

ORDINANCE NO. 2017 – 15 Exhibit “A”

Legal Description

Parcel 1:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

Parcel 2:

1
2 All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25,
3 Township 44 South, Range 40 East, said Section being unsurveyed, lying North and
4 East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works
5 of the plan of flood control for Central and Southern Florida extending through said
6 Section 25, said Northeasterly right-of-way line being more particularly described as
7 follows:

8
9 Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-
10 of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the
11 coordinates of which are X-722,202.10 and Y-833,959.35; thence running South
12 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40
13 East; thence continuing South 56°55'11" East to a concrete monument designated as
14 FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of
15 said Section 25.

16
17 LESS and EXCEPTING therefrom the following: A parcel of land lying in the Northeast
18 one-quarter of Section 25, Township 44 South, Range 40 East, being the East 30 feet
19 of those certain lands described as Parcel "A" in the instrument recorded in Official
20 Records Book 15060, Page 293 of the Public Records of Palm Beach County, Florida,
21 being more particularly described as follows:

22
23 Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West
24 (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of
25 Beginning; thence continue South 01°17' 01" West along said East line, 1271.88 feet to
26 the South line of the North one-half of the North one-half of said Section 25; thence
27 South 89°43'08" West along said South line of the North one-half of the North one-half
28 of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles
29 and parallel with the East line of said Section 25; thence North 01°17'01" East along
30 said parallel line 1271.88 feet to the South line of those certain lands as conveyed to
31 Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of
32 Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to
33 the Point of Beginning. Said lands situate, lying and being in Palm Beach County,
34 Florida.

35
36 Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

37
38 Parcel 3:

39
40 All that portion of the South half of the North half of Section 25, Township 44 South,
41 Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-
42 Way line of South Florida Water Management District's Levee L-40.

43
44 Also known as:

45
46 A portion of Section 25, Township 44 South, Range 40 East, described as follows:
47 Beginning at the Southeast corner of those certain lands as conveyed in Official Records
48 Book 15060, Page 293 of the Official Records of Palm Beach County, Florida: thence,

1 South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said
2 Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way
3 line of the Central and Southern Florida Flood Control District Canal L-40; thence, North
4 57°08'22" West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the
5 Southwest corner of those certain lands as conveyed in said Official Records Book
6 15060, Page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the
7 South line of the North half of the North half of said Section 25 to the Point of Beginning.
8
9 Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

Land Use Element
Map No. 1

Residential

A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan)

B 0.1 du/ac - 1.0 du/ac

B 0.1 du/ac - 1.0 du/ac (no development order)

C 1.01 du/ac - 3.0 du/ac

C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac)

D 3.01 du/ac - 5.0 du/ac

E 5.01 du/ac - 8.0 du/ac

F 8.01 du/ac - 12.0 du/ac

G 12.01 du/ac - 18.0 du/ac

H 18.01 du/ac - 22.0 du/ac

NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Village of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment.

Non-Residential

Commercial Recreation

Conservation

Parks

Commercial

Neighborhood Commercial

Community Commercial

Office Commercial

Medical Commercial

Regional Commercial/LSMU

NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.

Mix Use

Institutional/
Public Facilities/Utilities

Industrial

Major Roads

Major Water Bodies

Future Annexation Areas

Wellington

Equestrian Overlay Zoning District

Urban Service Boundary

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1408 SHEET NO. 1	DATE	8/9/2017	1	DATE	8/9/2017	1	DATE	8/9/2017	1		
	DRAWN	Christian Nakotey		DRAWN	Christian Nakotey		DRAWN	Christian Nakotey			
	SCALE	1 inch = 2,000 feet		SCALE	1 inch = 2,000 feet		SCALE	1 inch = 2,000 feet			
	REQUESTED	Planning & Zoning		REQUESTED	Planning & Zoning		REQUESTED	Planning & Zoning			
	FILENAME	FutureLandUseChris		FILENAME	FutureLandUseChris		FILENAME	FutureLandUseChris			
Wellington 2020 Future Land Use August 31, 2010 - Ordinance 2010-09											
DATE	ORD.	NAME	DATE	ORD.	NAME	DATE	ORD.	NAME	DATE		
01/19/99	99-01	COMPREHENSIVE PLAN	08/24/04	04-36	BLACKWATCH STABLES	10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER	10/09/12	12-10	WELLINGTON CHARTER (CPTA)
12/14/99	99-22	VERSAILLES	10/26/04	03-17	COMMONS AT WELLINGTON	03/04/08	08-03	WELLINGTON DESIGN CENTER	04/09/13	13-04	VILLAGE GREEN CENTER - PDQ (CPTA)
11/14/00	00-24	BLACK DIAMOND	10/26/04	03-32	LANIER	04/22/08	08-07	MYSTIC EQUESTRIAN	02/25/14	13-12	VILLAGE HALL SITE
11/14/00	00-25	CHING	10/26/04	04-05	K PARK	05/23/06	05-02	WELLINGTON PARC	05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
11/14/00	00-26	MINTO	10/26/04	04-07	OAKMONT ESTATES	05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER	09/23/14	14-20	ISLA VERDE MIXED (CPTA)
12/12/00	00-30	KOBOSKOS	10/26/04	04-08	PALOMINO EXECUTIVE PARK	06/17	10-07	MCCARTHY PROPERTY	11/11/14	14-22	BINKS POINTE
09/10/02	02-23	LIFE CHURCH	10/26/04	04-28	VILLAGE PROFESSIONAL CENTER	12/12/06	11-02	IORZZO (CPTA)	02/28/17	16-16	WINDING TRAILS
11/18/03	03-15	ISLA CARROL	10/26/04	04-33	MICKELSON PROPERTY	05/22/07	06-22	VILLAGE GREEN CENTER			

State Road 80

Southern Blvd

ORDINANCE NO. 2017 - 15 Exhibit "C"
Wellington Comprehensive Plan Equestrian
Trails Master Plan

Flying Cow Ranch Rd

Paddock Dr

Greenview Shores Blvd

Big Blue Trce

Birkdale Dr

Aero Club Dr

Greenbriar Blvd

South Shore Blvd

Forest Hill Blvd

Pierson Rd

Stribling Way

120th Ave S

Lake Worth Rd

S State Road 7

Lyons Rd

Lantana Rd Wellington GIS

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000000 WORK ORDER #	SHEET NO.	DATE	8/22/2017
	1	DRAWN	Christian Nakotey
	1	SCALE	1 in = 1 mile
		REQUESTED	Damian Newell
		FILENAME	EquestrianTrl_Damian



Public & Private Trails
Village of Wellington
Palm Beach County, FL

Public Trails
Private Trails

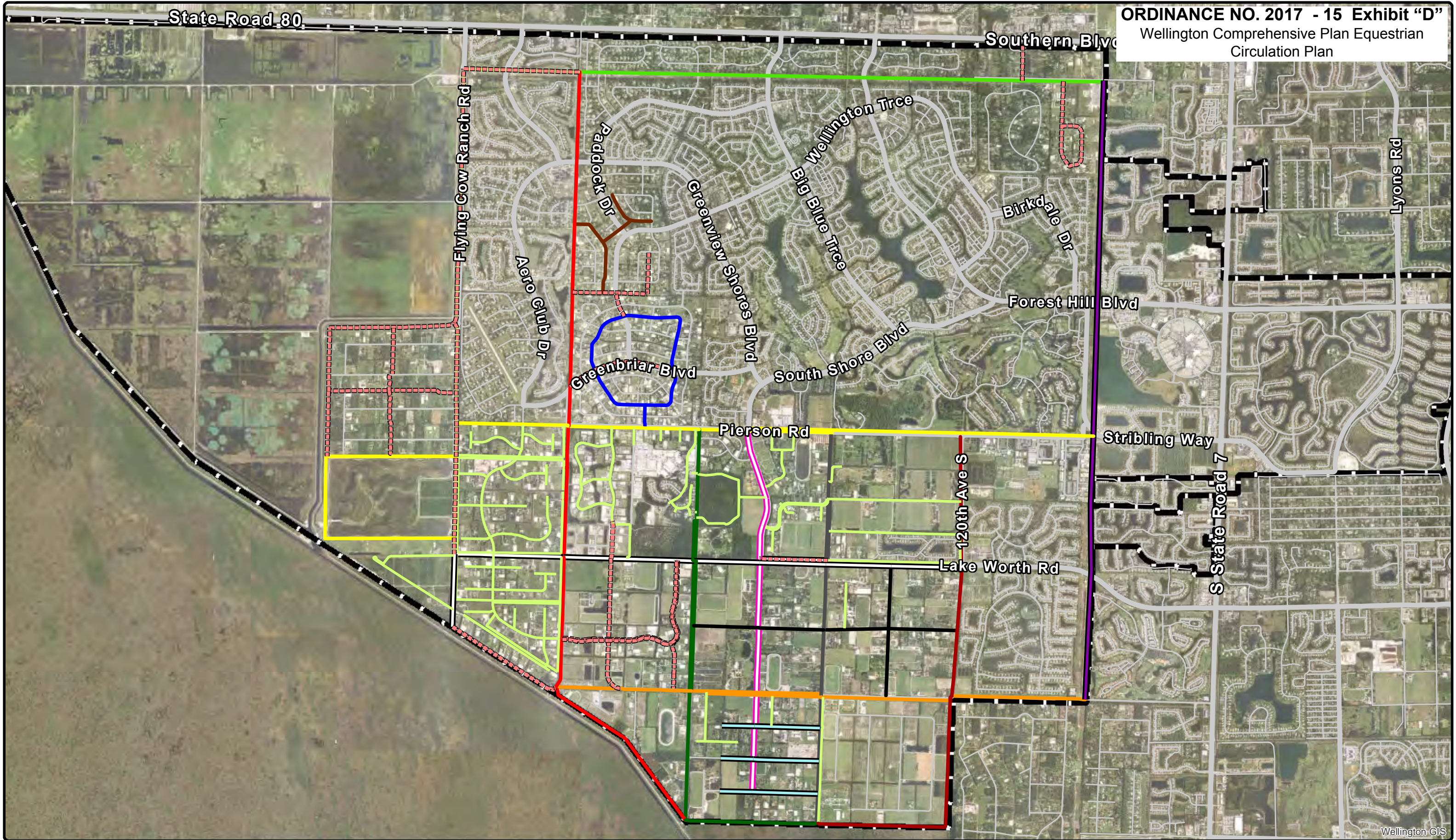
Equestrian Preserve Area
Municipal Boundaries



State Road 80

Southern Blvd

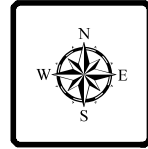
ORDINANCE NO. 2017 - 15 Exhibit "D"
Wellington Comprehensive Plan Equestrian
Circulation Plan



Wellington GIS

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000000 WORK ORDER #	SHEET NO.	DATE	8/21/2017
	1	DRAWN	Christian Nakotey
	1	SCALE	1 in = 1 mile
		REQUESTED	Mike O'Dell
		FILENAME	EquestrianTrl_Damian



**Equestrian Circulation Plan-
Existing & Currently
Planned Elements**

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails	Private
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Gray Trail	Major Streets
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Brick Red Trl	Yellow Trail Section 24	Municipal Boundaries

