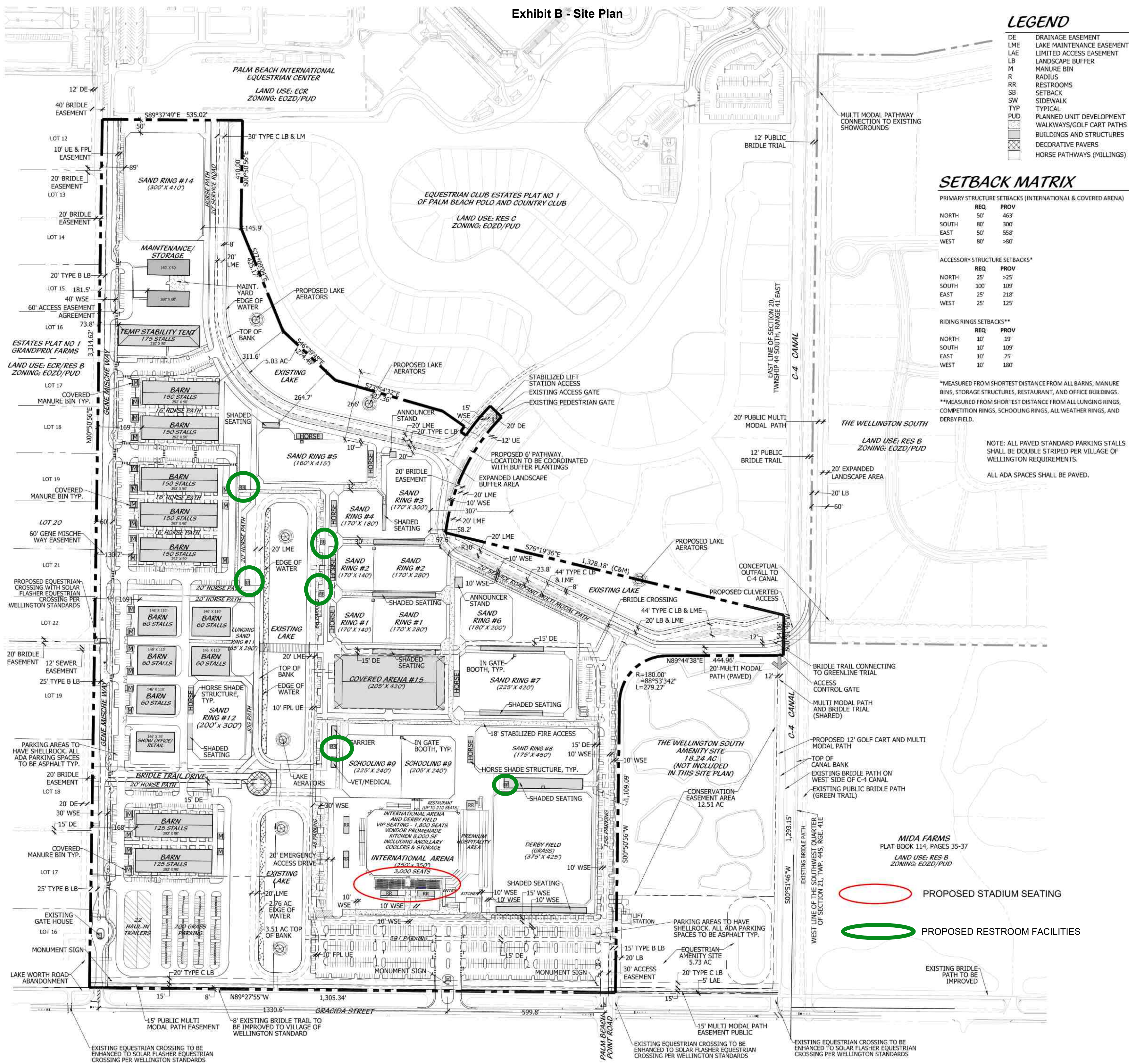


Exhibit B - Site Plan



LEGEND

DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LB	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER
M	MANURE BIN
R	RADIUS
RR	RESTROOMS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
PUD	PLANNED UNIT DEVELOPMENT
WGP	WALKWAYS/GOLF CART PATHS
B	BUILDINGS AND STRUCTURES
D	DECORATIVE PAVERS
H	HORSE PATHWAYS (MILLINGS)

SETBACK MATRIX

PRIMARY STRUCTURE SETBACKS (INTERNATIONAL & COVERED ARENA)		
	REQ	PROV
NORTH	50'	463'
SOUTH	80'	300'
EAST	50'	558'
WEST	80'	>80'

ACCESSORY STRUCTURE SETBACKS*

	REQ	PROV
NORTH	25'	>25'
SOUTH	100'	109'
EAST	25'	218'
WEST	25'	125'

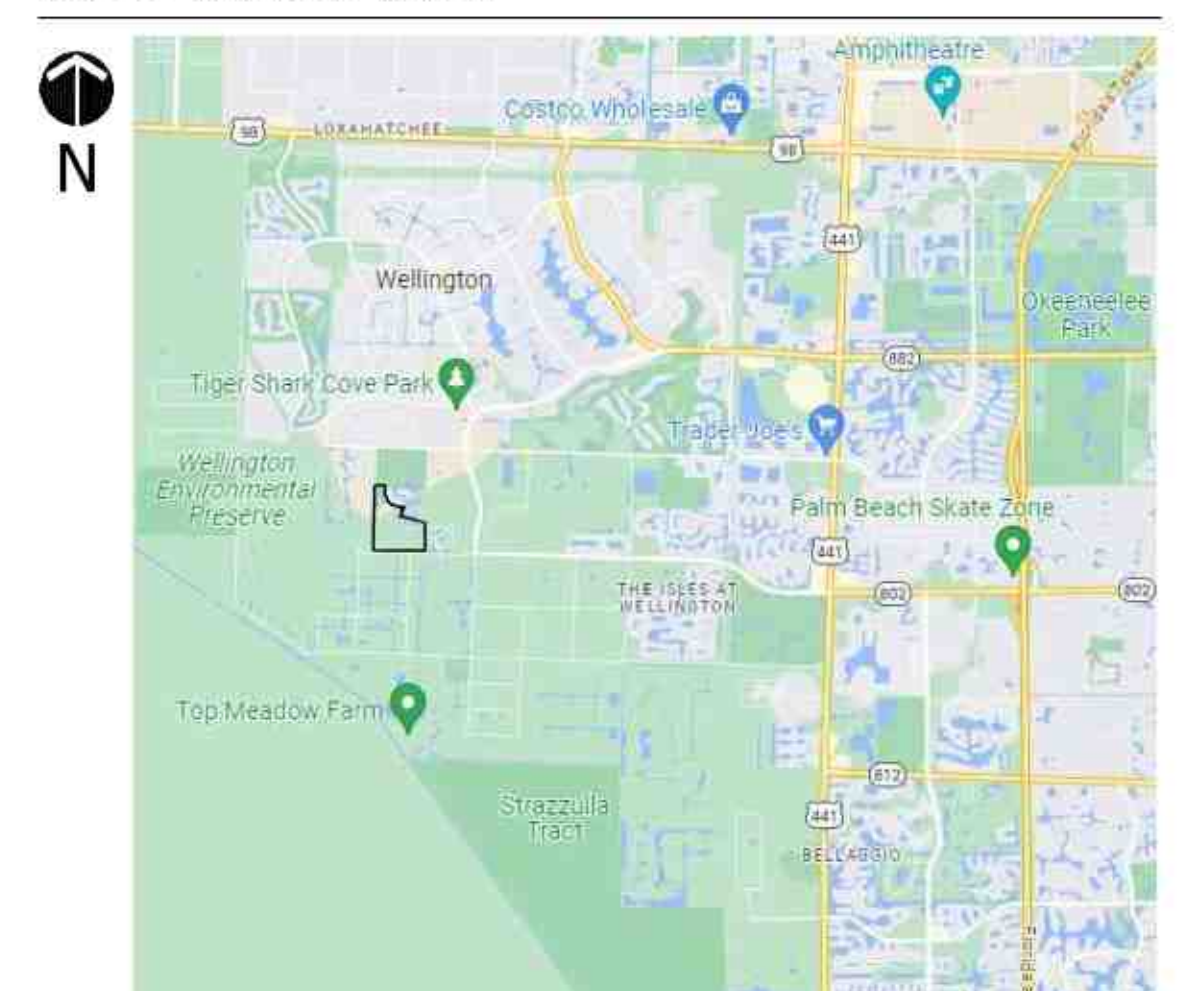
RIDING RINGS SETBACKS**

	REQ	PROV
NORTH	10'	19'
SOUTH	10'	109'
EAST	10'	25'
WEST	10'	180'

*MEASURED FROM SHORTEST DISTANCE FROM ALL BARNS, MANURE BINS, STORAGE STRUCTURES, RESTAURANT, AND OFFICE BUILDINGS.
**MEASURED FROM SHORTEST DISTANCE FROM ALL LUNGING RINGS, COMPETITION RINGS, SCHOOLING RINGS, ALL WEATHER RINGS, AND DERBY FIELD.

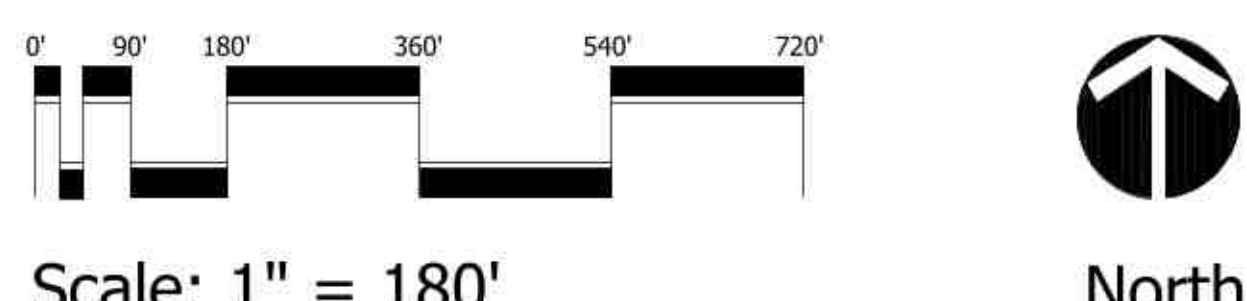
NOTE: ALL PAVED STANDARD PARKING STALLS SHALL BE DOUBLE STRIPED PER VILLAGE OF WELLINGTON REQUIREMENTS.
ALL ADA SPACES SHALL BE PAVED.

LOCATION MAP



SITE DATA TO BE UPDATED

PROJECT NAME	RANGE 41, TOWNSHIP 44, SECTION 20
PROPERTY CONTROL NUMBERS	73-41-44-20-000-0000 73-41-44-20-000-0010 73-41-44-20-000-0020 73-41-44-20-000-0030 73-41-44-20-000-0040 73-41-44-20-000-0050 73-41-44-20-000-0060 73-41-44-20-000-0070 73-41-44-20-000-0080 73-41-44-20-000-0090
PETITION NUMBER	2025-0002-SP
FUTURE LAND USE	EQUESTRIAN COMMERCIAL RECREATION
ZONING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)
SUBJECT PARCEL	73-41-44-20-000-0000 73-41-44-20-000-0010 73-41-44-20-000-0020 73-41-44-20-000-0030 73-41-44-20-000-0040 73-41-44-20-000-0050 73-41-44-20-000-0060 73-41-44-20-000-0070 73-41-44-20-000-0080 73-41-44-20-000-0090
BUILDING DATA	MAX. 25 FEET PROV. 25 FEET**
BUILDING LOT COVERAGE (EXCLUDES SHADE STRUCTURES)	8.79%
FLOOR AREA RATIO	0.093
PERMANENT STRUCTURES	0.076
TENTS, SHADE STRUCTURES, ETC	0.017
COVERED ARENAS	84,000 SF
OFFICE (ADMINISTRATION)	10,000 SF
BARNS/STABLES (1,500 STALLS)	222,900 SF
QUARANTINE (9600 SF SHOWN)	18,000 SF
RESTAURANT/CANTEEN (210 SEATS)	6,000 SF
RETAIL	5,100 SF
MAINTENANCE/STORAGE	19,200 SF
SPECIAL EVENTS PAVILION (1000 SEATS)	24,000 SF
VIP HOSPITALITY (1500 SEATS)	30,000 SF
RIDING VIEWING AREA	14,500 SF
RESTROOMS (5 - 400 SF AVG)	5,000 SF
VENDOR SHADE STRUCTURES (50-144 SF AVG.)	7,500 SF
MISC SHADE STRUCTURES	16,400 SF
TOTAL	462,600 SF
FIELDS AND ARENA	102,000 SF
INTERNATIONAL ARENA (3,000 SEATS)	335,420 SF
OUTDOOR COMPETITION AND SCHOOLING RINGS	42,000 SF
LUNGING RINGS/AREA	96,600 SF
DRESSAGE COMPETITION RING	149,250 SF
ALL WEATHER RINGS	159,375 SF
DERBY FIELD	
PARKING DATA	REQ. 1000 PROV. 67
INTERNATIONAL ARENA (2000 SEATS - 1/3 SEATS)	500
COVERED ARENA (200 SEATS - 1/3 SEATS)	333
VIP HOSPITALITY TENT (1500 SEATS - 1/3 SEATS)	750
SPECIAL EVENT PAVILION (1000 SEATS - 1/3 SEATS)	40
STALLS (1 SP/2 STALLS) (1,500)	20
OFFICE/ADMINISTRATION (1 SP/250 SF)	70
RETAIL (1 SP/250 SF)	150
RESTAURANT (210 SEATS - 1/3 SEATS)	100
EMPLOYEE PARKING (1 SP/EMPLOYEE - 150)	
VENDOR, PRODUCTION, MEDIA PARKING (1 SP/PERSON - 100)	1209
STANDARD	343
GOLF CART	1552*
SUB-TOTAL	3,030
OVERFLOW/EVENT PARKING ****	1619
TOTAL	3,171
* PROVIDED PARKING TOTAL FOR PERMANENT SPACES. ADDITIONAL PARKING SPACES WILL BE AVAILABLE IN DESIGNATED ARENAS.	
** BUILDING HEIGHTS EXCEEDING 25 FEET SHALL BE REVIEWED BY VILLAGE COUNCIL.	
*** LOCATIONS OF FUTURE EV CHARGERS TO BE DETERMINED DURING FINAL BUILD-OUT	
**** SEE TRAFFIC OPERATIONAL MANAGEMENT PLAN FOR OVERFLOW/EVENT PARKING	
NOTE: A MINIMUM 2% ADA PARKING WILL BE PROVIDED THROUGHOUT THE NEW SHOWGROUNDS. LOCATION TO BE DETERMINED AT TIME OF FINAL SITE PLAN	



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Lic# LC-26000535

Pod F New Showgrounds
Site Plan
Village of Wellington, Florida

DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	22-0610
DATE	01-16-24
REVISIONS	02-20-24
04-25-25	05-23-24
11-03-25	10-30-24
01-09-26	02-14-25
	03-20-25