

# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

# Winding Trails Conceptual Site Plan Parcels 8 & 9

## Exhibit B - Proposed Site Plan

### THE AERO CLUB

PARCELS 8 & 9 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	REQUIRED	PROVIDED
GROSS ACREAGE	-	10.53 AC
BUILDABLE ACREAGE	-	6.5 AC
MIN. LOT WIDTH	250'	566'
MIN. LOT DEPTH	100'	376'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	6.20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	20 STALLS**

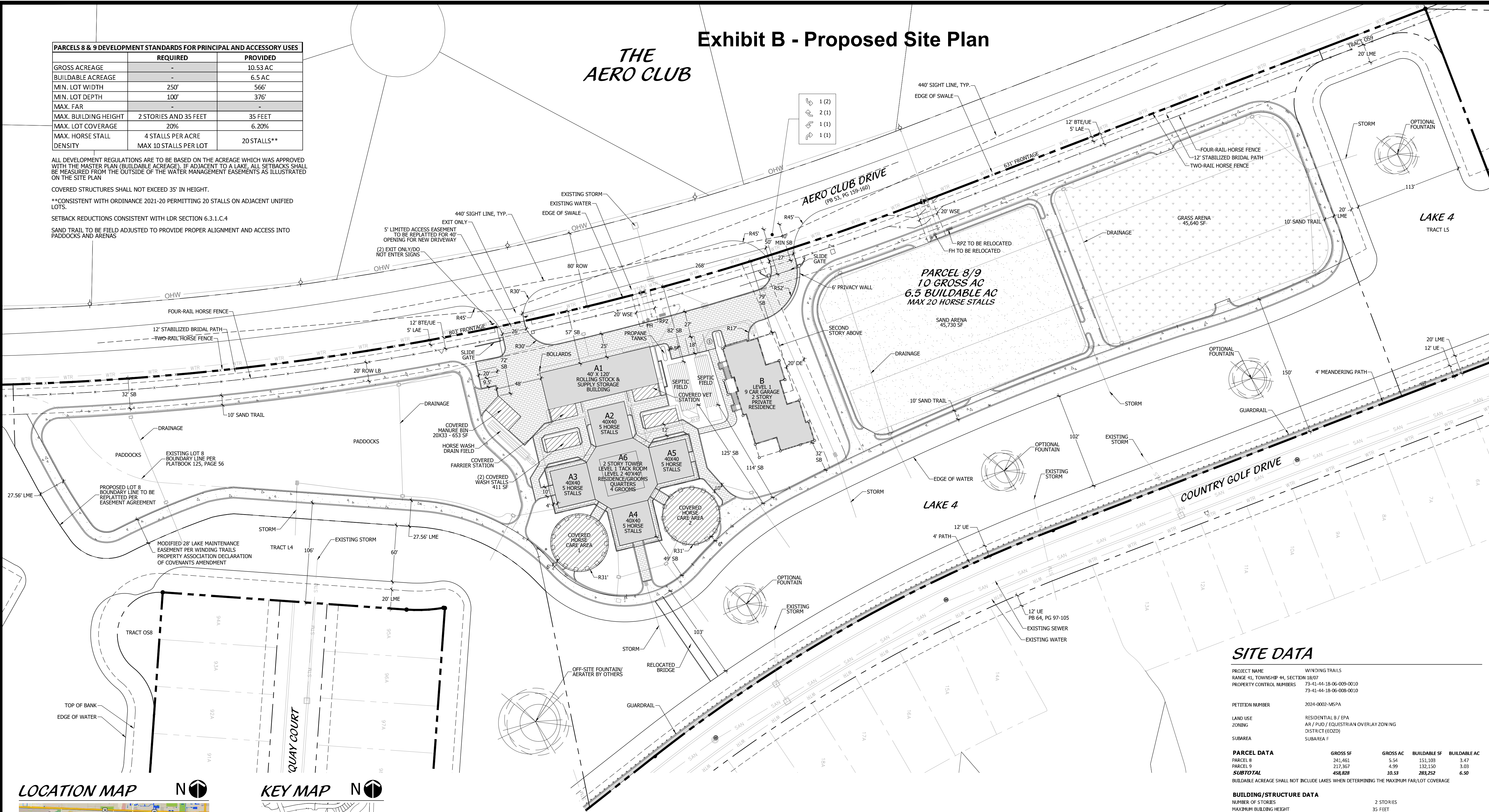
ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN.

COVERED STRUCTURES SHALL NOT EXCEED 35' IN HEIGHT.

\*\*CONSISTENT WITH ORDINANCE 2021-20 PERMITTING 20 STALLS ON ADJACENT UNIFIED LOTS.

SETBACK REDUCTIONS CONSISTENT WITH LDR SECTION 6.3.1.C.4

SAND TRAIL TO BE FIELD ADJUSTED TO PROVIDE PROPER ALIGNMENT AND ACCESS INTO PADDOCKS AND ARENAS



### SITE DATA

PROJECT NAME: WINDING TRAILS  
RANGE 41, TOWNSHIP 41, SECTION 18/07  
PROPERTY CONTROL NUMBERS: 73-41-44-18-06-009-0010  
73-41-44-18-06-008-0010

PETITION NUMBER: 2024-0002-MSPA  
LAND USE: RESIDENTIAL B / EPA  
ZONING: AR / PUD / EQUESTRIAN OVERLAY ZONING  
DISTRICT (EOZD):  
SUBAREA: SUBAREA F

PARCEL DATA	GROSS SF	GROSS AC	BUILDABLE SF	BUILDABLE AC
PARCEL 8	241,461	5.54	151,103	3.47
PARCEL 9	217,367	4.99	132,150	3.03
<b>SUBTOTAL</b>	<b>458,828</b>	<b>10.53</b>	<b>283,253</b>	<b>6.50</b>

BUILDABLE ACREAGE SHALL NOT INCLUDE LAKES WHEN DETERMINING THE MAXIMUM FAR/LOT COVERAGE

BUILDING/STRUCTURE DATA	NUMBER OF STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT	35 FEET	

BUILDINGS	USE	SF
BUILDING A1	SUPPLY STORAGE	4,880
BUILDING A2	BARN	1,600
BUILDING A3	BARN	1,600
BUILDING A4	BARN	1,600
BUILDING A5	BARN	1,600
BUILDING A6	TOWER	1,600
1ST FLOOR	RESIDENCE/GROOMING QUARTERS	1,600
2ND FLOOR	FOUR (4) GROOMING	5,320
<b>BUILDING B</b>	<b>RESIDENCE</b>	<b>19,800</b>
<b>TOTAL COVERED STRUCTURE AREA</b>		<b>8,631</b>

COVERED STRUCTURES	SF	AC	%
MANURE BIN	653		
FARRIER STATION	392		
WASH STALLS (2)	822		
VET STATION	392		
HORSE CARE AREA 1	2,965		
HORSE CARE AREA 2	2,965		
VIEWING STATION	450		
<b>TOTAL COVERED STRUCTURE AREA</b>	<b>8,631</b>		

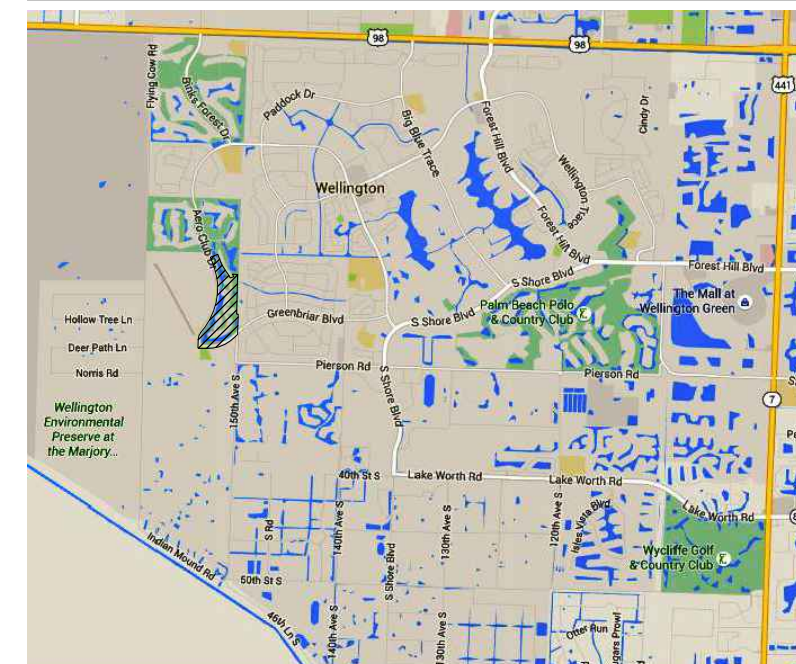
BUILDING/LOT COVERAGE (MAX 20%)	SF	AC	%
	28,431	0.65	6.20%

FAR	FAR
MAX 0.20	0.043

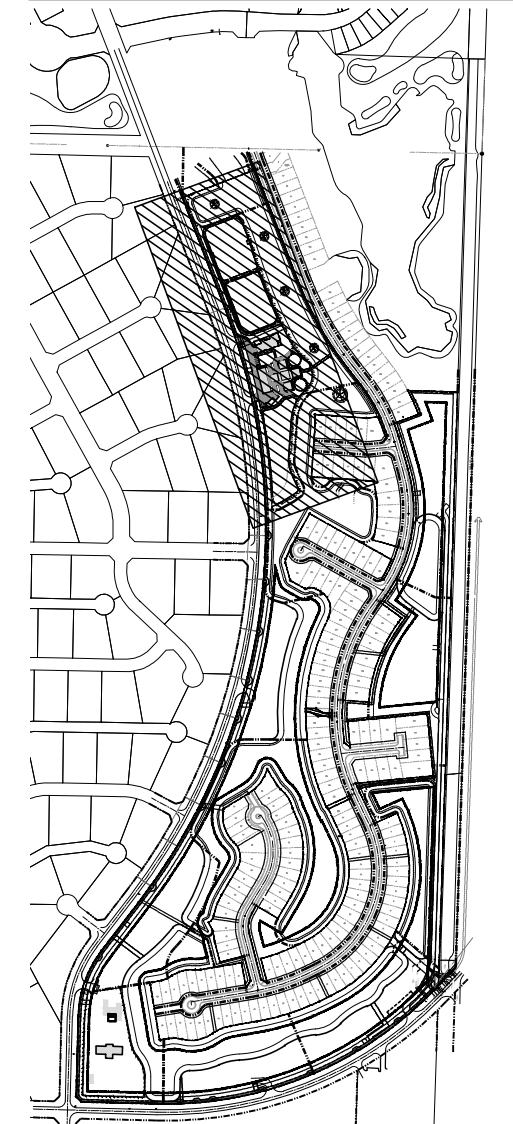
PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 8	20**	13	14
PARCEL 9	0	0	9
AT GRADE	0	0	5
UNDERGROUND	0	0	0

\*2 SPACE / DU + 1 SPACE / GROOMING QRTS + 1 SPACE / 3 HORSE STALLS  
\*\*CONSISTENT WITH ORDINANCE 2021-20 PERMITTING 20 STALLS ON ADJACENT UNIFIED LOTS

### LOCATION MAP



### KEY MAP



### PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS	RIDING RING / PADDOCKS * / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

\* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

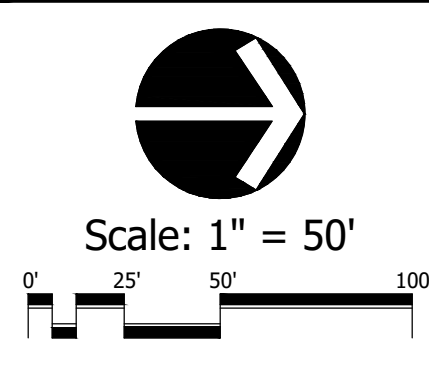
### LEGEND

	COVERED MANURE BIN		LANDSCAPE BUFFER
	SEPTIC FIELD		EXISTING MAXIMUM MINIMUM OPEN SPACE
	HORSE WASH DRAIN FIELD		RIGHT OF WAY SETBACK
	COVERED BUILDING UNDER AIR		
	COVERED STRUCTURE		

### CONDITIONS OF APPROVAL

- ALL PREVIOUS CONDITIONS OF APPROVAL REMAIN IN EFFECT. (PLANNING)
- THE ADDITIONAL LANDSCAPING WITHIN THE WATER MANAGEMENT EASEMENT IS NOT INCLUDED IN THIS APPROVAL AS THE WATER MANAGEMENT EASEMENT IS DEDICATED TO THE WINDING TRAILS POA. APPROVAL WILL BE REQUIRED FROM THE WINDING TRAILS POA PRIOR TO INSTALLATION OF ANY PLANTINGS WITHIN THE WATER MANAGEMENT EASEMENT. (PLANNING)
- A VACATION/ABANDONMENT SHALL BE PROCESSED FOR THE 40' SHARED ACCESS EASEMENT PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS. (PLANNING)
- THE SAND TRAIL SHALL NOT ENCRoACH THE LANDSCAPE BUFFER MORE THAN FIVE (5) FEET. (PLANNING)
- ALL EXISTING LANDSCAPING IN THE 20 FOOT LANDSCAPE BUFFER SHALL REMAIN AS THE BUFFER WAS A CONDITION OF THE MASTER PLAN APPROVAL. THE FIVE (5) FOOT ENCRoACHMENT OF THE SAND TRAIL INTO THE LANDSCAPE BUFFER SHALL NOT NEGATIVELY IMPACT THE EXISTING LANDSCAPING. IF IT IS DETERMINED THAT THE SAND TRAIL NEGATIVELY IMPACTS THE LANDSCAPE BUFFER, THEN THE SAND TRAIL MAY NEED TO BE RELOCATED. (PLANNING)
- ADDITIONAL APPROVAL FROM THE PROPERTY OWNERS ASSOCIATION (POA) MAY BE REQUIRED TO INSTALL A PORTION OF THE SAND TRAIL WITHIN THE LANDSCAPE BUFFER. (PLANNING)
- ENGINEERING AND BUILDING PERMITS SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/EARTHWORK. (ENGINEERING/PLANNING)
- IF IN THE FUTURE THE UNITY OF TITLE IS RELEASED FOR LOTS 8 AND 9, THEN EACH LOT INDIVIDUALLY WOULD NEED TO MEET THE DEVELOPMENT STANDARDS OF THE LAND DEVELOPMENT REGULATIONS (LDR) AND THE WINDING TRAILS APPROVALS INCLUDING SETBACKS, MAXIMUM NUMBER OF STALLS PER LOT, REQUIRED RESIDENCE ON EACH LOT, BUILDING COVERAGE, SHARED ACCESS EASEMENT, ETC. (PLANNING).

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	09-28-21
REVISIONS	11-17-21
	03-21-24
	11-22-21
	04-09-24
	06-14-24
	12-08-21
	07-17-24
	05-02-22



June 14, 2024 10:06:22 a.m.  
Drawing: 15-0201\_SP.DWG