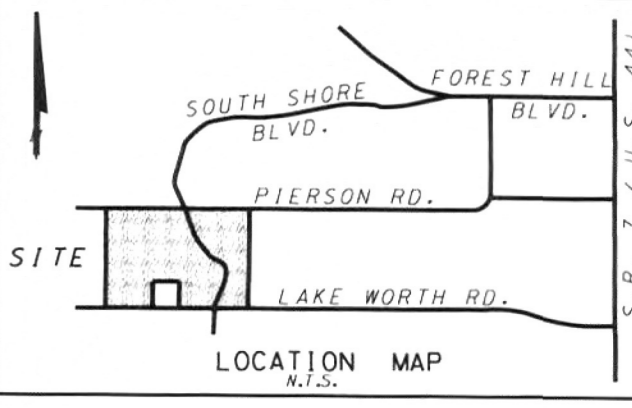
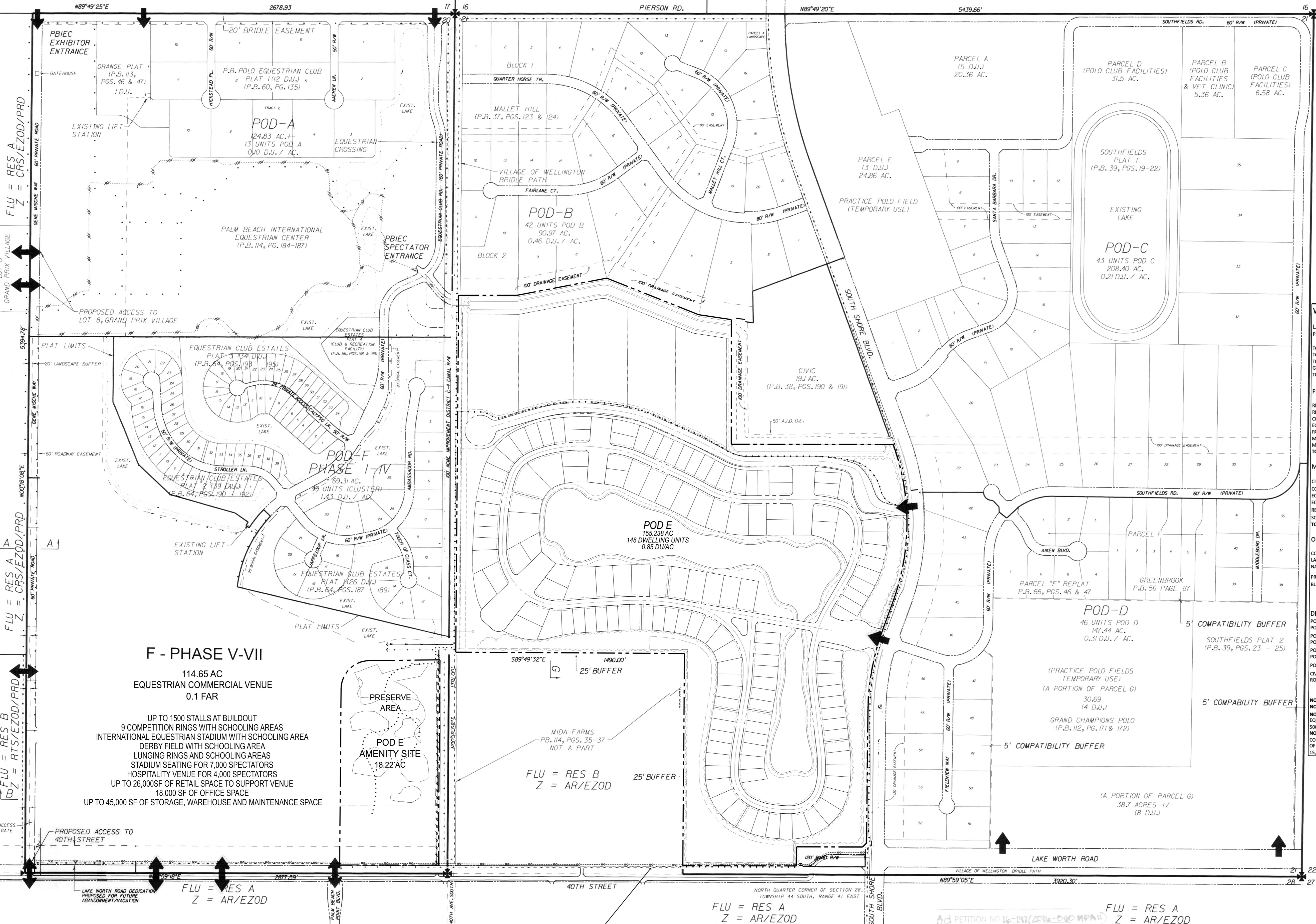
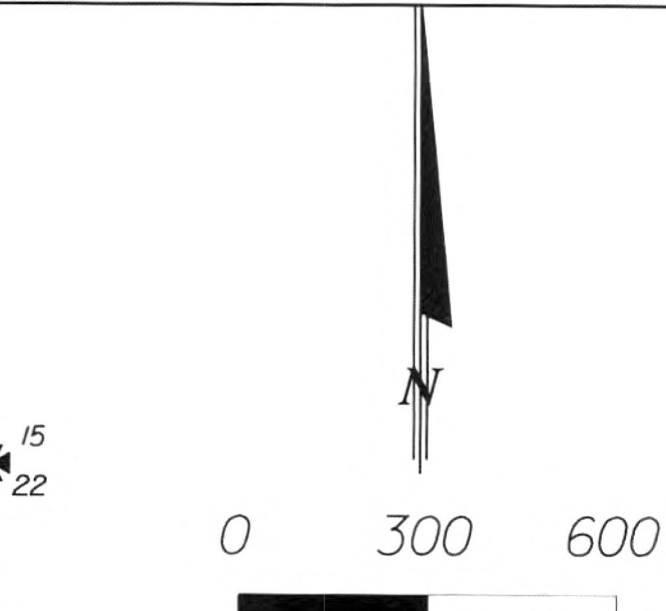


Exhibit D - Proposed Wellington CountryPlace PUD Master Plan



- LEGEND:**
- PUBLIC BRIDLE PATH
 - PRIVATE BRIDLE PATH
 - PUBLIC GOLF CART PATH
 - PRIVATE GOLF CART PATH
- FLU = RES A
Z = AR/PUD/EZOD

- FLU = CR
Z = AR/PUD/EZOD
- FLU = RES C
Z = WELLINGTON PUD
- FLU = CCI
Z = WEL. PUD
- FLU = CR
Z = AR/PUD/EZOD
- FLU = RES D
Z = PUD



FLU = RES A
Z = CR/EZOD/PRD

FLU = RES A
Z = CR/EZOD/PRD

FLU = RES B
Z = RT/EZOD/PRD

FLU = RES A
Z = AR/EZOD

FLU = RES C
Z = WELLINGTON PUD

FLU = CCI
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

FLU = RES B
Z = AR/EZOD

FLU = RES A
Z = AR/EZOD

FLU = RES A
Z = AR/EZOD

F - PHASE V-VII
114.65 AC
EQUESTRIAN COMMERCIAL VENUE
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

MIDA FARMS
P.B. 114, PGS. 35-37
NOT A PART

POD-D
46 UNITS POD D
147.44 AC.
0.31 D.U./AC.

GRAND CHAMPIONS POLO
(P.B. 112, PG. 171 & 172)

(A PORTION OF PARCEL G)
38.7 ACRES +/-
(8 D.U.)

WELLINGTON COUNTRYPLACE PUD

LAND USE DATA
PETITION 2022-0005-MPA

TOTAL ACRES	958.1
TOTAL APPROVED DWELLING UNITS	442
TOTAL PROPOSED DWELLING UNITS	391
GROSS DENSITY	0.41 DU/AC
TOTAL TREES REQUIRED	27,820

FUTURE LAND USE ALLOCATION

ACRES	PERCENT
RESIDENTIAL B	453.8 47.4%
RESIDENTIAL C	30.5 3.2%
COMMERCIAL USE	0.0 0.0%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	399.2 41.7%
PARK (CIVIC)	19.1 2.0%
MAJOR ROADS	28.4 3.0%
MAJOR WATERBODIES	27.2 2.8%
TOTAL	958.1 100.0%

MASTER PLAN USE ALLOCATION

ACRES	PERCENT
CIVIC	19.1 2.0%
COMMERCIAL USE	0.5 0.1%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	255.6 26.7%
ECR WITH RESIDENTIAL UNITS	165.0 17.2%
RESIDENTIAL	505.4 52.7%
SOUTH SHORE BOULEVARD / LAKE WORTH ROAD	12.6 1.3%
TOTAL	958.1 100.0%

OPEN SPACE CALCULATION

ACRES	PERCENT	TOTAL ACRES
COMMERCIAL RECREATION	399.2 50.0%	199.6
LAKES AND WATERBODIES	69.3 100.0%	69.3
NATURE PRESERVES & CONSERVATION	18.7 100.0%	18.7
PRIVATE OPEN SPACE*1	129.2 50.0%	64.6
BUFFERS & CANAL ROW	38.6 100.0%	38.6
TOTAL		390.8

DEVELOPMENT PARCELS

AREA (ACRES)	UNITS (DUS)	DENSITY (DU/AC)
POD A	124.8	0.10
POD B	91.0	0.46
POD C	208.4	0.21
POD D	147.4	0.31
POD E	173.5	0.85
POD F (PHASE I-IV)	69.3	1.43
POD F (PHASE V-VII)	114.7	N/A
CIVIC	19.1	N/A
ROW DEDICATIONS*2	9.9	N/A
TOTAL	958.1	391

NOTE 1: 50% OF ALL RESIDENTIAL LOTS > 25 ACRES.
NOTE 2: ACREAGE FOR PREVIOUS ROW DEDICATIONS ASSOCIATED W 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, VENDORS, EXHIBITORS AND SPECTATORS.
NOTE 4: WEEKEND PEAK EVENT SHALL NOT OCCUR SIMULTANEOUSLY WITH PBEC AND WITH THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII. THE MAXIMUM NUMBER OF ATTENDEES INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS 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:
CZR, INCORPORATED
2151 ALTERNATIVE AIA SOUTH
SUITE 2000
JUPITER, FLORIDA 33477

MULTI MODAL PATH SHALL BE PROVIDED ON THE NORTH SIDE OF GRACIDA EXTENDING TO THE SHOW GROUNDS. THE DESIGN AND LAYOUT SHALL BE COORDINATED WITH THE VILLAGE OF WELLINGTON ENGINEER.

Ad PETITION NO. 16-147 (2016-060MPA11)
APPROVED DATE: 11/3/2016
P&Z PROJECT MANAGER: CJC
Admin. Master Plan Amendment
SEE SHEET 2 OF 2 FOR CONDITION OF APPROVED AND REVISION NOTES.
SEE TYPICAL SECTIONS FOR SECTIONS A-G.

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: LB0006837, EB 0007864

WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA

MASTER LAND USE PLAN
PETITION NO. 16-147 (2016-060MPA11)

PROJ. NO. 13747114
 DATE 06/16/2023
 SCALE 1"=300'
 SHEET 1 OF 2