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,

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)

CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS)

UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC

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

MULTI-FAMILY (OR)

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					
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				

SITE AREA BREAKDOWN

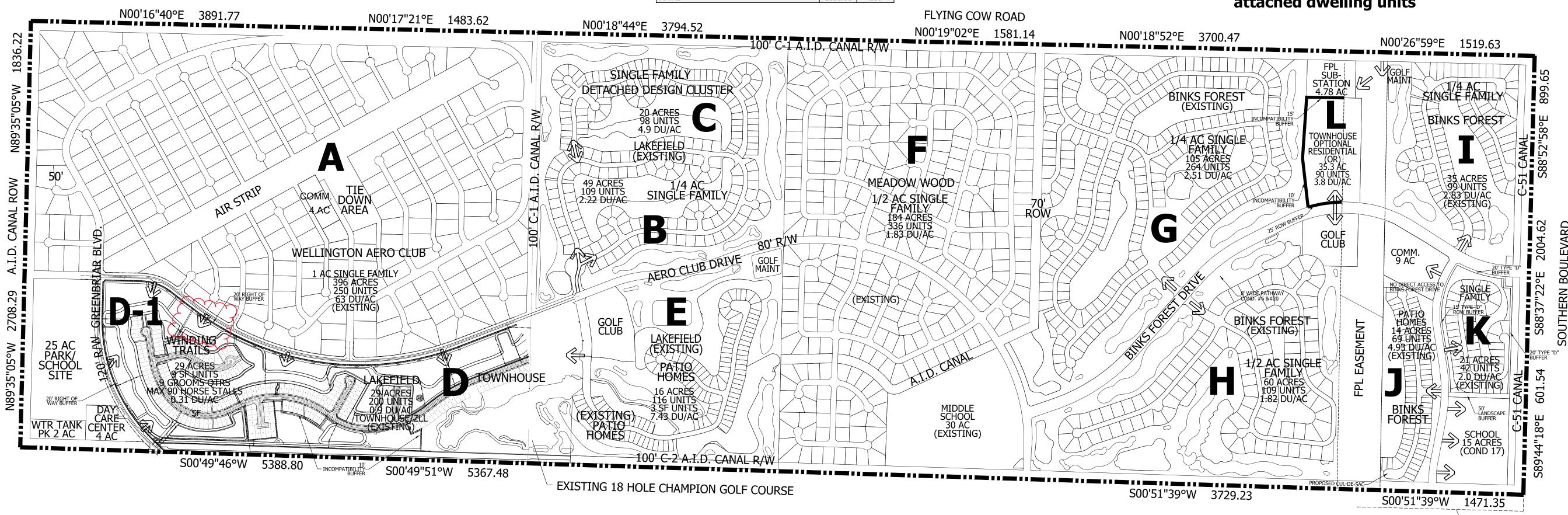
OHE FIREFI OREFIRE OVIV								
SITE AREA BREAKDOWN TABULAR	AC	%						
RESIDENTIAL	972.72	55						
COMMERCIAL	13	0.8						
SCHOOLS (INSTITUTIONAL)	60	4						
GOLF COURSES (RECREATIONAL)	285.28	18						
(EXCLUDES LAKE AREA IN GOLF COURSE)								
PARK / CIVIC USES	19	1						
(INCLUDES 2 AC WATER TANK 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

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

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		LATEST BCC	LATEST BCC 1995 DRC APPROVAL						2013 APPROVAL			PROPOSED AMENDMENT					
	ACRE	UNIT	TYPE	UNIT#	DENSITY	CLASS	TYPE	UNIT#	DENSITY	CLASS	TYPE	UNIT#	DENSITY	CLASS	CHANGE		
		APPROVAL	/AL OR GROSS FLOOR AREA				OR GROSS FLOOR AREA				OR GROSS FLOOR AREA						
Α	396	250	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH	0		
В	49	109	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH	0		
С	20	98	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH	0		
D 29	20	TH 58	T11/711	TH 58		ALL/DIL	T11/711	TH 58	6.0	A11/D11 T11/711	TH 58	6.0	ALL/DIL				
	29	ZLL 142	TH/ZLL	ZLL 142	6.9	AH/DH	TH/ZLL	ZLL 142	6.9	AH/DH	TH/ZLL	ZLL 142	6.9	AH/DH	0		
D 1	29	20	20	20									CE /CO	9 SF / 9 GQ	0.21	АН	+9 SF / 9 GQ
D-1	29	-	-	-	-	-	-	-	-	-	SF/GQ	90 STALLS	0.31	AH	90 STALLS		
F	10	1.0	116 ZLL	116 ZLL SF/ZLL 116 ZLL	7.42 DU	511	CE /711	116 ZLL	7.43	DH	SF/ZLL	116 ZLI	116 ZLL	7.42	DH		
E 16	10	3 S F	SF/ZLL	3 SF	7.43	DH	SF/ZLL	3 SF	7.43	DH SF/		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		
Н	60	109	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH	0		
ı	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	АН	MF	90	5.8	АН	0			
TOTAL	973	1785		1696				1785				1794			+9		

TRAFFIC CONSULTANT:

561.845.0665

KIMLEY HORN & ASSOCIATES

1920 WEKIVA WAY, SUITE 200

WEST PALM BEACH, FL 33411

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

PROJECT TEAM

OWNER/CLIENT:

561.478.7848

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

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

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

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

CONDITIONS OF APPROVAL

2. Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)

- 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)
- 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. 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.
- 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.
- 9. An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbrian 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.
- 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
- 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.
- 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)

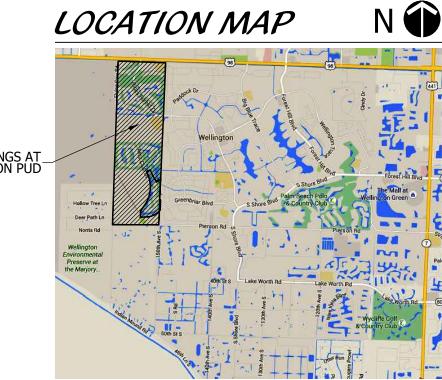
75' BUFFER RESERVATION

EXISTING A.I.D. ROAD R/W

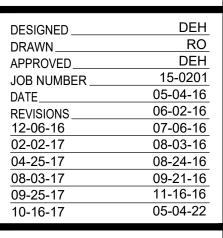
23. The applicant shall provide daily maintenance of manure pick up along the public bridle trail adjacent to Winding Trails. (COUNCIL) 24. Outdoor lighting of rings and paddocks shall be prohibited. (COUNCIL)

27. The developer shall agree to record Restrictive Covenants that include the following:

- 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 I 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)
- 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
- 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.



WELLINGTON P.U.D.



Cotleur &

Hearing

Environmental Consultants

561.747.6336 · Fax 747.137

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www.cotleurhearing.com

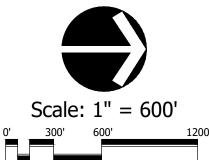
Landscape Architects

1934 Commerce Lane

Jupiter, Florida 33458

Lic# LC-C000239

Land Planners



May 04, 2022 3:41:32 p.

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