

RESOLUTION NO. R2023-02

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE MASTER PLAN AMENDMENT FOR (PETITION 2022-0005-MPA) WELLINGTON COUNTRYPLACE PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN THE EASTERN HALF OF SECTION 20 AND ALL OF SECTION 21, EXCEPT FOR THE PORTION KNOWN AS MIDA FARMS, AND AS DESCRIBED MORE PARTICULARLY HEREIN, TO CONSOLIDATE POD E (PHASE I AND II), POD G (PHASE I AND II), 18.6 ACRES OF POD F PHASE VII, AND THE 5.8 ACRE COMMERCIAL SITE INTO POD E, TOTALING 173.46; TO TRANSFER 60 DWELLING UNITS FROM POD F (PHASES V - VII) TO THE NEWLY FORMED POD E FOR A COMBINED TOTAL OF 197 DWELLING UNITS WITH AN AMENITY SITE; REDUCE THE OVERALL DWELLING UNIT COUNT FOR THE PUD BY TWO (2) DWELLING UNITS TO A TOTAL OF 440 DWELLING UNITS; RECONFIGURE THE INTERNAL CIRCULATION OF PODS E AND F, AS ILLUSTRATED ON THE MASTER PLAN; DESIGNATE POD F PHASE V-VII AS "EQUESTRIAN COMMERCIAL"; TO MODIFY CERTAIN EXISTING CONDITIONS OF APPROVAL OF THE WELLINGTON COUNTRYPLACE PUD MASTER PLAN; ADOPT A PROJECT STANDARDS MANUAL (PSM) FOR THE ESTATES AT EQUESTRIAN VILLAGE; AND AS DESCRIBED MORE PARTICULARLY HEREIN; 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**, the Future Land Use Map designation for Pod F of the Wellington CountryPlace Planned Unit Development (PUD) was recently changed from Residential B to Equestrian Commercial Recreation; and

**WHEREAS**, the current Future Land Use Map designation for Pods E and G of the Wellington CountryPlace Planned Unit Development (PUD) were recently changed from Residential B to Residential C; and

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

**WHEREAS**, the applicant is requesting to amend the Wellington CountryPlace PUD by consolidating Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase

VII, and the 5.8 acre commercial site into Pod E, totaling 173.46; transferring 60 units from Pod F, Phases V to VII to the newly formed Pod E for combined total of 197 units with an Amenity Site; reconfiguring the internal circulation of Pods E and F; designating Pod F as "Equestrian Commercial"; reducing the overall dwelling unit count for the PUD by two (2) dwelling units for a total of 440 dwelling units; adopting the Project Standards Manual for The Estates at Equestrian Village, more specifically Pod E; and modify existing conditions of approval for the Wellington CountryPlace PUD Master Plan; and

**WHEREAS**, the Master Plan Amendment was reviewed by the Equestrian Preserve Committee (EPC) on \_\_\_\_\_, 2022, and recommended \_\_\_\_\_ with a \_ to \_ vote; and

**WHEREAS**, the Master Plan Amendment was reviewed by the Planning, Zoning and Adjustment Board (PZAB) on \_\_\_\_\_, 2023, and recommended approval with a \_ to \_ vote; and

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

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

1. The Master Plan Amendment is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
4. The requested Master Plan Amendment would result in a logical and orderly development pattern; and
5. The requested Master Plan Amendment is consistent with the applicable Equestrian Overlay Zoning District (EOZD) regulations.

**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 "A", providing for the following:

- 1) To consolidate Pod E (Phase I and II), Pod G (Phase I and II), 18.6 acres of Pod F Phase VII, and the 5.798-acre commercial site into Pod E, totaling 173.46
- 2) Transfer 60 units from Pod F, Phases V to VII to the newly formed Pod E for combined total of 197 units with an Amenity Site.

- 3) Reconfigure the internal circulation of Pods E and F.
- 4) Designate Pod F as “Equestrian Commercial”.
- 5) Reduce the overall dwelling unit count for the PUD by two (2) dwelling units for a total of 440 dwelling units;
- 6) Adopt the Project Standards Manual for The Estates at Equestrian Village, more specifically Pod E.
- 7) Modify existing conditions of approval for the Wellington CountryPlace PUD Master Plan

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

**General Conditions**

1. The following uses are approved and designated on the Master Plan, date stamped November 22, 2022: (PLANNING AND ZONING)
  - a. Pod E (173.46 acres) – 197 single-family dwelling units, regulated by the Estates at Equestrian Village Project Standards Manual, including an “Amenities Site”; and
  - b. Pod F (114.65 acres) – Equestrian Venue.
2. All previous conditions of the Wellington CountryPlace PUD, unless otherwise stated herein, shall remain in full effect. (PLANNING AND ZONING)
3. A Site Plan for Pod E shall be required prior to Land Development Permits. The residential component of the project, shall comply with the Project Standards Manual as adopted in Exhibit C as part of Resolution 2023-02. (PLANNING AND ZONING)
4. A Compatibility Determination and Site Plan for the Commercial Equestrian Arena in Pod F shall be required prior to Land Development Permits. The Compatibility Determination required Council approval and is processed in accordance with Article 5 of the Land Development Regulations. The Master Plan designation for Pod F will be Equestrian Venue, however the venue shall not be operational until the CEA approval is obtained. Operational, for the purpose of this development order, shall mean open to the public for events and non-event access, boarding horses, practice or warm-ups. (PLANNING AND ZONING)
5. Recreational amenities for the Estates at Equestrian Village (Pod E) shall be completed and open to the residents at the time the number of issued Certificates of Occupancy (CO) reaches 50% of the total units approved on the site plan for Pod E. No additional building permits shall be issued until the condition is satisfied. (PLANNING AND ZONING)

- 150 6. All roads, sidewalks, utilities, and infrastructure with the property boundary shall be  
151 private and the maintenance responsibility of the owner or managing association and  
152 shall not be the maintenance responsibility of Wellington. (PLANNING AND  
153 ZONING/ENGINEERING)  
154
- 155 7. The Site Plan shall illustrate the existing bridle trails, proposed Multi-modal pathways,  
156 and shall illustrate how the connections to the overall system will be maintained,  
157 modified, or enhanced. No connections shall be discontinued. (PLANNING AND  
158 ZONING)  
159
- 160 8. No residential building permits for Pod E shall be issued until the main showground  
161 arena within Pod F is issued a certificate of occupancy. (PLANNING AND ZONING)  
162
- 163 9. Pod E shall be single family residential only regardless of lot size. Equestrian uses  
164 and/or structures, excluding bridle trails, shall not be permitted within Pod E of the  
165 Wellington CountryPlace PUD. (PLANNING AND ZONING)  
166

167 **Land Development Conditions:**  
168

- 169 10. All proposed private roadways, bridle trails, multi-modal paths, lakes, and conservation  
170 areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated  
171 accordingly. (PLANNING AND ZONING/ENGINEERING)  
172
- 173 11. A plat/replat of Pods F and E shall be required to be submitted prior to the issuance of  
174 the Land Development Permits for Pod F and E and shall be recorded prior to the  
175 issuance of the first building permit for Pods F and E. All residential portions of Pod E  
176 shall be subject to a Declaration of Restrictions and Covenant acceptable to the  
177 Wellington Attorney, which shall provide for the formation of a managing association,  
178 assessment of members for the cost of maintaining the common areas within Pod E,  
179 including all preservation areas, amenities, waterbodies. (PLANNING AND  
180 ZONING/ENGINEERING)  
181
- 182 12. Prior to the first residential building permit in Pod E, the following improvements, which  
183 shall be funded and constructed by the applicant, shall be completed: (PLANNING  
184 AND ZONING)  
185
- 186 a. Roadway connection from South Shore Boulevard to Equestrian Club Road;  
187
- 188 b. Bridle trail pathway along C-4 canal from Gracida Street to Pierson Road and  
189 internal to Pod E; and  
190
- 191 c. Multi-purpose pathway along C-4 canal from Gracida Street to Pierson Road  
192 and internal to Pod E.  
193
- 194 13. The applicant shall convey sufficient road drainage easement(s) through the project's  
195 internal drainage system of Pods F and E, as required, to provide legal positive outfall  
196 for runoff. Said easements shall be no less than 20-feet in width. Portions of such  
197 system not included within roadways or waterways dedicated for drainage purposes

will be specifically encumbered by said minimum 20-foot drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)

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

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

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

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

#### **Landscape Conditions:**

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

#### **Traffic Conditions:**

19. A bridle path and multi-modal pathway shall be provided along the proposed development's south property line of Pods F and E from South Shore Boulevard to Gene Mische Way less Mida Farms frontage. The bridle path and multi-modal pathway shall be funded or constructed prior to the issuance of the first residential building permit of Pod E.

20. Provide a 500-foot long by 15-foot wide right-of-way dedication along South Shore Blvd. at the southbound approach to the project entrance servicing Pods E for the construction of a right turn lane into the project. The applicant will be responsible for properly permitting, constructing, and final completing (including final inspection, as-built plans, and closing out the permit) the turn lane prior to the issuance of the first Certificate of Occupancy on the project site. Construction should commence for the same prior to the issuance of the first building permit for Pods F or E. (ENGINEERING)

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

- 248
- 249 22. No building permits are to be issued after December 31, 2027, unless a time extension
- 250 has been approved by Wellington. The time extension shall not require an amendment
- 251 to the PUD master plan. (TRAFFIC)
- 252
- 253 23. The following intersection modifications at Pierson Road and South Shore Boulevard
- 254 are required to be funded and/or constructed in addition to the improvements that have
- 255 already been funded by the applicant:
- 256
- 257 a. Westbound right turn lane with 250 feet of storage;
- 258
- 259 b. Extension of proposed eastbound left turn lane storage from 370 feet to 475
- 260 feet; and
- 261
- 262 c. Extension of proposed eastbound right turn lane storage from 100 feet to 200
- 263 feet.
- 264
- 265 If funds are provided by the applicant, the cost of the above intersection modifications
- 266 shall be based upon the Wellington Engineer's opinion of cost at the time of funding.
- 267
- 268 24. Extension of the westbound right turn lane storage from 270 feet to 400 feet at Gracida
- 269 Street/Lake Worth Road and South Shore Boulevard intersection is required. The
- 270 applicant shall fund the design and construction of the turn lane modification, as
- 271 approved by the Wellington Engineer, prior to the issuance of any building permits for
- 272 Pods E and F. (TRAFFIC)
- 273
- 274 25. The maximum number of daily weekday attendees at the Pod F commercial equestrian
- 275 facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and
- 276 spectators. The operator of the commercial equestrian facilities shall be responsible
- 277 for monitoring and enforcing the attendee limitation. Reports of the attendee volumes
- 278 may be requested by Wellington and must be provided within 30 days. (TRAFFIC)
- 279
- 280 26. Weekend peak events shall not occur simultaneously at the Wellington International
- 281 and the Pod F commercial equestrian facilities. The maximum number of daily
- 282 weekend attendees of both Pod F and Wellington International shall not exceed 15,000
- 283 attendees including staff, exhibitors, vendors, and spectators. (TRAFFIC)
- 284
- 285 27. The County traffic concurrency approval is subject to the Project Aggregation Rules as
- 286 set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
- 287
- 288 28. Gene Mische Way shall be open for the general public from Pierson Road to Gracida
- 289 Street from 7am – 7pm and gated controlled access from 7pm - 7am. No additional
- 290 on-street parking will be allowed along Gene Mische Way. (TRAFFIC)
- 291
- 292 29. A proportionate share payment of 11.6% of the total cost to construct a traffic signal
- 293 and/or roundabout at the intersection of Lake Worth Road and 120<sup>th</sup> Avenue is required
- 294 prior to the first building permit for Pods F and E. The cost of the traffic signal and/or
- 295 roundabout shall be based upon the Wellington Engineer's opinion of cost. (TRAFFIC)
- 296

297 **Concurrency (LOS) Conditions:**

- 298
- 299 30. A Developer Agreement will be required by the Utility Department to reserve water and
- 300 sewer capacity for the project. Payment of capacity fees per Wellington Resolution No.
- 301 R2018-35 shall be required to reserve capacity. The Developer Agreement must be
- 302 executed and approved by Wellington's Council prior to the execution of the Palm
- 303 Beach County Health Water and Sewer Department permits by Wellington's Utility
- 304 Director. The Developer Agreement conditions should be coordinated during the Site
- 305 Plan Approval process. (UTILITIES)
- 306
- 307 31. The Applicant is advised that no guarantee of available capacity is expressed or implied
- 308 by the issuance of a Capacity Availability Letter, until such time that the developer has
- 309 reserved capacity through payment of Water, Sewer and Fire Capacity Fees.
- 310 (UTILITIES)
- 311
- 312 32. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and
- 313 Wastewater Rates and Charges Fiscal Year 2022. These fees are due prior to the
- 314 approval of the Developer Agreement by Wellington's Council. (UTILITIES)
- 315
- 316 33. The property owner of Pod E shall contribute \$324,090.00 to the School District of Palm
- 317 Beach County (SDPBC) prior to the issuance of the first residential building permit in
- 318 Pod E to address the school capacity deficiency generated by this proposed
- 319 development at the District high school level. (SDPBC)
- 320

321 **SECTION 3.** The existing conditions of approval for the Wellington CountryPlace

322 PUD have been modified as follows:

323 **Petition 76-481**

- 324 1. ~~For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the~~
- 325 ~~water's edge and the individual lot property line.~~
- 326
- 327 2. ~~The Developer shall convey one hundred twenty (12) feet along the south property line for~~
- 328 ~~the Ultimate right-of-way of Lake Worth Road.~~
- 329
- 330 3. The Government Site shall be reserved with the first plat and 12.5% of the Governmental
- 331 Site shall be deeded with each 10% of the project as it is platted, based on acreage.
- 332 (COMPLETED).
- 333

334 **Petition 88-1200**

- 335 10. The property owner shall construct:
- 336 a. ~~Pierson Road as a 2-lane roadway (collector street standards minimum 2-12 foot~~
- 337 ~~travel lanes)~~
- 338 b. ~~at the intersection of Pierson Road and South Shore Boulevard, right turn lanes~~
- 339 ~~on the north, south, east, and west approaches and a left turn lane on both the~~
- 340 ~~north and south approaches all concurrent with the first street connection to~~
- 341 ~~Pierson Road. Construction of this roadway shall not be credited toward the Fair~~
- 342 ~~Share Impact Fee. (COMPLETED).~~
- 343

344 **Petition 97-18**

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

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

350  
351 2. "The Developer shall provide Palm Beach County, not later than September 30,  
352 2001, with a payment equal to difference between \$200,000 minus the first payment  
353 and road impact fees that have been paid from March 31, 1998." (COMPLETED).

354  
355 3. "The Developer shall receive road impact fee credits for the full amount of cash  
356 payment until such time as the credit is exhausted." (COMPLETED).

357  
358 4. "The Developer shall submit an updated master plan which illustrates existing  
359 development, proposed development, phasing designations, and land use  
360 information (existing units, proposed units, density calculations), no later than July  
361 1, 1998." (COMPLETED).

362 **R2011-73**

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

371  
372 ~~12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~  
373 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~  
374 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~

375  
376 ~~13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60'~~  
377 ~~Private Road within Pod G the petitioner shall provide 16' high native canopy trees~~  
378 ~~alternately staggered 25' on center and a minimum 5' high hedge material.~~

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

384  
385 ~~16. Site plans for permanent development within pods F, E, and G shall be subject to review~~  
386 ~~and final approval by Wellington's Council.~~

387  
388 **Petition 2013-035 MPA 5**

389 1. Applicant must provide connect from Gene Mische Way to 40<sup>th</sup> Street no later than October  
390 31, 2014. (Completed).

391  
392 **R2014-37**



- 393 6. Prior to the first building permit for Pod E or G, construction of a northbound left turn lane  
394 on South Shore Boulevard at the Private Road servicing between Pod E Phase I and Pod  
395 E Phase II shall commence. Construction shall be completed prior to the first certificate of  
396 occupancy in Pods E or G.  
397
- 398 7. The Applicant agrees that any road running east/west between South Shore  
399 Boulevard/Pod E and Pod F will be designed and constructed as shown on the approved  
400 master plan, at a minimum of 800 feet from the north property line of the Plat of Mida Farm.  
401 ~~The exact location and alignment of this road will be submitted for review and approval by~~  
402 ~~Village Council at the Site Plan stage for Pod G and for Pod E, as affected.~~ Nothing in this  
403 condition shall be construed to limit the location of secondary roads or private driveways.  
404 ~~existing eastern most access point on Pod F and its connection to PBIEC, and the code~~  
405 ~~required turning radius from the Pod F easternmost access point.~~  
406
- 407 9. Controlled vehicular access shall be provided to Gene Mische Way from 40<sup>th</sup> Street to  
408 PBIEC for all traffic between 7 PM to 7 AM. ~~PBIEC exhibitors during PBIEC equestrian~~  
409 ~~events from 7 AM to 7 PM. The access gate on Gene Mische Way north of 40<sup>th</sup> Street~~  
410 ~~shall be open for PBIEC spectators for egress purposes only during all events until such~~  
411 ~~time as the road connection through Pods E and G connects Lake Worth Road/40<sup>th</sup> Street~~  
412 ~~to PBIEC. Once the roadway connection is built, the access gate on Gene Mische shall be~~  
413 ~~open for spectators for egress only during peak events. Peak events are defined as those~~  
414 ~~events requiring the use of on-site rings within PBIEC for parking. Exhibitors are defined~~  
415 ~~as participants and their entourage (e.g. — grooms, braiders, farriers, veterinarians, and~~  
416 ~~consultants), vendors and other various service personnel using and/or associated with~~  
417 ~~PBIEC with PBIEC parking credentials.~~  
418

419 **Petition 16-147**

- 420 2. ~~The purpose of the minor administrative amendment is to identify the revised location of~~  
421 ~~the east/west road north of Mida Farms as prescribed by Village Council with Condition #7~~  
422 ~~of Resolution 2014-37. The exact location and alignment of this road shall be reviewed~~  
423 ~~and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may~~  
424 ~~result in a future amendment to the Master Plan should the proposed connection be~~  
425 ~~substantial different on the approved Site Plan.~~  
426
- 427 3. ~~Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.~~  
428 ~~Any easements, preserves or other future dedications illustrated on the Plat shall be~~  
429 ~~formalized with a Re-Plat prior to the issuance of a Land Development Permit for~~  
430 ~~permanent development of Pod E.~~

431 **SECTION 4.** This Resolution shall become effective immediately upon adoption.  
432

433  
434 *This section intentionally left blank.*  
435  
436

**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:**

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

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

LESS THE FOLLOWING AREA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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

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

CONTAINING 114.65 ACRES MORE OR LESS.

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

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

CONTAINING 69.16 ACRES MORE OR LESS.

TOGETHER WITH:

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

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

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

CONTAINING 40.14 ACRES MORE OR LESS.

TOGETHER WITH:

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

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

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

CONTAINING 40.14 ACRES MORE OR LESS.

TOGETHER WITH:

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

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

CONTAINING 18.22 ACRES MORE OR LESS.

COMBINED AREA OF 167.66 ACRES MORE OR LESS.

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

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

CONTAINING 5.80 ACRES MORE OR LESS.

