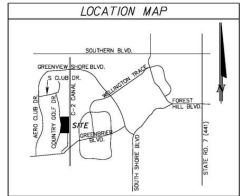


**SITE PLAN**

DATE: 02/24/24  
 SCALE: 1" = 40'  
 SHEET: 1 OF 1

**S. SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 POWIE DE LEON STREET, SUITE 100  
 PALM BEACH, FLORIDA 33480  
 PHONE: 561-782-3324 FAX: 561-782-7859  
 FL REGISTRATION# LBS0008517, EB 0007864



**SITE DATA**

Overall Project Data:  
 Parcel: Wellington Trails  
 Project Address: Greenbriar Blvd.  
 Proposed Use: Equestrian Residential  
 Future Land Use Designation: Residential  
 Zoning District: AR/PDS/ESD (Subclass F1)  
 Sanitary/Wastewater/Slope: @140:40  
 Property Control Number: 73-4-44-06-00-000  
 Gross Site Area: 4.90 Ac  
 Net Building Area: 3,280 Sq Ft  
 Gross Floor Area: 13,833 sq ft

Basin:  
 Total/Storage/Feed: 1,287 of  
 Storm/Wash Storm/Drainage: 2,222 of  
 Enclosed Above/Belowground: 2,262 of  
 Electrical/AV: 71 of  
 Storm Quarters (Other Floor): 625 of

Residence:  
 Car/water: 6,280 of  
 Menus: 659 of  
 288 of

Other:  
 Floor Area Ratio: 0.29  
 Building Coverage (20% Max.): 0.98  
 Impervious Area: 23.25  
 Subtype: 0.34 Ac  
 Impervious Area: 0.83 Ac  
 Pavement/Gr/Impervious/Paths: 57.33  
 Open Space: 2.06 Ac  
 Water Surface: 8.42  
 Water Surface: 0.87 Ac  
 Number of Stalls (10 Max.): 9

**DEVELOPMENT TEAM**

**PROPERTY OWNER:**  
 PINEY DRIVE, LLC  
 13833 WELLINGTON TRACE  
 SUITE 4-104  
 WELLINGTON, FLORIDA 3344  
 PHONE 561-36-0726

**PLANNER/ENGINEER/SURVEYOR:**  
 SEXTON ENGINEERING ASSOCIATES, INC.  
 110 POWIE DE LEON, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-782-3324

**ARCHITECTS:**  
 W-SITE DESIGN GROUP, LLC  
 1546 JACKSON STREET  
 HOLLYWOOD, FLORIDA 33020  
 PHONE 561-981-5333

**LANDSCAPE ARCHITECT:**  
 ENVIRONMENT DESIGN GROUP

**LEGEND**

- DRAINAGE PIPE & INLET
- SANITARY SEWER MAIN & MANHOLE
- WATER MAIN & GATE VALVE
- FIRE HYDRANT
- EXIST. CONC.
- EXIST. CONC.
- ELEV.
- U.S.E.
- L.B.E.
- SF
- TYP.

**DEVELOPMENT REGULATIONS**

SETBACK	STRUCTURE SETBACKS			
	PRINCIPAL	ACCESSORY	MAINTENANCE	ROW
FRONT	50'	50'	30'	30'
SIDE	50'	50'	30'	30'
REAR	10'	10'	10'	10'
OTHER	50'	78'	-	50'

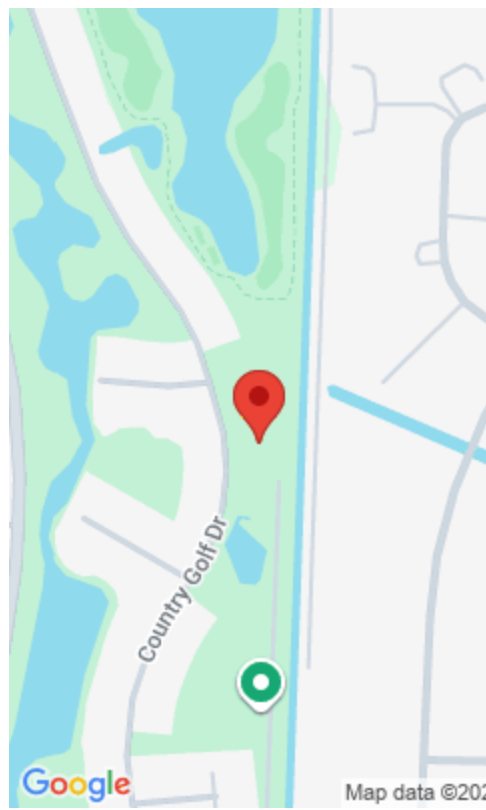
**\$2,899,000**

**3102 GREENBRIAR BOULEVARD, WELLINGTON, FL, 33414**

<https://comwire.com>

Exceptional value, extraordinary location! This beautifully cleared 5 acre lot is abounding with potential for both avid and novice equestrians alike to build their dream estate. It represents one of the only remaining available properties located in the exclusive Winding Trails community! Winding Trails is comprised of 7 or fewer resident/owners, many of whom are

[+ Read More](#)



**Basics**



**Comwire last checked:** 12:22 pm on April 03, 2026

**Listing updated:** February 04, 2026 at 11:49 pm

**Days on Comwire:** 298

**Status:** Active

**Listing Office Id:** 276687529

**Date added:** September 16, 2025 at 11:21 am

**Lot size:** 5.00 sq ft

**Est. Taxes:** \$14,008.50

**Price/Acre:** \$600,000

**For Sale:** No

**For Lease:** No

**Listing Office Name:** Encounter Real Estate LLC

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## Site Details

**Acres:** 5.00

**Lot SqFt:** 217848.00

**Improvements:** Cleared, Demucked, Filled

**Utilities On Site:** Electric, Irrigated Water, Municipal Sewer, Public Water

**Waterfrontage:** 200

**Waterfront Details:** Canal Width 1 - 80, Lake

**Front Exp:** East

**Lot Description:** 3 to < 5 Acres, 5 to 10 Acres

**Subdiv Info:** Horse Trails, Horses Permitted

**Roads:** Paved, Private Road

**Ground Cover:** Other

**Soil Type:** Dirt

**Special Info:** Platted

**HOA Fee/Month:** \$1,000

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## Building Details

**Type:** Agricultural

**Docs Available:** Building Plan, Plans, Survey, Topographical Map

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## Additional Info

**Listing Agent Phone:** (561) 427-8513

**Listing Office:** Encounter Real Estate LLC

**MLS Source:** Realtor Association of the Palm Beaches (RAPB)

