

ORDINANCE NO. 2023-02

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2022-001-REZ] FOR CERTAIN PROPERTY KNOWN AS EQUESTRIAN VILLAGE AND WHITE BIRCH FARMS; LOCATED AT THE NORTHEAST CORNER OF SOUTH SHORE BOULEVARD AND PIERSON ROAD TOTALING 96.29 ACRES, MORE OR LESS, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (PUD/EOZD) TO PLANNED UNIT DEVELOPMENT (PUD); TO REMOVE THE SUBJECT PROPERTIES FROM SUBAREA D OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166 and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the current Zoning designation for the 96.29-acre properties is Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD) and amending the zoning designation to PUD, adjusting the EOZD boundary, and removing the properties from Subarea D of the EOZD is consistent with the Equestrian Preserve Area boundary change approved for the Comprehensive Plan; and

WHEREAS, the Equestrian Preserve Committee recommended _____ of the Rezoning petition at the December 7, 2022 meeting with a vote of ____ to ____; and

WHEREAS, the Planning, Zoning and Adjustment Board (PZAB), sitting as the Local Planning Agency, after notice and public hearing on _____, 2023, and recommended _____ with a _ to _ vote; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the comments from the public into consideration when considering the amendments to the Zoning Map amendment that are the subject of this Ordinance; and

WHEREAS, the Council has determined that the proposed rezoning is consistent with Wellington's Comprehensive Plan Future Land Use Map.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: Wellington's Official Zoning Map is hereby amended to modify the Equestrian Overlay Zoning District (EOZD) boundary and amend the zoning designation for the 96.29-acre properties known as Equestrian Village and White Birch Farms, as legally

described in Exhibit "A", from Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD) to Planned Unit Development (PUD) and to remove the subject properties from Subarea D of the EOZD.

SECTION 2: The Manager is hereby directed to amend the Official Zoning Map of Wellington, Florida (Exhibit B) to designate the real property as described in Exhibit A as PUD and to effectuate the purpose of this Ordinance.

SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6: This ordinance shall become effective immediately upon adoption of the Wellington Council following second reading.

PASSED this _____ day of _____, 2023, upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2023, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY: _____	_____	_____
Anne Gerwig, Mayor		
_____	_____	_____
Michael Drahos, Vice Mayor		
_____	_____	_____
John T. McGovern, Councilman		
_____	_____	_____
Michael J. Napoleone, Councilman		
_____	_____	_____
Tanya Siskind, Councilwoman		

ATTEST:

BY: _____

Chevelle D. Addie, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

107

Exhibit A – Legal Descriptions:

White Birch Farms:

109

110 PARCEL 1, WHITE BIRCH FARM, ACCORDING TO THE MAP OR PLAT THEREOF AS
111 RECORDED IN PLAT BOOK 117, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF
112 PALM BEACH COUNTY, FLORIDA (THE "PROPERTY") CONTAINING 36.74 ACRES
113 MORE OF LESS.

114

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

117

Equestrian Village:

119

120 STADIUM SOUTH PROPERTY, PARCEL 2:

121

122 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK
123 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY
124 DESCRIBED AS FOLLOWS:

125

126 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
127 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED
128 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16;
129 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A
130 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST
131 RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF
132 GREENVIEW SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT
133 THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC
134 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE
135 POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE,
136 NORTH 00°51 '23" EAST, A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16'43"
137 EAST, A DISTANCE OF 573.03 FEET; THENCE SOUTH 00°08'47" EAST, A DISTANCE
138 OF 658.77 FEET; THENCE NORTH 89°37'54" WEST, PARALLEL WITH AND 50.00 FEET
139 NORTH OF THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 584.58 FEET TO
140 THE POINT OF BEGINNING.

141

142 CONTAINING 8.76 ACRES MORE OR LESS.

143

144 STADIUM NORTH PROPERTY, PARCEL 1:

145

146 A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK
147 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY
148 DESCRIBED AS FOLLOWS:

149

150 A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
151 BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED
152 AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16;
153 THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A
154 DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST

RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO.2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 712.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51'23" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY OF SOUTH SHORE BOULEVARD, THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO THE SOUTHWEST CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; THENCE NORTH 51°06'56" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" WEST, A DISTANCE OF 647.12 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF 628.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.78 ACRES MORE OR LESS.

PARCEL 3:

A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33 FEET; THENCE SOUTH 00°22'06" WEST, A

DISTANCE OF 120.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 1322.28 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 58.67 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTY:

A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING PROPERTY:

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET TO A POINT OF CURVE, CONCAVE TO THE

SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10"; A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

CELL TOWER PARCEL:

A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE N00°13'08" E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52" E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.65 ACRES MORE OR LESS.

FAR NIENTE STABLES II PARCEL, PARCEL 4:

A PORTION OF PARCEL 1 OF EQUESTRIAN VILLAGE AS RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE SAID EAST LINE OF

SAID SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID, SECTION 16, A DISTANCE OF 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1,322.28 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH LINE OF TRACT "C" OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT SAID POINT BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D; THENCE SOUTH 00°22'06" WEST, ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF EQUESTRIAN POLO VILLAGE AND COMPLEX OF PLAM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1,216.89 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 50.00 THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 680.64 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PROPERTY HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF EQUESTRIAN VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 19.24 ACRES MORE OR LESS.

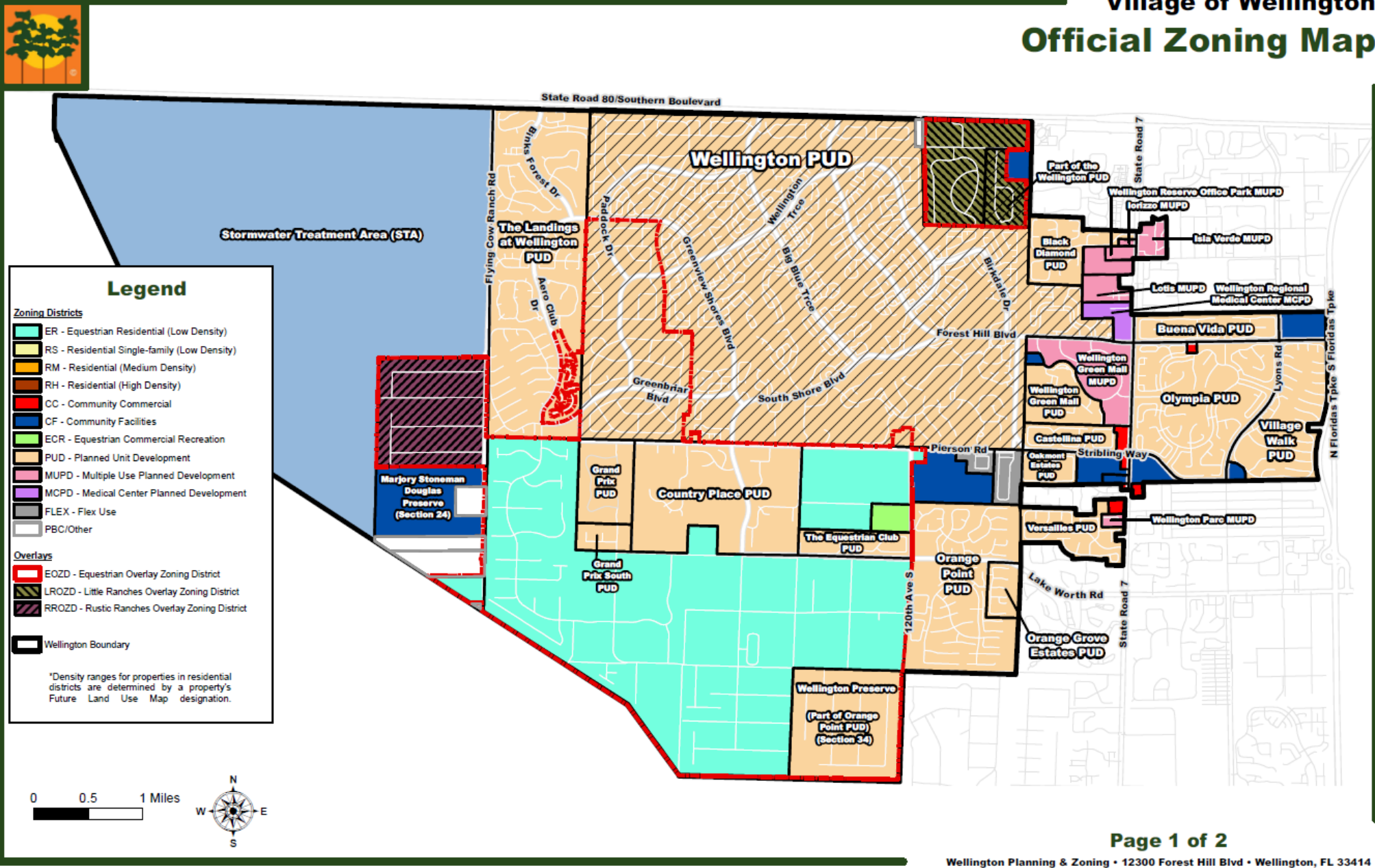
EASEMENT INTEREST:

TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES AS CONTAINED IN THAT GRANT OF ACCESS AND UTILITIES EASEMENT BY AND BETWEEN PALM BEACH POLO, INC., A FLORIDA CORPORATION AND FAR NIENTE STABLES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 20439, PAGE 1638 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

347 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH,
348 RANGE 41 EAST; THENCE NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID
349 SECTION 16, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" WEST, ALONG A
350 LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION
351 16, A DISTANCE OF 1131.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH
352 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF
353 1095.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET; THENCE
354 SOUTH 89°37'54" EAST, A DISTANCE OF 1095.64 FEET; THENCE SOUTH 00°22'06"
355 WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Village of Wellington Official Zoning Map



Village of Wellington
Official Zoning Map

