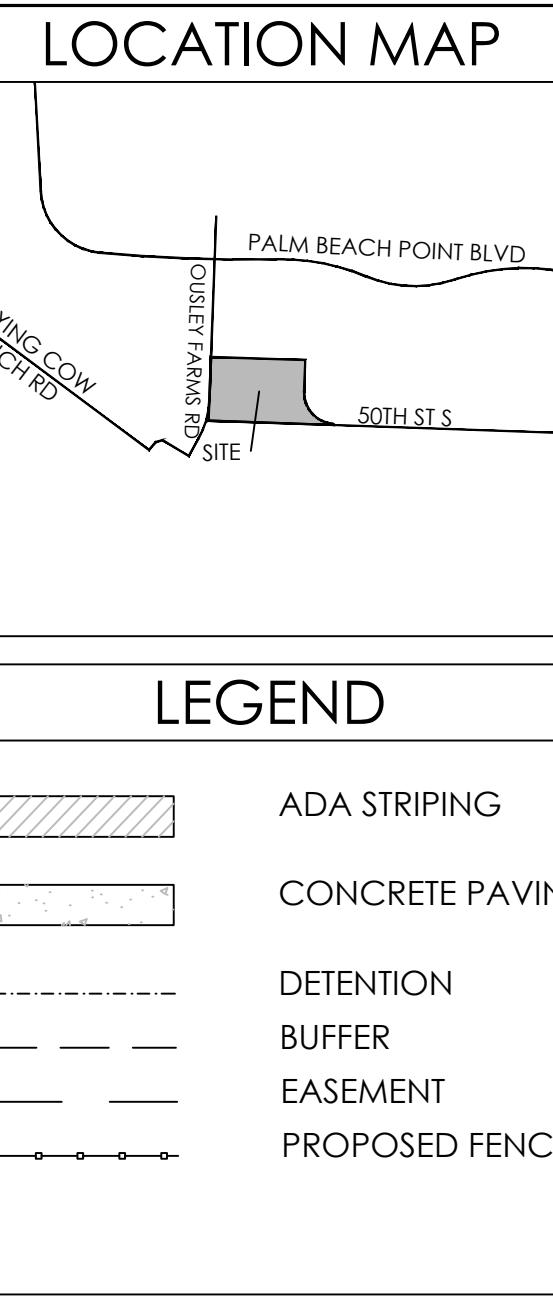
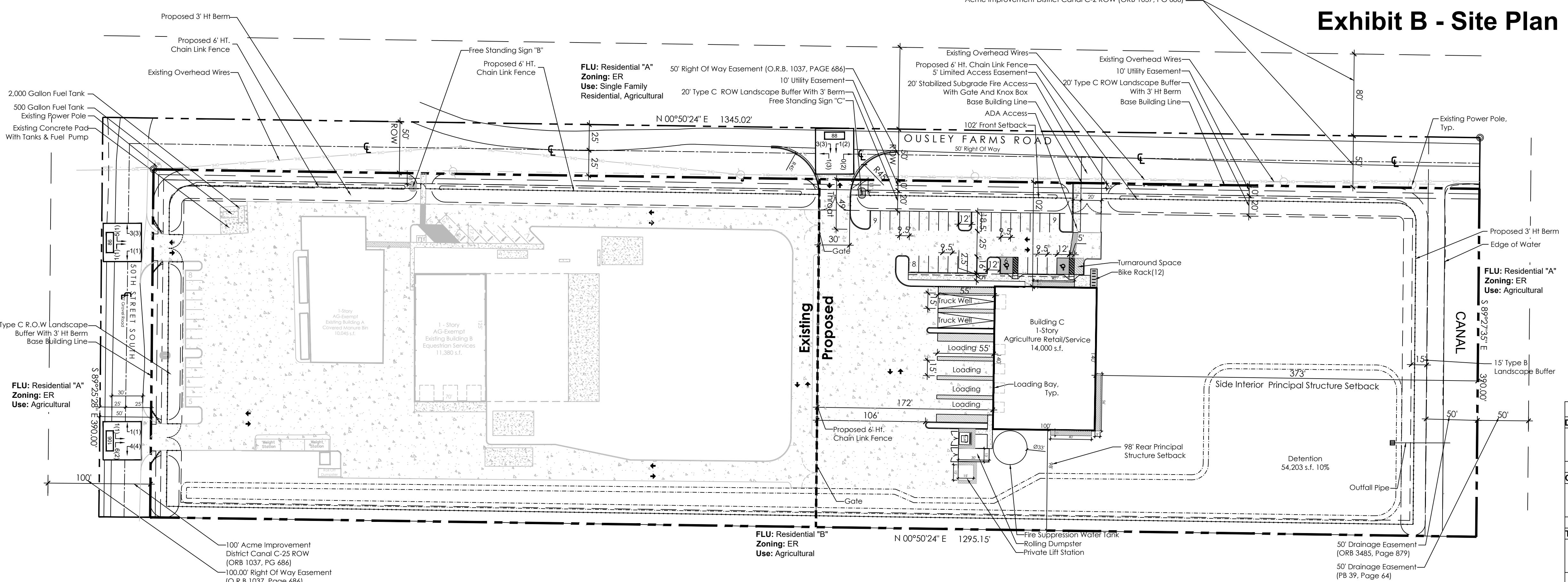


Ousley Hay & Feed

Village of Wellington, Florida

Exhibit B - Site Plan



LEGEND

	ADA STRIPING
	CONCRETE PAVING
	DETENTION BUFFER
	EASEMENT
	PROPOSED FENCE

DEVELOPMENT TEAM

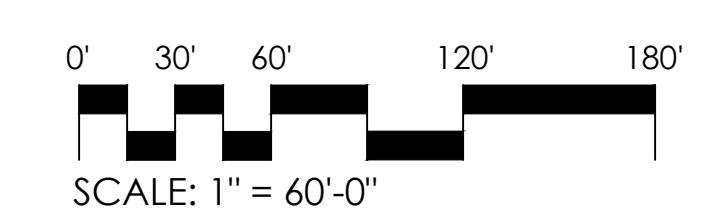
DEVELOPER:	AGRICULTURAL BLENDING COMPANY LLC 2860 LONG MEADOW DRIVE WELLINGTON, FL 33414 (561) 267-2802
CIVIL ENGINEER:	STORMWATER J. ENGINEERING, INC. 1855 INDIAN ROAD, SUITE 202 WEST PALM BEACH, FL 33409 (561) 242-0028
TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD WEST, SUITE 3 WEST PALM BEACH, FL 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	TIMOTHY M. SMITH, LAND SURVEYING, INC. 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 602-8160

SITE TABULAR DATA

Petition Number	2025-0002-REZ, 2025-0003-SP, 2025-0003-DOA
Name of Project	Ousley Hay and Feed
Overall Future Land Use Designation	Equestrian Commercial Recreation (ECR), Residential "B"
Existing Future Land Use Designation ("Affected Area")	Equestrian Commercial Recreation (ECR)
Existing Zoning District ("Affected Area")	Equestrian Residential (ER)
Proposed Zoning District ("Affected Area")	Equestrian Commercial Recreation (ECR)
Overlay	EOZD Sub-Area C
Section, Township, Range	29/4/41
Property Control Number	73-41-44-29-00-000-7010
Existing Use	Ag-Exempt Equestrian Services
Proposed Use	Agricultural Retail/Service
Total Net Site Area (Parcel A Affected Area - Less 50' Ousley Farms Road & 50th Street S ROW)	10.11 ac. (440,331 s.f.)
Overall Gross Site Area - 63.89 ac. (2,783,048 s.f.)	
Parcel A - 10.11 ac. (440,331 s.f.)	
Parcel B - 47.27 ac. (2,058,955 s.f.) - See Plat Application for further details	
Tract RW - 6.51 (283,782 s.f.)	
Total Gross Floor Area	35,425 s.f.
Existing Building A	
AG-Exempt Covered Manure Bin - 10,045 s.f.	
Existing Building B	
AG-Exempt Equestrian Services - 11,380 s.f.	
Proposed Building C	
Agricultural Retail/Service - 14,000 s.f.	
Total Floor Area Ratio	0.08 (35,425 s.f.)
Total Building Coverage (including canopies of 8,793 s.f.)	10% (42,548 s.f.)
Impervious Area	35% (154,486 s.f.)
Buildings (35,425 s.f.)	
Pavement/Walks (120,491 s.f.)	
Pervious Area	67% (291,159 s.f.)
Open Space	67% (291,159 s.f.)
Parking Required	32 SPACES
AG-Exempt Warehouse - 1 space/1,000 s.f. @ 10,755 s.f. = 11 spaces	
+ 1 space/200 s.f. of office space @ 625 s.f. = 3	
Agricultural Retail/Service - 1 space/250 s.f. @ 1,220 s.f. = 5 spaces	
Warehouse - 1 space/1,000 s.f. @ 12,780 s.f. = 13 spaces	
Proposed Parking	52 SPACES
Handicap Spaces Required - 2	
Handicap Spaces Proposed - 2	
Bicycle Spaces Required	12
Bicycle Spaces Proposed	12
Loading Spaces Required	1
Loading Spaces Proposed	6
Max. Building Height (Building A & B)	Ag-Exempt
Max. Building Height (Building C)	25'
Detention	23,798 s.f. (5%)
Number of Stories	1'
Traffic Analysis Zone	1095
Concurrency Reservation	
Existing AG-Exempt Covered Manure Bin (Building A)	10,045 s.f.
Existing AG-Exempt Equestrian Services (Building B)	11,380 s.f.
Proposed Agricultural Retail/Service (Building C)	14,000 s.f.



NORTH



Date: 03/14/25
Scale: 1" = 20'
Design By: AH
Drawn By: AH
Checked By: JES
File No. 24-33
Job No. 1181.01

REVISIONS / SUBMISSIONS
05/30/25 Resubmittal
07/11/25 Resubmittal
07/16/25 Resubmittal

SITE PLAN

SP-1

of 1

