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**RESOLUTION NO. R2016-47**

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 16-060 (2016-023 MPA 3)] AMENDING THE LANDINGS AT WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS (F.K.A. EXECUTIVE COURSE, AT 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 DELINEATE WINDING TRAILS FROM POD "D" BY CREATING POD "D-1"; TO ALLOCATE 29 ACRES TO POD "D-1"; TO ALLOW NINE (9) DWELLING UNITS, NINE (9) BARNs WITH GROOMS QUARTERS AND A MAXIMUM OF 104 STALLS TO POD "D-1"; TO ADD THREE (3) ACCESS POINTS ALONG AEROCUB DRIVE; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Council, as the governing body of the Village of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulation is authorized and empowered to consider petitions related to zoning and development orders; and

**WHEREAS**, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied; and

**WHEREAS**, the Master Plan Amendment was reviewed and certified by the Development Review Committee (DRC) on July 13, 2016, and

**WHEREAS**, The Equestrian Preserve Committee recommended approval of the Master Plan Amendment at the September 7, 2016 meeting with a unanimous vote (5-0); and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 17, 2016, recommended \_\_\_\_\_ of the Master Plan Amendment with a \_\_\_\_\_ vote ( - ); and

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

**WHEREAS**, The 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. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The requested Master Plan Amendment will result in a logical and orderly development pattern;
6. The requested Master Plan Amendment is consistent with the applicable Equestrian Overlay Zoning District (EOZD) regulations; and
7. The requested Master Plan Amendment complies with Article 11, Adequate Public Facilities.

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

**SECTION 1.** The Landings of Wellington PUD Master Plan Amendment is hereby APPROVED for the property described in Exhibit A, providing for the following:

1. Delineate Winding Trails from Pod D by creating Pod D-1.
2. To allocate 29 acres to Pod D-1.
3. To allow nine (9) dwelling units, nine (9) barns with grooms quarters and a maximum of 104 stalls to Pod D-1.
4. To add three (3) access points along Aeroclub Drive.
5. To add two (2) access points along Greenbriar Boulevard.

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

1. All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect.
2. Approval is based on the Master Plan dated stamped September 21, 2016.

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.
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.
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.
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 Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit.
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.

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.

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.

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.

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 regulations.

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.

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.

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.

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

185 Utilities Department. The remaining lots shall be permitted to have septic only  
186 with the approval of the Palm Beach County Health Department. Approval shall  
187 be submitted to Wellington for those lots utilizing a septic system as part of the  
188 Land Development Permit process.

189  
190 21. In order to comply with the Mandatory Traffic Performance Standards in place at  
191 the time of approval, no building permits for Winding Trails shall be issued after  
192 December 31, 2020. A time extension for this condition may be approved based  
193 on a Traffic Study which complies with the Mandatory Traffic Performance  
194 Standards in place at the time of the request.

195  
196 22. The applicant shall be required to construct a 12' wide bridle trail along Aeroclub  
197 Drive and Greenbriar Boulevard. The bridle trail shall be dedicated and maintained  
198 by the Village of Wellington.

199  
200 **SECTION 3:** This Resolution shall become effective upon the approval of the  
201 companion Comprehensive Plan Future Land Use Map Amendment (Ordinance No.  
202 2016-16) and Rezoning (Ordinance No. 2016-18).

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205 (Remainder of page intentionally left blank.)  
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**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2016.

**WELLINGTON**

**FOR                      AGAINST**

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 Descriptions**

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

291 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG  
292 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF  
293 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,  
294 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE  
295 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF  
296 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;  
297 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF  
298 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,  
299 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE  
300 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON  
301 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET  
302 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE  
303 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A  
304 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00  
305 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S  
306 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;  
307 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF  
308 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC  
309 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF  
310 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A  
311 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",  
312 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;  
313 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF  
314 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT;  
315 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE  
316 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT  
317 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS  
318 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD  
319 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON  
320 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A  
321 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,  
322 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE  
323 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A  
324 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE  
325 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA  
326 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;  
327 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF  
328 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A  
329 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET  
330 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF  
331 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE  
332 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'  
333 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING  
334 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;  
335 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
336 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A



337 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO  
338 THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38",  
339 A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S  
340 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF  
341 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A  
342 DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING  
343 SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E,  
344 A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE  
345 ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY  
346 LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A  
347 DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A  
348 DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S  
349 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT  
350 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A  
351 DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32 W DEPARTING  
352 SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A  
353 DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC  
354 OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID  
355 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A  
356 REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF  
357 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF  
358 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD  
359 BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY  
360 CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT  
361 WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG  
362 THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A  
363 POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND  
364 TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE  
365 LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A  
366 DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E,  
367 A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S  
368 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE  
369 BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID  
370 PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT  
371 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING  
372 COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS  
373 AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE  
374 OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A  
375 CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF  
376 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE  
377 BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF  
378 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A  
379 RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48  
380 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE  
381 OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET;  
382 THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF

383 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A  
384 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17  
385 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE  
386 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;  
387 THENCE BEARING N 29°39'01" E ,A DISTANCE OF 125.54 FEET TO A POINT OF  
388 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A  
389 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03  
390 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A  
391 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF  
392 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;  
393 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
394 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A  
395 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO  
396 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A  
397 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N  
398 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A  
399 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF  
400 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF  
401 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00  
402 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S  
403 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE  
404 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF  
405 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT  
406 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE  
407 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A  
408 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°  
409 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE  
410 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;  
411 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
412 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A  
413 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO  
414 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",  
415 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S  
416 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE  
417 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,  
418 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF  
419 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,  
420 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE  
421 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT  
422 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE  
423 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;  
424 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON  
425 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING  
426 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG  
427 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF  
428 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

429 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE  
430 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S  
431 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A  
432 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF  
433 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61  
434 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO  
435 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",  
436 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE  
437 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00  
438 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT  
439 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH  
440 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT  
441 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING  
442 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A  
443 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF  
444 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF  
445 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE  
446 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'  
447 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64  
448 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE  
449 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A  
450 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°  
451 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE  
452 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF  
453 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A  
454 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14  
455 FEET; THENCE BEARING N 79°20'39" E, A DISTANCE OF 41.31 FEET TO A POINT  
456 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,  
457 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE  
458 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE  
459 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA  
460 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE  
461 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A  
462 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86  
463 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE  
464 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A  
465 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF  
466 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE  
467 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF  
468 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING  
469 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS  
470 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON  
471 P.U.D. – PLAT 2B, HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°  
472 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE  
473 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT  
474 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A

475 DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE  
476 OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG  
477 THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A  
478 RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG  
479 CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF  
480 TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE,  
481 A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE  
482 ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS  
483 OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON  
484 TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF  
485 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B  
486 , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST  
487 LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT  
488 WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE  
489 BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID  
490 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A  
491 REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG  
492 THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE  
493 BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE  
494 EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON  
495 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND  
496 SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE  
497 OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF  
498 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E  
499 ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE  
500 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00  
501 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO  
502 THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF  
503 SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38"  
504 AND WHOSE LONG CHORD BEARS N 19°17'21" E, A DISTANCE OF 414.00 FEET  
505 TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE  
506 EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE  
507 BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A  
508 DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE  
509 OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10" E ALONG SAID  
510 RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE;  
511 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY,  
512 HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE  
513 OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF  
514 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A  
515 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE  
516 FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H  
517 AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A  
518 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,  
519 HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE  
520 OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE

521 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA  
522 ANGLE OF 47° 28' 58", A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;  
523 THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF  
524 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A  
525 RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66  
526 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE  
527 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A  
528 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°  
529 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE  
530 BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF  
531 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A  
532 RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11  
533 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A  
534 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°  
535 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE  
536 BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;  
537 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
538 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A  
539 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO  
540 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A  
541 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE  
542 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,  
543 A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF  
544 TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A  
545 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,  
546 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE  
547 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A  
548 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE  
549 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT  
550 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;  
551 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY  
552 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND  
553 WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A  
554 POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-  
555 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE  
556 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,  
557 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE  
558 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E  
559 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE  
560 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00  
561 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO  
562 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF  
563 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,  
564 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE  
565 LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE  
566 BEARING S 89°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 – The Landings at Wellington PUD Master Plan

## SITE DATA

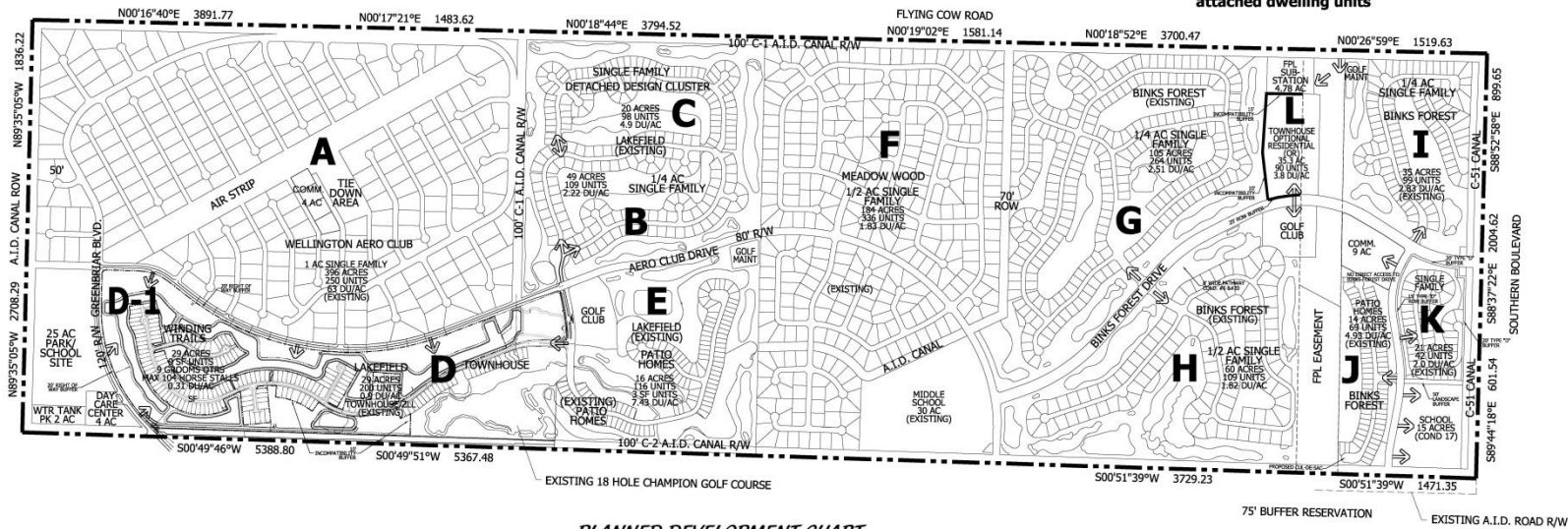
SITE DATA	
EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	UR-1
TOTAL LOT AREA	3693 AC
GROSS DENSITY	1,06 DU/AC
TOTAL UNITS	1794
1 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (Z/L)	185
TOWNHOUSE / Z/L	300
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

## SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		
	AC	%
RESIDENTIAL	3792.72	55
COMMERCIAL	13	0.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSE (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
LAKE / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / EASEMENT	43	3
TOTAL	3693.08	100

NOTE:  
THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD L.

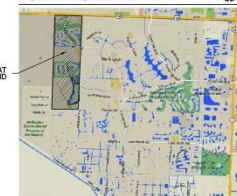
Pod L - Driving range converted to 90 Multi-family, attached dwelling units



## PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DATA															CHANGES
POD TYPE AND NAME	ACRE	1995 DRC APPROVAL					2013 APPROVAL					PROPOSED AMENDMENT			
		UNIT	TYPE	UNIT #	DENSITY	CLASS	UNIT	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	
A 396	250	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH	0	
B 49	109	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH	0	
C 20	98	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH	0	
D 29	TH 58 ZLL 342	TH/ZLL	TH 58 ZLL 342	6.9	AH/DH	TH/ZLL	TH 58 ZLL 342	6.9	AH/DH	TH/ZLL	TH 58 ZLL 342	6.9	AH/DH	0	
D-1 29	-	-	-	-	-	-	-	-	-	SF/GQ	95 / GQ 104/35LTS	0.31	AH	+9 SF / 5 104/35LTS	
E 16	116 ZLL	SF/ZLL	116 ZLL	7.43	DH	SF/ZLL	116 ZLL	7.43	DH	SF/ZLL	116 ZLL	7.43	DH	0	
F 184	336	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH	0	
G 105	264	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH	0	
H 60	109	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH	0	
I 35	99	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	DH	0	
J 14	69	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH	0	
K 21	42	SF	42	2.0	DH	SF	42	2.0	DH	SF	42	2.0	DH	0	
L 15	90	DRIVING RANGE	-	-	-	MF	90	5.8	AH	MF	90	5.8	AH	0	
TOTAL	973	1785	3696			1785				1794				+9	

## LOCATION MAP



WELLINGTON P.U.D.

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

### PROJECT TEAM

OWNER/CLIENT:  
WWM EQUESTRIAN CLUB LLC  
12186 S. SHORE BLVD 104  
WELLINGTON FL 33414

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

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

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

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

SURVEYOR/ENGINEER:  
MICHAEL B. SCHORR & ASSOCIATES, INC.  
1850 FOREST HILL BOULEVARD, SUITE 206  
WEST PALM BEACH, FL 33406  
561.968.0080

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

PETITION NUMBER: 1997-10 MP1 & 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 MULTI-FAMILY, CONDO OWNERSHIP.  
ATTACHED DWELLING UNITS. UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L.  
IDENTIFY THE PROPOSED ENTRY INTO POD L.  
IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.  
RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL  
SUBSTATION.  
IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM  
FLYING COW ROAD.  
PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)  
03-06-14 - REVISIONS  
CHANGE 0.26 AC LAND USE FROM CR TO RES F (NO ADDITIONAL UNITS).  
UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.  
05-06-14 - REVISIONS  
ADDED OR OVERLAY  
PETITION NUMBER: 2016-023 MPA3 & 2016-021 CPA3  
07-06-16 - REVISIONS  
CHANGE EXISTING 18 HOLE EXECUTIVE GOLF COURSE TO NINE (9) EQUESTRIAN ESTATE LOTS



Cotleur & Hearing  
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Land Planners  
Environmental Consultants  
1934 Commercial Lane  
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Jupiter, Florida 33458  
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www.cotleurhearing.com  
Lic# LC-C000239

## The Landings at Wellington PUD Master Plan

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	15-0051
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	08-03-16
	08-24-16
	09-14-16



Scale: 1" = 600'  
September 13, 2016 3:02:26 p.m.  
Drawing: 15-0201\_MPA2

SHEET 1 of 1

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