**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 MILTI-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 & MPA2 (ORD 2014-22 & R-2014-27)**
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 0.26 AC.
06-05-14 - REVISIONS
ADDED OR OVERLAY
**PETITION NUMBER: 2016-023 MPA3 (R2016-47)**
02-28-2017 REVISIONS IN ACCORDANCE WITH R2016-47
DELINEATE WINDING TRAILS FROM POD D BY CREATING POD D-1
ALLOCATE 29 ACRES TO POD D-1
ADD NINE (9) DWELLING UNIT, NINE (9) BARNS WITH GROOMS QUARTERS AND A MAXIMUM OF 90 STALLS TO POD D-1
ADD THREE (3) ACCESS POINTS ALONG AERO CLUB DRIVE
ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD

## SITE DATA

| SITE DATA | |
|---|---|
| EXISTING ZONING | RE/PUD |
| LAND USE DESIGNATION | LR 1 |
| TOTAL LOT AREA | 1693 AC |
| GROSS DENSITY | 1.06 DU / AC |
| TOTAL UNITS | 1794 |
| 1 AC LOTS | 259 |
| 1/2 AC LOTS | 445 |
| 1/4 AC LOTS | 472 |
| DETACHED DESIGN CLUSTER | 98 |
| PATIO HOME (ZLL) | 185 |
| TOWNHOUSE / ZLL | 200 |
| SINGLE FAMILY | 54 |
| MULTI-FAMILY (OR) | 90 |

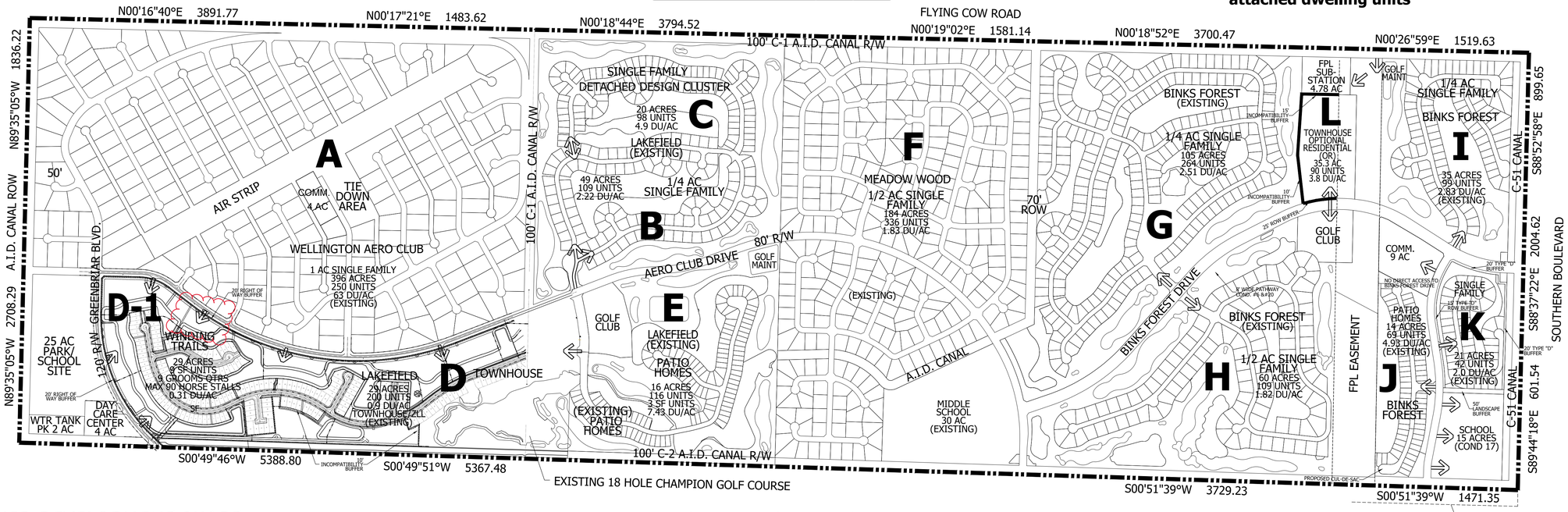
## SITE AREA BREAKDOWN

| SITE AREA BREAKDOWN TABULAR | AC | % |
|---|---|---|
| RESIDENTIAL | 972.72 | 55 |
| COMMERCIAL | 13 | 0.8 |
| SCHOOLS (INSTITUTIONAL) | 60 | 4 |
| GOLF COURSES (RECREATIONAL) | 285.28 | 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 | 207.08 | 12 |
| MAJOR ROAD R/W | 54.00 | 3 |
| FPL SITE / EASEMENT | 43 | 3 |
| **TOTAL** | **1693.08** | **100** |

# Exhibit A - Proposed Master Plan

**NOTE:**
**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 CHART

| PLANNED DEVELOPMENT TABULAR DARA | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POD TYPE AND NAME | ACRE | LATEST BCC UNIT APPROVAL | 1995 DRC APPROVAL | | | | 2013 APPROVAL | | | | PROPOSED AMENDMENT | | | | CHANGE |
| | | | TYPE | UNIT # | DENSITY | CLASS | TYPE | UNIT # | DENSITY | CLASS | TYPE | UNIT # | DENSITY | CLASS | |
| | | | OR GROSS FLOOR AREA | | | | OR GROSS FLOOR AREA | | | | OR GROSS FLOOR AREA | | | | |
| A | 396 | 250 | SF | 251 | 0.63 | DH | SF | 250 | 0.63 | DH | SF | 250 | 0.63 | DH | 0 |
| B | 49 | 109 | SF | 109 | 2.22 | DH | SF | 109 | 2.22 | DH | SF | 109 | 2.22 | DH | 0 |
| C | 20 | 98 | DDC | 98 | 4.9 | DH | DDC | 98 | 4.9 | DH | DDC | 98 | 4.9 | DH | 0 |
| D | 29 | TH 58 ZLL 142 | TH/ZLL | TH 58 ZLL 142 | 6.9 | AH/DH | TH/ZLL | TH 58 ZLL 142 | 6.9 | AH/DH | TH/ZLL | TH 58 ZLL 142 | 6.9 | AH/DH | 0 |
| D-1 | 29 | - | - | - | - | - | - | - | - | - | SF/GQ | 9 SF / 9 GQ 90 STALLS | 0.31 | AH | +9 SF / 9 GQ 90 STALLS |
| E | 16 | 116 ZLL 3 SF | SF/ZLL | 116 ZLL 3 SF | 7.43 | DH | 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 | SF | 336 | 1.83 | DH | 0 |
| G | 105 | 264 | SF | 264 | 2.51 | DH | SF | 264 | 2.51 | DH | SF | 264 | 2.51 | DH | 0 |
| H | 60 | 109 | SF | 109 | 1.82 | DH | SF | 109 | 1.82 | DH | SF | 109 | 1.82 | DH | 0 |
| I | 35 | 99 | SF | 99 | 2.83 | DH | SF | 99 | 2.83 | DH | SF | 99 | 2.83 | DH | 0 |
| J | 14 | 69 | ZLL | 69 | 4.93 | DH | ZLL | 69 | 4.93 | DH | ZLL | 69 | 4.93 | DH | 0 |
| K | 21 | 42 | SF | 42 | 2.0 | DH | SF | 42 | 2 | DH | SF | 42 | 2 | DH | 0 |
| L | 15 | 90 | DRIVING RANGE | | | | MF | 90 | 5.8 | AH | MF | 90 | 5.8 | AH | 0 |
| **TOTAL** | **973** | **1785** | | **1696** | | | | **1785** | | | | **1794** | | | **+9** |

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

## PROJECT TEAM


**OWNER/CLIENT:**
W&W EQUESTRIAN CLUB LLC
12180 S. SHORE BLVD 104
WELLINGTON FL 33414

**LANDSCAPE ARCHITECT/PLANNER:**
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

**SURVEYOR/ENGINEER:**
SIMMONS & WHITE, INC.
2581 METROCENTRE BLVD. WEST, SUITE 3
WEST PALM BEACH, FLORIDA 33407
561.478.7848

**ARCHITECT:**
RICHARD BARNES ARCH. DESIGN SERVICES LLC
1807 EAST TERRACE DRIVE
LAKE WORTH, FL 33460

**LEGAL:**
LEWIS LONGMAN & WALKER
515 NORTH FLAGLER DRIVE, SUITE 1500
WEST PALM BEACH, FL 33401
561.640.8202

**LEGAL:**
DEREK A, SCHWARTZ, ESQ.
4755 TECHNOLOGY WAY, SUITE 205
BOCA RATON, FL 33431
561.981.8089

**TRAFFIC CONSULTANT:**
KIMLEY HORN & ASSOCIATES
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561.845.0665

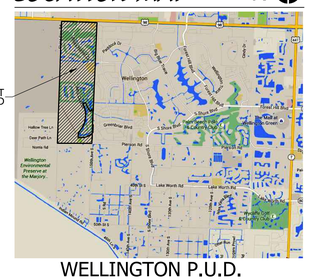

## CONDITIONS OF APPROVAL

The following are Conditions of Approval for Petition 16-060 (2016-023 MPA3) Resolution R2016-47 Approved February 28, 2017:

1. All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
2. Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
3. The project shall be required to be re-platted. The re-plat application shall be submitted within 60 working days of the Master Plan approval granted by Village Council and be recorded prior to the issuance of the first building permit. (ENGINEERING)
4. All future plats shall depict the road system, proposed bridle/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan. (ENGINEERING)
5. The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 5.880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to $6,749.31 for parks and recreation and $1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e bridle trails) if they are dedicated for public use. These fees shall be paid in full prior to the issuance of the first building permit. (PLANNING AND ZONING)
6. A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard. (PLANNING AND ZONING)
7. A 10-foot wide Incompatibility Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property. (PLANNING AND ZONING)
8. The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be paved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the developer will be required to provide and dedicate an access easement to insure future legal access to both lots. This easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations. (ENGINEERING)
9. An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
10. A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to the bridle trails within Winding Trails. The engineering plan shall be designed in-house by the Engineering Department. The developer shall provide a certified engineer's cost estimate to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
11. There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aeroclub Drive or Greenbriar Boulevard. (PLANNING AND ZONING)
12. Prior to any land development permits for Parcels 1 and 2, the engineering design for the access to Greenbriar Boulevard must be approved by the Village Engineer and depicted on the Site Plan. (ENGINEERING)
13. The developer shall be required to take measures to insure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties. (PLANNING AND ZONING/ENGINEERING)
14. A tri-party agreement for the reconfiguration of the lakes shall be executed by all required parties prior to the issuance of a Land Development Permit and prior to the application for a permit modification to South Florida Water Management District. (PLANNING AND ZONING)
15. The developer shall be required to take measures to insure that the adjacent water bodies that are not part of the lake reconfiguration are secured and protected from pollutants during construction, per all applicable NPDES standards and regulations. (ENGINEERING)
16. All littoral plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be dedicated on the plat. (ENGINEERING)
17. All driveway aprons, shared driveways and private roadways shall be paved as required by the Village Engineer or his designee. The parking areas shall be either paved or crushed asphalt millings. (ENGINEERING)
18. All gates shall be approved for emergency vehicle access with universal remote type to be approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff. (ENGINEERING)
19. The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width unless approved by the Village Engineer or his designee. (ENGINEERING)
20. Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process. (ENGINEERING)
21. In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. 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. (TRAFFIC)
22. The applicant shall be required to construct a 12' wide bridle trail along Aeroclub Drive and Greenbriar Boulevard. The bridle trail shall be dedicated and maintained by the Village of Wellington with the exception of daily maintenance of manure pickup. (PLANNING AND ZONING)
23. The applicant shall provide daily maintenance of manure pick up along the public bridle trail adjacent to Winding Trails. (COUNCIL)
24. Outdoor lighting of rings and paddocks shall be prohibited. (COUNCIL)
25. The reconfiguration of all lakes shall occur during Phase I of the Land Development Permit. (PLANNING AND ZONING)
26. All deliveries and construction vehicles utilizing trucks over 40 feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday thru Friday. During Phase 1 of construction, time restrictions shall be waived one week after the School District of Palm Beach County school calendar year has ended and one week prior to the beginning of the school calendar year. (PLANNING AND ZONING)
27. The developer shall agree to record Restrictive Covenants that include the following:
    A. All residences on any lot governed by this Restrictive Covenant shall be owner-occupied and may not be occupied by persons other than the owner of the lot and such person's family members and temporary (i.e., no more than two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If title is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employee or servant living spaces;
    B. There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
    C. There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stall rentals shall be limited to only owners or renters of the residence in the adjacent Lakefield South and Lakefield North Community. Use of a stall by an occupant or by a family member of an occupant shall not be deemed a rental for purposes of this instrument;
    D. With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equestrian residential deliveries, equine related deliveries, except for emergency medical equine care services, to any Parcel governed by this Declaration shall be limited as follows: the earliest deliveries shall be no earlier than 9:00 a.m. and no deliveries shall take place after sundown; provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
    E. Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.

## LOCATION MAP

N




WELLINGTON P.U.D.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www.cotleurhearing.com
Lic# LC-C000239


*The Landings at Wellington PUD*
Master Plan

| | |
|---|---|
| DESIGNED | DEH |
| DRAWN | RO |
| APPROVED | DEH |
| JOB NUMBER | 15-0201 |
| DATE | 05-04-16 |
| REVISIONS | 06-02-16 |
| 12-06-16 | 07-06-16 |
| 02-02-17 | 08-03-16 |
| 04-25-17 | 08-24-16 |
| 08-03-17 | 09-21-16 |
| 09-25-17 | 11-16-16 |
| 10-16-17 | 05-04-22 |

Scale: 1" = 600'
0' 300' 600' 1200'

May 04, 2022 3:41:32 p.m.
Drawing: 15-0201_MP.DWG

SHEET 1 OF 1


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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.