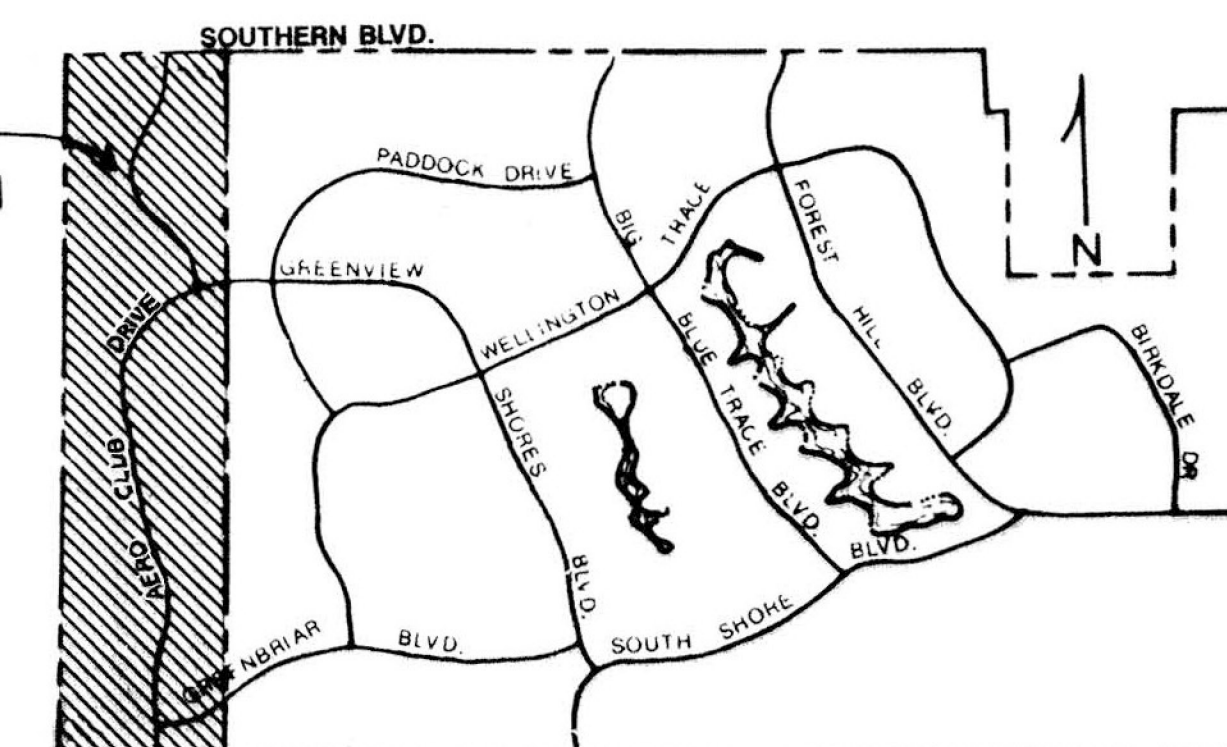
1. THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

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



# LOCATION MAP

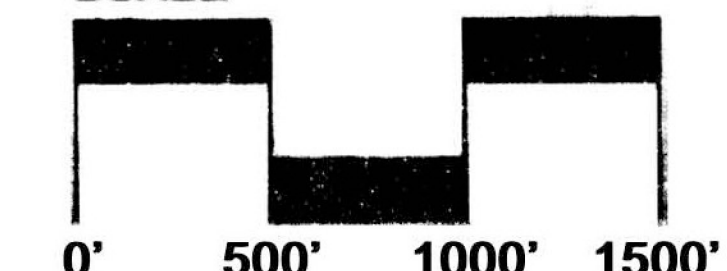
THE LANDINGS AT WELLINGTON P.U.D.



WELLINGTON P.U.D.



SCALE



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

## 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

PROJ. # 1106.3 DWG. # 95-28

## PARCEL L ONLY

LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental Services  
Transportation  
200 Corporate West Drive, Suite 100 | West Palm Beach, Florida | Tel: (561) 476-0011  
1000 S. US Highway 1, Suite 201 | Palm Beach, Florida | Tel: (561) 772-0771 | Fax: (561) 772-0771  
www.landdesignsouth.com

PROJ. # 1370.1 DWG. # 2009-03-03\_ReviseBinksForestMP\_1370.1

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.

## 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 5:56 pm, Oct 03, 2013

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



**OWNER/DEVELOPER LIST  
BINKS POINTE**

(Please note that as of 10/02/13, PAPA records had not yet been updated to reflect the below ownership as reflected in the enclosed recorded warranty deed.)

**OWNER LIST:**

**PCN: 73-41-44-06-03-010-0000 (a portion of Parcel “J” (golf course parcel) known as the main tract for subject development – 15.27 AC)**

SBBG LLLP

7711 N. Military Trail, Ste. 212  
Palm Beach Gardens, FL 33410

**PCN: 73-41-44-06-03-022-0000 (known as Parcel “V” the preserve parcel – 0.26 AC)**

SBBG LLLP

7711 N. Military Trail, Ste. 212  
Palm Beach Gardens, FL 33410

**PCN: 73-41-44-06-03-022-0000 (a portion of Parcel “J” known as Parcel 2 – 0.79 AC)**

Binks Exchange Co, LLC  
400 Binks Forest Drive  
Wellington, FL 33414

**DEVELOPER LIST:**

SBBG LLLP

7711 N. Military Trail, Ste. 212  
Palm Beach Gardens, FL 33410



## Property Appraiser GIS - PCN listing

Buffer:

S 73414406030100020

Buffer:500

73414331010000130 73414406030190000

73414331010000140 73414406030220000

73414331010000150 73414406030230000

73414331010000160

73414331010020000

73414331010060000

73414331070000070

73414331070000080

73414331070000090

73414406000003010

73414406020030000

73414406020080000

73414406020130000

73414406020210000

73414406030001140

73414406030001150

73414406030001160

73414406030001170

73414406030001180

73414406030001190

73414406030001200

73414406030001210

73414406030001220

73414406030001230

73414406030001240

73414406030001250

73414406030001260

73414406030001270

73414406030001280

73414406030001290

73414406030001300

73414406030001310

73414406030002110

73414406030002120

73414406030002500

73414406030002510

73414406030002520

73414406030002530

73414406030002540

73414406030002550

73414406030010000

73414406030020000

73414406030100010

RECEIVED

APR 21 2014

VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT



<b>00414331000005010</b> SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	<b>73414331010000010</b> KHAN ABUL B & 15590 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000010</b> LESINSKI MICHAEL J & 226 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>41414331090000020</b> TRUST A & 140 NE 4TH AVE STE A DELRAY BEACH FL 33483 4570	500	<b>73414331010000020</b> DELISI DANIEL & 15598 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000020</b> FELDMAN JEFFREY A 234 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>73404336000005010</b> SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	<b>73414331010000030</b> MCFARLANE PHILIP H & 15606 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000030</b> WILLIAMS STEVEN L & 242 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>73404336000005020</b> WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	<b>73414331010000040</b> TROPE GLORIA B PO BOX 211766 ROYAL PALM BEACH FL 33421 1766	500	<b>73414331010000040</b> ROGERS SHERRI 250 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>734043370000000011</b> SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	<b>73414331010000050</b> AUST WILLIAM D & 15622 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000050</b> MOTZER JOHN H & 245 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>734043370000000012</b> WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	<b>73414331010000060</b> JONES JEAN CAMPBELL 15630 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000060</b> HUSSEY NICHOLAS W & 235 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>734044010000001010</b> SOUTH FLA WATER MGMT DIST PO BOX 24680 WEST PALM BEACH FL 33416 4680	500	<b>73414331010000070</b> COLLINS DANIEL J & 15636 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000070</b> DUNCAN JOSEPH G & 227 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>734044010000001020</b> WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	<b>73414331010000080</b> MORGAN RICHARD 15640 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000080</b> KAUFMANN JACK A & 219 BUTTON BUSH LN WELLINGTON FL 33414 6313	500
<b>73414331000005070</b> BINKS FOREST HOLDINGS INC 1201 HAYS ST STE 105 TALLAHASSEE FL 32301 2866	500	<b>73414331010000090</b> SWONGER RODNEY S & 15646 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>73414331010000090</b> DIXON RONALD W & 15686 BENT CREEK RD WELLINGTON FL 33414 6317	500
<b>73414331000007010</b> COREPOINT CORP 201 ALHAMBRA CIR STE 711 CORAL GABLES FL 33134 5108	500	<b>734143310100000100</b> BARTHLE THOMAS I & 15654 BENT CREEK RD WELLINGTON FL 33414 6314	500	<b>734143310100000200</b> ZAIDSPINER JOEL & 15694 BENT CREEK RD WELLINGTON FL 33414 6317	500



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



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



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



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



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



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



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



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

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



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

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



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

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



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

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



<b><u>73414406030001460</u></b>	500	<b><u>73414406030001560</u></b>	500	<b><u>73414406030001660</u></b>	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	
<b><u>73414406030001470</u></b>	500	<b><u>73414406030001570</u></b>	500	<b><u>73414406030001670</u></b>	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	
<b><u>73414406030001480</u></b>	500	<b><u>73414406030001580</u></b>	500	<b><u>73414406030001680</u></b>	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	
<b><u>73414406030001490</u></b>	500	<b><u>73414406030001590</u></b>	500	<b><u>73414406030001690</u></b>	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	
<b><u>73414406030001500</u></b>	500	<b><u>73414406030001600</u></b>	500	<b><u>73414406030001700</u></b>	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	
<b><u>73414406030001510</u></b>	500	<b><u>73414406030001610</u></b>	500	<b><u>73414406030001710</u></b>	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	
<b><u>73414406030001520</u></b>	500	<b><u>73414406030001620</u></b>	500	<b><u>73414406030001720</u></b>	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	
<b><u>73414406030001530</u></b>	500	<b><u>73414406030001630</u></b>	500	<b><u>73414406030001730</u></b>	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	
<b><u>73414406030001540</u></b>	500	<b><u>73414406030001640</u></b>	500	<b><u>73414406030001740</u></b>	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	
<b><u>73414406030001550</u></b>	500	<b><u>73414406030001650</u></b>	500	<b><u>73414406030001750</u></b>	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	

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



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

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



<b><u>73414406030030000</u></b>	500	<b><u>73414407020010040</u></b>	500	<b><u>73414407020120340</u></b>	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	
<b><u>73414406030190000</u></b>	500	<b><u>73414407020020370</u></b>	500	<b><u>73414407020120350</u></b>	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	
<b><u>73414406030210000</u></b>	500	<b><u>73414407020020380</u></b>	500	<b><u>73414407020120360</u></b>	500
CYPRESS FOREST HMOWNERS 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	
<b><u>734144070000001000</u></b>	500	<b><u>73414407020100010</u></b>	500	<b><u>73414407020120370</u></b>	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	
<b><u>734144070000001010</u></b>	500	<b><u>73414407020100020</u></b>	500	<b><u>73414407020120380</u></b>	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	
<b><u>73414407010010000</u></b>	500	<b><u>73414407020100030</u></b>	500	<b><u>73414407020120390</u></b>	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 STAPLETON WAY WELLINGTON FL 33414 9029	
<b><u>73414407020010000</u></b>	500	<b><u>73414407020100040</u></b>	500	<b><u>73414408010010000</u></b>	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	
<b><u>73414407020010010</u></b>	500	<b><u>73414407020120310</u></b>	500	<b><u>73414408010250020</u></b>	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	
<b><u>73414407020010020</u></b>	500	<b><u>73414407020120320</u></b>	500	<b><u>73414408010250030</u></b>	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	
<b><u>73414407020010030</u></b>	500	<b><u>73414407020120330</u></b>	500	<b><u>73414408010250040</u></b>	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



Property Appraiser GIS - Property Detail list by parcel control number
--

## Buffer:

73414406030100020

SBBG LLLP

7711 N MILITARY TRL STE 212

PALM BEACH GARDENS FL 33410

Write

Acres 15.31

Value \$

Taxbl \$

Bldg \$

Land \$

Sales instr WD

Price \$ 2,900,000.00

Date 5/2/2013 1

Book 25998

Page 1238

MTG

PUSE VACANT

TaxDist 73486

NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2

SLY 590.01 FT OF NLY 640.01 FT OF ELY 1122.73 FT OF PAR J

LYG W OF &amp; ADJ TO BINKS FOREST DR K/A GOLF COURSE

## Buffer: 500

73414331010000130

WILLIAMS STEVEN L &amp;

242 BUTTON BUSH LN

WELLINGTON FL 33414 6313

(1)

Acres 0.27

Value \$ 293,363.00

Taxbl \$ 219,107.00

Bldg \$ 192,121.00

Land \$ 101,242.00

Sales instr WD

Price \$ 216,000.00

Date 11/1/1996

Book 09538

Page 1897

MTG

PUSE SINGLE FAMILY

TaxDist 73486

NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3

LT 13

73414331010000140

ROGERS SHERRI

250 BUTTON BUSH LN

WELLINGTON FL 33414 6313

(2)

Acres 0.27

Value \$ 265,551.00

Taxbl \$ 215,551.00

Bldg \$ 164,309.00

Land \$ 101,242.00

Sales instr WD

Price \$ 240,000.00

Date 12/16/2010

Book 24548

Page 950

MTG

PUSE SINGLE FAMILY

TaxDist 73486

NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3

LT 14

73414331010000150

MOTZER JOHN H &amp;

245 BUTTON BUSH LN

WELLINGTON FL 33414 6313

(3)

Acres 0.27

Value \$ 272,291.00

Taxbl \$ 204,750.00

Bldg \$ 171,049.00

Land \$ 101,242.00

Sales instr WD

Price \$ 186,900.00

Date 6/1/1995 1

Book 08772

Page 1669

MTG

PUSE SINGLE FAMILY

TaxDist 73486

NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3

LT 15

73414331010000160

KINNEY ANNA &amp;

235 BUTTON BUSH LN

WELLINGTON FL 33414 6313

(4)

Acres 0.28

Value \$ 289,212.00

Taxbl \$ 224,693.00

Bldg \$ 187,970.00

Land \$ 101,242.00

Sales instr WD

Price \$ 360,000.00

Date 8/26/2013

Book 26292

Page 1056

MTG

PUSE SINGLE FAMILY

TaxDist 73486

NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3

LT 16

RECEIVED  
APR 21 2014  
VILLAGE OF WELLINGTON  
07 & CODE DEPARTMENT

## Property Appraiser GIS - Property Detail list by parcel control number

<u>73414331010020000</u> BINKS EXCHANGE CO LLC 400 BINKS FOREST DR  WELLINGTON FL 33414 6326	(5)	Acres 28.09 Value \$ 449,440.00 Taxbl \$ 449,440.00 Bldg \$ 0.00 Land \$ 449,440.00	Sales instr WD Price \$3,000,000.00 Date 9/20/2012 Book 25471 Page 359	MTG PUSE GOLF COURSE TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3 PAR B & C K/A RECREATIONAL/ GOLF COURSE AREA
<u>73414331010060000</u> BINKS EXCHANGE CO LLC 400 BINKS FOREST DR  WELLINGTON FL 33414 6326	DWP	Acres 2.33 Value \$ 186,412.00 Taxbl \$ 186,412.00 Bldg \$ 185,713.00 Land \$ 699.00	Sales instr WD Price \$3,000,000.00 Date 9/20/2012 Book 25471 Page 359	MTG PUSE GOLF COURSE TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PL 3 PAR F K/A RECREATIONAL AREA
<u>73414331070000070</u> ESMAEILI MOHAMMAD A & 15850 SCHWEIZER CT  WELLINGTON FL 33414 7163	(6)	Acres 0.50 Value \$ 242,550.00 Taxbl \$ 242,550.00 Bldg \$ 0.00 Land \$ 242,550.00	Sales instr WD Price \$325,000.00 Date 2/6/2004 1 Book 16525 Page 1443	MTG PUSE VACANT COMMERCIAL TaxDist 73486  NAV	BINKS COMMERCIAL CENTRE LT 7
<u>73414331070000080</u> KATZEN FAMILY LLC 15620 SUNWARD ST  WELLINGTON FL 33414 8316	(7)	Acres 0.64 Value \$ 242,550.00 Taxbl \$ 242,550.00 Bldg \$ 0.00 Land \$ 242,550.00	Sales instr WD Price \$375,000.00 Date 1/13/2004 Book 16472 Page 104	MTG PUSE VACANT COMMERCIAL TaxDist 73486  NAV	BINKS COMMERCIAL CENTRE LT 8
<u>73414331070000090</u> TD BANK NATIONAL ASSN PO BOX 9540  PORTLAND ME 04112 9540	(8)	Acres 0.73 Value \$ 242,550.00 Taxbl \$ 242,550.00 Bldg \$ 0.00 Land \$ 242,550.00	Sales instr QC Price \$10.00 Date 4/8/2011 1 Book 24478 Page 405	MTG PUSE VACANT COMMERCIAL TaxDist 73486  NAV	BINKS COMMERCIAL CENTRE LT 9
<u>73414406000003010</u> FLORIDA POWER & LIGHT CO PO BOX 14000  NORTH PALM BEACH FL 33408 0420	(9)	Acres 4.77 Value \$ 46,363.00 Taxbl \$ 46,363.00 Bldg \$ 6,063.00 Land \$ 40,300.00	Sales instr WD Price \$159,000.00 Date 4/1/1982 1 Book 03704 Page 1928	MTG PUSE UTILITY TaxDist 73486  NAV	6-44-11, S 520.01 FT OF N 795.01 FT OF E 400.01 FT OF W 500.01 FT F/K/A PAR A OF ABND PL OF WOODFIELD NO 1 OF THE LANDINGS AT WELLINGTON

RECEIVED  
 APR 21 2014  
 VILLAGE OF WELLINGTON  
 27 & CODE DEPARTMENT



## Property Appraiser GIS - Property Detail list by parcel control number

73414406020030000  
 BINKS EXCHANGE CO LLC  
 400 BINKS FOREST DR  
 WELLINGTON FL 33414 6326

Acres 8.86  
 Value \$ 2,658.00  
 Taxbl \$ 2,658.00  
 Bldg \$ 0.00  
 Land \$ 2,658.00

Sales instr WD  
 Price \$3,000,000.00  
 Date 9/20/2012  
 Book 25471  
 Page 359

MTG  
 PUSE GOLF COURSE  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS WELLINGTON  
 PARS C, D, F & G A/K/A LAKES

Dup

73414406020080000  
 BINKS EXCHANGE CO LLC  
 400 BINKS FOREST DR  
 WELLINGTON FL 33414 6326

Acres 76.88  
 Value \$ 2,000,000.00  
 Taxbl \$ 2,000,000.00  
 Bldg \$ 0.00  
 Land \$ 0.00

Sales instr WD  
 Price \$3,000,000.00  
 Date 9/20/2012  
 Book 25471  
 Page 359

MTG  
 PUSE GOLF COURSE  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON  
 PARS H, K, & L

Dup

73414406020130000  
 BINKS ESTATES HMOOWNERS  
 3461 FAIRLANE FARMS RD # B  
 WELLINGTON FL 33414 8752

Acres 0.65  
 Value \$ 0.00  
 Taxbl \$ 0.00  
 Bldg \$ 0.00  
 Land \$ 0.00

Sales instr QC  
 Price \$100.00  
 Date 11/1/1995  
 Book 09021  
 Page 0244

MTG  
 PUSE VACANT  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON  
 PARS M, N & P

10

73414406020210000  
 BINKS EXCHANGE CO LLC  
 400 BINKS FOREST DR  
 WELLINGTON FL 33414 6326

Acres 8.13  
 Value \$ 32,520.00  
 Taxbl \$ 32,520.00  
 Bldg \$ 0.00  
 Land \$ 32,520.00

Sales instr WD  
 Price \$3,000,000.00  
 Date 9/20/2012  
 Book 25471  
 Page 359

MTG  
 PUSE GOLF COURSE  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON  
 PAR U

Dup

73414406030001140  
 KADAM SHILPA A  
 642 CYPRESS GREEN CIR  
 WELLINGTON FL 33414 6335

Acres 0.31  
 Value \$ 332,545.00  
 Taxbl \$ 282,045.00  
 Bldg \$ 230,858.00  
 Land \$ 101,687.00

Sales instr WD  
 Price \$311,500.00  
 Date 10/31/2001  
 Book 13168  
 Page 1280

MTG  
 PUSE SINGLE FAMILY  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 LT 114

11

73414406030001150  
 WASH JOHN A &  
 636 CYPRESS GREEN CIR  
 WELLINGTON FL 33414 6335

Acres 0.31  
 Value \$ 359,616.00  
 Taxbl \$ 309,616.00  
 Bldg \$ 257,929.00  
 Land \$ 101,687.00

Sales instr WD  
 Price \$527,500.00  
 Date 3/20/2008  
 Book 22529  
 Page 1977

MTG  
 PUSE SINGLE FAMILY  
 TaxDist 73486  
 NAV

BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 LT 115

12

RECEIVED  
 APR 21 2014  
 VILLAGE OF WELLINGTON  
 PZ & CODE DEPARTMENT

Property Appraiser GIS - Property Detail list by parcel control number
--

<u>73414406030001160</u> CUTHBERTSON LOUIS & 630 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(13)	Acres 0.29 Value \$ 319,088.00 Taxbl \$ 269,088.00 Bldg \$ 211,847.00 Land \$ 107,241.00	Sales instr WD Price \$455,000.00 Date 6/29/2004 Book 17191 Page 1899	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 116
<u>73414406030001170</u> BRADFORD JOHN G & 624 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(14)	Acres 0.27 Value \$ 319,757.00 Taxbl \$ 269,757.00 Bldg \$ 212,516.00 Land \$ 107,241.00	Sales instr QC Price \$10.00 Date 2/15/2012 Book 25187 Page 1379	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 117
<u>73414406030001180</u> TOE CLEOPHAS ADEODAT 618 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(15)	Acres 0.27 Value \$ 320,730.00 Taxbl \$ 320,730.00 Bldg \$ 213,489.00 Land \$ 107,241.00	Sales instr WD Price \$375,000.00 Date 5/13/2011 Book 24630 Page 1349	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 118
<u>73414406030001190</u> KLEBAN DONNA H 612 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(16)	Acres 0.27 Value \$ 351,673.00 Taxbl \$ 209,549.00 Bldg \$ 244,432.00 Land \$ 107,241.00	Sales instr WD Price \$429,000.00 Date 10/20/2008 Book 22933 Page 1092	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 119
<u>73414406030001200</u> UEBELACKER D B & 606 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(17)	Acres 0.27 Value \$ 301,288.00 Taxbl \$ 242,309.00 Bldg \$ 194,047.00 Land \$ 107,241.00	Sales instr WD Price \$241,000.00 Date 5/1/1997 1 Book 09787 Page 1493	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 120
<u>73414406030001210</u> HOGAN CHRISTOPHER E & 600 CYPRESS GREEN CIR WELLINGTON FL 33414 6335	(18)	Acres 0.27 Value \$ 349,356.00 Taxbl \$ 299,356.00 Bldg \$ 242,115.00 Land \$ 107,241.00	Sales instr WD Price \$377,500.00 Date 12/19/2011 Book 24929 Page 380	MTG PUSE SINGLE FAMILY TaxDist 73486 NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 121

RECEIVED

APR 21 2014

VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT



## Property Appraiser GIS - Property Detail list by parcel control number


<u>73414406030001220</u> VOCATURO DEAN & 594 CYPRESS GREEN CIR  WELLINGTON FL 33414 6334	(19)	Acres 0.30 Value \$ 322,932.00 Taxbl \$ 272,932.00 Bldg \$ 215,691.00 Land \$ 107,241.00	Sales instr QC Price \$10.00 Date 10/20/2006 Book 21154 Page 1513	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 122 & 16 FT STRIP OF PAR J LYG N OF & ADJ TO AS IN OR20358P1735
<u>73414406030001230</u> THR FLORIDA LP 1 OAKWOOD BLVD STE 250  HOLLYWOOD FL 33020 1959	(20)	Acres 0.27 Value \$ 352,268.00 Taxbl \$ 352,268.00 Bldg \$ 245,027.00 Land \$ 107,241.00	Sales instr WD Price \$465,000.00 Date 1/7/2013 1 Book 25842 Page 2	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 123
<u>73414406030001240</u> GELLMAN LINDA M 50 DON RIVER BLVD TORONTO ONTARIO M2N 2M9 CANADA	(21)	Acres 0.28 Value \$ 312,295.00 Taxbl \$ 312,295.00 Bldg \$ 205,054.00 Land \$ 107,241.00	Sales instr WD Price \$236,000.00 Date 6/1/1997 1 Book 09867 Page 0191	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 124
<u>73414406030001250</u> LEGATES JAMES R & 576 CYPRESS GREEN CIR  WELLINGTON FL 33414 6334	(22)	Acres 0.33 Value \$ 327,675.00 Taxbl \$ 277,675.00 Bldg \$ 220,434.00 Land \$ 107,241.00	Sales instr WD Price \$600,000.00 Date 6/1/2006 1 Book 20453 Page 1097	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 125
<u>73414406030001260</u> DANIELS MICHELLE & 570 CYPRESS STRAND CT  WELLINGTON FL 33414 6377	(23)	Acres 0.27 Value \$ 350,351.00 Taxbl \$ 350,351.00 Bldg \$ 243,110.00 Land \$ 107,241.00	Sales instr WD Price \$366,881.00 Date 4/23/2013 Book 26074 Page 1978	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 126
<u>73414406030001270</u> ZAPATA ANGEL M & 564 CYPRESS STRAND CT  WELLINGTON FL 33414 6377	(24)	Acres 0.27 Value \$ 331,444.00 Taxbl \$ 281,444.00 Bldg \$ 224,203.00 Land \$ 107,241.00	Sales instr QC Price \$1.00 Date 10/12/2002 Book 14323 Page 808	MTG PUSE SINGLE FAMILY TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 LT 127


RECEIVED


APR 21 2014


VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT


## Property Appraiser GIS - Property Detail list by parcel control number


73414406030001280  Acres 0.26 Sales instr QC MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 POWERS LAURA Value \$ 339,888.00 Price \$ 10.00 PUSE SINGLE FAMILY LT 128  
 558 CYPRESS STRAND CT Taxbl \$ 289,888.00 Date 10/31/2011 TaxDist 73486  
 Bldg \$ 232,647.00 Book 24884  
 WELLINGTON FL 33414 6377 Land \$ 107,241.00 Page 855 NAV

73414406030001290  Acres 0.33 Sales instr WD MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 SMITH DWIGHT A & Value \$ 266,927.00 Price \$ 330,000.00 PUSE SINGLE FAMILY LT 129  
 552 CYPRESS GREEN CIR Taxbl \$ 216,927.00 Date 3/11/2009 TaxDist 73486  
 Bldg \$ 159,686.00 Book 23122  
 WELLINGTON FL 33414 6332 Land \$ 107,241.00 Page 1987 NAV

73414406030001300  Acres 0.29 Sales instr WD MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 CASTRO JUAN G & Value \$ 362,177.00 Price \$ 241,900.00 PUSE SINGLE FAMILY LT 130  
 546 CYPRESS GREEN CIR Taxbl \$ 237,441.00 Date 6/1/1997 1 TaxDist 73486  
 Bldg \$ 254,936.00 Book 09878  
 WEST PALM BEACH FL 33414 6332 Land \$ 107,241.00 Page 0504 NAV

73414406030001310  Acres 0.27 Sales instr WD MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 TAYLOR ALLAN J & Value \$ 258,191.00 Price \$ 196,100.00 PUSE SINGLE FAMILY LT 131  
 540 CYPRESS GREEN CIR Taxbl \$ 168,331.00 Date 7/1/1997 1 TaxDist 73486  
 Bldg \$ 150,950.00 Book 09881  
 WELLINGTON FL 33414 6332 Land \$ 107,241.00 Page 1360 NAV

73414406030002110  Acres 0.33 Sales instr WD MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 GERMAIN PHILIPPE Value \$ 361,382.00 Price \$ 624,000.00 PUSE SINGLE FAMILY LT 211  
 629 CYPRESS GREEN CIR Taxbl \$ 361,382.00 Date 1/4/2007 1 TaxDist 73486  
 Bldg \$ 259,503.00 Book 21315  
 WELLINGTON FL 33414 6336 Land \$ 101,879.00 Page 277 NAV

73414406030002120  Acres 0.32 Sales instr WD MTG BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2  
 GUTMAN KENNETH B & Value \$ 355,126.00 Price \$ 297,500.00 PUSE SINGLE FAMILY LT 212  
 491 CYPRESS XING Taxbl \$ 250,534.00 Date 6/1/1999 1 TaxDist 73486  
 Bldg \$ 247,885.00 Book 11188  
 WELLINGTON FL 33414 6367 Land \$ 107,241.00 Page 0276 NAV

RECEIVED

APR 21 2014

VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT



## Property Appraiser GIS - Property Detail list by parcel control number

73414406030002500 *BNP*  
 THR FLORIDA LP  
 1 OAKWOOD BLVD # 250  
 HOLLYWOOD FL 33020 1959

Acres	0.30	Sales instr	WD	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	448,312.00	Price	\$ 485,000.00	PUSE SINGLE FAMILY	LT 250
Taxbl \$	448,312.00	Date	12/28/2012	TaxDist 73486	
Bldg \$	356,358.00	Book	25819		
Land \$	91,954.00	Page	1297	NAV	

73414406030002510  
 LOWE DAVID C &  
 593 CYPRESS GREEN CIR  
 WELLINGTON FL 33414 6333 *(21)*

Acres	0.33	Sales instr	WD	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	351,605.00	Price	\$ 265,400.00	PUSE SINGLE FAMILY	LT 251
Taxbl \$	233,601.00	Date	4/1/1997 1	TaxDist 73486	
Bldg \$	244,940.00	Book	09771		
Land \$	106,665.00	Page	0547	NAV	

73414406030002520 *(32)*  
 MOORE JEANNETTE  
 JEANNETTE MOORE TR HLDR  
 587 CYPRESS GREEN CIR  
 WEST PALM BEACH FL 33414 6333

Acres	0.31	Sales instr	WD	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	306,386.00	Price	\$ 100.00	PUSE SINGLE FAMILY	LT 252
Taxbl \$	249,380.00	Date	8/5/1999 1	TaxDist 73486	
Bldg \$	199,721.00	Book	11318		
Land \$	106,665.00	Page	1748	NAV	

73414406030002530 *(33)*  
 VENTRIGLIO FRANK J &  
 581 CYPRESS GREEN CIR  
 WELLINGTON FL 33414 6333

Acres	0.31	Sales instr	WD	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	351,849.00	Price	\$ 240,500.00	PUSE SINGLE FAMILY	LT 253
Taxbl \$	233,651.00	Date	6/1/1997 1	TaxDist 73486	
Bldg \$	245,184.00	Book	09833		
Land \$	106,665.00	Page	0204	NAV	

73414406030002540 *(34)*  
 WEELS FARGO BANK NA TR  
 888 SE 3RD AVE STE 201  
 FORT LAUDERDALE FL 33316 1159

Acres	0.31	Sales instr	CT	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	342,199.00	Price	\$ 415,100.00	PUSE SINGLE FAMILY	LT 254
Taxbl \$	292,199.00	Date	2/6/2014 1	TaxDist 73486	
Bldg \$	235,534.00	Book	26602		
Land \$	106,665.00	Page	103	NAV	

73414406030002550 *(35)*  
 MAYBROWN BRETT &  
 545 CYPRESS GREEN CIR  
 WELLINGTON FL 33414 6333

Acres	0.31	Sales instr	WD	MTG	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
Value \$	317,241.00	Price	\$ 535,000.00	PUSE SINGLE FAMILY	LT 255
Taxbl \$	267,241.00	Date	1/14/2005	TaxDist 73486	
Bldg \$	210,576.00	Book	18054		
Land \$	106,665.00	Page	1392	NAV	

RECEIVED

APR 21 2014

VILLAGE OF WELLINGTON  
P7 & CODE DEPARTMENT

## Property Appraiser GIS - Property Detail list by parcel control number

73414406030010000 CYPRESS FOREST HOA INC 1037 STATE ROAD 7 STE 302 WELLINGTON FL 33414 6140	(30)	Acres 23.65 Value \$ 0.00 Taxbl \$ 0.00 Bldg \$ 0.00 Land \$ 0.00	Sales instr QC Price \$ 100.00 Date 12/22/2000 Book 12263 Page 1001	MTG PUSE R/W - BUFFER TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PAR A K/A PRIVATE RDS, PARS M, P & R K/A OPEN SPACE & LANDSCAPING TRS
73414406030020000 BINKS EXCHANGE CO LLC 400 BINKS FOREST DR WELLINGTON FL 33414 6326	Dup	Acres 5.84 Value \$ 1,752.00 Taxbl \$ 1,752.00 Bldg \$ 0.00 Land \$ 1,752.00	Sales instr WD Price \$ 3,000,000.00 Date 9/20/2012 Book 25471 Page 359	MTG PUSE GOLF COURSE TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PARS B, D & H K/A WATER MGMT TRS
73414406030100010 BINKS EXCHANGE CO LLC 400 BINKS FOREST DR WELLINGTON FL 33414 6326	Dup	Acres 54.55 Value \$ Taxbl \$ Bldg \$ Land \$	Sales instr WD Price \$ 3,000,000.00 Date 9/13/2012 Book 25471 Page 359	MTG PUSE GOLF COURSE TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PAR J (LESS SLY 590.01 FT OF NLY 640.01 FT OF ELY 1122.73 FT LYG W OF & ADJ TO BINKS FOREST DR & 16 FT STRIP LYG N OF &
73414406030190000 ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	(31)	Acres 12.57 Value \$ 1,244.00 Taxbl \$ 0.00 Bldg \$ 0.00 Land \$ 1,244.00	Sales instr Price \$ Date Book Page	MTG PUSE DISTRICTS TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PAR S K/A RD R/W & PAR T K/A C-1 & C-10 CNL R/WS
73414406030220000 SBBG LLLP 7711 N MILITARY TRL STE 212 PALM BEACH GARDENS FL 33410	note	Acres -0.09 Value \$ 0.00 Taxbl \$ 0.00 Bldg \$ 0.00 Land \$ 0.00	Sales instr WD Price \$ 2,900,000.00 Date 5/2/2013 1 Book 25998 Page 1238	MTG PUSE RIVER/LAKES TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PAR V K/A WETLAND AREA
73414406030230000 BINKS EXCHANGE CO LLC 400 BINKS FOREST DR WELLINGTON FL 33414 6326	Dup	Acres 4.70 Value \$ 18,800.00 Taxbl \$ 18,800.00 Bldg \$ 0.00 Land \$ 18,800.00	Sales instr WD Price \$ 3,000,000.00 Date 9/20/2012 Book 25471 Page 359	MTG PUSE GOLF COURSE TaxDist 73486  NAV	BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2 PAR W

RECEIVED  
APR 21 2014

VILLAGE OF WELLINGTON  
P7 & CODE DEPARTMENT



Property Appraiser GIS - Property Detail list by parcel control number

RECEIVED

APR 21 2014

VILLAGE OF WELLINGTON  
PZ & CODE DEPARTMENT

Print

Zoom In

Zoom Out

Best Fit

Fit To Width

Fit To Height

Rotate

Prepared by and Return to:  
 Steven R. Parson, Esq.  
 Ruden, McClosky, Smith, Schuster & Russell, P.A.  
 222 Lakeview Avenue, Suite 800  
 West Palm Beach, FL 33401

CFN 20070480050  
 OR BK 22188 PG 0114  
 RECORDED 10/16/2007 16:16:23  
 Palm Beach County, Florida  
 ANT 10.00  
 Doc Stamp 0.70  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0114 - 115; (2pgs)

A Portion of Tax Folio No.:

73-41-44-06-03-010-0000

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made this 15 day of September, 2007, between MEADOW WOOD HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation, d/b/a Fourth Wellington, Inc., having an address at 13833 Wellington Trace, B4, PMB #220, Wellington, FL 33414 ("Grantor"), and AQUILA BINKS FOREST DEVELOPMENT LLC, a Florida limited liability company, having an address at 15430 Endeavour Drive, Jupiter, FL 33478 ("Grantee").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof by Grantor is hereby acknowledged, has renounced, released and quit-claimed to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, all of the Grantor's right, title, interest in and to the following described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

That certain twenty foot (20') Preserve Access Easement lying within Parcel "J" 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 (the "Plat"), which Preserve Access Easement was reserved/dedicated to Fourth Wellington, Inc. on the Plat, and which lies between Parcel "V" of the Plat and the westerly right-of-way line of Bink's Forest Drive.

TO HAVE AND TO HOLD the same together with all the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the Grantee, and Grantee's heirs, legal representatives, successors and assigns, forever.

WTR-330396.1

Book22188/Page114

Page 1 of 2



IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

signed, sealed and delivered  
in the presence of:

Witness  
Name: ELIZABETH STEWARD

Witness  
Name: WILLIAM BAXTER

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of September 2007, by Robert Gilbert as President of Meadow Wood Homeowners' Association, Inc., a Florida non-profit corporation, f/k/a Fourth Wellington, Inc., on behalf of the corporation. He/She is personally known to me ✓ or has produced Florida Drivers License as identification.

GRANTOR:

MEADOW WOOD HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation

By: [Signature]  
Name: ROBERT B. GILBERT  
Title: PRESIDENT

[CORPORATE]



Cynthia C. Lutz  
Printed Name:  
NOTARY PUBLIC  
State of Florida at Large

(Notarial Seal)

My Commission Expires:



WPB:330396:1



# VILLAGE OF WELLINGTON

## Village Council

Darell Bowen, Mayor  
Dr. Carmine A. Priore, Vice Mayor  
Lizbeth Benacquisto, Councilwoman  
Robert S. Margolis, Councilman  
Matt Willhite, Councilman

RECEIVED  
AUG 06 2008

Village Manager  
Paul Schofield

RECEIVED

By Planning and Zoning at 5:57 pm, Oct 03, 2013

August 4, 2008

Richard Donofrio  
Land Design South  
2101 Centrepark West Drive, #100  
West Palm Beach, Florida 33409

Re: 1997-10 DOA2 Residences at Binks Forest  
1997-10 MPA1 The Landings at Binks Forest at Wellington PUD

Dear Mr. Donofrio:

On July 8, 2008, the Wellington Village Council considered your request for a Development Order Amendment and a Master Plan Amendment of The Landings at Binks Forest at Wellington PUD to amend the master plan to depict 15 acres of the Binks Forest golf course (abandoned driving range) as a residential pod (Pod L) with 90-multi family units; to identify the proposed entry into the new pod L; to identify the existing entry into the golf club; to relocate the golf maintenance building; to identify the correct location of the existing entry into the FPL substation from Flying Cow Road; and to update the site data and tabular data to include pod L for the property located within the Landings at Wellington Planned Unit Development (PUD) the Binks Residences at Binks Forest Golf Club. It was the decision of the Council to **APPROVE** the above noted petitions outlined in the executed copy of Resolution R2008-73, which is attached for your records. To finalize this matter, please provide our office a revised mylar and a cd, in accordance with the Resolution. If you have any questions, please do not hesitate to call me at 753-2561.

Sincerely,

  
Olga M. Prieto  
Associate Planner

Attachment (1)

cc: David Flinchum, ASLA, AICP, Planning & Zoning Manager  
File



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

RESOLUTION NO. R2008-73

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING DEVELOPMENT ORDER AMENDMENT AND MASTER PLAN AMENDMENT APPLICATION KNOWN AS RESIDENCES AT BINKS FOREST GOLF CLUB, PETITION 1997-10 DOA2 AND MPA1 TO AMEND THE MASTER PLAN TO DEPICT 15 ACRES OF THE BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE) AS A RESIDENTIAL POD (POD L) WITH 90-MULTI FAMILY UNITS; TO IDENTIFY THE PROPOSED ENTRY INTO THE NEW POD L; TO IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB; TO RELOCATE THE GOLF MAINTENANCE BUILDING; TO IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD; AND TO UPDATE THE SITE DATA AND TABULAR DATA TO INCLUDE POD L FOR THE PROPERTY LOCATED WITHIN THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), ON THE WEST SIDE OF BINKS FOREST DRIVE, APPROXIMATELY HALF MILE SOUTH OF SOUTHERN BOULEVARD, AS DESCRIBED MORE PARTICULARLY HEREIN; AND PROVIDING AN EFFECTIVE DATE.

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

**WHEREAS**, the notice and hearing requirements, as provided in Article V of the Land Development Regulation, have been satisfied; and

**WHEREAS**, the subject is within the Landings at Wellington PUD, and

**WHEREAS**, the request to amend the Landings at Wellington PUD was reviewed by the Planning, Zoning and Adjustment Board at a public hearing conducted on June 5, 2008; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Village of Wellington review agencies and staff; and

**WHEREAS**, the Village Council has made the following findings of fact:

1. The subject site is within the Landings at Wellington PUD and possesses a Future Land Use Map designation of Residential E. The modifications requested are consistent with both the Land Use and Master Plan designations for the subject parcel and the request is consistent with the Comprehensive Plan.
2. The proposed modifications have been found to be compatible with surrounding uses.
3. There are no environmental issues or concerns.
4. There are adequate public facilities available to serve the subject site.
5. There are public services and facilities in place to support the anticipated impacts on traffic, water and sewer services.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, THAT:**

**SECTION 1.** The Master Plan Amendment Petition 1997-10 DOA2 and MPA1, the petition of Aquila Binks Forest Development, LLC, Owner, is hereby approved on the following described real property, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution:

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 December 31, 2010. 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. **(TRAFFIC)**
2. The property owner shall provide the Village with an new mylar of the master plan that reflects the amendments approved herein, including a showing of the 90 multi-family units on the property, the movement of the maintenance facility to the adjoining property, and the location of the proposed entrance to the property. **(PLANNING)**
3. Previous conditions of approval not amended by these petitions are still in effect. **(PLANNING)**



1 LEGAL DESCRIPTION:

2  
3 LEGAL DESCRIPTION OF TOWNHOME PARCEL – RESIDENTIAL ELEMENT

4  
5 A PARCEL OF LAND BEING A PART OF PARCEL "J", BINK'S FOREST OF THE  
6 LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT  
7 THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, PUBLIC RECORDS,  
8 PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE  
9 PARTICULARLY DESCRIBED AS FOLLOWS:

10  
11 **BEGINNING** AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY  
12 CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL  
13 SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH  
14 01°19'52" WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND  
15 SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT", A  
16 DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL  
17 SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE SOUTH  
18 86°09'16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54  
19 FEET; THENCE, NORTH 83°32'27" EAST, A DISTANCE OF 517.25 FEET TO A  
20 POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J"; SAID POINT  
21 BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF  
22 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75°08'11" EAST;  
23 THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG  
24 THE WESTERLY RIGHT-OF-WAY LINE OF BINK'S FOREST DRIVE, AS SHOWN ON  
25 SAID PLAT, THROUGH A CENTRAL ANGLE OF 22°46'13", A DISTANCE OF 560.36  
26 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88°58'25" WEST,  
27 DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-  
28 WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT  
29 ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF  
30 1122.73 FEET; THENCE, SOUTH 01°19'52" WEST, A DISTANCE OF 70.00 FEET TO  
31 THE POINT OF BEGINNING.

32  
33 EXCEPTING PARCEL "V" AS SHOWN ON SAID PLAT OF BINK'S FOREST OF THE  
34 LANDINGS AT WELLINGTON P.U.D. PLAT 2.

35  
36 CONTAINING: 15.27 ACRES, MORE OR LESS.

37  
38 SUBJECT TO, AND TOGETHER WITH, EASEMENTS, RESERVATIONS AND/OR  
39 RIGHTS-OF-WAY OF RECORD.

40  
41 **SECTION 2.** This Resolution shall become effective immediately upon adoption.  
42  
43  
44  
45  
46

1 PASSED AND ADOPTED this 8th day of July 2008.  
2  
3

4 ATTEST:

VILLAGE OF WELLINGTON, FLORIDA

5  
6  
7 BY:   
8 Awilda Rodriguez, Village Clerk  
9

BY:   
Darell Bowen, Mayor

10  
11 APPROVED AS TO FORM AND  
12 LEGAL SUFFICIENCY:

13  
14  
15 BY:   
16 Jeffrey S. Kurtz, Village Attorney  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38



**RECEIVED**

*By Planning and Zoning at 5:57 pm, Oct 03, 2013*

RESOLUTION NO. R2012-10

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL  
APPROVING DEVELOPMENT ORDER EXTENSIONS IN  
ACCORDANCE WITH SECTION 72 OF CHAPTER 2011-  
139 LAWS OF FLORIDA; AND PROVIDING AN  
EFFECTIVE DATE.**

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

**WHEREAS**, Section 72 Chapter 2011-79, Laws of Florida adopted by the Florida Legislature and signed into Law by the Governor on June 2, 2011 provides for mandated additional extensions to approved local government development orders that were granted extensions in 2010 under the provisions of Section 14 of Chapter 2099-96, Laws of Florida but were not eligible for an additional extension under the provisions of Section 47 of Chapter 2010-147, Laws of Florida, because their extended development orders did not expire until after January 1, 2012; and

**WHEREAS**, "Exhibit A" attached hereto is a list of all project development orders for which extension applications were received by the legislatively imposed deadline of December 31, 2011 and eligibility for approval has been confirmed; and

**WHEREAS**, the Wellington Council has made the following determinations:

1. The proposed extensions to the Development Orders are consistent with the Comprehensive Plan. The Future Land Use designation(s) for the effected projects have not changed since their original approvals.
2. These requested Development Order extensions are consistent with the purpose and intent of the LDR.
3. The requested Development Order extensions are consistent with the provisions of Section 72 of Chapter 2011-79, Laws of Florida.

**NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON FLORIDA'S COUNCIL**, that:

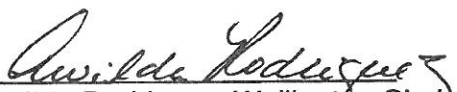
1 **SECTION 1.** The Development Order extension requests for all projects identified  
2 on Exhibit "A", attached hereto, are granted additional two (2) year extensions from  
3 the two (2) year extensions granted under Section 14 of Chapter 2009-96, Laws of  
4 Florida; from their individually scheduled expiration dates, which are also identified  
5 on Exhibit "A".  
6  
7


8 **SECTION 2.** This Resolution shall become effective immediately upon adoption.  
9

10  
11 **PASSED AND ADOPTED** this 14<sup>th</sup> day of February 2012, upon first and final  
12 reading.  
13  
14

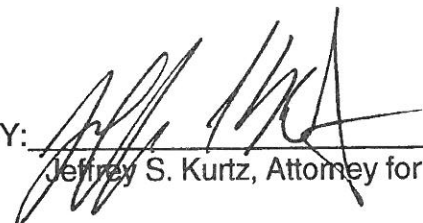
15 **ATTEST:**

**WELLINGTON, FLORIDA**

16  
17  
18  
19  
20 BY:   
21 Awilda Rodriguez, Wellington Clerk  
22  
23  
24

BY:   
Darell Bowen, Mayor

25 **APPROVED AS TO FORM AND**  
26 **LEGAL SUFFICIENCY**  
27

28  
29  
30  
31 BY:   
32 Jeffrey S. Kurtz, Attorney for Wellington  
33  
34  
35  
36  
37  
38  
39  
40



1  
2  
3  
4  
5  
6

EXHIBIT "A"

PROJECT NAME	CURRENT EXPIRATION DATE	EXTENSION DATE
Binks Residential	12/31/2012	12/31/2014
Wellington Parc	12/31/2013	12/31/2015

7  
8

### Operating Account - 2130 Transaction Details

**Check number:** 00000011626

**Posting date:** 11/21/2011

**Amount:** -500.00

**Type:** Check

**Description:** Check

11626  
43-2143 R  
1003

**Bank of America**  
ACH RPT 063103277

**AQUILA BINKS FOREST DEVELOPMENT, LLC**  
**DBA BINKS FOREST GOLF CLUB**  
OPERATING ACCOUNT  
400 BINKS FOREST DRIVE  
WELLINGTON, FL 33414

11/4/2011

PAY TO THE ORDER OF Wellington \$ \*\*500.00

Five Hundred and 00/100\*\*\*\*\*

Wellington  
Planning & Zoning Dept.  
12300 Forest Hill Blvd.  
Wellington, FL 33-14

MEMO Binks Residential

*[Signature]*  
AUTHORIZED SIGNATURE

⑈0000050000⑈

PAY TO THE ORDER OF  
BANK OF AMERICA  
NATIONAL ASSOCIATION  
FOR DEPOSIT ONLY  
VILLAGE OF WELLINGTON  
PLANNING & ZONING  
882033689708

5308 53534

11/21

BANK OF AMERICA N.A.  
NATIONAL ASSOCIATION  
11/21/11

7550773511



**2014 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT**

DOCUMENT# A13000000223

**Entity Name:** SBBG, LLLP

**Current Principal Place of Business:**

7711 N. MILITARY TRAIL SUITE 212  
PALM BEACH GARDENS, FL 33410

**Current Mailing Address:**

7711 N. MILITARY TRAIL SUITE 212  
PALM BEACH GARDENS, FL 33410

**FEI Number:** 90-0990458

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

SCHICKEDANZ, GERHARD H  
7711 N. MILITARY TRAIL SUITE 212  
PALM BEACH GARDENS, FL 33410 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**General Partner Detail :**

Document #

Name SCHICKEDANZ, GERHARD H

Address 7711 N. MILITARY TRAIL SUITE 212

City-State-Zip: PALM BEACH GARDENS FL 33410

Document #

Name SCHICKEDANZ, W.K.

Address 7711 N. MILITARY TRAIL SUITE 212

City-State-Zip: PALM BEACH GARDENS FL 33410

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** GERHARD H SCHICKEDANZ

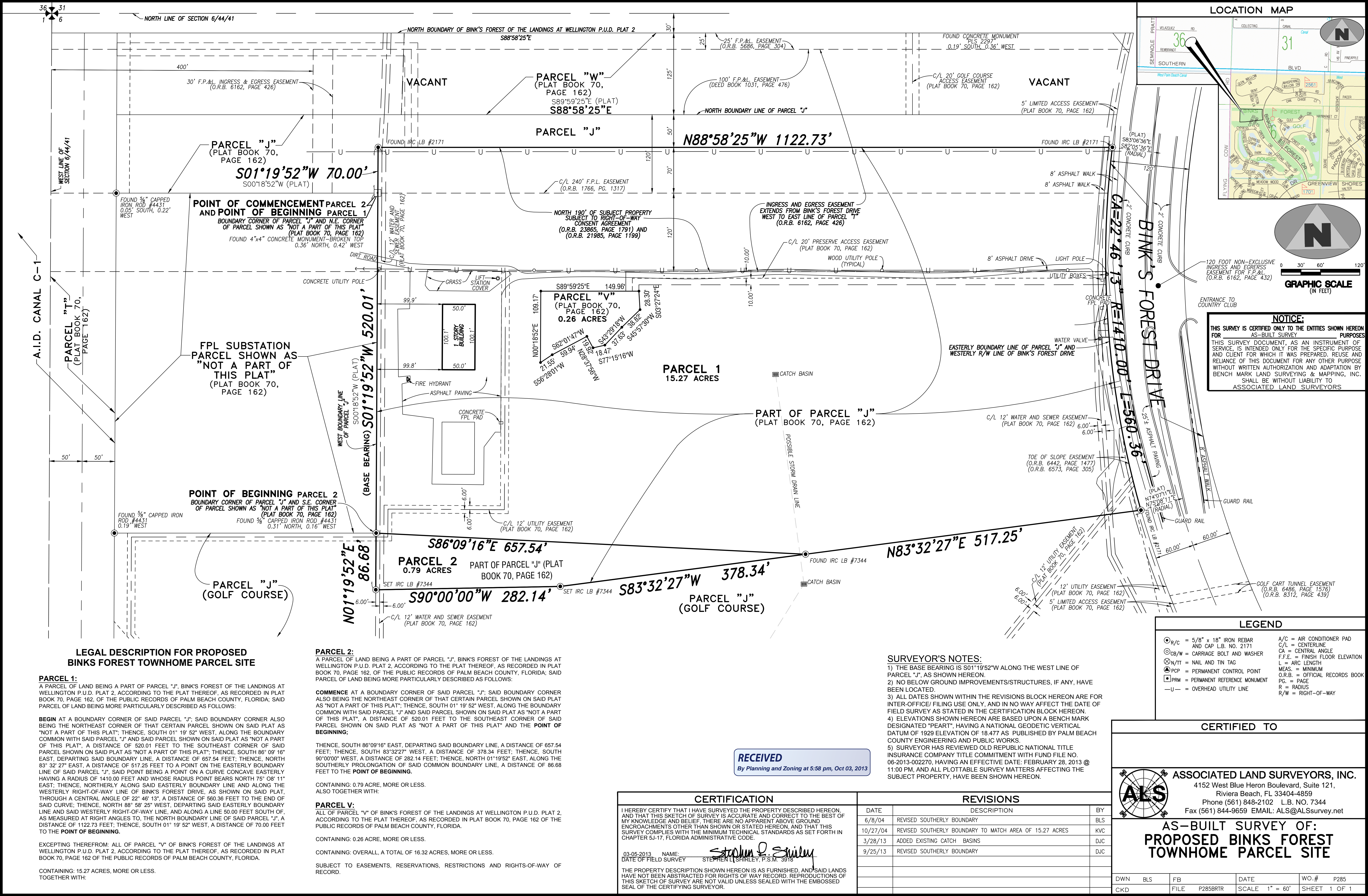
**GENERAL PARTNER**

**02/18/2014**

\_\_\_\_\_  
Electronic Signature of Signing General Partner Detail

\_\_\_\_\_  
Date







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

128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
72	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
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



128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
143	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
144	Pine	<i>Pinus elliotii</i>	9	9	Remove	
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

128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
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
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	



128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
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
289	Sabal	<i>Sabal palmetto</i>	8		Relocate	
290	Pine	<i>Pinus elliotii</i>	8	8	Remove	
291	Pine	<i>Pinus elliotii</i>	9	9	Remove	
292	Pine	<i>Pinus elliotii</i>	13	13	Remove	
293	Pine	<i>Pinus elliotii</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 elliotii</i>	18	36	Remove	Specimen
297	Sabal	<i>Sabal palmetto</i>	12		Remove	Poor condition
298	Pine	<i>Pinus elliotii</i>	17	34	Remove	Specimen
299	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
300	Pine	<i>Pinus elliotii</i>	16	32	Remove	Specimen
301	Pine	<i>Pinus elliotii</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 elliotii</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 elliotii</i>	15	30	Remove	Specimen
315	Pine	<i>Pinus elliotii</i>	13	13	Remove	
316	Cypress	<i>Taxodium ascendens</i>	14	28	Remove	Specimen
317	Pine	<i>Pinus elliotii</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 elliotii</i>	14	28	Remove	
322	Pine	<i>Pinus elliotii</i>	12	12	Remove	
323	Pine	<i>Pinus elliotii</i>	14	28	Remove	
324	Pine	<i>Pinus elliotii</i>	13	13	Remove	
325	Sabal	<i>Sabal palmetto</i>	12		Relocate	
326	Sabal	<i>Sabal palmetto</i>	8		Relocate	
327	Pine	<i>Pinus elliotii</i>	14	28	Remove	
328	Sabal	<i>Sabal palmetto</i>	14		Remove	Poor condition
329	Pine	<i>Pinus elliotii</i>	8	8	Remove	
330	Pine	<i>Pinus elliotii</i>	14	28	Remove	
331	Pine	<i>Pinus elliotii</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 elliotii</i>	11	11	Remove	
335	Laurel Oak	<i>Quercus laurifolia</i>	16		Relocate	
336	Pine	<i>Pinus elliotii</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 elliotii</i>	8	8	Remove	
340	Sabal	<i>Sabal palmetto</i>	14		Relocate	
341	Sabal	<i>Sabal palmetto</i>	16		Relocate	
342	Pine	<i>Pinus elliotii</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 elliotii</i>	8	8	Remove	
350	Pine	<i>Pinus elliotii</i>	19	38	Remove	Specimen
351	Pine	<i>Pinus elliotii</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 elliotii</i>	11	11	Remove	FPL Easement
355	Pine	<i>Pinus elliotii</i>	15	30	Remove	Specimen, FPL Easement

128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
356	Pine	<i>Pinus elliotii</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 elliotii</i>	14	28	Remove	Specimen, FPL Easement
360	Pine	<i>Pinus elliotii</i>	14	28	Remove	Specimen, FPL Easement
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



128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
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
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

128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
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 elliottii</i>	10	10	Remove	
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 elliottii</i>	17			Off Site
517	Sabal	<i>Sabal palmetto</i>	10			Off Site
518	Pine	<i>Pinus elliottii</i>	16	32	Remove	Specimen
519	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
520	Pine	<i>Pinus elliottii</i>	18			Off Site
521	Pine	<i>Pinus elliottii</i>	13	13	Remove	
522	Pine	<i>Pinus elliottii</i>	16			Off Site
523	Sabal	<i>Sabal palmetto</i>	12			Off Site
524	Pine	<i>Pinus elliottii</i>	12	12	Remove	
525	Pine	<i>Pinus elliottii</i>	13	13	Remove	
526	Pine	<i>Pinus elliottii</i>	17	34	Remove	Specimen
527	Pine	<i>Pinus elliottii</i>	9	9	Remove	
528	Pine	<i>Pinus elliottii</i>	13	13	Remove	
529	Pine	<i>Pinus elliottii</i>	24	48	Remove	Specimen
530	Pine	<i>Pinus elliottii</i>	14	28	Remove	Specimen
531	Pine	<i>Pinus elliottii</i>	21	42	Remove	Specimen
532	Pine	<i>Pinus elliottii</i>	14	28	Remove	Specimen
533	Pine	<i>Pinus elliottii</i>	11	11	Remove	
534	Pine	<i>Pinus elliottii</i>	13	13	Remove	
535	Pine	<i>Pinus elliottii</i>	13	13	Remove	
536	Pine	<i>Pinus elliottii</i>	12	12	Remove	
537	Pine	<i>Pinus elliottii</i>	18	36	Remove	Specimen
538	Pine	<i>Pinus elliottii</i>	12	12	Remove	
539	Pine	<i>Pinus elliottii</i>	8	8	Remove	
540	Cypress	<i>Taxodium ascendens</i>	18	36	Remove	Specimen
541	Pine	<i>Pinus elliottii</i>	12	12	Remove	
542	Pine	<i>Pinus elliottii</i>	14	28	Remove	Specimen
543	Pine	<i>Pinus elliottii</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 elliottii</i>	14	28	Remove	Specimen
547	Pine	<i>Pinus elliottii</i>	11	11	Remove	
548	Cypress	<i>Taxodium ascendens</i>	8	8	Remove	
549	Pine	<i>Pinus elliottii</i>	9	9	Remove	
550	Pine	<i>Pinus elliottii</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 elliottii</i>	19	38	Remove	Specimen
554	Pine	<i>Pinus elliottii</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 elliottii</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 elliottii</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	



128.80 Binks Pointe  
Tabular Tree List  
September 26, 2013

Tree #	Common Name	Scientific Name	DBH (inches)	Mitigation	Disposition	Notes
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	
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.						



**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

[www.pbcgov.com](http://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

October 31, 2013

Mr. Timothy Stillings  
Director of Planning and Development  
Village of Wellington  
12300 Forrest Hill Boulevard  
Wellington, FL 33414

**RE: Binks Pointe  
PBC Project#: 131002  
Traffic Performance Standards Review**

Dear Tim:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed residential project entitled; **Binks Pointe**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code. The project is summarized as follows:

<b>Location:</b>	West side of Binks Forest Drive, south of Southern Blvd.
<b>PCN:</b>	73-41-44-06-03-010-0000, 73-41-44-06-03-022-0000, 73-41-44-06-03-023-0000, 73-41-43-31-01-006-0000.
<b>Existing Use:</b>	Vacant
<b>Proposed Uses:</b>	90 MF Residential Units (Townhomes)
<b>New Daily Trips:</b>	630
<b>New PH Trips:</b>	47 AM, 55 PM
<b>Build-Out Date:</b>	End of Year 2018

Based on our review, the Traffic Division has determined the proposed residential project meets the Traffic Performance Standards of Palm Beach County. It is suggested for the Village to look into potential sight distance issues at the project main access driveway, and require provision of NBL and SBR right turn lanes along Binks Forest Drive onto the site (as illustrated on the site plan) as a safety measure, if deemed needed. Note that this suggestion is not because of high driveway volume, but due to the specific location of the site main access driveway on a horizontal curve section along the roadway. No building permits are to be issued by the Village after the build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance. If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at [matefi@pbcgov.org](mailto:matefi@pbcgov.org).

Sincerely,

  
Masoud Atefi, MSCE  
TPS Administrator, Municipalities, Traffic Engineering Division

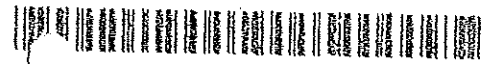
MA:sf

ec: Juan F. Ortega Ph.D., PE., - Land Design South  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\Traffic\MA\Admin\Approvals\2013\131002.doc







*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 5:58 pm, Oct 03, 2013

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 2<sup>ND</sup> 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. Stankovic

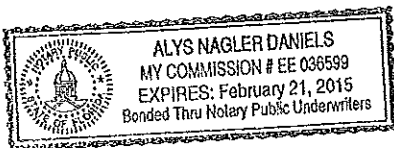
By: [Signature]  
Jordan C. Paul, President

[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.



## **JUSTIFICATION STATEMENT**

### **Binks Pointe**

### **Master Plan Amendment**

*February 2014*

*Revised: June 2014*

*Revised July 2014*

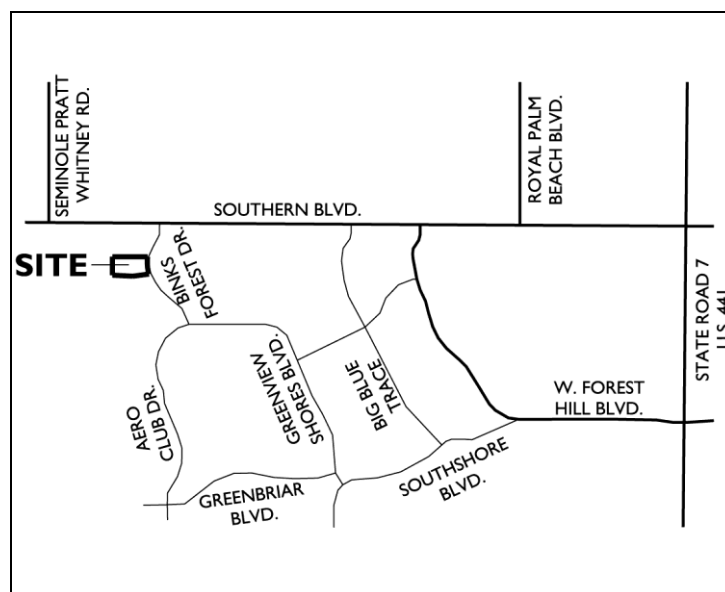
### **Request**

On behalf of the Petitioner, Land Design South of Florida, Inc. is requesting a Master Plan Amendment to The Landings at Wellington PUD., in order to achieve the following:

- **Modify Pod L to increase the acreage by 0.26 acres.**
- **Modify Pod L to update the density (based upon the revised acreage).**
- **Modify the Condition of Approval in R-2008-73 (subsequently modified based on previous Senate and House Bills with the latest approval supported under Resolution R-2012-10) to change the build out date of the condition, supported by the Traffic Study submitted with the current request. Build out date extended to 2018.**
- **Addition of an Optional Residential overlay designation over Pod L.**

### **Site Characteristics**

The subject property is located within Binks Forest of the Landings at Wellington PUD, on the west side of Binks Forest Drive, approximately a half mile south of Southern Boulevard. The site is rectangular in shape with a total area of 15.53 acres (15.27 acres based on the prior approval, and 0.26 acres based on the proposed additional acreage). There is one access point into the proposed development, which will be from Binks Forest Drive.



The prior approval included a land area of 15.27 acres. Since the time of the prior approval, it is being proposed that the 0.26 acre preserve parcel be added to Pod L. Also, within the subject property boundary is the golf course maintenance facility that has been relocated north of the FPL Substation. The FPL substation is just west of the subject property. The old maintenance facility on the subject property is proposed to be demolished and removed.

The subject property is located in the Urban/Suburban Tier and is located within the Urban Service Area Boundary. The Acme Improvement Drainage District provides services to the site.

The majority of the subject property has a FLUM designation of Residential E (5.01 d.u./acre - 8.0 d.u./acre) and a zoning classification of AR/PUD (Agricultural Residential/Planned Unit Development). The 0.26 acres being added to the Pod has a FLUM designation of CR (please note that a Small Scale Comprehensive Plan Amendment has been submitted concurrently with this request to change the FLUM designation to Residential E). The following chart outlines the land use, zoning, and existing uses of the surrounding areas.

	Land Use Designation	Zoning District	Existing Use
North	CRE	AR/PUD	FPL Easement
South	CRE	AR/PUD	Golf Course
West	CRE	AR/PUD	FPL Substation
East	CRE	AR/PUD	Golf Course & Clubhouse

### **Property History**

The Landings at Wellington PUD was originally approved by Palm Beach County. It became part of Wellington when it was incorporated. The subject property within the Landings at Wellington PUD was originally a driving range which then became abandoned. The 15.27 acres of the original approval for the property was approved for a FLU designation of Res E on November 23, 2004 (Ord. 2004-30). Also on November 23, 2004, a Developers Agreement (R-2004-153) between Binks, LLC, Peninsula Property Holdings, Inc. and Wellington was adopted, which allowed 90 dwelling units on the subject property. In 2008, a Master Plan Amendment and Development Order Amendment were approved under Resolution R-2008-73 which identified the 15.27 acre Pod L and the 90 units associated with the pod within the Landings at Wellington PUD. Since then, 2 resolutions have been approved by the Council, the latest as Resolution R-2012-10, which extended the build out date condition in the R-2008-73 resolution from December 31, 2010 to December 31, 2014. On November 12, 2008, under Petition 1997-10 SP2, the DRC approved the 15.27 acre property with 90 dwelling units.

The subject property received approval for 90 dwelling units. As part of this submittal, the acreage for Pod L (Binks Pointe) is proposed to increase; however, the number of dwelling units remains the same at 90.

### **Conformance**

**A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.**



The proposed amendment is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. The surrounding land uses are compatible with the subject property. The property has a FLUM designation of Residential E (please note that the 0.26 acres proposed as being added to Pod L has been submitted concurrently as a Small Scale Future Land Use Amendment, to land use from CR to Residential E). The previously approved 90 dwelling units will remain the same as part of this request; however, the density has changed as result of the added acreage. The previously approved density was 5.89 du/ac, the proposed density is 5.79 du/ac. This is in compliance with the density standards set forth by the FLUM designation and is consistent with the Comprehensive Plan.

**B. That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).**

Adequate public facilities are available to the site. The previously approved density of 90 dwelling units remains unchanged.

1. A Concurrency Application has been submitted to the Palm Beach County School District for the additional acreage being added.
2. Water and sewer capacity is available to the site.
3. A Drainage Statement showing that legal positive outfall for the development will be met has been provided.
4. The 90 dwelling units meet traffic concurrency requirements, as indicated by the Traffic Study. Please note that this request includes the proposed modification of the prior condition of approval for the project, to extend the build out date to 2018.

**C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards).**

The property is currently undeveloped and the development will comply with the environmental standards found in Article 9 of the LDR's. The development does not fall within a wellfield protection zone, thus eliminating the potential for groundwater environmental hazards. Please refer to the detailed Environmental Assessment that is provided under separate cover for additional environmental information.

**D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Supplementary Regulations).**

Pursuant to Section 6.8.2.F - Land Uses, this townhome development shall be subject to the property development regulations specified in Table 6.8-6 for the PUD development regulations pertaining to the Optional Residential Pod designation as well as those supplementary regulations outlined in Section 6.4.4.110 pertaining to Townhomes.

Pod	Minimum Lot Dimensions			Max. # of Units	Max. FAR	Max. Bldg. Coverage	Min. Bldg. Setbacks (ft.)			
	Size	Width	Depth				Front (1)	Side (2) (3)	Street (1)	Rear (2) (3)
Optional Res.	-	-	-	-	-	-	25' (22.5')	15' (12') (11.25')	20' (18')	20' (16') (15')

- (1) The front and street minimum building setbacks may be reduced by 10% pursuant to Administrative Deviations as outlined in Section 6.8.1 and Notes to Table 6.8-6.
- (2) Pursuant to Section 6.8.2.G, the property development regulations for side and rear setbacks are flexible, thus they may be reduced by 20%.
- (3) The side and rear setbacks may be reduced by 25% when adjacent to open space (lake, canal, golf course preserve area, etc) 100 feet in width or greater as outlined in Notes to Table 6.8-6.

1. Min Townhouse Lot Dimensions:

- Lot size – Min 1600sf required / Min 2650sf proposed
- Lot width – Min 16' required / Min 25' proposed
- Lot frontage – Min 16' required / Min 25' proposed
- Lot depth – Min 100' required / Min 106' proposed

2. Density: 5.79 du/acre

3. Building Coverage: Although the LDR does not specify the maximum building coverage for Optional Residential pods, the proposed development will not exceed the multifamily residential maximum of 35%. The building coverage for the proposed development will be 19%.

4. Building Height: The building heights are measured to the mean roof line. The LDR maximum is 35 ft. The building heights for the proposed development will not exceed this maximum. Additionally, the number of stories will be reduced from the previously proposed three (3) stories to two (2).

5. Setbacks: Outlined in the following table based on Pod requirements for the Optional Residential (OR) overlay request for Pod L. Minimum building setbacks and separations for buildings shall be measured from perimeter property lines, perimeter landscape areas, residential access streets, the proximity of one unit to another and road and canal rights-of-way.

	Front	Side Interior	Street	Rear
<b>Required OR Setback</b>	25'	15'*	20'	20'
<b>Flexible Regulation - 20%</b>	--	12'	--	16'
<b>Administrative Deviation - 10%</b>	22.5'	--	18'	--
<b>Open Space Reduction - 25%**</b>	--	11.25'	--	15'
<b>Proposed Setback</b>	22.5'	12' setback 15' separation	18'	16'

\*Denotes interior separation of townhome buildings per Section 6.4.4.

\*\*All buildings that are adjacent to open space measuring 100' or greater are allowed a 25% setback reduction, as stated in note #4 to table 6.5-1 of the Wellington Land Development Regulations.



6. The community will receive curbside trash and recyclable materials collection service on a weekly basis and is therefore exempt for the recyclable material storage area of Section 6.6.1.E.
7. A non-vehicular circulation system will be incorporated into the proposed development to encourage pedestrian and bicycle usage to, from, and throughout the site. A sidewalk connection will be provided to the path along Binks Forest Drive which is part of the overall internal pedestrian circulation system for the entire Landings at Wellington PUD.



Sample trellis seating area amongst townhomes



Sample pedestrian pathways amongst townhomes

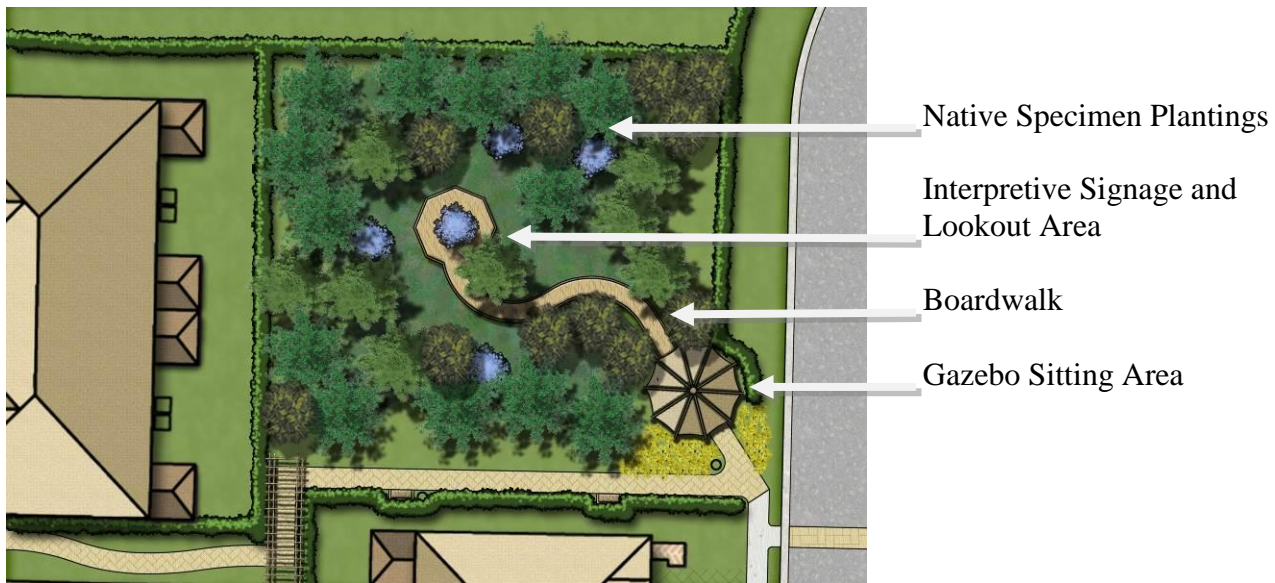
**E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.**

The overall design concept proposes to reduce the impacts on the existing residential pods surrounding Pod L from the previously approved 2008 design. The design changes include modifying the unit ownership from condo to fee simple consistent with the surrounding fee simple ownership of the single family homes; increasing the clubhouse area and amenities; reducing the building heights from three stories to two; reducing the views of the FP&L transmission lines for the proposed units; increasing the perimeter setbacks and landscaping; and increasing the preserved vegetation and onsite preserve area.

1. More than adequate parking for the proposed development will be provided. The Village code requires a minimum of 2 spaces per unit as well as an additional guest space for every four units. Based on 90 units, 180 spaces are required with an additional 23 spaces for guests. In addition, one space is required for every 250sf of clubhouse area. The proposed clubhouse is 4753sf, thus requires 19 spaces. In total 222 parking spaces are required for the project. The proposed project design allocates four spaces at each unit with two in the garage and two in the driveway, thereby 360 spaces are provided for the residential units and their guests. An additional 19 spaces are proposed at the clubhouse. In total, the 379 proposed spaces exceed the minimum code requirement of 222 spaces.
2. Outdoor Lighting – Shall conform to the standards set forth in Section 7.8.2.

- a. Lighting fixtures shall be a maximum of thirty (30) feet in height along the street and shall be a maximum of fifteen (15) feet in height within non-vehicular pedestrian areas.
  - b. Spillover light onto residential property shall not exceed three tenths (0.3) of one foot-candle when measured six (6) feet above grade at the residential property line.
  - c. All outdoor lights shall, to the greatest extent possible, confine emitted light to the property on which the light is located, and shall not be directed upwards, to avoid urban glow.
3. Minimum Landscape and Buffer Requirements:
  - a. Minimum interior planting requirement – Interior landscaping will be designed in accordance with Section 7.3.6.C.4 because the subject site has a future land use of Residential E.
  - b. Minimum buffer requirements in accordance with Section 7.3.10
    - i. To the north lies the FP&L easement and no buffer is required; however, the design of the plan has reoriented the proposed buildings such that no building faces or backs up to the FP&L easement and landscape screening is proposed along the northern edge of the development area to 'buffer' the proposed townhomes from the FP&L easement area and overhead transmission lines.
    - ii. A 10 ft. landscape buffer will be added along the south property line adjacent to the golf course. When multi-family is adjacent to commercial recreation, a 20 ft. buffer is required; however, since a similar buffer currently exists on the golf course property in accordance with note #4 to Table 7.3-8, the proposed buffer may be reduced by 50%. This existing golf course 'buffer' adheres to the presented landscape screening presented and approved by the Council during the golf course renovation and approval of the 90 units on the subject property.
    - iii. A 15 ft. incompatibility landscape buffer will be added to the property on the west.
    - iv. A 25 ft. right-of-way buffer with a 5 ft. overlap into the existing utility easement will be added to the east property line along Binks Forest Drive pursuant to Table 7.3-7.
  - c. All landscaping will be properly irrigated.
  - d. All trees will be located a minimum of 15 ft. from light poles.
  - e. Street trees will be located along the roadways of the proposed development.
4. Care will be taken to preserve or relocate as many existing trees as possible. Tree mitigation will be in accordance with Section 7.5.5. The 0.26 acre preserve parcel proposed for inclusion into the site design will be enhanced and enlarged to provide a minimum 0.3 acre preserve area primarily in the vicinity of the existing preserve, but with a modified boundary that incorporates the existing native and specimen landscaping as identified on the tree survey. This preserve area is proposed as a focal feature for the project and is proposed to be utilized in the new development plan to include a gazebo sitting area, a boardwalk and lookout 'deck' and interpretive signage within the preserve area.





Proposed enlarged preserve area including boardwalk, signage and gazebo



Sample preserve area boardwalk



Sample preserve area interpretive signage

5. Entry Feature Signage – One entry feature sign is proposed and will be in accordance with Section 7.14.10.
  - a. Maximum height: 8 ft.
  - b. Maximum surface area: 32 sq. ft.
  - c. Maximum lines of copy: 2 lines
  - d. Maximum lettering height: 36 inches
6. One gated access point is being proposed leading from Binks Forest Drive. Both vehicular and non-vehicular circulation will be provided internal to the site.

**F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).**

The proposed development complies with Article 6.4.4.110, Supplementary Regulations for Townhome uses.

**G. That the proposed request is consistent with applicable neighborhood plans.**

The subject property does not fall within the jurisdiction of any neighborhood plans.

**H. That the proposed request will result in a logical, timely and orderly development pattern.**

The proposed development satisfies consistency requirements and is zoned accordingly with the land use designation. The site is suitable for residential development and consistent in use to the many other residential pods with the Landings at Wellington PUD. This proposal is in accordance with the Developers Agreement (R-2004-153).

**I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.**

- 1.) Architectural style, color, and materials will be consistent with Wellington's architectural regulations.
- 2.) The proposal will comply with all other relevant and applicable provisions of the ULDC.
- 3.) Fire standards will be in compliance with Article 8.28 *Fire Rescue Services*.
- 4.) County health standards will be in compliance with Article 16 *Health Department Regulations*.

**Optional Residential (OR) Overlay Designation for Pod L**

**The requested Optional Residential overlay complies with the requirements set in place by Article 6.8.1.F.1.b. The following details how the proposed site design complies with the intent of the Optional Residential overlay;**

The proposed subject site is designed in a manner intended to promote residential privacy and recreation while maintaining existing native plantings and preserve areas onsite incorporated into the design plan.

An entry gate with a call box is proposed for the lone entrance into the property for motor vehicles, cyclists and pedestrians and is intended to provide security for the future residents of the community.

While driveways and parking for guests and for the clubhouse is provided for motor vehicles, the community is designed with pedestrians and cyclists in mind. Sidewalks will be illuminated by lampposts and crosswalks will be provided along each drive aisle as means to increase access and active transportation. A pathway will connect the clubhouse with the preserve and recreational area. Outdoor community amenities such as a swimming pool, bike racks, benches and gazebos will also be provided for residents to utilize. As such, the onsite clubhouse is proposed to be 4,750 square feet, an increase from the 1,245 square foot clubhouse that was initially approved.





Proposed Clubhouse and recreational amenities



Sample gazebo and interconnected pathways to recreation areas

With regards to residential privacy, landscape buffers and existing vegetation will be utilized to preserve open space areas around the proposed development and between individual units. Native and specimen vegetation will be conserved on site in the perimeter buffers and in and around the preserve area. Overall, the preserve area will be increased from its current 0.26 acres to approximately 0.32 acres in size.

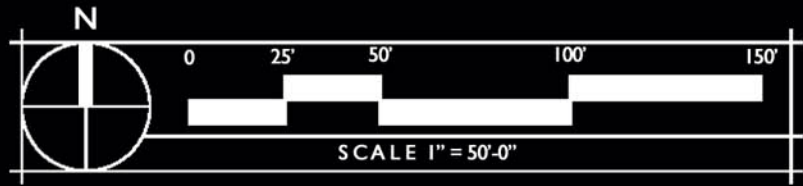
Open space in back yards with a minimum depth of 16' from the covered rear balcony of each unit will be provided to preserve residential privacy. Similarly, the setbacks surrounding the subject site will be increased from the previously approved setbacks on the certified site plan dated 2008. The buffering along the perimeter golf course and the landscaping screening will be expanded. Residential buildings will be orientated in a fashion away from FPL transmission lines along the north of the subject site.

Additionally, motor vehicle parking will exceed what is required by the Village Code. On-street parking will be provided at the proposed clubhouse. Inclusive of the two car garages and two car driveways, the project will exceed the total amount of required automobile parking by about 150 spaces.

Ultimately, it is the goal of the applicant to create a townhouse product with fee-simple lots that fit under the single-family residential development mold similar to that of the single-family residences which comprise the majority of the PUD. In creating this revised design concept, the applicant is applying the Optional Residential overlay setbacks to accommodate the additional benefits and features within the modified design plan from that plan which was previously approved. These additional benefits and features include reduced building heights, reorientation of buildings away from FP&L transmission lines, increased perimeter building setbacks and landscaping, an increased clubhouse building and recreational amenities, increased onsite tree preservation, and an increased preserve area.

***Based upon the above, attached and referenced information, we are respectfully requesting a Master Plan Amendment approval to amend the Landings at Wellington PUD Master Plan.***









12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

INSTRUCTIONS TO APPLICANTS:

### III. PROJECT HISTORY

(List in sequence from first application to most recent – attach additional page if necessary):

Petition Number	Request	Action	Date	Resolution Number
78-287	Landings PUD	Approved		
	Developers Agreement to allow 90du	Approved	11/23/04	R-2004-153
	FLUA Res E	Approved	11/23/04	Ord 2004-30

See attached Justification Statement for additional Project History.

### IV. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
SUBJECT SITE	Res E & Comm Rec	PUD	Abandoned Driving Range	Residential	R-2008-073
NORTH	Commercial Rec	PUD	FPL Easement	FPL Easement	Pet 78-287
SOUTH	Commercial Rec	PUD	Golf Course	Golf Course	Pet 78-287
EAST	Commercial Rec	PUD	Golf Course Clubhouse	Clubhouse	Pet 78-287
WEST	Commercial Rec	PUD	FPL Substation	FPL Substation	Pet 78-287

- If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.

### V. TABULAR DATA

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
* Data is for affected pod only - Pod L	R-2008-073	1997-10SP2 11/12/08			
Total Gross Acreage	15.27	15.27	1,600 SF	15.53	+0.26
Lot Frontage (ROW feet)					
Lot depth (maximum)		63'			
Lot Width (minimum)		29'	16'		
Setbacks: Front/Rear		91'/38'	25'/20'	67'/42'	-24'/+4'
Side Interior/Side Corner		21.25'/NA	15'/20'	31'/NA	+9.75'/NA
Total Dwelling Units (du's)	90	90		90	0
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)	90	90		90	0
# of Multi-Family (MF)					
# of PODs					
Total Gross Density	5.89	5.89	min 5.01/max 8.0	5.79	-0.1
Gross Density by POD					
# Dwelling Units by POD					
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
Total Sq. Footage					
Commercial SF					



Industrial SF					
Other SF					
Total Acres & Percentage					
Lakes/Waterways					
Right of Way Area					
Open Space Area	7.41ac 48.5%				
Recreation Area	1.28ac 8.4%				
Preserve Area	0 acres	0 acres		0.32 acres	+0.32 acres
Civic Area					
# of Acres of Public					
# of Acres of Private					
Impervious Area	7.02ac 46%				
Pervious Area	8.25ac 54%				

Describe proposed modifications: The applicant is proposing to revise Pod L by adding 0.26 acres of additional land area to the pod, but there is no change to the proposed number of units for the pod as 90 dwelling units are proposed. Additionally, the applicant wishes to create an Optional Residential Pod overlay for the entirety of the subject site.

**VII. COMPLIANCE**  
(Attach additional sheets, if necessary)

A. Is property in compliance with all previous conditions of approval and/or applicable LDRS requirements?  
[ x ] yes [ ] no List conditions and provide explanation.

B. Report on the status of all previous conditions of approval: The applicant is requesting to extend the build out date for the project (currently Dec 31, 2014 per Resolution R-2012-10) to be in compliance with the build out date of 2018 proposed in the Traffic Study submitted concurrently with the subject request.

**VIII. APPLICANT'S STATEMENT OF JUSTIFICATION**  
(Attach additional sheets if necessary)

The applicant is to explain how the request conforms to the following:

A. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.  
See attached Justification.

- B. That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).

See attached Justification.

---

---

---

---

---

---

---

---

- C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

See attached Justification.

---

---

---

---

---

---

---

---

- D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Planned Development District).

See attached Justification.

---

---

---

---

---

---

---

---

- E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

See attached Justification.

---

---

---

---

---

---

---

---



F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).  
See attached Justification.

---

---

---

---

---

G. That the proposed request is consistent with applicable neighborhood plans.  
See attached Justification.

---

---

---

---

---

H. That the proposed request will result in a logical, timely and orderly development pattern.  
See attached Justification.

---

---

---

---

---

I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

See attached Justification.

---

---

---

---

---

### OWNER ACKNOWLEDGEMENT

I/We: SBBG LLLP, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Division of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Land Design South to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### NOTARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of OCTOBER, 20 13 by GERHARD H. SCHICKEDANZ. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

(Signature of Notary) \_\_\_\_\_

My Commission Expires: 05/27/2017

SUZANNE RUEDEZ  
(Name – Must be typed, printed, or stamped)

(NOTARY SEAL OR STAMP)





### OWNER ACKNOWLEDGEMENT

I/We: SBBG LLLP, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.

Signature(s) of Owner(s) G. H. Schickelanz

Print Name(s) GERHARD H. SCHICKELANZ

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

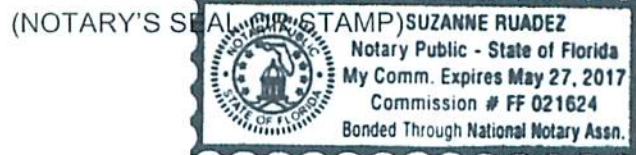
### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of OCTOBER, 2013 by GERHARD H. SCHICKELANZ. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

SUZANNE RUEDEZ My Commission Expires: 05/27/17  
(Signature of Notary)

SUZANNE RUEDEZ  
(Name – Must be typed, printed, or stamped)



### OWNER ACKNOWLEDGEMENT

I/We: Binks Exchange Co, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President - BXC Inc. Managing Member of Binks Exchange Co LLC

### CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Land Design South to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President - BXC Inc. Managing Member of Binks Exchange Co LLC

### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER, 2013 by JORDAN C. PAUL. He/She is personally known to me or has produced as identification and did/did not take an oath.

Patricia A. Graham My Commission Expires: 01-28-2016  
(Signature of Notary)

PATRICIA A. GRAHAM  
(Name - Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)





### OWNER ACKNOWLEDGEMENT

I/We: Binks Exchange Co, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.

Signature(s) of Owner(s) [Signature]

Print Name(s) Jordan C. Paul, President-BXC Inc. Manager, Member of Binks Exchange Co LLC

Signature(s) of Owner(s) \_\_\_\_\_

Print Name(s) \_\_\_\_\_

### NOTARY

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER, 20 13 by JORDAN C PAUL. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Patricia A Graham My Commission Expires: 01-28-2016  
(Signature of Notary)

PATRICIA A. GRAHAM  
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



NOTICE AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF Palm Beach

Before me this day personally appeared Jennifer Vail who being duly sworn, deposes and says:

1. 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 of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements

The property in question is: ☐ legally described as follows ☒ see attached legal description

Jennifer Vail  
Signature

Jennifer Vail  
Print, type or stamp name here

NOTARY

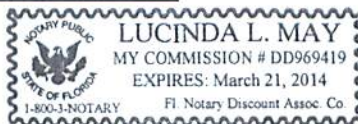
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of October,  
20 13

By Jennifer Vail, who is personally known to me or has produced  
n/a as identification and who did not take an oath.

Lucinda L May  
Signature of person taking Acknowledgement

Lucinda May  
Printed Signature  
My Commission Expires:





## Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

### MASTER PLAN AMENDMENT SUBMITTAL CHECKLIST

#### I. GENERAL

##### PLEASE CHECK

YES NO N/A

- | YES                                 | NO                       | N/A                      |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner. An electronic copy of application.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Required application fees.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Five (5) copies of a warranty deed including property control number or folio number and legal description of the property.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d. A recent aerial photograph of the site with a minimum scale of 1" = 300'.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e. Area location map.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | f. A list of all property owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach County Property Appraiser's Office.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | g. Executed affidavit signed by the person responsible for completing the property owner list.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | h. Two (2) sets of POSTAGE PAID envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property, Wellington's return address and completed certified mail cards required.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | i. Executed acknowledgement of Wellington site plan approval for individual development pods or parcels; the need to plat property or phases thereof prior to issuance of building permits (excluding building permits for dry models); the requirement for underground installation of all utilities, and Wellington's right to initiate a revocation of master plan approval or rezoning of the property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | j. Five (5) copies of all Ordinances / Resolutions affecting the property.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | k. Five (5) copies of the previously approved and certified Master Plan.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | l. Legal description of property (8.5' X 14' with 1' margins) on disc (word format).  |

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## II. CURRENT CONDITIONS MAP (Twelve copies)

- a. Provide number of acres, rounded to the nearest one-tenth (1/10) acre.
- b. Comprehensive plan, existing land use and zoning designation of the site and of properties within 300' of the site.
- d. Existing principal structures on the site and of properties within 300' of site.
- e. Lakes or bodies of water on the site.
- f. Principal vehicular access points.
- g. Proposed alignment of State, County or Wellington roads.

## III. MASTER PLAN

(No larger than 24" x 36" with scale not smaller than 100' to an inch)

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. Scale (graphic and written), date, north arrow, vicinity sketch, project name, revision dates on each drawing, if multiple sheets provide page numbers and clearly identify match lines.
- b. Five (5) hard copies each of the regular and reduced size copies of the proposed Master Plan and a computerized copy on disc.
- c. Location Map- clearly showing the location of the property in relation to existing roads and landmarks, including at least one north-south and one east-west thoroughfare plan road.
- d. Name, address and telephone number of the developer, along with the name and address of the engineer, surveyor, planner and/or other professional consultant(s) responsible for the plan, plat and supporting documents.
- e. Written legal description, including Section, Township, Range and parcel, tract, plat name or number.
- f. Tabular Project Data (total number acres, gross density for the entire project and for each separate pod, number of individual development pods, number and type of dwelling units (total and by each pod), civic sites by number of acres and whether private/public, percentage and number of acres of open space, percentage and number of total and minimum acres of common space required for the entire site and for each pod developed, percentage and number of acres of lakes and waterways, percentage and number of acres of preserves, percentage and number of acres of recreation, percentage and number of acres of public right-of-way and whether private/public, Wellington zoning case number, existing and proposed zoning and land use designation, and type of use and ownership.)
- g. Provide proposed individual development pods.



PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- h. Proposed vehicular and non-vehicular circulation including but not limited to major roadways, principal vehicular access points, and location (generalized) pedestrian and bicycle path detail, and signage , if applicable.
- i. Location of sites to be dedicated for public use including but not limited to schools, parks, or other public facility.
- j. Location of major private recreational amenities including but not limited to golf courses, tennis courts, private parks, club houses, swimming pools, and similar features.
- k. Provide major easements, or right-of-way for public utilities, canals, and similar improvements, and any easements or rights-of-way proposed to be abandoned.
- l. Location, size and orientation of development signs.
- m. Provide estimated square footage of commercial or non-residential uses and dimensions and acreage of out parcels.
- n. Location of lots including dimensions (size, width and depth), maximum building coverage, minimum open space per lot, maximum buildable area, building setbacks and/or separation (front, side, side corner, rear, garage and second floor), maximum building height (feet and number of stories), and minimum accessory setbacks (pools, screen enclosures, sheds, detached garages)
- o. Provide typical lake cross sections and slopes.
- p. Location and acreage of institutional and other allowable nonresidential uses.

#### ***IV. LANDSCAPE PLANS (Twelve Copies)***

PLEASE CHECK		
YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Provide typical landscape standards, signed, sealed and prepared by a Florida Registered Professional, for single-family and multiple-family dwellings; street tree Plantings; open space plantings; median plantings; arterial/collector plantings (including but not limited to grade and size of landscape materials); maintenance of median, open space and arterial/collector plantings; irrigation; standard planting details and use of xeriscape or similar materials.
- b. Provide perimeter buffer detail, prepared by a Florida Registered Professional, including but not limited to: width, general details (berm, fencing, wall etc.), and proposed cross section (dimensions, typical trees and plant material, typical spacing, fencing, berms and similar information)

#### IV. OTHER (Twelve Copies)

PLEASE CHECK		
YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. Provide environmental assessment.
- b. Provide tree survey.
- c. Provide proof of concurrency for all required services, including concurrency reservation for traffic issued By Palm Beach County Traffic Engineering Division.
- d. Provide conceptual architectural styles and conceptual colored building elevations, color palettes and typical materials to be utilized.
- e. Provide elevations of common elements, including walls, clubhouses, entry features and similar features.
- f. Provide master sign plan including but not limited to the following: location of signs, types of signs (entry feature, entrance and directional), architectural elevations (sign design, content, dimensions, materials and colors), statement of consistency with Wellington sign regulations, and typical landscaping (type of trees, shrubs and ground cover associated with the proposed sign.
- g. A survey (not more than a year old) including any and all easements of record (reference by OR Book and page, prepared by a surveyor registered in the State of Florida) including major public or private canals, rights-of-way, and overhead or underground easements.
- h. Overall phasing plan including residential and nonresidential parcels, number of dwelling units, and nonresidential uses and square feet.
- i. Conceptual drainage plan signed and sealed by a Florida Registered engineer.



# 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 (OR)	90

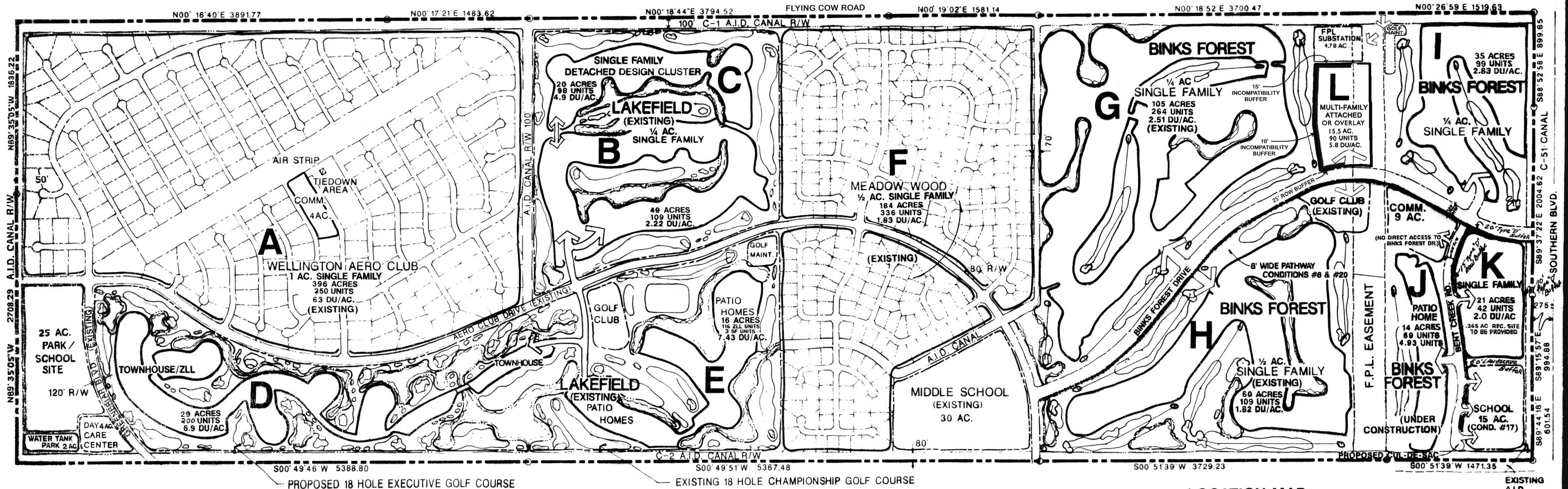
# SITE AREA BREAKDOWN TABULAR

	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.

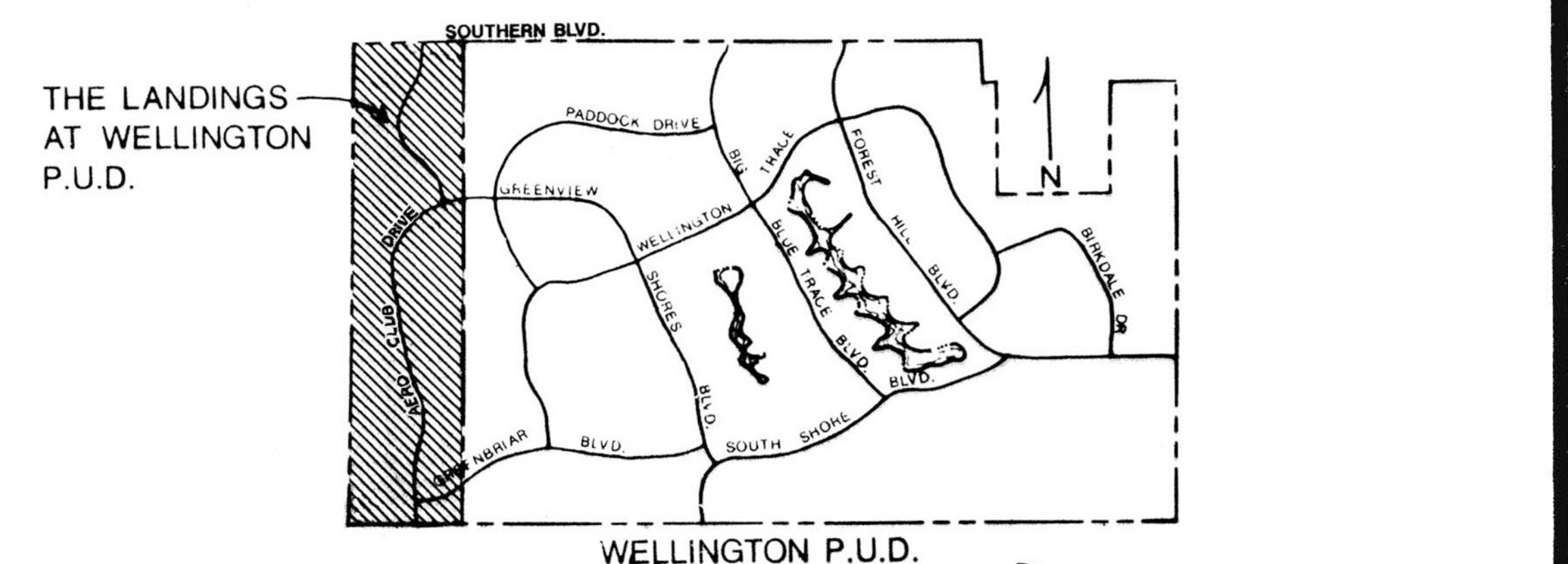
Pod L - Driving range converted to 90 Multi-family, attached dwelling units



# 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	
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	THZLL	TH 58 ZLL 142	6.90	AH	THZLL	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.

**PARCEL K ONLY**  
Kilday & Associates  
Landscape Architects/Planners  
1581 Forum Place  
Suite 101A  
West Palm Beach, Florida 33401  
(407) 685-5522 • Fax: (407) 689-2532

PROJ. # 1106.3 DWG. # 95-28

**PARCEL L ONLY**  
LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental Services  
Transportation  
200 Corporate West Drive, Suite 100 | West Palm Beach, Florida | 33411-4900 | Tel: 561-476-0011  
1000 S. US Highway 1, Suite 201 | Palm Beach, Florida | 33480-7770 | Tel: 772-881-9992  
www.landdesignsouth.com

PROJ. # 128.80 DWG. # 2014-2-24\_SP\_128.8\_Concept\_1

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.

06-05-14 - Revisions

Added OR overlay

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

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

JOB NO.  
88-030  
SHEET



**Owner/Developer:**  
SBBG LLLP  
7711 N. Military Trail, Ste. 212  
Palm Beach Gardens, FL 33410

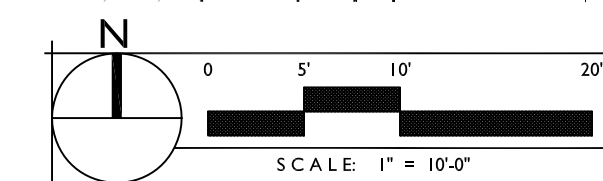
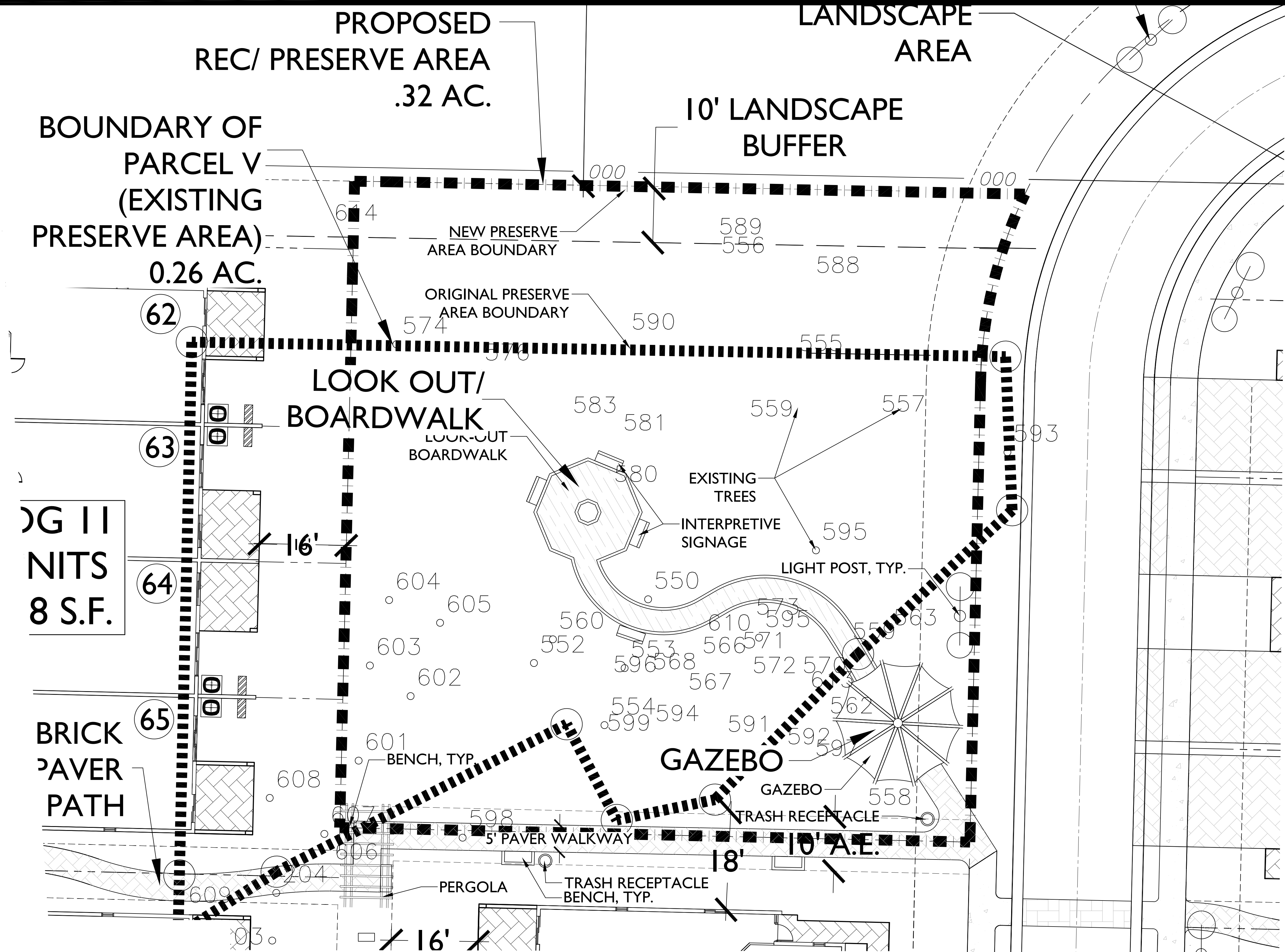
**Owner:**  
Binks Exchange Co, LLC  
400 Binks Forest Drive  
Wellington, FL 33414

**Civil Engineer:**  
Erdman Anthony  
1402 Royal Palm Beach Blvd,  
Ste. 500, RPB, FL 33411  
P:561-753-9723

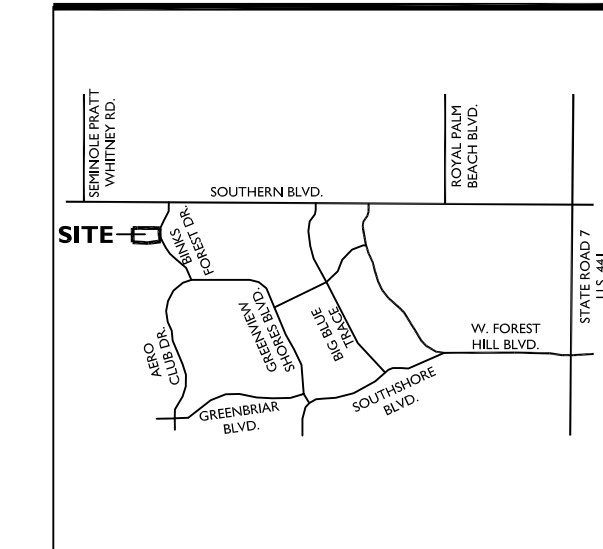
**Surveyor:**  
**Associated Land  
Surveyors, Inc.**  
4152 W. Blue Heron Blvd., Suite 121  
Riviera Beach, FL 33404  
(ph) 561-848-2102 (fax)  
561-844-9659

als@alssurvey.net

Traffic Engineer/Landscape Architect/Land Planner:  
LDS



LOCATION MAP NTS



ZONING STAMP

**LAND  
DESIGN  
SOUTH**

Planning | Landscape Architecture  
Environmental Services | Transportation

2100 Centrepark West Drive, Suite 100 • West Palm Beach, FL 33409  
Telephone: 561-478-8500 • Fax: 561-478-5012

**BINKS POINTE - PRESERVE AREA**  
**F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB**  
**PREPARED FOR**  
**SBBG, LLLP**  
**CITY OF WELLINGTON, FLORIDA**

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

## CONCEPTUAL SITE PLAN

SCALE:	1"=10'-0"
DRAWN BY:	CES
DRAWING #:	2014-7-09_SP_128.8_Concept_1.dwg
FILE #:	128.8
DATE:	1/07/2014

[illegible]

SHEET #

CSP-PRESERVE



**BINKS POINTE**  
F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB  
PREPARED FOR  
SBBG, LLLP  
CITY OF WELLINGTON, FLORIDA

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

**CONCEPTUAL SITE PLAN**

SCALE: 1"=50'-0"

DRAWN BY: CES

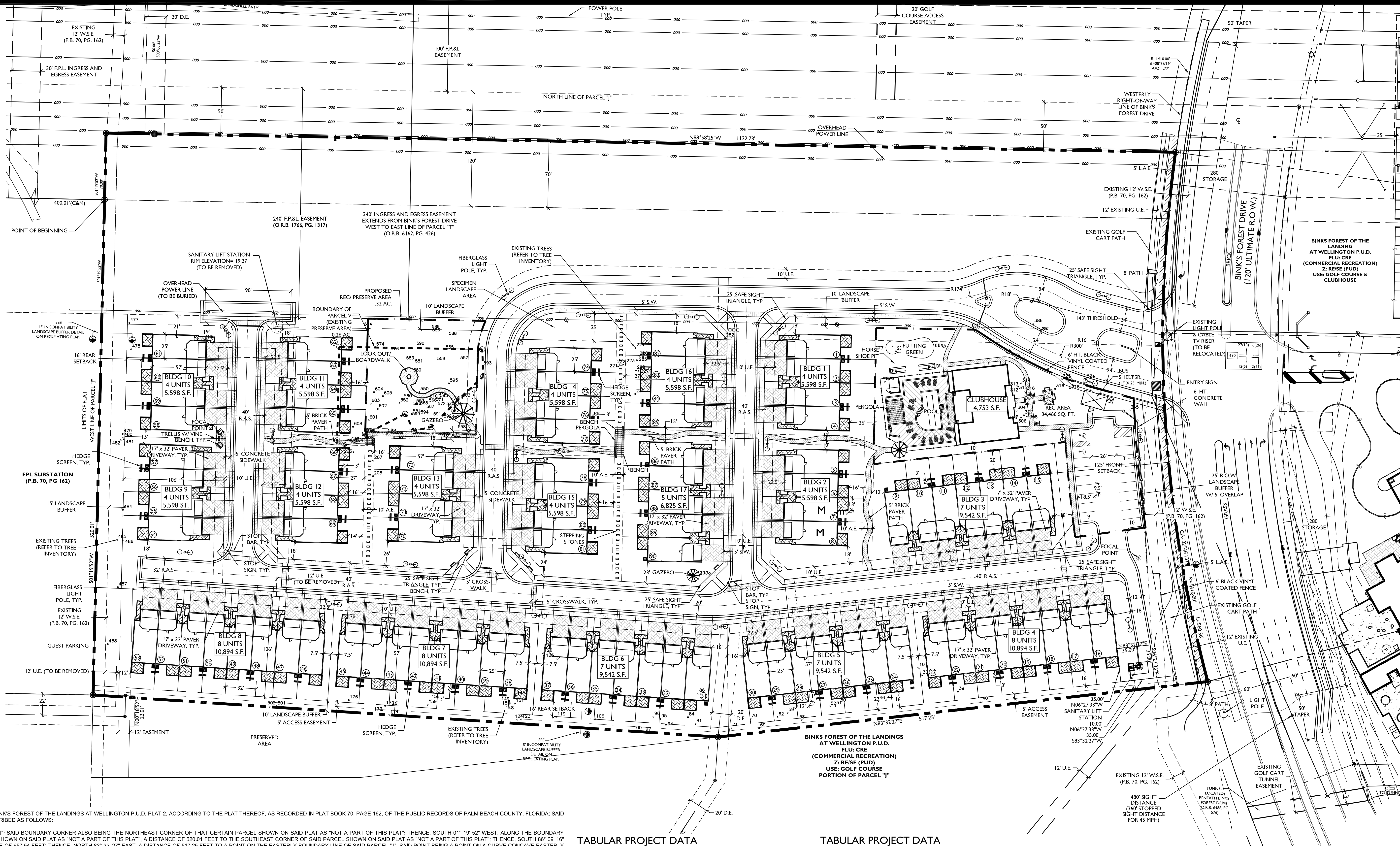
DRAWING #: 2014-7-09\_SP\_128.8\_Concept\_1.dwg

FILE #: 128.8

DATE: 3/20/2014

L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES
07/25/13		Pre-Application Submitted
08/14/13		Initial Submittal
10/03/13		Revised Submittal
03/20/14		Site Plan Re-submitted

SHEET #  
**CSP.1**



**DEVELOPMENT TEAM**

**Owner/Developer:**  
SBBG LLLP  
7711 N. Military Trail, Ste. 212  
Palm Beach Gardens, FL 33410

**Owner:**  
Binks Exchange Co, LLC  
400 Binks Forest Drive  
Wellington, FL 33414

**Civil Engineer:**  
Erdman Anthony  
1402 Royal Palm Beach Blvd,  
Ste. 500, RPB, FL 33411

P:561-753-9723

**Surveyor:**

**Associated Land Surveyors, Inc.**  
4152 W. Blue Heron Blvd., Suite 121  
Riviera Beach, FL 33404  
(ph) 561-848-2102 (fax)  
561-844-9659

als@allsurvey.net

**Traffic Engineer/Landscape Architect/Land Planner:**  
LDS

**NOTES:**

- 4 UNIT, 6 UNIT, AND 8 UNIT TOWNHOUSES HAVE ALTERNATIVE LAYOUT OPTION WITH DIFFERENT ENTRY POINT
- FINISH FLOOR ELEVATIONS OF TOWNHOMES RANGES FROM 16.7' MIN. UP TO 18.2' FFE NAVD
- CURBSIDE PICKUP IS PROPOSED FOR TRASH AND RECYCLE COLLECTION
- SAFE SIGHT TRIANGLES ARE 25' (CHAMFER), UNLESS OTHERWISE NOTED.
- ALL ABOVE GROUND EQUIPMENT, VALVES, TRANSFORMERS, ETC. SHALL BE SCREENED ON AT LEAST 3 SIDES BY SHRUBS AND LANDSCAPING TO BE INSTALLED AT A MINIMUM OF 24" HT.
- SPEED BUMPS ARE NOT ALLOWED NOW OR IN THE FUTURE
- THE FENCE AROUND THE POOL AREA SHALL MEET ALL APPLICABLE CODES WITH SELF-CLOSING LATCHES, ETC.
- LOCATION OF GAZEBO AND BOARDWALK IN PRESERVE AREA TO BE FIELD ADJUSTED TO PRESERVE EXISTING SPECIMEN TREES.

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
A PARCEL OF LAND BEING A PART OF PARCEL "J", BINKS 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° 08' 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 BINKS FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 22° 48' 13", A DISTANCE OF 580.36 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 BINKS 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 BINKS 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.

**PROPERTY DEVELOPMENT REGULATIONS**

	HOUSING TYPE OR POD	MIN. LOT DIMENSIONS			DENSITY*		MAX. FAR	MAX. BLDG. COVER	MIN. BLDG. SETBACKS			
		SIZE	WIDTH	DEPTH	MIN.	MAX.			FRONT	SIDE	STREET	REAR
REQUIRED	FEE SIMPLE TOWNHOUSES	1,600 S.F.	16'	-	5.01	8.0	-	35%	22.5'	12'	18'	16'
PROPOSED	(AS PER ARTICLE 6.4.4.110)	2,575 S.F.	25'	106'	5.80		.37	19%	22.5'	12'	18'	16'

- NOTES:**
- \* ALLOWABLE DENSITY IS DETERMINED BY THE SUBJECT PROPERTY'S FUTURE LAND USE DESIGNATION OF RESIDENTIAL E.
  - THIS SITE IS A MULTI-FAMILY POD OF A RESIDENTIAL PUD AS INDICATED ON THE LANDINGS AT WELLINGTON PUD MASTER PLAN.
  - TOWNHOUSES ARE PERMITTED WITHIN A MULTI-FAMILY POD.
  - AS PER THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS, TOWNHOUSES SHALL BE SUBJECT TO THE STANDARDS SPECIFIED IN SEC. 6.4.4.110.
  - COMMON AREAS OF THE PROPERTY WILL BE OWNED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION.

**TABULAR PROJECT DATA**

PROJECT NAME	BINKS POINTE F.K.A. RESIDENCES AT BINKS FOREST GOLF CLUB
PETITION NUMBER	2013-61 SP2
FUTURE LAND USE DESIGNATION	RES-E -15.27 AC./ Comm Rec - 1.051 AC.
ZONING DISTRICT	PUD RANGE 41
SECTION 06	73-41-44-06-03-010-0000
PROPERTY CONTROL NUMBER (PCN)	73-41-44-06-03-022-000
EXISTING USE	ABANDONED GOLF COURSE/ PRESERVE
PROPOSED USE	FEE-SIMPLE TOWNHOUSES
TOTAL SITE AREA	15.27 + .26 (Preserve) = 15.53 AC. (Total)
FPL EASEMENT AREA	4.8 AC. (212,125 S.F.)
TOTAL DWELLING UNITS	90 D.U.
GROSS DENSITY	5.80 D.U./AC.
TYPE OF OWNERSHIP	FEE SIMPLE TOWNHOUSES

**BUILDING/UNIT BREAKDOWN**

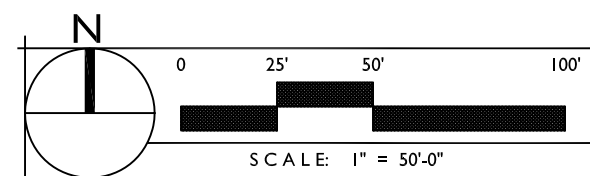
TOTAL BUILDING SQUARE FOOTAGE	128,866 S.F.
CLUBHOUSE	4,753 S.F.
BUILDING TYPE 1 (4 UNITS)	5,598 S.F. x 10 = 55,980 S.F.
BUILDING TYPE 2 (5 UNITS)	6,825 S.F. x 1 = 6,825 S.F.
BUILDING TYPE 3 (7 UNITS)	9,542 S.F. x 3 = 28,626 S.F.
BUILDING TYPE 4 (8 UNITS)	10,894 S.F. x 3 = 32,682 S.F.

**TABULAR PROJECT DATA**

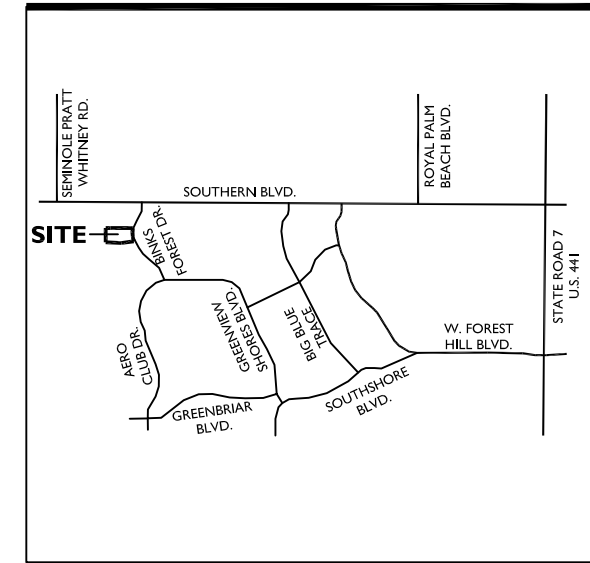
FLOOR AREA RATIO	.37
BUILDING HEIGHTS	35' MAX. (2 STORIES)
1-STORY CLUBHOUSE	19'-0"
2-STORY TOWNHOUSES	27'-0"
LOT COVERAGE (35% MAX.)	19%
IMPERVIOUS SURFACES	295,336 S.F. (44%)
PERVIOUS SURFACES	381,150 S.F. (56%)
ACCESS EASEMENT AREA	161,855 S.F. (24.3%)
RECREATIONAL AREAS (1.07 AC. REQ.)	48,409 S.F. (1.11 AC.)
EXISTING PRESERVE AREA	.26 AC.
PROPOSED PRESERVE AREA	.32 AC.

**PARKING BREAKDOWN**

TOTAL PARKING REQUIRED	222 SP.
RESIDENT PARKING REQUIRED (2 SP./D.U.)	180 SP.
GUEST PARKING REQUIRED (0.25 SP./D.U.)	23 SP.
CLUBHOUSE PARKING REQUIRED (1 SP./250 S.F.)	19 SP.
TOTAL PARKING PROVIDED	379 SP.
GARAGE SPACES (2 SP./D.U.)	180 SP.
DRIVEWAY SPACES (2 SP./D.U.)	180 SP.
CLUBHOUSE SPACES	19 SP.
HANDICAP REQUIRED	2 SP.
HANDICAP PROVIDED	2 SP.



**LOCATION MAP**



**ZONING STAMP**



# 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 (OR)	90

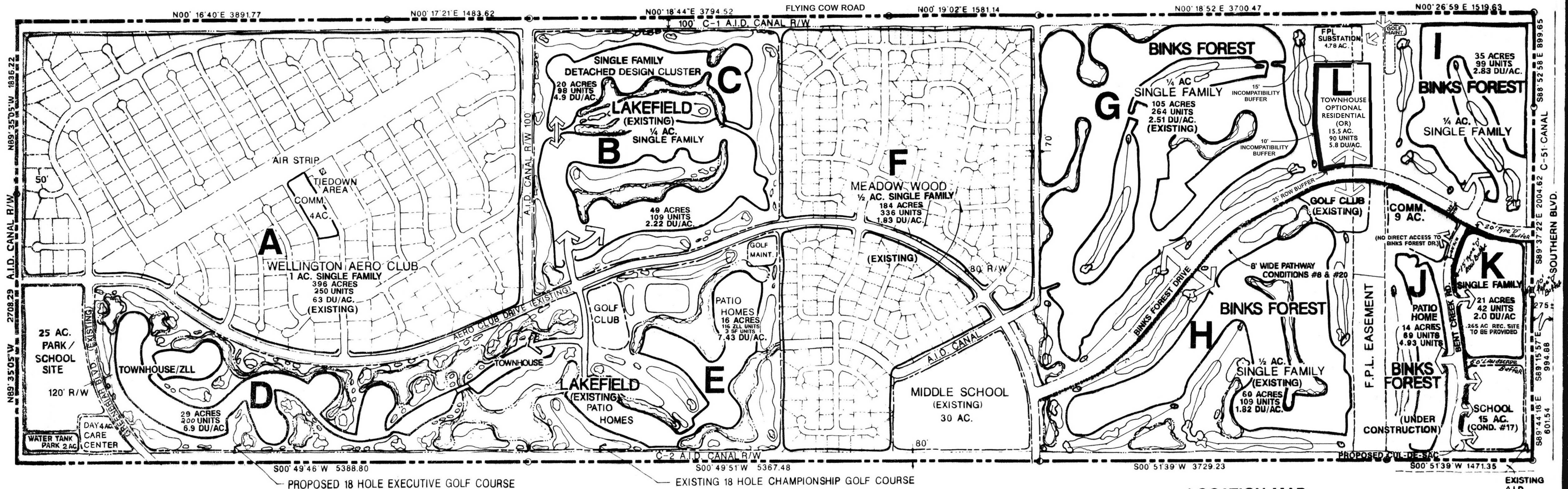
# SITE AREA BREAKDOWN TABULAR

	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.

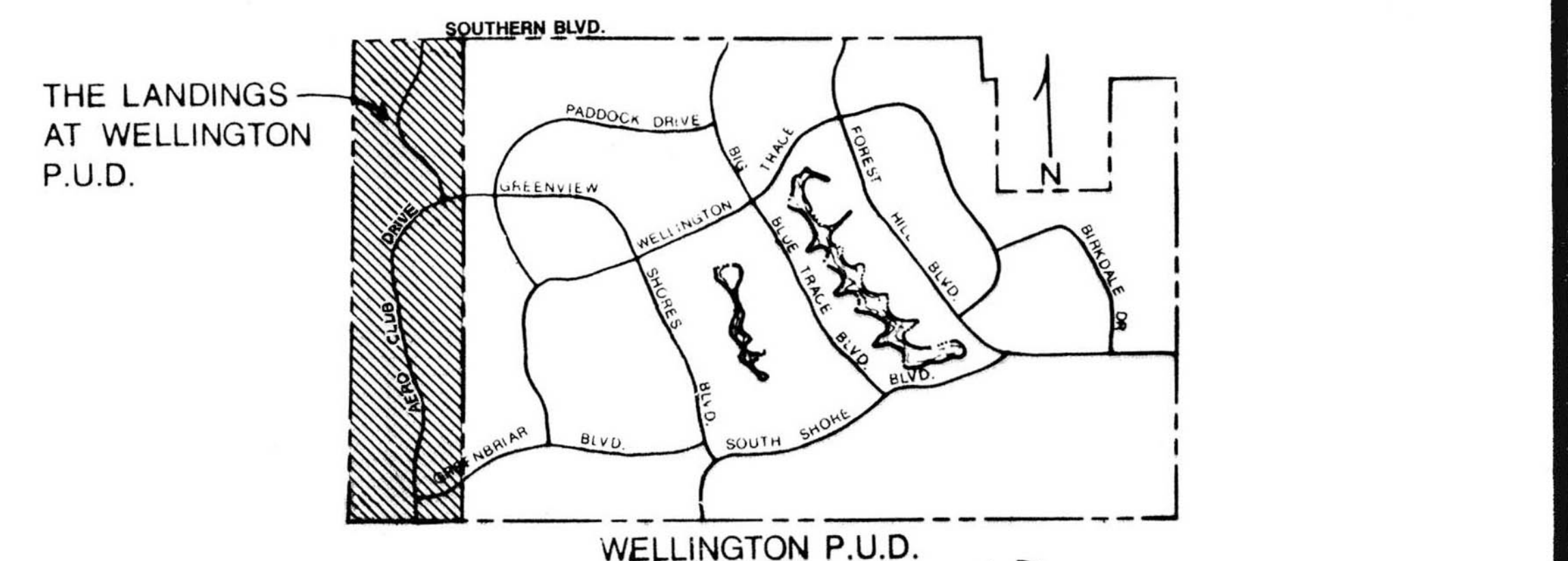
Pod L - Driving range converted to 90 Multi-family, attached dwelling units



# 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	
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	THZLL	TH 58 ZLL 142	6.90	AH	THZLL	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.

## 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

PROJ. # 1106.3 DWG. # 95-28

## PARCEL L ONLY

LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental Services  
Transportation  
200 Corporate West Drive, Suite 100 | West Palm Beach, Florida | 33411-4900 | Tel: 561-476-0011  
1000 S. US Highway 1, Suite 201 | Palm Beach, Florida | 33480-7770 | Tel: 772-881-9992  
www.landdesignsouth.com

PROJ. # 128.80 DWG. # 2014-2-24\_SP\_128.8\_Concept\_1

## 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.

## 06-05-14 - Revisions

Added OR overlay

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

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

JOB NO.  
88-030  
SHEET





**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

[www.pbcgov.com](http://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

October 31, 2013

Mr. Timothy Stillings  
Director of Planning and Development  
Village of Wellington  
12300 Forrest Hill Boulevard  
Wellington, FL 33414

**RE: Binks Pointe  
PBC Project#: 131002  
Traffic Performance Standards Review**

Dear Tim:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed residential project entitled; **Binks Pointe**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code. The project is summarized as follows:

<b>Location:</b>	West side of Binks Forest Drive, south of Southern Blvd.
<b>PCN:</b>	73-41-44-06-03-010-0000, 73-41-44-06-03-022-0000, 73-41-44-06-03-023-0000, 73-41-43-31-01-006-0000.
<b>Existing Use:</b>	Vacant
<b>Proposed Uses:</b>	90 MF Residential Units (Townhomes)
<b>New Daily Trips:</b>	630
<b>New PH Trips:</b>	47 AM, 55 PM
<b>Build-Out Date:</b>	End of Year 2018

Based on our review, the Traffic Division has determined the proposed residential project meets the Traffic Performance Standards of Palm Beach County. It is suggested for the Village to look into potential sight distance issues at the project main access driveway, and require provision of NBL and SBR right turn lanes along Binks Forest Drive onto the site (as illustrated on the site plan) as a safety measure, if deemed needed. Note that this suggestion is not because of high driveway volume, but due to the specific location of the site main access driveway on a horizontal curve section along the roadway. No building permits are to be issued by the Village after the build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance. If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at [matefi@pbcgov.org](mailto:matefi@pbcgov.org).

Sincerely,

  
Masoud Atefi, MSCE  
TPS Administrator, Municipalities, Traffic Engineering Division

MA:sf

cc: Juan F. Ortega Ph.D., PE., - Land Design South  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\Traffic\MA\Admin\Approvals\2013\131002.doc

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  $\pm 1.051$  acres of existing golf course and preserve open space area. The current Future Land Use (FLU) designation for the  $\pm 1.051$  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:  $\pm 0.791$  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,  $\pm 0.26$  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



## Transportation Consultants



2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

March 19, 2014

Mr. Damian Newell  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: Binks Pointe - #PTC13-001M  
Comprehensive Plan Amendment 2013-61 CPA 2 (HTE 13-120)**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan Amendment Application date stamped March 6, 2014 for the April 9, 2014 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 Parcel V (0.26 acre of the 1.051 acres referenced in the traffic statement) does not generate additional traffic. Therefore, we have no comments.

Sincerely,

Rebecca J. Mulcahy, P.E.  
Vice President

cc: David Flinchum, AICP, ASLA  
Bill Riebe, P.E.  
Tim Stillings, AICP





## Transportation Consultants



2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

April 24, 2014

Mr. Damian Newell  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: Binks Pointe - #PTC13-001M**  
**Site Plan and Master Plan Amendment 2013-61 SP 2, MPA 2 (HTE 13-120)**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted response from Land Design South dated April 21, 2014. The project is summarized below:

<b>Proposed Uses:</b>	90 DUs Multi-family Townhomes
<b>Net New Trips:</b>	630 Daily 47 AM Peak (8 IN/39 OUT) 55 PM Peak (37 IN/18 OUT)
<b>Buildout Date:</b>	December 31, 2018

The resubmitted traffic impact analysis responded to all of our comments. Based on our review, we have determined that the proposed project meets the Traffic Performance Standards of Wellington with the following conditions of approval:

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after December 31, 2018. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.
2. No building permits for more than sixty (60) multi-family dwelling units shall be issued until the Property Owner makes a proportionate share payment in the amount of \$182,152, which represents the Property Owner's proportionate share of the improvements to the intersection at State Road 80 and Binks Forest Drive. This payment shall be made to Palm Beach County and is required for compliance with the Countywide Traffic Performance Standards. This proportionate share amount may be applied toward construction of this improvement or one or more improvements that will benefit mobility in the area impacted by the project, as determined by the County Engineer. This proportionate share payment is Impact Fee creditable.

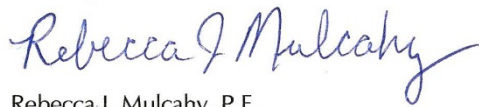
---

**Pinder Troutman Consulting, Inc.**

Letter Newell 13-001M SP MP 4-24-14

Please contact my office if you have any questions.

Sincerely,



Rebecca J. Mulcahy, P.E.  
Vice President

cc: David Flinchum, AICP, ASLA  
Bill Riebe, P.E.  
Tim Stillings, AICP  
Masoud Atefi, MSCE