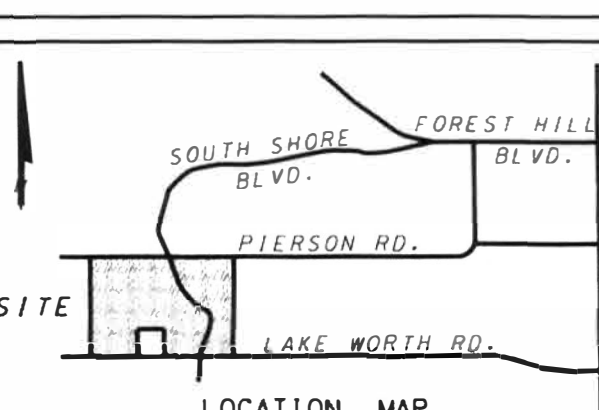




LEGEND:

- PUBLIC BRIDLE PATH
- PRIVATE BRIDLE PATH
- PUBLIC GOLF CART PATH
- PRIVATE GOLF CART PATH

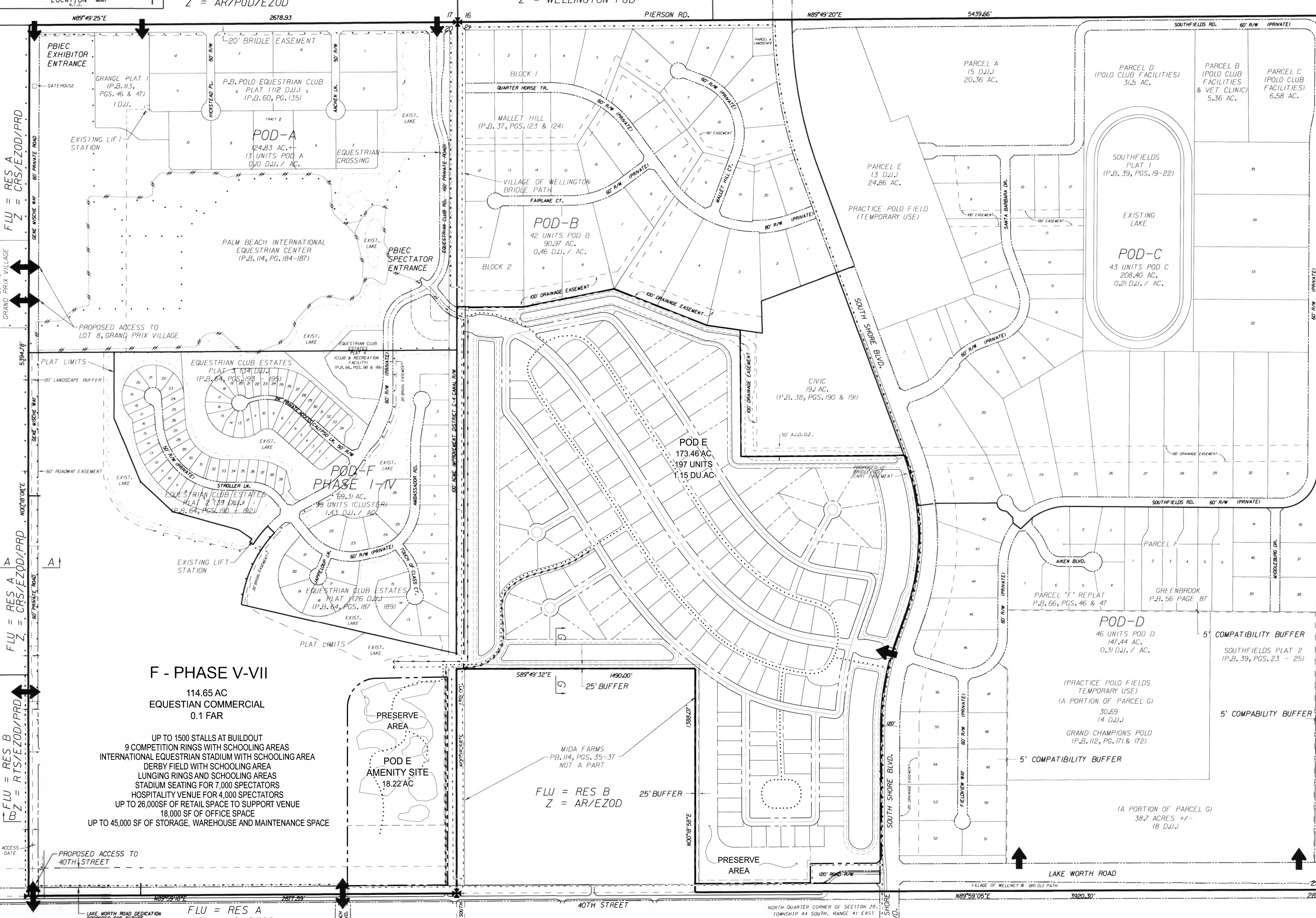
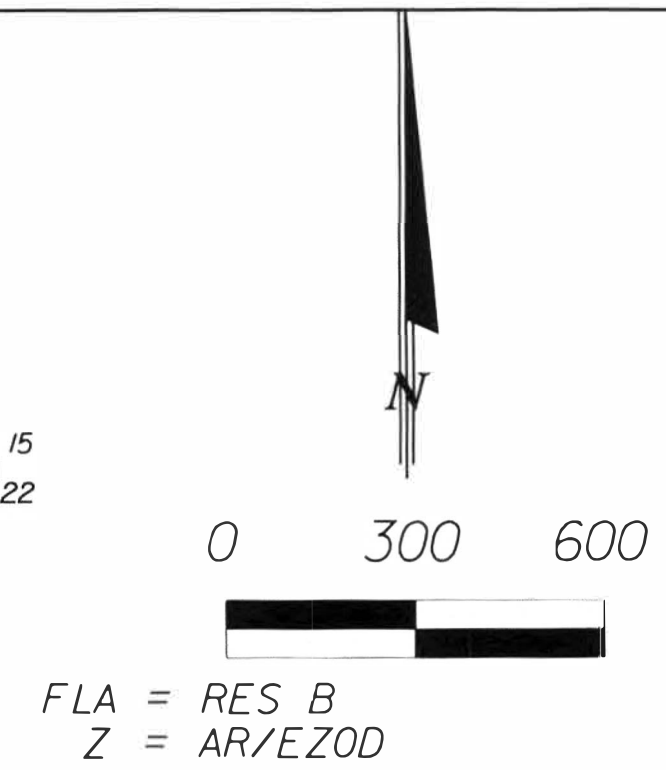
FLU = RES A
Z = AR/PUD/EZOD

Exhibit D - Proposed Wellington CountryPlace PUD Master Plan

FLU = CR
Z = AR/PUD/EZOD

FLU = CR
Z = AR/PUD/EZOD

FLU = CR
Z = AR/PUD/EZOD



FLU = RES A
Z = CR/EZOD/PRD

FLU = RES A
Z = CR/EZOD/PRD

FLU = RES A
Z = CR/EZOD/PRD

FLU = RES A
Z = CR/EZOD/PRD

F - PHASE V-VII

114.65 AC
EQUESTRIAN COMMERCIAL
0.1 FAR

UP TO 1500 STALLS AT BUILDOUT
9 COMPETITION RINGS WITH SCHOOLING AREAS
INTERNATIONAL EQUESTRIAN STADIUM WITH SCHOOLING AREA
DERBY FIELD WITH SCHOOLING AREA
LUNGING RINGS AND SCHOOLING AREAS
STADIUM SEATING FOR 7,000 SPECTATORS
HOSPITALITY VENUE FOR 4,000 SPECTATORS
UP TO 26,000SF OF RETAIL SPACE TO SUPPORT VENUE
18,000 SF OF OFFICE SPACE
UP TO 45,000 SF OF STORAGE, WAREHOUSE AND MAINTENANCE SPACE

**POD E
AMENITY SITE**

18.22 AC

FLU = RES B
Z = AR/EZOD

FLU = RES A
Z = AR/EZOD

FLU = RES A
Z = AR/EZOD

WELLINGTON COUNTRYPLACE PUD			
LAND USE DATA			
PETITION 2022-0005-MPA			
TOTAL ACRES	958.09		
TOTAL APPROVED DWELLING UNITS	442		
TOTAL PROPOSED DWELLING UNITS	440		
GROSS DENSITY	0.46	DU/AC	
TOTAL TREES REQUIRED	27,820		
RESIDENTIAL USE			
ACRES	417.57	PERCENT	43.58%
COMMERCIAL RECREATION	397.53	PERCENT	41.49%
COMMERCIAL RECREATION	19.16	PERCENT	2.00%
LAKES, CANALS & PRESERVE	123.83	PERCENT	12.92%
TOTAL	958.09	PERCENT	100.00%
OPEN SPACE CALCULATION			
ACRES	PERCENT	TOTAL ACRES	
COMMERCIAL RECREATION	397.53	50%	198.765
LAKES AND WATERBODIES	68.68	100%	68.68
NATURE PRESERVES & CONSERVATION	18.66	100%	18.66
PRIVATE OPEN SPACE*1	129.20	50%	64.60
BUFFERS & CANAL ROW	38.64	100%	38.64
			389.345
			40.64%
DEVELOPMENT PARCELS			
AREA (ACRES)	UNITS (DU'S)	DENSITY (DU/AC)	
POD A	124.83	13	0.10
POD B	90.97	42	0.46
POD C	208.40	43	0.21
POD D	147.44	46	0.31
POD E	173.46	197	1.14
POD F (PHASE I-IV)	69.31	99	1.43
POD F (PHASE V-VII)	114.65	N/A	N/A
CIVIC	19.10	N/A	N/A
ROW DEDICATIONS*2	9.93	N/A	N/A
	958.09	440	
NOTE 1: 50% OF ALL RESIDENTIAL LOTS > 25 ACRES			
NOTE 2: ACREAGE FOR PREVIOUS ROW DEDICATIONS ASSOCIATED WITH PODS G, E & F			
NOTE 3: THE MAXIMUM NUMBER OF DAILY WEEKDAY ATTENDEES AT THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII SHALL NOT EXCEED AN AVERAGE OF 5000 ATTENDEES, INCLUDING STAFF, EXHIBITORS AND SPECTATORS.			
NOTE 4: WEEKEND PEAK EVENT SHALL NOT OCCUR SIMULTANEOUSLY WITH THE PBIC AND WITH THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII. THE MAXIMUM NUMBER OF ATTENDEES INCLUDING PBIC SHALL NOT EXCEED 15,000 ATTENDEES DURING A WEEKEND PEAK EVENT.			

DEVELOPER:

EQUESTRIAN SPORT PRODUCTIONS, LLC
14440 PIERSON ROAD
WELLINGTON, FLORIDA 33414

ENGINEER & SURVEYOR:

SEXTON ENGINEERING ASSOCIATES, INC.
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411

ENVIRONMENTAL CONSULTANTS:

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