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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 NORTHEAST 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 90 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 approval of the Master Plan Amendment with a 5-1 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 90 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. (PLANNING AND ZONING)
2. Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)

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. (ENGINEERING)
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. (ENGINEERING)
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. (PLANNING AND ZONING)
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. (PLANNING AND ZONING)
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. (PLANNING AND ZONING)
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. (ENGINEERING)
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. (ENGINEERING)

- 139 10. A horse crossing shall be constructed (payment in lieu of construction may be
140 acceptable) by the applicant at the intersection of Ousley Farms Road and
141 Greenbriar Boulevard connecting the existing Red Trail to the bridle trails within
142 Winding Trails. The engineering plan shall be designed in-house by the
143 Engineering Department. The developer shall provide a certified engineer's cost
144 estimate to be approved by the Wellington Engineering Department and payment
145 in lieu of construction shall be paid in full prior to the issuance of the first building
146 permit. (ENGINEERING)
147
- 148 11. There shall be no loading or un-loading of equipment, horses or any other
149 product within any right-of-way of Aeroclub Drive or Greenbriar Boulevard.
150 (PLANNING AND ZONING)
151
- 152 12. Prior to any land development permits for Parcels 1 and 2, the engineering
153 design for the access to Greenbriar Boulevard must be approved by the Village
154 Engineer and depicted on the Site Plan. (ENGINEERING)
155
- 156 13. The developer shall be required to take measures to ensure that during site
157 development dust/debris particles from the development do not become a
158 nuisance to the neighboring properties. (PLANNING AND
159 ZONING/ENGINEERING)
160
- 161 14. A tri-party agreement for the reconfiguration of the lakes shall be executed by all
162 required parties prior to the issuance of a Land Development Permit and prior to
163 the application for a permit modification to South Florida Water Management
164 District. (PLANNING AND ZONING)
165
- 166 15. The developer shall be required to take measures to ensure that the adjacent
167 water bodies that are not part of the lake reconfiguration are secured and
168 protected from pollutants during construction, per all applicable NPDES
169 standards and regulations. (ENGINEERING)
170
- 171 16. All littoral plantings required with the reconfiguration of the lakes shall be installed
172 and maintained by the developer. The maintenance dedication may be conveyed
173 to the Winding Trail Homeowners Association and shall be dedicated on the plat.
174 (ENGINEERING)
175
- 176 17. All driveway aprons, shared driveways and private roadways shall be paved as
177 required by the Village Engineer or his designee. The parking areas shall be
178 either paved or crushed asphalt millings. (ENGINEERING)
179
- 180 18. All gates shall be approved for emergency vehicle access with universal remote
181 type to be approved by all emergency agencies, including but not limited to Palm
182 Beach County Fire and the Palm Beach County Sheriff. (ENGINEERING)
183

184 19. The average lake width for all reconfigured lakes shall be 100 feet but no lake
185 shall be less than 60 feet from edge of water to edge of water in width unless
186 approved by the Village Engineer or his designee. (ENGINEERING)
187

188 20. Connection to the public sewer system will be required for Lots 1-4 of Winding
189 Trails, as the subdivision is subject to the following Wellington Land Development
190 Regulation Section 16.15. Based on the flows and existing system capacity,
191 developer may be required to install a new lift station or make upgrades to the
192 existing lift station(s). Upgrade requirements to be determined by Wellington's
193 Utilities Department. The remaining lots shall be permitted to have septic only
194 with the approval of the Palm Beach County Health Department. Approval shall
195 be submitted to Wellington for those lots utilizing a septic system as part of the
196 Land Development Permit process. (ENGINEERING)
197

198 21. In order to comply with the Mandatory Traffic Performance Standards in place at
199 the time of approval, no building permits for Winding Trails shall be issued after
200 December 31, 2020. A time extension for this condition may be approved based
201 on a Traffic Study which complies with the Mandatory Traffic Performance
202 Standards in place at the time of the request. (TRAFFIC)
203

204 22. The applicant shall be required to construct a 12' wide bridle trail along Aeroclub
205 Drive and Greenbriar Boulevard. The bridle trail shall be dedicated and maintained
206 by the Village of Wellington with the exception of daily maintenance of manure
207 pickup which shall be the responsibility of the Winding Trails Property Owners
208 Association. (PLANNING AND ZONING)
209

210 23. Outdoor lighting of rings and paddocks shall be prohibited. (COUNCIL)
211

212 24. The reconfiguration of all lakes shall occur during Phase I of the Land
213 Development Permit. (PLANNING AND ZONING)
214

215 25. All deliveries and vehicles utilizing trucks over 40 feet in length shall be prohibited
216 between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday
217 thru Friday. During Phase I of construction, the same time restrictions shall apply
218 to construction vehicles over 40 feet in length, however this restriction shall be
219 waived one week after the School District of Palm Beach County school calendar
220 year has ended until one week prior to the beginning of the school calendar year,
221 allowing construction vehicles to enter and exit the site when school is not in
222 session. (PLANNING AND ZONING)
223

224 26. The developer shall agree to record Restrictive Covenants that include the
225 following:
226

- 227 A. All residences on any lot governed by this Restrictive Covenant shall be
228 owner-occupied and may not be occupied by persons other than the owner of
229 the lot and such person's family members and temporary (i.e., no more than

two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If title is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employee or servant living spaces;


- B. There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
- C. There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stall rentals shall be limited to only owners or renters of the residence in the adjacent Lakefield North and Lakefield South Communities. Use of a stall by an occupant or by a family member of an occupant shall not be deemed a rental for purposes of this instrument;
- D. With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equestrian residential deliveries, equine related deliveries, except for emergency medical equine care services, to any Parcel governed by this Declaration shall be limited as follows: the earliest deliveries shall be no earlier than 9:00 a.m. and no deliveries shall take place after sundown; provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
- E. Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.

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

(Remainder of page intentionally left blank.)

271 **PASSED AND ADOPTED** this 28th day of February, 2017.
272
273

274 **WELLINGTON**
275

276 BY: 
277 Anne Gerwig, Mayor
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279

280 **ATTEST:**
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282 BY: 
283 Rachel Callovi, Clerk
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285
286

287 **APPROVED AS TO FORM AND**
288 **LEGAL SUFFICIENCY**
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290 BY: 
291 Laurie Cohen, Village Attorney
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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

343 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG
344 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF
345 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
346 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE
347 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF
348 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;
349 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF
350 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
351 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE
352 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON
353 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET
354 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE
355 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A
356 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00
357 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S
358 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;
359 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF
360 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC
361 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF
362 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2A
363 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",
364 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;
365 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF
366 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2A REPLAT;
367 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE
368 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT
369 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS
370 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD
371 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON
372 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A
373 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
374 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE
375 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A
376 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
377 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA
378 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
379 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF
380 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
381 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET
382 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF
383 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE
384 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'
385 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING
386 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;
387 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
388 95.00 FEET, A DELTA ANGLE OF 86° 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

435 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
436 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17
437 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE
438 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;
439 THENCE BEARING N 29°39'01" E, A DISTANCE OF 125.54 FEET TO A POINT OF
440 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
441 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03
442 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
443 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF
444 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;
445 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
446 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A
447 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
448 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A
449 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N
450 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A
451 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF
452 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF
453 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00
454 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S
455 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE
456 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF
457 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT
458 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE
459 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
460 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°
461 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE
462 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;
463 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
464 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A
465 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
466 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",
467 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S
468 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE
469 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,
470 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF
471 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
472 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE
473 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT
474 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE
475 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;
476 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON
477 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING
478 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG
479 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF
480 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

481 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE
482 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S
483 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A
484 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF
485 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61
486 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
487 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",
488 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE
489 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00
490 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT
491 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH
492 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
493 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING
494 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A
495 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF
496 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF
497 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE
498 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'
499 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64
500 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE
501 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
502 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°
503 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE
504 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF
505 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
506 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14
507 FEET; THENCE BEARING N 79°20'39 E, A DISTANCE OF 41.31 FEET TO A POINT
508 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
509 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE
510 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
511 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA
512 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE
513 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
514 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86
515 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE
516 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
517 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF
518 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE
519 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF
520 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING
521 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS
522 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
523 P.U.D. – PLAT 2B , HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°
524 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE
525 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT
526 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

573 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA
574 ANGLE OF 47° 28' 58", A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;
575 THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF
576 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
577 RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66
578 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE
579 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
580 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°
581 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE
582 BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF
583 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
584 RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11
585 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
586 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°
587 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE
588 BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;
589 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
590 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A
591 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
592 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A
593 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE
594 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,
595 A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF
596 TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A
597 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
598 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE
599 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A
600 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
601 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
602 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;
603 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY
604 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND
605 WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A
606 POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-
607 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE
608 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,
609 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE
610 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E
611 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE
612 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00
613 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
614 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF
615 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,
616 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE
617 LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE
618 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	15.1
TOTAL LOT AREA	109.1 AC
GROSS DENSITY	1.00 DU / AC
TOTAL UNITS	109
1/2 AC LOTS	240
1/4 AC LOTS	445
3/4 AC LOTS	472
DETACHED DESIGN CLUSTER	50
PATIO HOME (20)	180
TOWNHOUSE / T2L	718
HOUSE FAMILY	54
MULTI-FAMILY (DH)	30

SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR	
RESIDENTIAL	322.73
COMMERCIAL	1.9
SCHOOLS (EDUCATIONAL)	60
GOLF COURSE (RECREATIONAL)	245.26
(EXCLUDES LAND AREA IN GOLF COURSE)	
PARK / OPEN SPACE	19
(EXCLUDES 2 AC WATER TANK SITE)	
LANDING STRIP, SERVICE & TIE DOWN AREA	35
DAY CARE	4
LAKES / CANALS	307.08
MAJOR ROAD R/W	54.00
TRAIL / EASEMENT	45
TOTAL	1095.08

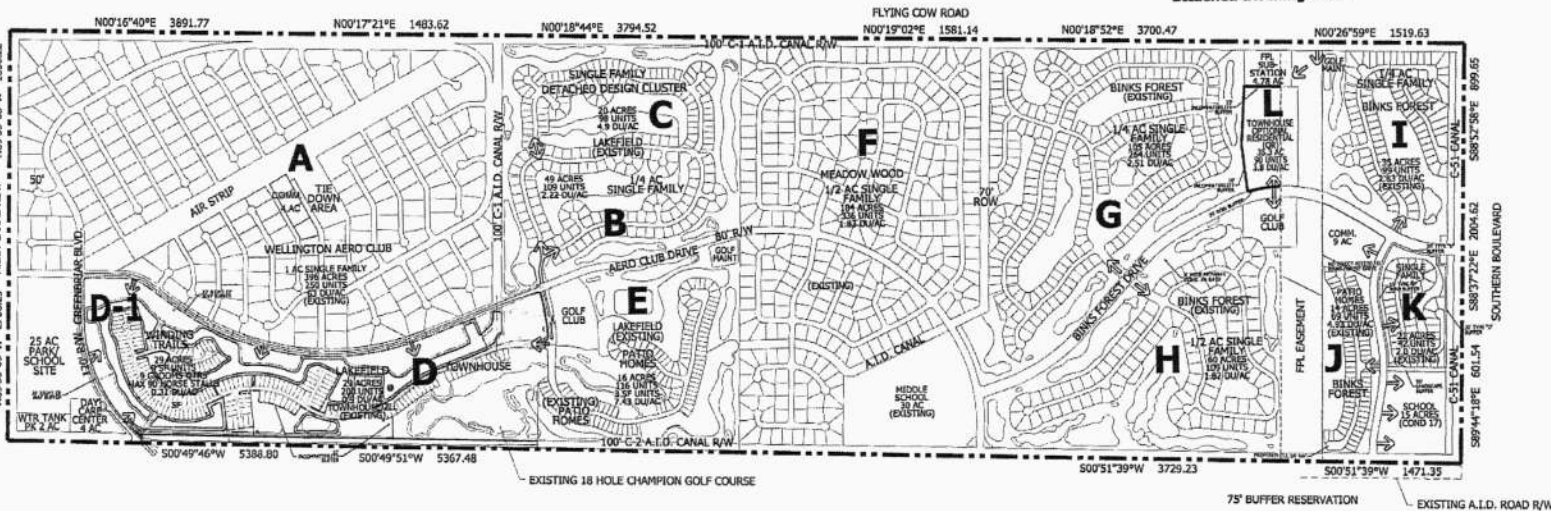
NOTE:
THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

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



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Land Planners
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The Landings at Wellington PUD
Master Plan



PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DATA															
POD TYPE AND NAME	ACRES	LATEST BCC UNIT APPROVAL	1990 CAD APPROVAL				2013 APPROVAL				PROPOSED AMENDMENT		CHANGE		
			TYPE	UNIT #	DENSITY CLASS	TYPE	UNIT #	DENSITY CLASS	TYPE	UNIT #	DENSITY CLASS				
												ON GROSS FLOOR AREA		ON GROSS FLOOR AREA	ON GROSS FLOOR AREA
A	375	210	SP	251	0.63	DH	SP	250	0.63	DH	SP	270	0.63	DH	0
B	49	109	DDC	109	2.12	DH	SP	109	2.12	DH	SP	109	2.12	DH	0
C	25	90	DDC	90	6.9	DH	DDC	90	6.9	DH	DDC	90	6.9	DH	0
D	23	111.58	THZLL	111.58	6.9	AH/DH	THZLL	111.58	6.9	AH/DH	THZLL	111.58	6.9	AH/DH	0
D-1	38	-	-	-	-	-	SP/DDC	90 / 90	0.31	AH	SP / 90 / 90	155.1	7.43	DH	+99 / 90 / 90
E	15	116.21	SP/THZ	116.21	7.43	DH	SP/THZ	116.21	7.43	DH	SP/THZ	116.21	7.43	DH	0
F	108	138	SP	138	3.83	DH	SP	138	3.83	DH	SP	138	3.83	DH	0
G	105	364	SP	364	2.51	DH	SP	364	2.51	DH	SP	364	2.51	DH	0
H	60	109	SP	109	1.82	DH	SP	109	1.82	DH	SP	109	1.82	DH	0
I	15	96	SP	96	2.81	DH	SP	96	2.81	DH	SP	96	2.81	DH	0
J	14	85	THZ	85	6.93	DH	THZ	85	6.93	DH	THZ	85	6.93	DH	0
K	31	42	SP	42	2.0	DH	SP	42	2.0	DH	SP	42	2.0	DH	0
L	51	92	SP	92	3.8	DH	SP	92	3.8	DH	SP	92	3.8	DH	0
TOTAL	873	2785	1486					2785				1794			+9

LOCATION MAP



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

PROJECT TEAM

OWNER/CLIENT:
WELLINGTON CLUB LLC
13100 N. SHORE BLVD. 101
WELLINGTON, FL 33411

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1931 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

SURVEYOR/ENGINEER:
MICHAEL & SCHUBERT & ASSOCIATES, INC.
1805 FOREST HILL BOULEVARD, SUITE 206
WEST PALM BEACH, FL 33411
561.948.0880

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

LEGAL:
LEWIS LONGHAW & WALKER
515 NORTH FLAGLER DRIVE, SUITE 1000
WEST PALM BEACH, FL 33401
561.640.6502

LEGAL:
DEWEY A. SCHWARTZ, ESQ.
4755 TECHNOLOGY WAY, SUITE 205
BOCA RATON, FL 33431
561.981.8069

TRAFFIC CONSULTANT:
KIMLEY-HORN & ASSOCIATES
1500 VIRGINIA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561.843.8663

PETITION NUMBER: 1987-10 HPS & 1997-10 DQ42
12-30-07 - REVISIONS IN ACCORDANCE WITH 8-2004-032
CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (UNDESIGNED DRIVING RANGE) TO A RESIDENTIAL, POD-PROJ-1 WITH 90 MULTI-FAMILY, GROSS OVERLAP, ATTACHED DWELLING UNITS. UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L. IDENTIFY THE PROPOSED ENTRY INTO POD L. RELOCATE 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 NUMBERS: 2013-61 CPA2 & MP42 (DND 2014-22 & 8-2014-37) 03-06-14 - REVISIONS CHANGE 0.26 AC LAND USE FROM CR TO RES (NO ADDITIONAL UNITS). UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.31 AC. 06-05-14 - REVISIONS ADDED ON OVERLAY PETITION NUMBERS: 2016-023 MP43 & 2016-021 CPA3 07-06-18 - REVISIONS CHANGE EXISTING 18 HOLE EXECUTIVE GOLF COURSE TO 18 HOLE (9) EQUUSMAN ESTATE LOTS

DESIGNED: [initials]
DRAWN: [initials]
APPROVED: [initials]
JOB NUMBER: 15-0001
DATE: 05-04-18
WELLINGTON: 05-05-18
11-16-18
12-08-18
02-08-17
09-21-18



Scale: 1" = 600'
February 02, 2017 7:51:21 am
C:\p1\15-0001\15-0001.dwg

SHEET 1 of 1
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