

Exhibit C - Current Wellington CountryPlace PUD Master Plan

LEGEND:

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

FLU = RES A
Z = AR/PUD/EZOD

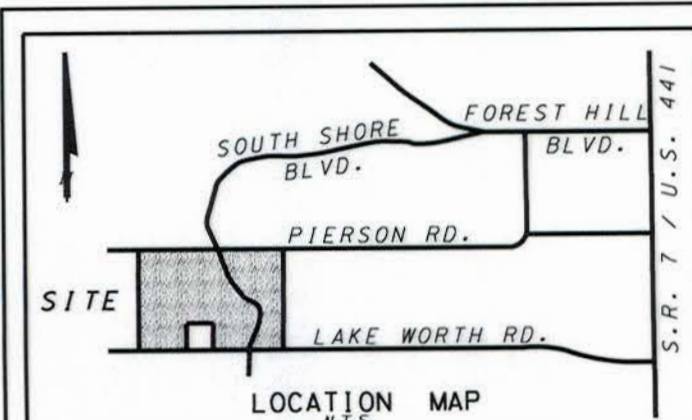
FLU = RES C
Z = WELLINGTON PUD

FLU = CC
Z = WEL. PUD

FLU = CR
Z = AR/PUD/EZOD

FLU =
RES D
Z = PUD

FLU = CR
Z = AR/PUD/EZOD



FLA = RES B
Z = AR/EZOD

LAND USE DATA

PETITION NO. 2014-016MP6/HTE14-42

TOTAL ACRES	958.09
TOTAL DWELLING UNITS	442
GROSS DENSITY	0.46 UNITS/AC.
TOTAL TREES REQUIRED	27,820
RESIDENTIAL USE	63.7%
COMMERCIAL USE	0.55%
COMMERCIAL RECREATION	22.6%
CIVIC	2.0%
LAKE, CANALS, PRESERVE	11.5%

OPEN SPACE CALCULATION

COMM. REC. 216.98 AC @ 50%	= 108.49 AC
WATER 51.68 AC @ 100%	= 51.68 AC
NAT. PRESERVE 18.82 AC @ 100%	= 18.82 AC
PRIVATE OPEN SPACE 50% OF ALL LOTS 1/4 AC & LARGER	= 243.85 AC
BUFFERS & CANAL R/W @ 100%	= 38.64 AC
TOTAL	461.48 AC
DENSITY	48.0%

SITE DATA

DESCRIPTION	AREA (AC.)	UNITS (DU'S)	DENSITY (DU/AC)
POD A	124.83	13	0.30
POD B	90.97	42	0.46
POD C	208.40	43	0.21
POD D	147.44	46	0.31
POD E PHASE I	29.75	39	1.31
POD E PHASE II	45.51	60	1.32
POD F PHASE I-IV	69.31	99	1.43
POD F PHASE V	12.00	2	0.07
POD F PHASE VI	40.85	7	0.07
POD F PHASE VII	84.77	53	0.63
POD G PHASE I	39.67	18	0.45
POD G PHASE II	40.99	20	0.50
COMMERCIAL	5.30	N/A	N/A
CIVIC	19.10	N/A	N/A
TOTAL	958.09	442	0.46

FLA = RES B
Z = PUD/EZOD

DEVELOPER:

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

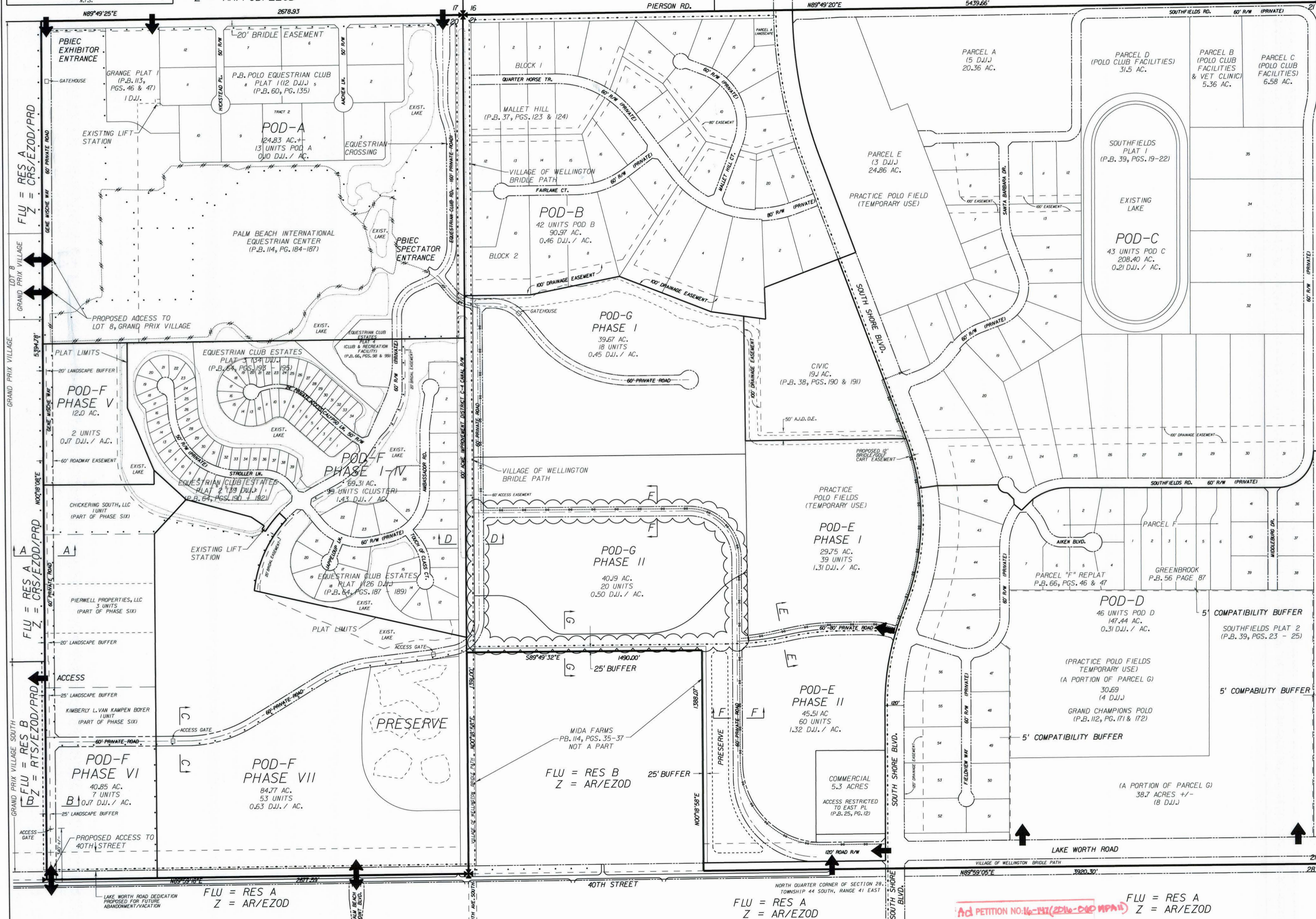
ENGINEER & SURVEYOR:

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

ENVIRONMENTAL CONSULTANTS:

CZR, INCORPORATED
2151 ALTERNATIVE AIA SOUTH
SUITE 2000
JUPITER, FLORIDA 33477

MASTER LAND USE PLAN
PETITION NO. 16-147 (2016-060MPA11)
 SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3122 FAX 561-792-3168
 FL REGISTRATIONS: LB0006637, EB 0007864
 PROJECT NO. 13741114 DATE 10/13/2016 SHEET 1 OF 2
 SCALE 1" = 300'
WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA



Ad PETITION NO. 16-147 (2016-060MPA11)
 APPROVED DATE: 11/21/2016
 P&Z PROJECT MANAGER: C&C
 Admin. Master Plan Amendment
 FLU = RES A
 Z = AR/EZOD
 SEE SHEET 2 OF 2 FOR CONDITION OF APPROVED AND REVISION NOTES.
 SEE TYPICAL SECTIONS FOR SECTIONS A-G.

CONDITIONS OF APPROVAL

PETITION NO. 76-481

- 1. For all lakes developed on-site, a minimum of fifty (50) feet shall be required between the water's edge and the individual lot property line.
2. The Developer shall convey one hundred twenty (120) feet along the south property line for the Ultimate right-of-way of Lake Worth Road.
...
8. The Governmental Site shall be reserved with the first plat and 12.5% of the Governmental Site shall be deeded with each 10% of the project as it is platted, based on acreage.

CONDITIONS OF APPROVAL

PETITION NO. 88-1200

- 1. The Developer shall comply with all previous conditions of approval unless expressly modified herein.
2. Prior to master plan certification by the Site Plan Review Committee, the master plan shall be amended to indicate as follows:
a. Required number of trees
b. Labeling and acreage of the Equestrian Club Facility.
...
10. The property owner shall construct:
a. Pierson Road as a 2 lane roadway (collector street standards minimum 2-12 foot travel lanes)
b. at the intersection of Pierson Road and South Shore Boulevard, right turn lanes on the north, south, east, and west approaches and a left turn lane on both the north and south approaches all concurrent with the first street connection to Pierson Road.

CONDITIONS OF APPROVAL

PETITION NO. 88-1200 (CONT.)

- 11. The property owner shall provide to Palm Beach County a road drainage easement within the project's internal lake system which is adjacent to the property capable of accommodating all runoff from those segments of Lake Worth Road and South Shore Blvd along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines along Lake Worth Road and South Shore Blvd.
...
12. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvement Ordinance" as it presently exists or as it may from time to time be amended.

CONDITIONS OF APPROVAL

PETITION NO. 97-18

- 1. Section 1. The above recitals are incorporated as though fully set forth herein.
2. Section 2. Resolution 76-481 contained eight conditions which either have been complied with, superseded, fall under minimum requirements of the ULDC and need not be itemized as conditions, or are no longer applicable.
...
10. The Village Council hereby grants approval of a two (2) year time extension to record a plat, from August 8, 1998 to August 8, 1999.
...
14. A total of 39 units from Pod F are transferred to Pod E under the following conditions:

CONDITIONS OF APPROVAL

PETITION NO. 99-90

- 1. Section 1. The above recitals are incorporated as though fully set forth herein.
2. Section 2. Except as amended herein, all conditions contained in the Resolution 76-481 and Resolution 88-1200 shall remain in full force and effect.
...
4. Section 4. This Resolution shall become effective immediately upon adoption.

CONDITIONS OF APPROVAL

RESOLUTION NO. R2011-73

- 1. This approval is based on Master Plan date stamped July 18, 2011.
2. All previous conditions to the Wellington CountryPlace PUD not specifically amended by this request are still in effect.
...
14. The transfer of units from Pod F to Pod A is not approved.
15. A total of 39 units from Pod F are transferred to Pod E under the following conditions:
...
16. Site plans for permanent development within pods F, E and G shall be subject to review and final approval by Wellington's Council.

CONDITIONS OF APPROVAL

DRC CERTIFICATION

PETITION: 2013-035 MPA 5

- 1. Applicant must provide connection from Gene Mische Way to 40th Street no later than October 31, 2014 (ENGINEERING).

CONDITIONS OF APPROVAL

RESOLUTION NO. R2014-37

- 1. Approval is based on the Master Plan and Typical Sections date stamped October 14, 2014.
2. All previous conditions of Resolution 2011-73, unless otherwise specified in this resolution, are still in effect.
...
16. Site plans for permanent development within pods F, E and G shall be subject to review and final approval by Wellington's Council.

CONDITIONS OF APPROVAL

RESOLUTION NO. R2016-01

- 1. Access to Lots 8, 9 and 10 from Grand Prix Farms Drive shall be reserved for emergency vehicles only and the owner representatives that maintain the property.
2. Driveway access design shall be approved by the Village Engineer. A Land Development Permit shall be required along with any other required permits for the driveways.

CONDITIONS OF APPROVAL

RESOLUTION NO. R2016-03

- 1. Approval is based on the Master Plan date stamped November 23, 2015.
2. All previous conditions of the Wellington Country Place PUD not specifically amended by this request are still in effect.
...
13. PETITION 16-147 (2016-060MPA11): ADMINISTRATIVE AMENDMENT TO RELOCATE POD G ROADWAY TO CONFORM TO R2014-37 CONDITION 7 (10-13-2016)

CONDITIONS OF APPROVAL

PETITION NO. 16-147

- 1. All previous conditions of approval shall remain in full effect unless specifically modified as part of the amendment.
2. The purpose of the minor administrative amendment is to identify the revised location of the east/west road north of Mida Farms as prescribed by Village Council with Condition #7 of Resolution 2014-37.
3. Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses.

REVISION NOTES:

- 1. DECREASED D.U. IN AREA C FROM 90 TO 75 DECREASED D.U. IN AREA D FROM 75 TO 51 INCREASED D.U. IN AREA F FROM 141 TO 200 (1-4-89 RW)
NOTE: 109 D.U. TRANSFERRED FROM POD A TO POD F (JULY 1987)
2. REVISED TO ADDRESS VILLAGE OF WELLINGTON ORDINANCE 97-18, CONDITION 4, (7-1-98)
3. REVISED TO DELINEATE PHASES II & III OF POD F AND TO CHANGE THE USE IN THE AREA SHOWN AS PHASE II TO BE EQUESTRIAN CLUB FACILITIES 9-3-98
...
13. PETITION 16-147 (2016-060MPA11): ADMINISTRATIVE AMENDMENT TO RELOCATE POD G ROADWAY TO CONFORM TO R2014-37 CONDITION 7 (10-13-2016)

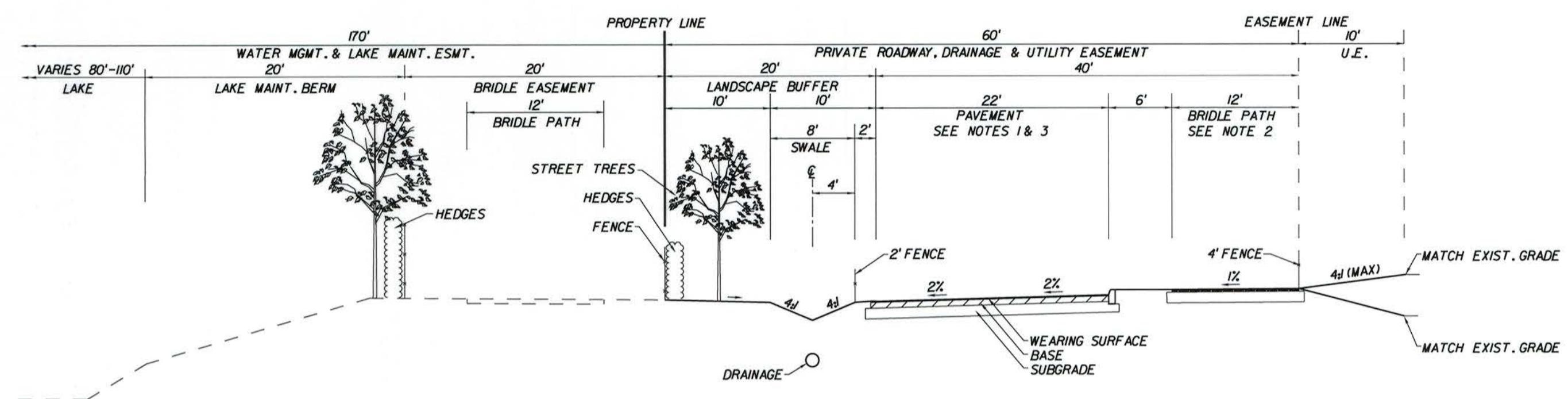
Ad. PETITION NO: 16-147 (2016-060 MPA 11)
APPROVED DATE: 11/3/2016
P&Z PROJECT MANAGER: C&C
Admin. Master Plan Amendment

MASTER LAND USE PLAN
PETITION NO. 16-147 (2016-060MPA11)
DATE: 10/13/2016
SHEET: 2 OF 2

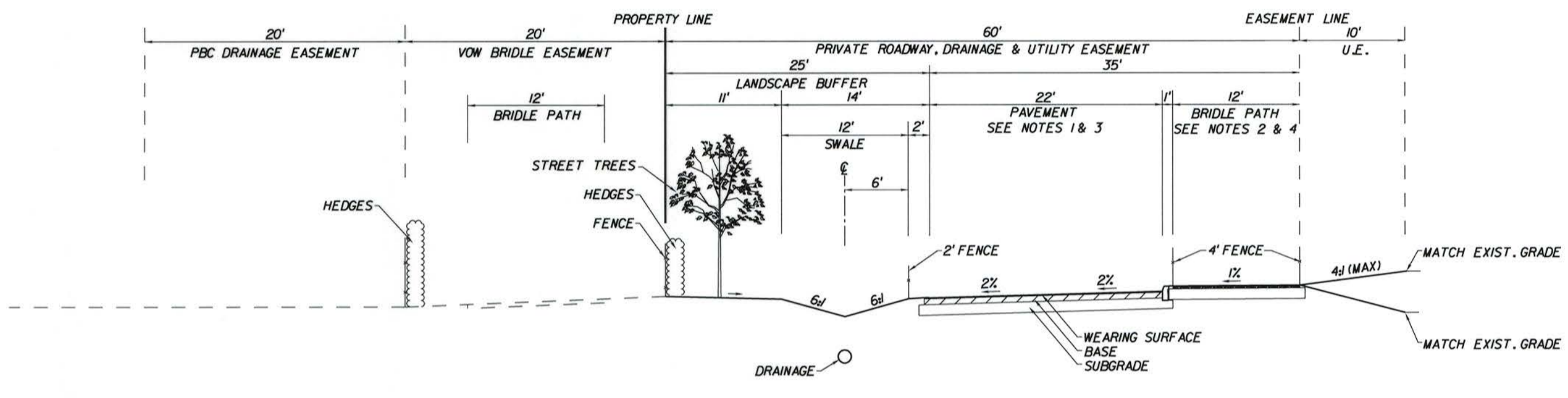
SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
FL REGISTRATION# LB0006837, EB 0007864

WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA

POD 'F' - PHASES V & VI
TYPICAL SECTIONS

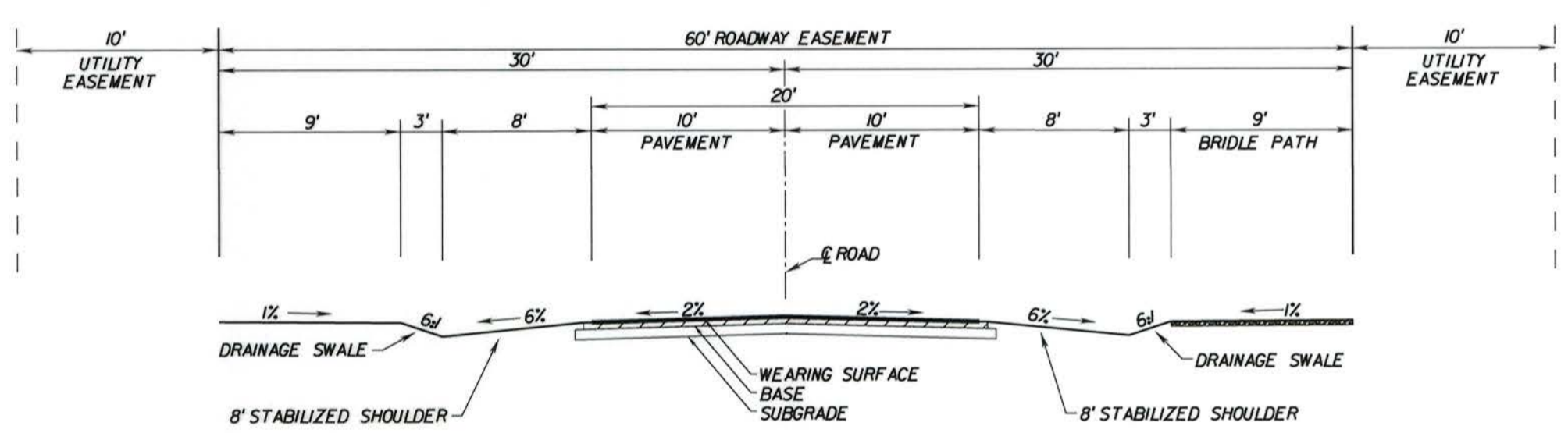


GENE MISCHÉ WAY
ADJACENT TO GRAND PRIX VILLAGE
SECTION A-A



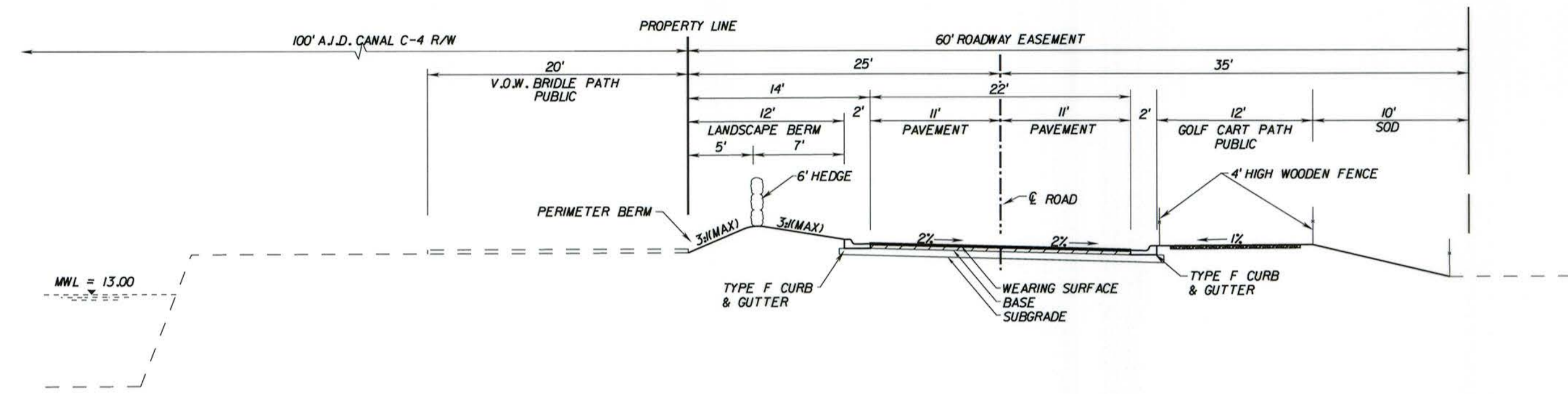
GENE MISCHÉ WAY
ADJACENT TO GRAND PRIX VILLAGE SOUTH
SECTION B-B

- GENE MISCHÉ WAY
TYPICAL SECTION NOTES:
1. GENE MISCHÉ WAY OPEN TO PBI&C EXHIBITORS DURING EQUESTRIAN SHOW EVENTS.
 2. BRIDLE PATH OPEN TO PBI&C EXHIBITORS DURING EQUESTRIAN SHOW EVENTS FROM DAWN TO DUSK.
 3. GENE MISCHÉ WAY TO BE OPEN TO SPECTATORS FOR EGRESS ONLY FOLLOWING PEAK EVENTS.
 4. THE BRIDLE PATH FOR THE SOUTH 800 FEET OF GENE MISCHÉ WAY SHALL BE LOCATED ALONG THE EAST SIDE OF THE LOTS IN PHASE VI.

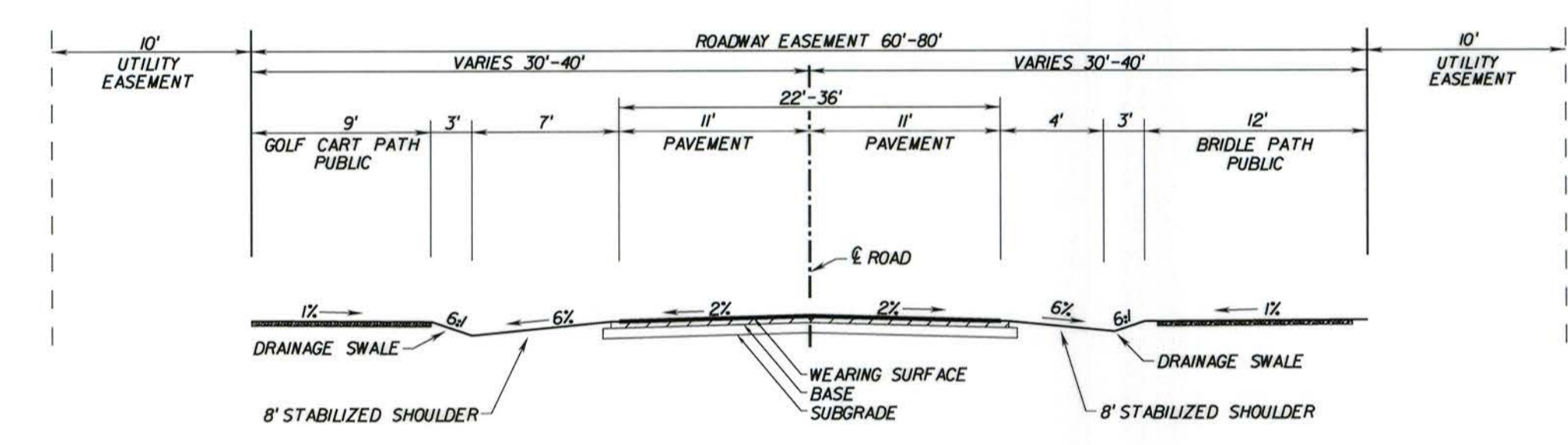


60' PRIVATE ROAD
TO POD 'F' - PHASE VII
SECTION C-C

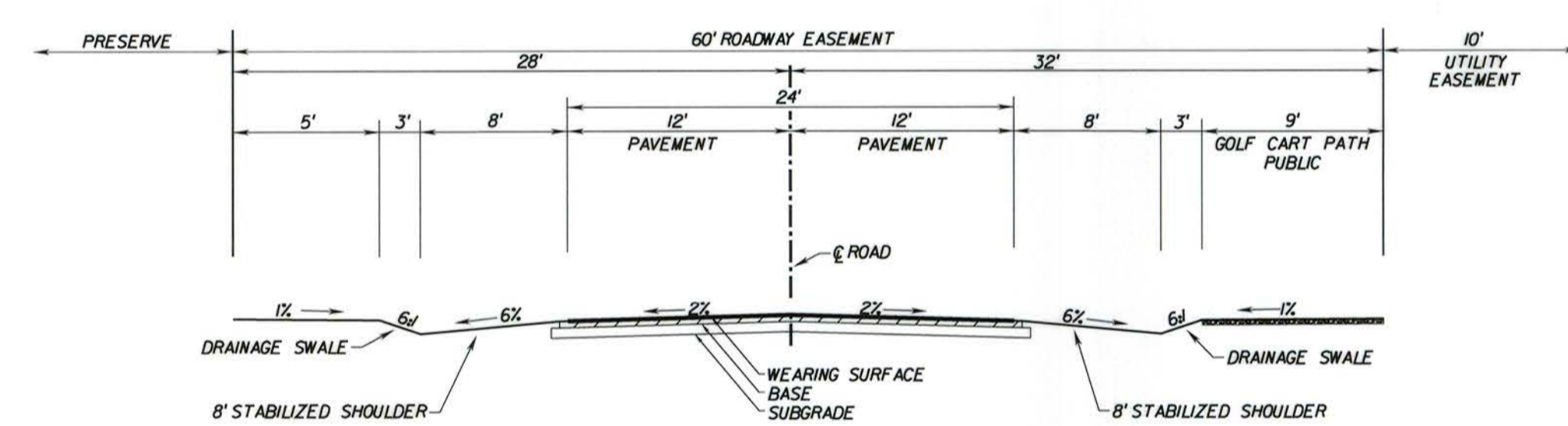
PARCEL 'B' AND POD 'E'
TYPICAL SECTIONS



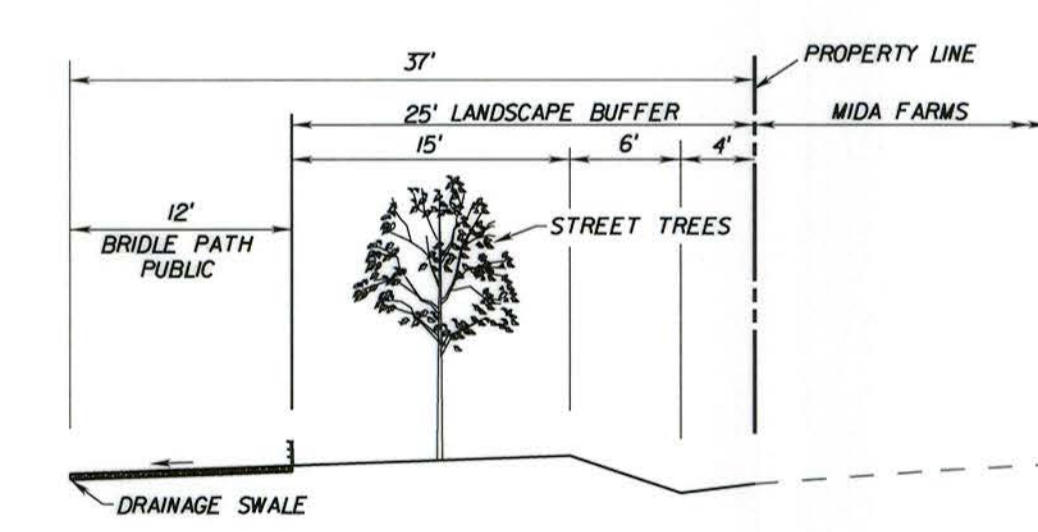
60' PRIVATE ROAD
ALONG C-4 CANAL
SECTION D-D



PRIVATE ROAD (VARIES 60'-80')
FROM SOUTH SHORE BLVD.
SECTION E-E



60' PRIVATE ROAD
ALONG PRESERVE
SECTION F-F



PUBLIC BRIDLE PATH
ALONG MIDA FARMS
SECTION G-G

AC PETITION NO. 16-147 (2016-C-6) D-6
APPROVED DATE: 11/3/2016 M PA11)
P&Z PROJECT MANAGER: CDC
Admin. Master Plan
Amendment.