

RESOLUTION NO. R2023-01

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN AMENDMENT FOR THE (PETITION 2022-0004-MPA) WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTIES KNOWN AS EQUESTRIAN VILLAGE (POD 30C-2; AKA GLOBAL DRESSAGE) AND WHITE BIRCH FARMS (POD 30C-4), LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO COMBINE PODS 30C-2 AND 30C-4 INTO POD 30C-2 WITH 96.17 ACRES AND TO ASSIGN 96 DWELLING UNITS COMPRISED OF 49 SINGLE-FAMILY AND 47 MULTI-FAMILY DWELLING UNITS TO POD 30C-2; TO ADOPT THE WELLINGTON NORTH PROJECT STANDARDS MANUAL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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

WHEREAS, Equestrian Village, also known as Global Dressage, has a Future Lane Use Map designation of Equestrian Commercial Recreation (ECR) and is Pod 30C-2 of the Wellington PUD Master Plan, which is comprised of 59.55 acres, four (4) dwelling units, and two (2) access points on the Plan; and

WHEREAS, White Birch Farms has a Future Land Use Map designation of Equestrian Commercial Recreation and is Pod 30C-4 of the Wellington PUD Master Plan which is comprised of 36.74 acres, two (2) dwelling units, and one (1) access point; and

WHEREAS, the Future Land Use Map designation for 30C-2 and 30C-4 of the Wellington Planned Unit Development (PUD) was recently changed to Residential D (Ordinance No. 2023-01); and

WHEREAS, the applicant is requesting to amend the Wellington PUD by adding 90 dwelling units to a combined Pod 30C-2 for a total of 96 dwelling units on 96.17 acres; and

WHEREAS, the Master Plan Amendment was reviewed by the Planning, Zoning and Adjustment Board (PZAB) on August 16, 2023, and recommended Council, with a 5 to 2 vote, to deny the application without prejudice or to table Resolution No. R2023-01, Wellington North MPA, until such time as the Compatibility Determination for Pod F is submitted and has been considered by EPC and PZAB

50 through the Public Hearing process so that the application can be considered by
51 Council concurrently with the Wellington North MPA application; and
52

53 **WHEREAS**, the Wellington Council has taken the recommendations of the
54 Local Planning Agency (Planning, Zoning and Adjustment Board), Wellington staff,
55 and the evidence and testimony presented by the Petitioner and other interested
56 parties, and comments of the public into consideration when considering the
57 proposed Master Plan Amendments; and
58

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

- 60 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 61 2. The subject request is consistent with the stated purposes and intent of
62 the Land Development Regulations;
- 63 3. The requested Master Plan Amendment is consistent with the surrounding
64 land uses and zoning districts;
- 65 4. The requested Master Plan Amendment would result in a logical and
66 orderly development pattern.
67
68
69
70

71
72 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S**
73 **COUNCIL, THAT:**
74

75 **SECTION 1.** The Wellington PUD Master Plan Amendment is hereby
76 APPROVED as described in Exhibit “A”, providing for the following:
77

- 78 1. Reconfigure and designate 30C-2 and 30C-4 into Pod 30C-2 with 96.17
79 acres;
- 80 2. Assign 96 dwelling units (49 single-family and 47 multi-family) to Pod 30C-
81 2;
- 82 3. Adopt The Wellington North Project Standards Manual;
- 83 4. Add a note to Pod 30C-2 which limits the building height to 35 feet; and
84
85
- 86 5. Removing one (1) access point along South Shore Boulevard and one (1)
87 access point along Pierson Road.
88
89
90

91 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject
92 to the following conditions:
93
94
95

96 **General Conditions:**

97
98 All previous conditions related to the Master Plan approvals of Equestrian Village
99 (Resolution No. R2013-48) and White Birch Farms (Resolution No. R2013-09) are
100 hereby repealed and replaced with the conditions listed in Resolution No. R2023-01.
101

- 102 1. This approval is based upon the Master Plan date stamped May 23, 2023.
103 (PLANNING AND ZONING)
104
- 105 2. The project shall comply with the Project Standards Manual as adopted in
106 Exhibit C as part of Resolution No. R2023-01. (PLANNING AND ZONING)
107
- 108 3. The Site Plan shall be approved prior to the issuance of Land Development
109 Permits. (PLANNING AND ZONING)
110
- 111 4. Recreational amenities shall be completed and open to the residents for use
112 prior to the issuance of a building permit for the 48th dwelling unit. (PLANNING
113 AND ZONING)
114
- 115 5. All roads, sidewalks, utilities, and infrastructure within the property boundary
116 shall be private and the maintenance responsibility of the owner or managing
117 association and shall not be the maintenance responsibility of Wellington.
118 (PLANNING AND ZONING/ENGINEERING)
119
- 120 6. The Site Plan shall illustrate the existing bridle trails, proposed multi-modal
121 pathways, and shall illustrate how the connections to the overall system will be
122 maintained or enhanced. No connections shall be discontinued. (PLANNING
123 AND ZONING)
124
- 125 7. As a voluntary condition of approval, the Property Owner agrees to enter into a
126 Declaration of Restrictions and Covenant ("Covenant"), acceptable to the
127 Village attorney, whereby no residential building permits for vertical construction
128 shall be issued for any portion of the 59.35 acres comprised of Equestrian
129 Village until such time as: (1) the new Equestrian Village facilities, intended for
130 use by Dressage and other equestrian events and as defined in items a through
131 e ("New Showground Facility") are relocated and completed, in accordance with
132 the uses and specifications referenced below; and (2) the New Showground
133 Facility is available for use and is compliant with all applicable United States
134 Equestrian Federation ("USEF") and Federation Equestre Internationale ("FEI")
135 facility standards and guidelines existing at the time of approval. The New
136 Showground Facility shall, at a minimum, consist of the following qualities and
137 dimensions:
- 138 a. Derby field (grass, 450' by 500') and schooling area (grass, 200' by 350')
139 b. International Arena (defined as arena with dimensions of approximately 350'
140 by 250' and includes a minimum of 1,000 seats for spectators) and schooling
141 area (200' by 220')
142 c. Additional Arena(s) suitable for (3) Dressage competition arenas (20 Meters
143 by 60 Meters) and (3) schooling areas (20 Meters by 60 Meters)
144 d. Permanent Stabling (minimum 200 stalls)

- 145 e. Lunging area (140' by 200')
- 146 f. Five (5) Ringside Shade structures (15' by 30', each) for viewing.
- 147

148 This condition shall not preclude the issuance of land development, non-
149 residential, engineering, and/or utility permits on Equestrian Village.

150 The aforementioned Covenant shall run with the land and the Village shall have
151 the right to enforce the Covenant through legal, equitable, or administrative
152 proceedings. Any modifications to the Covenant shall require an affirmative vote
153 of not less than four members of Village Council. If the Village Council issues its
154 approval on second reading of the applications filed for the North and South
155 Parcels (application #s 2022-0002-CPA, 2022-001-REZ, 2022-0004-MPA,
156 2022-0003-CPA, and 2022-0005-MPA) ("Applications") associated with
157 Wellington CountryPlace PUD and Wellington PUD, and such approval is not
158 appealed beyond all applicable appeal periods and the approval has not been
159 reversed, the Property Owner shall execute, notarize, and record the Covenant
160 in the Public Records, in and for Palm Beach County, Florida, upon expiration
161 of the appeal period.

162 Until such time as the New Showground Facility is constructed in accordance
163 with the above referenced requirements and available for use in accordance
164 with this condition, the Village shall permit the continued operation of Equestrian
165 Village as an approved Commercial Equestrian Arena as a legally non-
166 conforming use and not subject to Section 1.3.3.A(4) of the Land Development
167 Regulations. The Property Owner shall not be required to obtain a seasonal
168 equestrian permit. Once Dressage and/or existing or future equestrian events
169 are relocated to the New Showgrounds Facility, the Commercial Equestrian
170 Arena approval for Equestrian Village is rescinded and all residential permits for
171 vertical construction within Equestrian Village shall be released for issuance.
172 (VOLUNTARY)

173 8. As a voluntary condition of the approval, the Property Owner agrees to
174 incorporate into the Covenant required by Condition 7 the following: In the event
175 the Equestrian Village facilities, as outlined in points a-e of Condition 7, have
176 not been relocated, and are not available for use in compliance with all
177 applicable USEF and FEI facility standards, and guidelines existing at the time
178 of approval by December 31, 2028, the Property Owner shall limit total
179 development of Equestrian Village to 26 units and associated recreational and
180 club amenities, and abandon any remaining residential density otherwise
181 allowed by the Residential D land use classification. Upon successfully
182 relocating Equestrian Village facilities, as outlined in items a-e of Condition 7, to
183 the New Showground Facility in accordance with Condition 7, this condition shall
184 not be applicable. (VOLUNTARY)

185
186 9. The Property Owner shall further agree to incorporate the following into the
187 Covenant: Pod 30C-2 shall be permitted a maximum total of 96 residential
188 dwelling units. Notwithstanding the maximum number of dwelling units allowed
189 in Pod 30C-2 overall, the eastern portion of Pod 30C-2 (f/k/a White Birch Farms)
190 shall be permitted a maximum of 22 single-family residential lots, and no other
191 development other than a golf facility and golf ancillary uses. The golf facility

192 will include a golf clubhouse, terrace, terrace dining, golf cart barn, driving range,
193 performance shed, short-game practice area, putting green, and parking lot,
194 subject to site plan approval in accordance with the Land Development
195 Regulations. No other development shall be permitted. (VOLUNTARY)
196

197 **Land Development Conditions:**

198
199 10. All proposed private roadways, lakes, conservation areas, etc. shall be placed
200 in tracts. All tracts shall be identified on the plat and dedicated accordingly.
201 (ENGINEERING)
202

203 11. A plat/replat shall be required to be submitted prior to the issuance of the Land
204 Development Permits and shall be recorded prior to the issuance of the first
205 building permit (including demolition of the equestrian venue). All residential
206 portions of the project shall be subject to a Declaration of Restrictions and
207 Covenant acceptable to the Wellington Attorney, which shall provide for the
208 formation of a managing association, assessment of members for the cost of
209 maintaining the common areas, including all preservation areas, amenities,
210 waterbodies, etc. (ENGINEERING)
211

212 12. The applicant shall convey sufficient road drainage easement(s) through the
213 project's internal drainage system, as required, to provide legal positive outfall
214 for runoff. Said easements shall be no less than 20-feet in width. Portions of
215 such system not included within roadways or waterways dedicated for drainage
216 purposes will be specifically encumbered by said minimum 20-foot drainage
217 easements from the point of origin to the point of legal positive outfall.
218 (ENGINEERING)
219

220 13. Authorization from Palm Beach Polo Golf and Country Club POA to increase the
221 size of the existing lakes within Palm Beach Polo or change of the positive outfall
222 locations shall be required. (ENGINEERING)
223

224 14. The applicant is responsible for the funding and construction of all
225 improvements/upgrades to existing lift stations, water distribution systems,
226 sanitary systems, and force main systems that are necessary as a result of the
227 impacts of the proposed project development plan on the existing systems.
228 (UTILITIES)
229

230 15. The applicant must apply for and obtain a Utility Major permit prior to the
231 development of the proposed improvements. (UTILITIES)
232

233 16. A cross access agreement with the Coach House property will be required prior
234 to the issuance of the first building permit. (TRAFFIC)
235

236 **Landscape Conditions:**

237
238 17. A Landscape Buffer shall be required along all property lines that are adjacent
239 to a different Future Land Use Map designation and along all major
240 thoroughfares as required in Wellington's Land Development Regulations.
241 (PLANNING AND ZONING)

242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289

Traffic Conditions:

18. Conveyance of a 40-foot corner clip at the southwest property corner (depicted on Conceptual Site Plan), for future intersection improvements at Pierson Road and South Shore Boulevard, shall be required and shall be conveyed at the time of plat. (ENGINEERING)
19. The applicant shall dedicate an additional 15-foot wide right-of-way for the turn lane along South Shore Boulevard at the northbound approach to Greenview Shores Boulevard and shall be required to construct a 280-foot turning lane, with a 50-foot taper (depicted on Conceptual Site Plan) prior to the issuance of the first residential building permit for the western portion of the project (fka Equestrian Village). This condition shall not apply to the eastern portion of the project and the developer may obtain residential building permits for this portion of the project. (ENGINEERING)
20. A 15-foot multimodal pathway easement or tract dedication will be required along the south property line along Pierson Road. (ENGINEERING)
21. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by Planning and Zoning and Wellington’s Traffic Engineer. Any additional extensions requests, other than those eligible from a Legislative Emergency Order shall be approved by Council. (TRAFFIC)
22. The following intersection improvements at Pierson Road and South Shore Boulevard are required to be funded at the time of plat based upon the Wellington Engineer’s cost estimate for the Wellington North project: (TRAFFIC)
 - a. Westbound right-turn lane with 275 feet of storage; and
 - b. 130-foot extension of the proposed eastbound left-turn lane storage from 370 feet (previously funded) to 500 feet; and
 - c. 125-foot extension of proposed eastbound right-turn lane storage from 100 feet (previously funded) to 225 feet.
23. The property owner is required to pay a proportionate share payment of 1.3% of the total cost to construct a roundabout at Lake Worth Road at 120th Avenue South prior to the first residential building permit for the project. The Wellington Engineer shall provide an opinion of cost, agreed upon by the developer’s engineer of record for the roundabout. If a traffic signal or alternative road design is approved at this location for a lower cost, the Wellington Engineer may refund a portion of the prop share payment. (TRAFFIC)
24. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

290 25. The property owner shall extend the storage lane of the southbound left-turn
291 lane on South Shore Boulevard into the project driveway from 175 feet to 280
292 feet prior to the first residential building permit (TRAFFIC)
293

294 26. The property owner shall remove the northbound right-turn lane on South Shore
295 Boulevard at the eliminated driveway prior to the first residential building permit
296 for the western 65-acre portion of the project (fka Equestrian Village). The
297 southbound left-turn lane at the eliminated driveway shall be restriped as a U-
298 turn lane and additional pavement added as necessary for the U-turn maneuver
299 at the same time as the northbound right-turn lane removal. (TRAFFIC)
300

301 **Concurrency (Level of Service) Conditions:**
302

303 27. A Developer Agreement will be required by the Utility Department to reserve
304 water and sewer capacity for the project. Payment of capacity fees per
305 Wellington Resolution No. R2018-35 shall be required to reserve capacity. The
306 Developer Agreement must be executed and approved by Wellington's Council
307 prior to the execution of the Palm Beach County Health Water and Sewer
308 Department permits by Wellington's Utility Director. The Developer Agreement
309 conditions should be coordinated during the Site Plan Approval process. The
310 Applicant is advised that no guarantee of available capacity is expressed or
311 implied by the issuance of a Capacity Availability Letter, until such time that the
312 developer has reserved capacity through payment of Water, Sewer and Fire
313 Capacity Fees. (UTILITIES)
314

315 28. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water
316 and Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior
317 to the approval of the Developer Agreement by Wellington's Council.
318 (UTILITIES)
319

320 29. The Applicant shall contribute \$134,260.00 to the School District of Palm Beach
321 County (SDPBC) prior to the issuance of the first residential building permit.
322 (SDPBC)
323

324 30. The Parks and Recreation and the Civic Land dedication requirements shall be
325 determined at the time of Site Plan approval. Any payment in lieu of dedication
326 shall be required within 30 days of Site Plan approval and prior to recordation
327 of Plat. (PLANNING AND ZONING)
328
329

348

Exhibit A – Legal Descriptions

349 A PARCEL OF LAND IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41
350 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

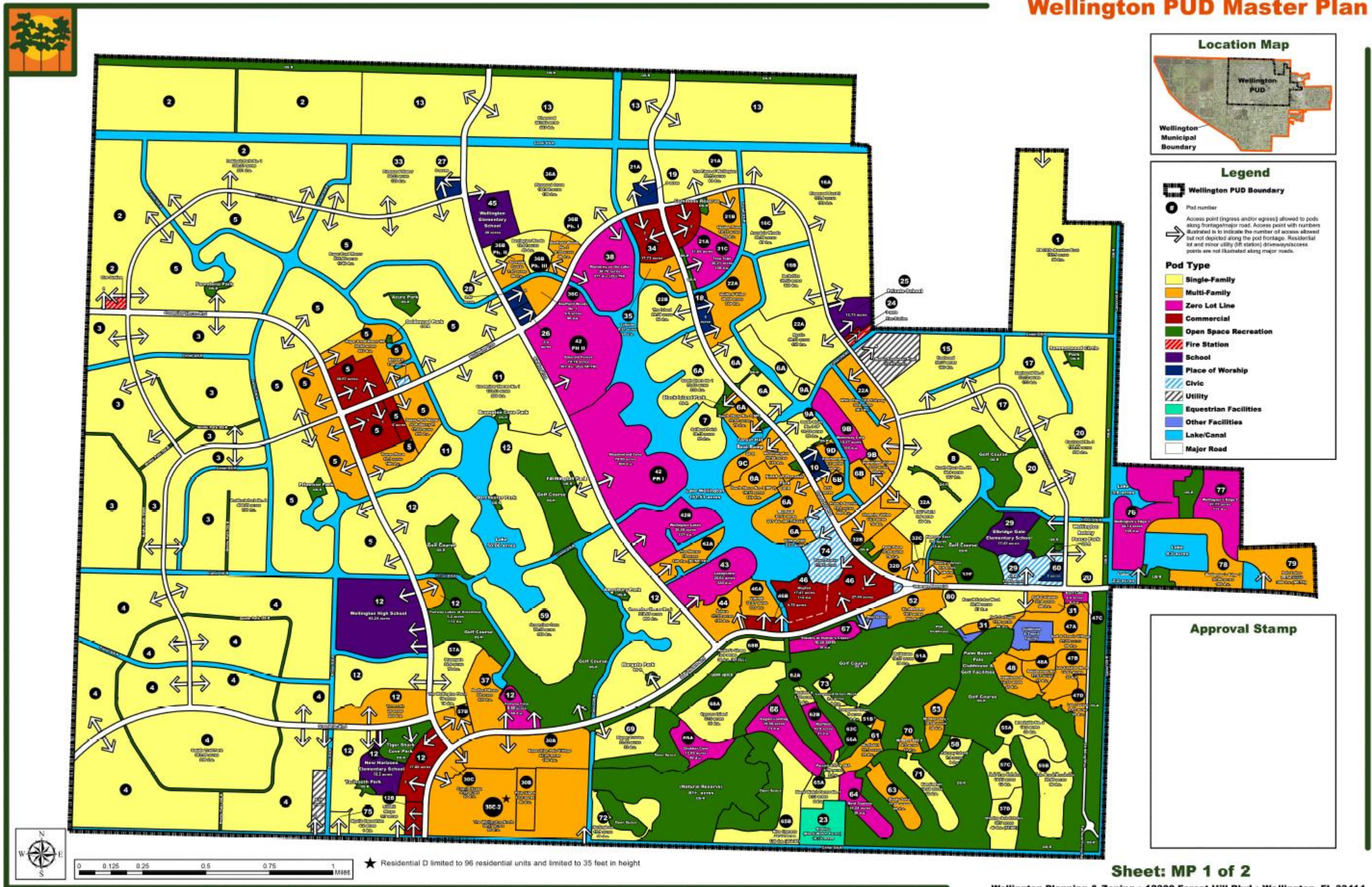
351 BEING ALL OF PARCEL 1, EQUESTRIAN VILLAGE, AS RECORDED IN PLAT BOOK
352 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

353 AND

354 ALL OF PARCEL 1, WHITE BIRCH FARMS, AS RECORDED IN PLAT BOOK 117,
355 PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

356 CONTAINING 96.17 ACRES MORE OR LESS.

Wellington PUD Master Plan





Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
1	PB Little Ranches East	34	Single Family	140.50	0.24
2	PBCFR Station 20	-	Fire Station	2.72	-
2	Paddock Park No. 1	251	Single Family	359.57	0.70
3	Paddock Park No. 2	175	Single Family	404.29	0.43
4	Saddle Trail Park	240	Single Family	583.08	0.41
5	Wellington Corporate Center	-	Commercial	6.00	-
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67
5	Daycare	-	Civic	1.08	-
5	Towne Place	100	Townhome	10.10	9.90
5	Sugar Pond Manor at Mulberry Pl	107	Duplex	17.84	6.00
5	Sugar Pond Manor	1746	Single Family	535.05	3.26
6A	Village Hall	-	Civic	5.03	-
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10
6A	South Shore No. 1	238	Single Family	76.65	3.10
6B	French Quarter	200	Quads	19.20	10.42
7	Sailboat Point	52	Single Family	18.12	2.87
8	South Shore No. 2A	307	Single Family	96.30	3.19
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46
9B	Sturbridge Village	60	Quads	5.01	11.98
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77
9D	Easthampton	28	Duplex/Quads	5.10	5.49
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-
11	Greenview Shores No. 1	296	Single Family	103.63	2.86
12	Professional Center at Wellington	-	Commercial	17.88	-
12	New Horizons Elementary School	-	School	15.20	-
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20
12	Fairway Cove	60	Zero Lot Line	8.88	6.76
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54
12	Wellington High School	-	School	63.24	-
12	Greenview Shores No. 2	898	Single Family	318.05	2.82
12B	Saddle Shops	-	Commercial	5.70	-
13	Pinewood	223	Single Family	283.02	0.79
15	Eastwood	185	Single Family	59.77	3.10
16A	Pinewood East II	153	Single Family	112.60	1.36
16B	Berkshire	109	Single Family	35.52	3.07
16C	Avondale Woods	67	Single Family	29.39	2.28
17	Eastwood No. 2	173	Single Family	53.12	3.26
20	Eastwood No. 3	298	Single Family	133.75	2.23
21A	Wellington Mall	-	Commercial	11.66	-
21A	The Pines of Wellington	61	Single Family	50.72	1.20
21B	Hidden Pines	88	Townhome	16.35	5.38
21C	Tree Tops	108	Zero Lot Line	20.21	5.34
22A	Guilford Villas	149	Duplex	26.68	5.58
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71
22A	Mystic	137	Single Family	45.33	3.02
22B	The Island	62	Single Family	25.39	2.44
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-
24	PBCFR Station 25	-	Fire Station	1.80	-
25	Private School	-	School	12.73	-
26	The Place of Worship of Jesus Christ of Later-day Saints	-	Place of Worship	3.40	-
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-
29	Daycare/Wellington Branch Library	-	Civic	15.85	-
29	Elbridge Gale Elementary School	-	School	17.49	-
31	Golf Cottages	88	Multifamily	15.80	5.57
31	POA Clubhouse	-	Other Facilities	1.63	-
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38
30C	Coach House	50	Multifamily	5.58	8.96
30C-2	The Wellington North	96	Multifamily/Single Family	96.17	1.00
32A	Brier Patch	28	Townhome	5.80	4.83
32B	Channing Villas	76	Duplex	14.10	5.39

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	109	Single Family/Zero Lot Line	28.25	3.86
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
Total Units		14472			

Revisions		
Date	Resolution No. / Petition No.	Notes
7/11/2023	R2023-11/Petition 2022-0006-MPA	Farrell West: Created Pod 80; transferred 27 du from Pod 65B to Pod 80; and reduced Pod 65B from 163 du to 136 du.

