

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

Ordinance 2020-13 CPA

TRACT 11 BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3,  
TOGETHER WITH 25 FOOT RESERVATION

A PARCEL OF LAND IN PALM BEACH COUNTY, FLORIDA, BEING TRACT 11, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE ("PBFARMS COMPANY PLAT NO. 3"), TOGETHER WITH THE 25 FOOT RESERVATION FOR ROAD, DYKE, AND DITCH PURPOSES LYING SOUTH OF AND ADJACENT TO SAID TRACT 11 AND ADJACENT TO TRACT 14, BLOCK 18, OF THE PBFARMS COMPANY PLAT NO. 3; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID TRACT 11; THENCE SOUTH A DISTANCE OF 685.80 FEET ON A LINE HAVING A BEARING OF S01°25'44"E TO THE NORTHEAST CORNER OF TRACT 15, BLOCK 18, OF PBFARMS COMPANY PLAT NO. 3; THENCE EAST A DISTANCE OF 670.75 FEET ON A LINE HAVING A BEARING OF N88°57'89"E TO THE NORTHEAST CORNER OF TRACT 14, BLOCK 18, PB FARMS COMPANY PLAT NO. 3; THENCE NORTH A DISTANCE OF 687.14 FEET ON A LINE HAVING A BEARING OF S01°08'37"E TO THE NORTHEAST CORNER OF SAID TRACT 11; THENCE WEST A DISTANCE OF 664.58 FEET ON A LINE HAVING A BEARING OF N88°55'13"E TO THE POINT OF BEGINNING.

CONTAINING 10.364 ACRES.

# Exhibit "B" FLUM

Ordinance 2020-13 CPA

## 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

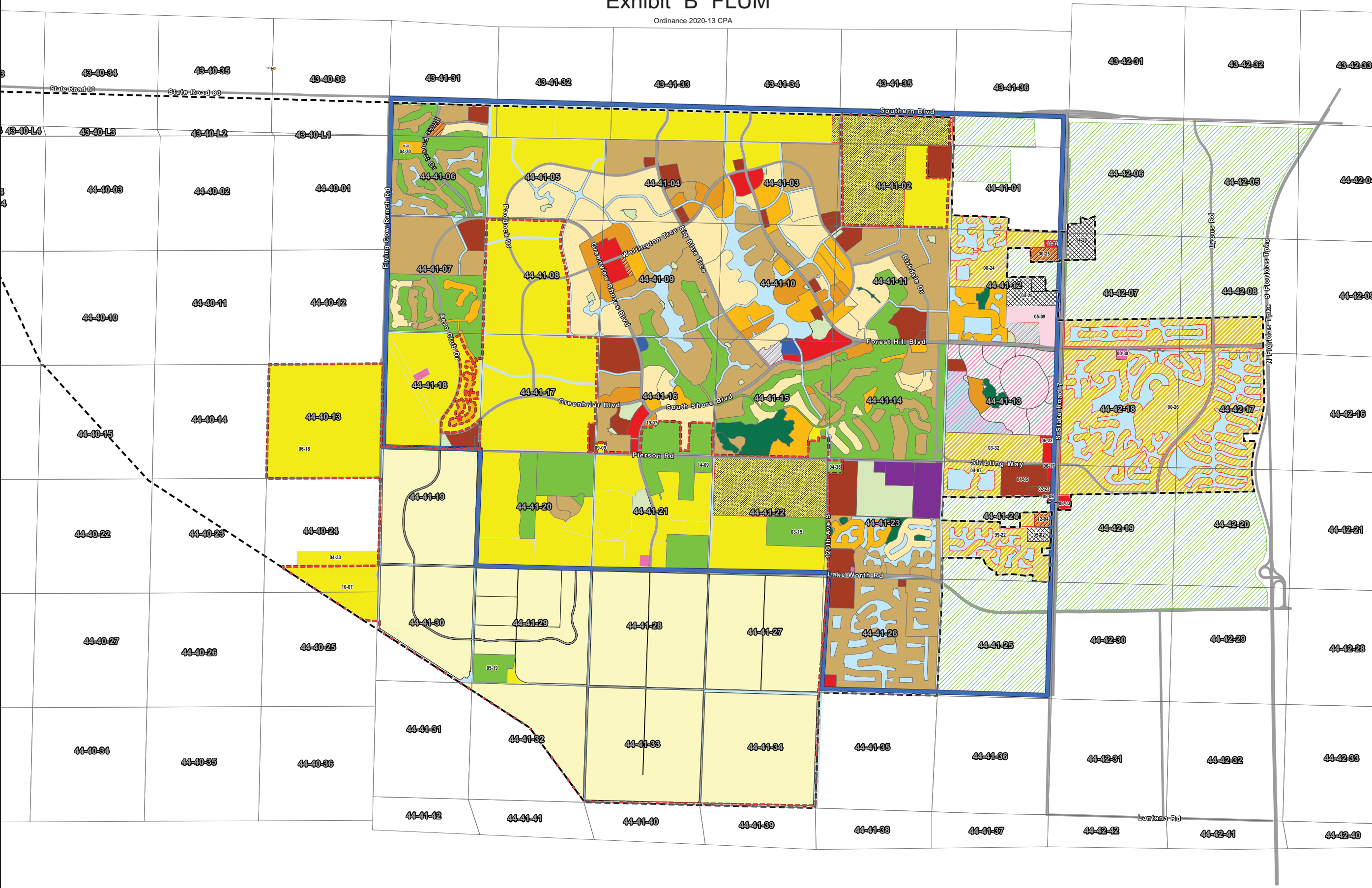
- Commercial Recreation
- Conservation
- Parks

### 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
- MixUseAddToFLU4Damian
- Wellington
- Equestrian Overlay Zoning District
- Urban Service Boundary



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SHEET NO.	DATE	9/22/2020
	DRAWN	Christian Nakotey
	SCALE	1 inch = 2,000 feet
	REQUESTED	Planning & Zoning
	FILENAME	FutureLandUse



**Wellington 2020  
Future Land Use**  
August 31, 2010 - Ordinance 2010-09

DATE	ORD.	NAME
01/19/99	99-01	COMPREHENSIVE PLAN
12/14/99	99-22	VERSAILLES
11/14/00	00-24	BLACK DIAMOND
11/14/00	00-25	CHING
11/14/00	00-26	MINTO
12/12/00	00-30	KOBOSKOS
09/10/02	02-23	LIFE CHURCH
11/18/03	03-15	ISLA CARROL

DATE	ORD.	NAME
08/24/04	04-36	BLACKWATCH STABLES
10/26/04	03-17	COMMONS AT WELLINGTON
10/26/04	03-32	LANIER
10/26/04	04-05	K PARK
10/26/04	04-07	OAKMONT ESTATES
10/26/04	04-08	PALOMINO EXECUTIVE PARK
10/26/04	04-28	VILLAGE PROFESSIONAL CENTER
10/26/04	04-33	MICKELSON PROPERTY

DATE	ORD.	NAME
11/23/04	04-30	BINKS FOREST DRIVING RANGE
06/28/05	05-06	IORIZZO
03/07/06	06-09	PALOMINO EXECUTIVE PARK
05/23/06	05-02	WELLINGTON PARC
05/23/06	05-09	WELLINGTON REGIONAL MEDICAL CENTER
10/24/06	06-17	K PARK COMMERCIAL SITE
12/12/06	06-18	RUSTIC RANCHES LPA
05/22/07	06-22	VILLAGE GREEN CENTER

DATE	ORD.	NAME
10/09/07	06-19	LITTLEWOOD EQUESTRIAN CENTER
03/04/08	08-03	WELLINGTON DESIGN CENTER
04/22/08	08-07	MYSTIC EQUESTRIAN
05/27/08	08-09	WHITE HORSE FINANCIAL
09/15/09	09-09	MYSTIC EQUESTRIAN
08/31/10	10-07	MCCARTHY PROPERTY
04/10/12	11-02	IORIZZO (CPTA)
04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)

DATE	ORD.	NAME
10/09/12	12-10	WELLINGTON CHARTER (CPTA)
04/09/13	13-04	VILLAGE GREEN CENTER-PDQ (CPTA)
02/25/14	13-12	VILLAGE HALL SITE
05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX
09/23/14	14-20	ISLA VERDE MIXED (CPTA)
11/11/14	14-22	BINKS POINTE
02/28/17	16-16	WINDING TRAILS
01/23/18	17-08	VILLAGE GREEN