

Exhibit A

RESOLUTION NO. R2023-02

1
2
3
4 A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
5 APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION
6 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED
7 UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF
8 OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE
9 PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED
10 MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E
11 (PHASE I AND II), POD G (PHASES I AND II), 18.6 ACRES OF
12 POD F PHASE VII, AND THE 5.8-ACRE COMMERCIAL SITE INTO
13 POD E, TOTALING 173.46; TO FORFEIT THE REMAINING 23
14 DWELLING UNITS FROM THE NEWLY FORMED POD E FOR A
15 COMBINED TOTAL OF 114 DWELLING UNITS WITH AN
16 AMENITY SITE; TO FORFEIT THE REMAINING 62 DWELLING
17 UNITS IN POD F (PHASE V-VII); TO REDUCE THE OVERALL
18 DWELLING UNIT COUNT FOR THE PUD BY 85 DWELLING UNITS
19 TO A TOTAL OF 357 DWELLING UNITS; RECONFIGURE THE
20 INTERNAL CIRCULATION OF PODS E AND F PHASES V-VII, AS
21 ILLUSTRATED ON THE MASTER PLAN; TO DESIGNATE POD F
22 PHASES V-VII AS "EQUESTRIAN COMMERCIAL VENUE" WITH
23 A DEFINED DEVELOPMENT PROGRAM; TO ADD AN ACCESS
24 POINT ALONG SOUTH SHORE BOULEVARD TO ACCESS THE
25 FARM SITES IN POD E; TO ADD TWO (2) ACCESS POINTS
26 ALONG GRACIDA STREET TO ACCESS POD F PHASES V-VII
27 "EQUESTRIAN COMMERCIAL VENUE"; TO MODIFY CERTAIN
28 EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON
29 COUNTRYPLACE PUD MASTER PLAN; TO ADOPT A PROJECT
30 STANDARDS MANUAL (PSM) FOR THE WELLINGTON SOUTH;
31 AND AS DESCRIBED MORE PARTICULARLY HEREIN;
32 PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE
33 DATE; AND FOR OTHER PURPOSES.

34 **WHEREAS**, the Wellington's Council, as the governing body of Wellington, Florida,
35 pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the
36 Wellington Land Development Regulations are authorized and empowered to the consider
37 petitions related to zoning and development orders; and
38

39 **WHEREAS**, the notice of hearing requirements as provided in Article 5 of the
40 Wellington Land Development Regulations have been satisfied; and
41

42 **WHEREAS**, the Future Land Use Map designation for Pod F of the Wellington
43 CountryPlace Planned Unit Development (PUD) was recently changed from Residential B
44 to Equestrian Commercial Recreation; and
45

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

50 **WHEREAS**, the applicant is requesting to amend the Wellington CountryPlace PUD
51 by consolidating Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase
52 VII, and the 5.8 acre commercial site into Pod E, totaling 173.46 and assigning 114 units
53 to Pod E as a mix of equestrian-residential and single family residential at a density of 0.66
54 units per acre; forfeiting the remaining 23 units from the newly formed Pod E and 62 units
55 from Pod F (Phase V – VII); reducing the overall unit count for the PUD from 442 to 357
56 units; reconfiguring the internal circulation of Pods E and F; designating Pod F as
57 “Equestrian Commercial”; adopting the Project Standards Manual for The Wellington
58 South, more specifically Pod E; adding an access point along South Shore Boulevard to
59 access the farm lots; adding two (2) access points along Gracida Street to access Pod F
60 “Equestrian Commercial Venue”; and modifying existing conditions of approval for the
61 Wellington CountryPlace PUD Master Plan; and
62

63 **WHEREAS**, the Master Plan Amendment was reviewed by the Equestrian Preserve
64 Committee (EPC) on June 8, 2023, and recommended denial with a 7 to 0 vote. The
65 request has been modified since recommendation by the EPC by modifying the FLUM
66 designation of only the Commercial property to Residential B, not the originally requested
67 Residential C and maintaining the existing Residential B FLUM designation for Pod E; and
68

69 **WHEREAS**, the Master Plan Amendment was reviewed by the Planning, Zoning and
70 Adjustment Board (PZAB) on July 19, 2023, July 20, 2023 and August 16, 2023, and
71 recommended approval with a 5 to 2 vote with the following modifications:

- 72 • The density and unit count be reduced further than 137 units and to increase the
73 number of smaller farm lots.
- 74 • An updated conceptual site plan be provided to Council along with an updated
75 Project Standards Manual
- 76 • Modifications to the conditions of approval as presented by staff; and

77 **WHEREAS**, the Wellington Council has taken the recommendations of the Local
78 Planning Agency (Planning, Zoning and Adjustment Board), Equestrian Preserve
79 Committee, Wellington staff, and the evidence and testimony presented by the Petitioner
80 and other interested parties and comments of the public into consideration when
81 considering the proposed Master Plan Amendments; and
82

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

- 84 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 85 2. The subject request is consistent with the stated purposes and intent of the Land
86 Development Regulations;
- 87 3. The requested Master Plan Amendment is consistent with the surrounding land
88 uses and zoning districts;
- 89 4. The requested Master Plan Amendment would result in a logical and orderly
90 development pattern; and
- 91 5. The requested Master Plan Amendment is consistent with the applicable
92 Equestrian Overlay Zoning District (EOZD) regulations.
- 93
- 94
- 95
- 96
- 97

98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:

SECTION 1. The Wellington CountryPlace PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "B", providing for the following:

1. Consolidate Pods E, G, and 18.6 acres of Pod F into the newly formed Pod E and assign 114 units to Pod E as a mix of equestrian-residential (five (5) lots proposed) and residential at a density of 0.66 units per acre;
2. Forfeit the remaining 23 units from the newly formed Pod E and 62 units from Pod F (Phase V – VII)
3. Reconfigure the internal circulation of Pods E and F;
4. Reduce the overall unit count for the PUD from 442 to 357 units;
5. Label the Preserve Area in Pod E as an "Preserve/Amenity Site";
6. Label Pod F as "Equestrian Commercial Venue" with associated development intensity;
7. Modify several existing Conditions of Approval and add new conditions, including a Project Standards Manual for the new Pod E that includes the development standards with specific lot configurations and setbacks.
8. To add an access point along South Shore Boulevard to Pod E to access the proposed farm lots; and
9. To add two (2) access points along Gracida Street to access Pod F "Equestrian Commercial Venue".

SECTION 2. The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

General Conditions

1. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated herein, shall remain in full effect. (PLANNING AND ZONING)
2. The following uses are approved and designated on the Master Plan, date stamped October 19, 2023: (PLANNING AND ZONING)
 - a. Pod E (173.46 acres) – 114 single family lots and 18-acre "Preserve/Amenities Site"; and
 - b. Pod F (114.65 acres) – Equestrian Commercial Venue.

- 147 3. Pod E shall be single family residential only regardless of lot size except for the five (5)
148 equestrian lots as identified on the Master Plan. Equestrian uses and/or structures,
149 excluding bridle trails, shall not be permitted within Pod E of the Wellington
150 CountryPlace PUD. Pod E is regulated by the Wellington South Project Standards
151 Manual. (PLANNING AND ZONING)
152
- 153 4. A Site Plan for Pod E shall be required prior to Land Development Permits and shall
154 comply with the Project Standards Manual (PSM) as adopted in Exhibit C as part of
155 Resolution No. R2023-02. A separate PSM shall be required as part of Compatibility
156 Determination (PLANNING AND ZONING)
157
- 158 5. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in
159 Pod F shall be required prior to Land Development Permits for Pod F. The Compatibility
160 Determination requires Council approval and is processed in accordance with Article 5
161 of the Land Development Regulations. The Master Plan designation for Pod F will be
162 "Equestrian Venue", however the venue shall not be operational until the CEA approval
163 is obtained. Operational, for the purpose of this development order, shall mean open
164 to the public for events and non-event access, boarding horses, practice or warm-ups.
165 (PLANNING AND ZONING)
166
- 167 6. Recreational amenities for the Wellington South (Pod E) shall be completed and open
168 to the residents at the time the number of issued Certificates of Occupancy (CO)
169 reaches 50% of the total units approved on the site plan for Pod E. No additional
170 building permits shall be issued until the condition is satisfied. (PLANNING AND
171 ZONING)
172
- 173 7. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be
174 private and the maintenance responsibility of the owner or managing association and
175 shall not be the maintenance responsibility of Wellington. (PLANNING AND
176 ZONING/ENGINEERING)
177
- 178 8. The Site Pan shall illustrate the existing bridle trails, proposed Multi-modal pathways,
179 and shall illustrate how the connections to the overall system will be maintained,
180 modified, or enhanced. No connections shall be discontinued. (PLANNING AND
181 ZONING)
182
- 183 9. No residential building permits for Pod E shall be issued until the applications
184 referenced in #5 for the Commercial Equestrian Arena are submitted. (PLANNING
185 AND ZONING)
186

187 **Land Development Conditions:**
188

- 189 10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation
190 areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated
191 accordingly. (PLANNING AND ZONING/ENGINEERING)
192
- 193 11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of
194 the Land Development Permits for Pod F and E and shall be recorded prior to the
195 issuance of the first building permit for Pods F and E. All residential portions of Pod E

196 shall be subject to a Declaration of Restrictions and Covenant acceptable to the
197 Wellington Attorney, which shall provide for the formation of a managing association,
198 assessment of members for the cost of maintaining the common areas within Pod E,
199 including all preservation areas, amenities, waterbodies. (PLANNING AND
200 ZONING/ENGINEERING)
201

202 12. The following facilities shall be bonded at the time of plat and constructed by the
203 Applicant prior to the issuance of the first residential building permit for Pod E:
204 (PLANNING AND ZONING)

- 205 a. Public bridle trail along C-4 canal from Gracida Street to Pierson Road; and
- 206 b. Public bridle trail internal to Pod E, south of the farm sites from South Shore
207 Boulevard to the C-4 canal; and
- 208 c. Public Multi-purpose pathway along the C-4 canal from Gracida Street to
209 Pierson Road; and
- 210 d. Public multi-purpose pathway internal to Pod E, south of the farm sites from
211 Southern Boulevard to the C-4 Canal.
212

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

220 14. A permit modification from SFWMD, Army Corp of Engineer, and/or any jurisdictional
221 agency for the "Preserve/Amenities Site" located in the area of the preserve in Pod E
222 may be required. The Applicant is responsible to contact SFWMD and make any
223 required modification to construct the "Preserve/Amenities Site". (PLANNING AND
224 ZONING)
225

226 15. The Applicant shall maintain in perpetuity the 12.49-acre conservation easement area
227 within the Pod E "Preserve/Amenities Site" designated on the master plan. Prior to site
228 plan certification, a wetland enhancement program/preservation area management
229 plan shall be submitted to Planning and Zoning to remove exotic/invasive vegetation,
230 revegetation, maintenance plan, and monitoring plan for subject site. (PLANNING AND
231 ZONING)
232

233 16. The Applicant must apply for and obtain a Utility Major permit prior to the development
234 of the proposed improvements in Pods F and E. (UTILITIES)
235

236 17. The Applicant is responsible for the funding and construction of all
237 improvements/upgrades to existing lift stations, water distribution systems, sanitary
238 systems, and force main systems that are necessary as a result of the impacts of the
239 proposed project development plan of Pods F and E on the existing systems.
240 (UTILITIES)
241

242 18.The developer shall be required to take measures to ensure that during site
243 development dust/debris particle from the development do not become a nuisance to
244 neighboring properties. (ENGINEERING)
245

246 **Landscape Conditions:**
247

248 19.Landscape plans shall be required as part of the Site Plan applications for Pods F and
249 E. A Landscape Buffer shall be required along all property lines that are adjacent to a
250 different Future Land Use Map designation and along all major thoroughfares as
251 required in Wellington’s Land Development Regulations. (PLANNING AND ZONING)
252

253 **Traffic Conditions:**
254

255 20.A bridle path and multi-modal pathway shall be provided along the proposed
256 development’s south property lines of Pods E and F from South Shore Boulevard to
257 Gene Mische Way, less Mida Farms frontage. The bridle path and multi-modal pathway
258 shall be funded or constructed prior to the issuance of the first residential building
259 permit for Pod E. (ENGINEERING)
260

261 21.The applicant shall dedicate an additional 15-foot wide right-of-way for the turn lane
262 along South Shore Boulevard at the southernmost access point to the project entrance
263 servicing Pod E for the construction of a right turn lane into the project. The applicant
264 shall be required to construct a 280-foot turning lane, with a 50-foot taper (depicted on
265 Conceptual Site Plan) prior to the issuance of the first residential building permit Pod
266 E. (ENGINEERING)
267

268 22.A minimum of 150 linear feet shall be required from South Shore Boulevard right-of-
269 way line to the gated entrance in Pod E (refer to Engineering Standards Manual Section
270 2.4.1.W). (ENGINEERING)
271

272 23.No building permits are to be issued after December 31, 2027, unless a time extension
273 has been approved by Wellington Planning, Zoning and Building Dept. The time
274 extension shall not require an amendment to the PUD master plan. (TRAFFIC)
275

276 24.The following intersection modifications at Pierson Road and South Shore Boulevard
277 are required to be funded and/or constructed in addition to the improvements that have
278 already been funded by the Applicant:
279

- 280 a. Westbound right turn lane with 275 feet of storage;
- 281
- 282 b. Extension of proposed eastbound left turn lane storage from 370 feet to 500
283 feet; and
- 284
- 285 c. Extension of proposed eastbound right turn lane storage from 100 feet to 225
286 feet.

287 If funds are provided by the Applicant, the cost of the above intersection modifications
288 shall be based upon the Wellington Engineer’s opinion of cost at the time of funding.
289

290 25.The following intersection modifications at 40th Street/Lake Worth Road and South
291 Shore Boulevard are required:

- 292 a. Extension of westbound -turn lane storage from 270 feet(existing) to 425 feet.
- 293 b. Extension of eastbound left-turn lane storage from 135 feet(existing) to 175 feet.

294 The Applicant is responsible for the funding or construction of the turn lane
295 modifications. The applicant shall obtain all necessary permits and the design of the
296 turn lanes shall be approved by the Wellington Engineer. Funding or construction of
297 the modifications shall be completed prior to the issuance of any building permits for
298 Pod F. (TRAFFIC)

299
300 26. The County traffic concurrency approval is subject to the Project Aggregation Rules as
301 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

302
303 27. A proportionate share payment of 12.6% of the total cost to construct a roundabout at
304 the intersection of Lake Worth Road and 120th Avenue is required prior to the first
305 building permit for Pods E and F. The Wellington Engineer shall provide an opinion of
306 cost, agreed upon by the developer's engineer of record for the roundabout. If a traffic
307 signal or alternative road design is approved at this location for a lower cost, the
308 Wellington Engineer may refund a portion of the prop share payment to the developer.
309 (TRAFFIC)

310
311 28. A proportionate share payment of 1% of the total cost to widen South Shore Boulevard
312 from Pierson Road to Lake Worth Road from two (2) to four (4) lanes is required prior
313 to the first building permit for Pods E and F. The Wellington Engineer shall provide an
314 opinion of cost, agreed upon by the developer's engineer of record. (TRAFFIC)

315
316 29. The property owner shall construct a northbound left-turn lane and southbound right-
317 turn lane on South Shore Boulevard at the southernmost project driveway prior to the
318 first building permit for Pod E. The Applicant will be responsible for permitting,
319 constructing, and final completion (including final inspection, as-built plans, and closing
320 out the permit) of the turn lanes. (ENGINEERING) (TRAFFIC)

321
322 30. Adequate ingress and egress directly to 40th Street, Palm Beach Point Boulevard, and
323 Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all
324 times and shall not disrupt normal traffic circulation patterns. (TRAFFIC)

325
326 31. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the
327 proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only.
328 (TRAFFIC)

329
330 32. The maximum number of daily weekday attendees at the Pod F commercial equestrian
331 facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and
332 spectators. The operator of the commercial equestrian facilities shall be responsible
333 for monitoring and enforcing the attendee limitation. Reports of the attendee volumes
334 may be requested by Wellington and must be provided within 30 days. (TRAFFIC)

335
336 33. Weekend peak events shall not occur simultaneously at the Wellington International
337 and the Pod F commercial equestrian facilities. The maximum number of daily
338 weekend attendees of both Pod F and Wellington International shall not exceed 15,000
339 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)

- 340
341 34. An annual monitoring study shall be completed for the Pod F commercial equestrian
342 facilities starting with the first season of events which shall include traffic counts at all
343 project entrances to document the total trips generated by the event. Additionally,
344 attendance information will be required to be documented. If vehicular trips are more
345 than 25% above that included in the traffic study, additional mitigation may be required.
346 The annual monitoring study shall be completed for 10 years. (TRAFFIC)
347
348 35. Gene Mische Way, from Gracida Street to Pierson Road, shall be utilized for access
349 and circulation for all showground traffic (staff and vendors, participants and team, and
350 spectators) during all showground operational hours. The access at Gracida Street and
351 Pierson Road may be controlled via gates. No additional on-street parking will be
352 allowed along Gene Mische Way. (TRAFFIC)
353

354 **Concurrency (Level of Service) Conditions:**
355

- 356 36. A Developer Agreement will be required by the Utility Department to reserve water and
357 sewer capacity for the project. Payment of capacity fees per Wellington Resolution No.
358 R2018-35 shall be required to reserve capacity. The Developer Agreement must be
359 executed and approved by Wellington's Council prior to the execution of the Palm
360 Beach County Health Water and Sewer Department permits by Wellington's Utility
361 Director. The Developer Agreement conditions should be coordinated during the Site
362 Plan Approval process. (UTILITIES)
363
364 37. The Applicant is advised that no guarantee of available capacity is expressed or implied
365 by the issuance of a Capacity Availability Letter, until such time that the developer has
366 reserved capacity through payment of Water, Sewer and Fire Capacity Fees.
367 (UTILITIES)
368
369 38. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
370 Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the
371 approval of the Developer Agreement by Wellington's Council. (UTILITIES)
372
373 39. The property owner of Pod E shall contribute \$178,926.00 to the School District of Palm
374 Beach County (SDPBC) prior to the issuance of the first residential building permit in
375 Pod E to address the school capacity deficiency generated by this proposed
376 development at the District high school level. (SDPBC)
377

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

380 **Petition 76-481**

- 381 ~~1. For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the~~
382 ~~water's edge and the individual lot property line.~~
383
384 ~~2. The Developer shall convey one hundred twenty (12) feet along the south property line for~~
385 ~~the Ultimate right-of-way of Lake Worth Road.~~
386

387 3. The Government Site shall be reserved with the first plat and 12.5% of the Governmental
388 Site shall be deeded with each 10% of the project as it is platted, based on acreage.
389 (COMPLETED).

390

391 **Petition 88-1200**

392 ~~10. The property owner shall construct:~~

393 ~~a. Pierson Road as a 2 lane roadway (collector street standards minimum 2-12 foot~~
394 ~~travel lanes)~~

395 ~~b. at the intersection of Pierson Road and South Shore Boulevard, right turn lanes~~
396 ~~on the north, south, east, and west approaches and a left turn lane on both the~~
397 ~~north and south approaches all concurrent with the first street connection to~~
398 ~~Pierson Road. Construction of this roadway shall not be credited toward the Fair~~
399 ~~Share Impact Fee. (COMPLETED).~~

400

401 **Petition 97-18**

402 5. Section 5. The following conditions are new and modified and shall be incorporated into
403 this ordinance.

404 1. "The Developer shall provide Palm Beach County with a payment of \$100,000 (the
405 first payment) not later than September 30, 1998, for the design and construction
406 of Lake Worth Road." (COMPLETED).

407

408 2. "The Developer shall provide Palm Beach County, not later than September 30,
409 2001, with a payment equal to difference between \$200,000 minus the first payment
410 and road impact fees that have been paid from March 31, 1998." (COMPLETED).

411

412 3. "The Developer shall receive road impact fee credits for the full amount of cash
413 payment until such time as the credit is exhausted." (COMPLETED).

414

415 4. "The Developer shall submit an updated master plan which illustrates existing
416 development, proposed development, phasing designations, and land use
417 information (existing units, proposed units, density calculations), no later than July
418 1, 1998." (COMPLETED).

419

419 **R2011-73**

420 ~~11. The 25' buffer on the Master Plan south of the internal 60' Private Road and along the~~
421 ~~north side of the Mida Farms shall be accomplished, if possible through preservation of~~
422 ~~existing native vegetation, the applicant shall provide a minimum 3' high landscape berm~~
423 ~~with 16' high native canopy trees alternately staggered 25' on center and a minimum 5'~~
424 ~~high hedge material installed on the plateau of the berm. Prior to initiating the buffering,~~
425 ~~the applicant or their successor in interest shall submit a vegetative assessment study to~~
426 ~~determine how much of the buffering can be accomplished through the preservation of~~
427 ~~existing mature native vegetation.~~

428

429 ~~12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
430 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
431 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~

432

433 ~~13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~
434 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~
435 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~

436 15. ~~A total of 39 All units from Pod F (Phase V through Phase VIII) are transferred to Pod E,~~
437 ~~under the following conditions: (a) the 39 units are transferred for banking purposes only~~
438 ~~and it does not create a density bonus; (b) The applicant acknowledges that, depending~~
439 ~~on the development patterns of the other pods within the PUD that it is possible the~~
440 ~~banked units, if any, might not be able to be built.~~

441
442 16. ~~Site plans for permanent development within pods F, E, and G shall be subject to review~~
443 ~~and final approval by Wellington's Council.~~

444
445 **Petition 2013-035 MPA 5**

446 1. Applicant must provide connect from Gene Mische Way to 40th Street no later than October
447 31, 2014. (Completed).

448
449 **R2014-37**

450 6. Prior to the first building permit for Pod E ~~or G~~, construction of a northbound left turn lane
451 on South Shore Boulevard at the Private Road servicing between Pod E Phase I and Pod
452 E Phase II shall commence. Construction shall be completed prior to the first certificate of
453 occupancy in Pods E ~~or G~~.

454
455 7. The Applicant agrees that any road running east/west between South Shore
456 Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved
457 master plan, at a minimum of 800 feet from the north property line of the Plat of Mida Farm.
458 ~~The exact location and alignment of this road will be submitted for review and approval by~~
459 ~~Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this~~
460 ~~condition shall be construed to limit the location of secondary roads or private driveways,~~
461 ~~existing eastern most access point on Pod F and its connection to PBIEC, and the code~~
462 ~~required turning radius from the Pod F easternmost access point.~~

463
464 9. ~~Controlled vehicular access shall be provided to Gene Mische Way from 40th Street to~~
465 ~~PBIEC for all PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The~~
466 ~~access gate on Gene Mische Way north of 40th Street shall be open for PBIEC spectators~~
467 ~~for egress purposes only during all events until such time as the road connection through~~
468 ~~Pods E and G connects Lake Worth Road/40th Street to PBIEC. Once the roadway~~
469 ~~connection is built, the access gate on Gene Mische shall be open for spectators for egress~~
470 ~~only during peak events. Peak events are defined as those events requiring the use of on-~~
471 ~~site rings within PBIEC for parking. Exhibitors are defined as participants and their~~
472 ~~entourage (e.g. grooms, braiders, farriers, veterinarians, and consultants), vendors and~~
473 ~~other various service personnel using and/or associated with PBIEC with PBIEC parking~~
474 ~~credentials.~~

475
476 **Petition 16-147**

477 2. ~~The purpose of the minor administrative amendment is to identify the revised location of~~
478 ~~the east/west road north of Mida Farms as prescribed by Village Council with Condition #7~~
479 ~~of Resolution 2014-37. The exact location and alignment of this road shall be reviewed~~
480 ~~and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may~~
481 ~~result in a future amendment to the Master Plan should the proposed connection be~~
482 ~~substantial different on the approved Site Plan.~~

484 ~~3. Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.~~
485 ~~Any easements, preserves or other future dedications illustrated on the Plat shall be~~
486 ~~formalized with a Re-Plat prior to the issuance of a Land Development Permit for~~
487 ~~permanent development of Pod E.~~

488 **SECTION 4.** This Resolution shall become effective immediately upon adoption.

489

490

This section intentionally left blank.

491
492
493
494
495
496
497
498
499
500
501
502
503
504
505

PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

WELLINGTON, FLORIDA

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

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

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions:

506
507
508

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

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

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

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

519 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 89°27'55"
520 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
521 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
522 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
523 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
524 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
525 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
526 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
527 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
528 88°53'42"; A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
529 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
530 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
531 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
532 FEET TO THE POINT OF BEGINNING.

533 CONTAINING 114.65 ACRES MORE OR LESS.

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

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

538 CONTAINING 69.16 ACRES MORE OR LESS.

539 TOGETHER WITH:

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

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

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

570 CONTAINING 40.14 ACRES MORE OR LESS.

571 TOGETHER WITH:

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

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

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

604 CONTAINING 40.14 ACRES MORE OR LESS.

605 TOGETHER WITH:

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

610 BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE NORTH 89°27'55"
611 WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 621.10 FEET;
612 THENCE NORTH 00°50'56" EAST, A DISTANCE OF 372.45 FEET TO THE SOUTHWEST
613 CORNER OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD
614 BOOK 30821, PAGE 901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
615 THENCE CONTINUE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID
616 CONSERVATION EASEMENT, A DISTANCE OF 735.56 FEET TO A POINT OF CURVE
617 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTH
618 AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
619 88°53'42", A DISTANCE OF 279.27 FEET TO A POINT ON THE NORTH LINE OF SAID
620 EASEMENT; THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH LINE, A DISTANCE
621 OF 444.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH
622 00°51'46" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1,293.15
623 FEET TO THE POINT OF BEGINNING.

624 CONTAINING 18.22 ACRES MORE OR LESS.

625 COMBINED AREA OF 167.66 ACRES MORE OR LESS.

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

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

630 CONTAINING 5.80 ACRES MORE OR LESS.

