

**ORDINANCE NO. 2016-18**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 16-059(2016-022REZ)] FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD, TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH EAST CORNER OF AEROCUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT (AR/PUD) TO AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/PUD/EOZD); TO DESIGNATE WINDING TRAILS AS SUBAREA F OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations, 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 65.45 acre property is Agricultural Residential/Planned Unit Development (AR/PUD) which does not allow for equestrian development. Amending the Zoning designation for the subject property to Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) will allow for the development of single family residences, barns equestrian facilities; and

**WHEREAS**, the Council adopted Ordinance No. 2002-05 on August 27, 2002 establishing an Equestrian Overlay Zoning District (EOZD) designation, which defined and provided regulations for this district in Wellington's Land Development Regulations; and

**WHEREAS**, the Council adopted Ordinance 2016-17 amending the Equestrian Overlay Zoning District of Wellington's Land Development Regulations creating Subarea F and establishing regulations for this Subarea; and

**WHEREAS**, The Equestrian Preserve Committee recommended \_\_\_\_\_ of the Rezoning petition at the September 7, 2016 meeting with a vote of XX\_XX; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on September 14, 2016, recommended \_\_\_\_\_ of the Rezoning petition with a vote of XX-XX; and

**WHEREAS**, the Council has taken the recommendations from the Equestrian Preserve Committee, Local Planning Agency, Wellington staff and the comments from the public into consideration when considering the Rezoning petition; and

**WHEREAS**; the Council has determined that proposed rezoning is consistent with the Wellington's Comprehensive Plan Future Land Use Map designation of Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD EOZD) and Ordinance 2016-17 which established Subarea F of the EOZD.

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

**SECTION 1:** The Zoning designation for the property described in Exhibit A is hereby changed from Agricultural Residential/Planned Unit Development (AR/PUD) to Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) including an adopted date and ordinance number in accordance with this Ordinance. Additionally, the subject property will be identified as part of Subarea F 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 AG/PUD/EOZD and to effectuate the purpose of this Ordinance.

**SECTION 3:** The rezoning application of Wellington is hereby approved for real properties as described within Exhibits A and B. A Master Plan Amendment and Site Plan shall be required and will govern said property. The subject property is consistent with all regulations of Subarea F created by Ordinance 2016-17.

**SECTION 3:** 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 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 so declared to be invalid.

**SECTION 5:** This Ordinance shall become effective immediately upon adoption.

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**PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2016, upon first reading.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2016, on second and final reading.

**WELLINGTON**

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

**ATTEST:**

BY: \_\_\_\_\_  
Rachel Callovi, Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

**Exhibit A**  
**Legal Description**

A PARCEL OF LAND BEING PORTIONS OF PARCEL F, J, K, M AND T OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCELS D, E, F AND G, OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, AS RECORDED IN PLAT BOOK 63, PAGES 27-31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS LYING IN A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE BEARING S 89°45'01" E ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE DEPARTING SAID SECTION LINE BEARING S 00°14'59" W, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS SHOWN IN PLAT BOOK 53, PAGES 159-160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF PARCEL J OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A AND TO THE **POINT OF BEGINNING**; THENCE BEARING N 68°00'00" E, A DISTANCE OF 375.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 22°00'00" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 567.23 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1625.00 FEET AND A DELTA ANGLE OF 17° 12' 03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE BEARING S 39°12'03" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 20° 56' 55", A DISTANCE OF 283.36 FEET TO A NON TANGENT POINT; THENCE BEARING S 32°18'14" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 13.01 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 100A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT AS RECORDED IN PLAT BOOK 80, PAGE 131-136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,, HAVING A RADIUS OF 765.00 FEET, A DELTA ANGLE OF 08° 08' 23", AND WHOSE LONG CHORD BEARS N 21°42'10" W, A DISTANCE OF 108.68 FEET TO A POINT OF NON TANGENCY; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING S 83°30'07" W, A DISTANCE OF 55.61 FEET ; THENCE BEARING N 86°57'58" W, A DISTANCE OF 247.90 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A

RADIUS OF 2.00 FEET, A DELTA ANGLE OF  $43^{\circ} 42' 45''$  AND WHOSE LONG CHORD BEARS  $S 11^{\circ} 10' 52'' W$ , A DISTANCE OF 1.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF  $13^{\circ} 42' 40''$  AND WHOSE LONG CHORD BEARS  $S 3^{\circ} 49' 11'' E$ , A DISTANCE OF 39.41 FEET TO A POINT OF TANGENCY ; THENCE BEARING  $S 3^{\circ} 02' 09'' W$ , A DISTANCE OF 259.48 FEET ; THENCE BEARING  $S 86^{\circ} 57' 50'' E$ , A DISTANCE OF 298.50 FEET TO A POINT OF NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF  $31^{\circ} 06' 33''$ , AND WHOSE LONG CHORD BEARS  $S 00^{\circ} 29' 49'' E$ , A DISTANCE OF 285.05 FEET TO A NON TANGENT POINT; THENCE BEARING  $S 74^{\circ} 56' 32'' E$ , A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF  $14^{\circ} 58' 56''$ , AND WHOSE LONG CHORD BEARS  $S 22^{\circ} 32' 55'' W$ , A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY; THENCE BEARING  $S 74^{\circ} 11' 47'' W$  ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF  $09^{\circ} 56' 31''$ , AND WHOSE LONG CHORD BEARS  $N 25^{\circ} 59' 57'' E$ , A DISTANCE OF 111.05 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING  $N 61^{\circ} 38' 51'' W$ , A DISTANCE OF 449.87 FEET ; THENCE BEARING  $S 28^{\circ} 21' 09'' W$ , A DISTANCE OF 175.01 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF  $04^{\circ} 48' 29''$ , AND WHOSE LONG CHORD BEARS  $S 25^{\circ} 57' 18'' W$ , A DISTANCE OF 4.20 FEET TO A POINT OF NON TANGENCY; THENCE BEARING  $S 23^{\circ} 32' 40'' W$ , A DISTANCE OF 67.96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF  $40^{\circ} 11' 32''$ , A DISTANCE OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 16^{\circ} 38' 52'' E$ , A DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF  $44^{\circ} 59' 59''$ , A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 61^{\circ} 38' 51'' E$ , A DISTANCE OF 79.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF  $45^{\circ} 00' 01''$ , A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 73^{\circ} 21' 08'' E$ , A DISTANCE OF 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF  $45^{\circ} 00' 01''$ , A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 61^{\circ} 38' 51'' E$  , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF  $86^{\circ} 58' 37''$ , A DISTANCE OF 144.21 FEET TO A

POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38", A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E, A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32" W DEPARTING SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E, A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET; THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF

CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET; THENCE BEARING N 29°39'01" E, A DISTANCE OF 125.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50° 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40", A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F; THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33", A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57' 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET; THENCE BEARING N 79°20'39" E, A DISTANCE OF 41.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88° 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A



DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF  $01^{\circ} 10' 12''$ , AND WHOSE LONG CHORD BEARS  $N 25^{\circ}50'03'' W$ , A DISTANCE OF 11.23 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 26^{\circ}25'09'' W$  ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF  $03^{\circ} 12' 12''$ , A DISTANCE OF 48.92 TO A NON TANGENT POINT; THENCE BEARING  $N 83^{\circ}28'54'' E$  ALONG THE NORTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B , A DISTANCE OF 373.56 FEET; THENCE BEARING  $N 6^{\circ}31'06'' W$  ALONG EAST LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE BEARING  $S 83^{\circ}28'54'' W$  ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING  $S 6^{\circ}31'06'' E$  ALONG THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE BEARING  $N 53^{\circ}15'08'' W$ , A DISTANCE OF 34.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF  $13^{\circ} 27' 40''$ , AND WHOSE LONG CHORD BEARS  $N 3^{\circ}15'19'' W$ , A DISTANCE OF 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING  $S 86^{\circ}31'29'' E$  ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF  $31^{\circ} 37' 38''$  AND WHOSE LONG CHORD BEARS  $N 19^{\circ}17'21'' E$ , A DISTANCE OF 414.00 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 35^{\circ}06'10'' E$  ALONG THE EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE BEARING  $N 54^{\circ}53'50'' W$  ALONG THE NORTHERLY LINE OF SAID LOT 28A, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE; THENCE BEARING  $N 35^{\circ}06'10'' E$  ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF  $11^{\circ} 42' 39''$ , A DISTANCE OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H AND K; THENCE BEARING  $S 26^{\circ}04'52'' E$ , A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF  $20^{\circ} 35' 32''$ , A DISTANCE OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE

ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF  $47^{\circ} 28' 58''$ , A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 0^{\circ} 48' 34'' W$ , A DISTANCE OF 15.15 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF  $77^{\circ} 39' 38''$ , A DISTANCE OF 101.66 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 76^{\circ} 51' 04'' E$ , A DISTANCE OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF  $88^{\circ} 26' 29''$ , A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 14^{\circ} 42' 28'' E$ , A DISTANCE OF 49.80 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF  $53^{\circ} 54' 16''$ , A DISTANCE OF 14.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF  $67^{\circ} 46' 58''$ , A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 0^{\circ} 49' 46'' E$ , A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF  $91^{\circ} 23' 26''$ , A DISTANCE OF 95.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF  $65^{\circ} 02' 09''$ , A DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF  $27^{\circ} 15' 43''$ , A DISTANCE OF 21.41 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 52^{\circ} 47' 14'' W$ , A DISTANCE OF 18.68 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF  $65^{\circ} 47' 42''$ , A DISTANCE OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING  $S 61^{\circ} 25' 04'' W$ , A DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF  $27^{\circ} 30' 37''$ , AND WHOSE LONG CHORD BEARS  $N 3^{\circ} 23' 04'' W$ , A DISTANCE OF 336.10 FEET TO A POINT OF TANGENCY; THENCE BEARING  $N 17^{\circ} 08' 23'' W$  ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF  $04^{\circ} 27' 49''$ , A DISTANCE OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING  $N 68^{\circ} 23' 48'' E$  ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF  $07^{\circ} 31' 38''$ , AND WHOSE LONG CHORD BEARS  $N 25^{\circ} 22' 01'' W$ , A DISTANCE OF 124.81 FEET; THENCE BEARING  $S 89^{\circ} 10' 14'' E$  DEPARTING SAID LOT LINES, A DISTANCE OF 238.73

FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 0°49'46" W ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A DISTANCE OF 365.32 FEET; THENCE BEARING N 44°35'05" W, A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING N 0°24'55" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF BEGINNING.

CONTAINING 65.45 ACRES MORE OR LESS.

## Exhibit B - Proposed Official Zoning Map

