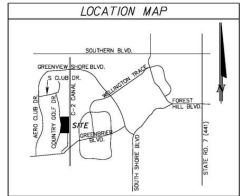


SITE PLAN

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: 561-982-3329 FAX: 561-982-3659
 FL REGISTRATION# LBS000857, EB 0007864



SITE DATA

Overall Project Data:
 Parcel #, Winding Trails
 Project Address: Greenbriar Blvd.
 Proposed Use: Equestrian Residential
 Future Land Use Designation: Residential
 Zoning District: AR/PDS/ESD (Subclass F1)
 Sanitary Sewer/Storm Drainage: @140.44E
 Property Control Number: 73-4-44-06-00-000
 Gross Site Area: 4.99 Ac
 Net Building Area: 3,288 Sq.
 Gross Floor Area: 13,833 sf

Barb:
 Total/Storage/Feed: 1,287 sf
 Stable/Wash/Storage/Drinking: 2,222 sf
 Enclosed/Unenclosed: 2,362 sf
 Electrical/AV: 71 sf
 Screen/Quarters (Other Floor): 825 sf

Residence:
 Car/washer: 6,280 sf
 Men's/BBQ: 699 sf
 Fibor Area Rpts: 285 sf

Building Coverage (200' Max.): 0.29
 Impervious Area: 6.85
 Subgrade: 23.25
 Paved/Impervious Area: 0.24 Ac
 Paved/Impervious Area: 0.83 Ac
 Paved/Impervious Area: 57.33
 Open Space: 2.86 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 561-982-3329

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.

—○—○— DRAINAGE PIPE & INLET
 —○—○— SANITARY SEWER MAIN & MANHOLE
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 —○—○— EXIST. CONC.
 —○—○— EXIST. CONC.
 —○—○— ELEV.
 —○—○— U.S.E.
 —○—○— L.B.E.
 —○—○— SF
 —○—○— TYP.

DEVELOPMENT REGULATIONS

STRUCTURE SETBACKS	PRINCIPAL				ACCESSORY				MAINTENANCE				BARN				RANGE/PALCO/DOCK			
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.		
SETBACK	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'		
FRONT	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'		
SIDE	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'		
REAR	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'		
OTHER #	50'	78'	-	-	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'		

3102 GREENBRIAR BOULEVARD, WELLINGTON, FL, 33414

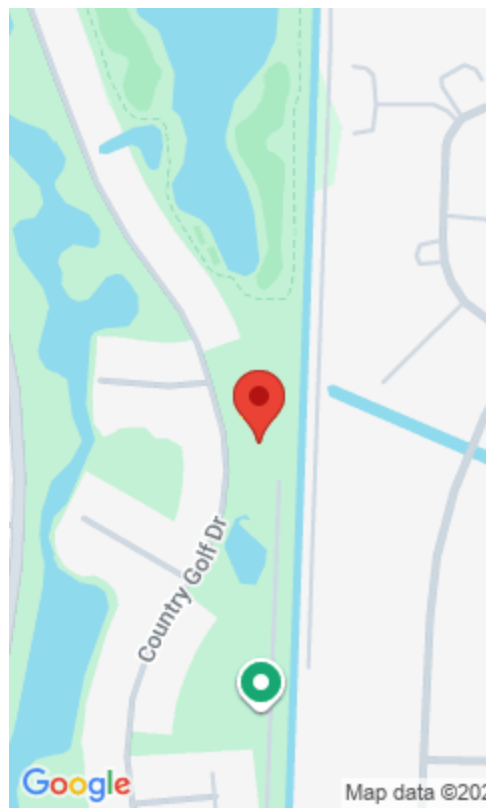
<https://comwire.com>

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](#)

\$2,899,000

• Active



Basics



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

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

Days on Comwire: 242

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

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

Building Details

Type: Agricultural

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

Additional Info

Listing Agent Phone: (561) 427-8513

Listing Office: Encounter Real Estate LLC

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

