

# Exhibit D - 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

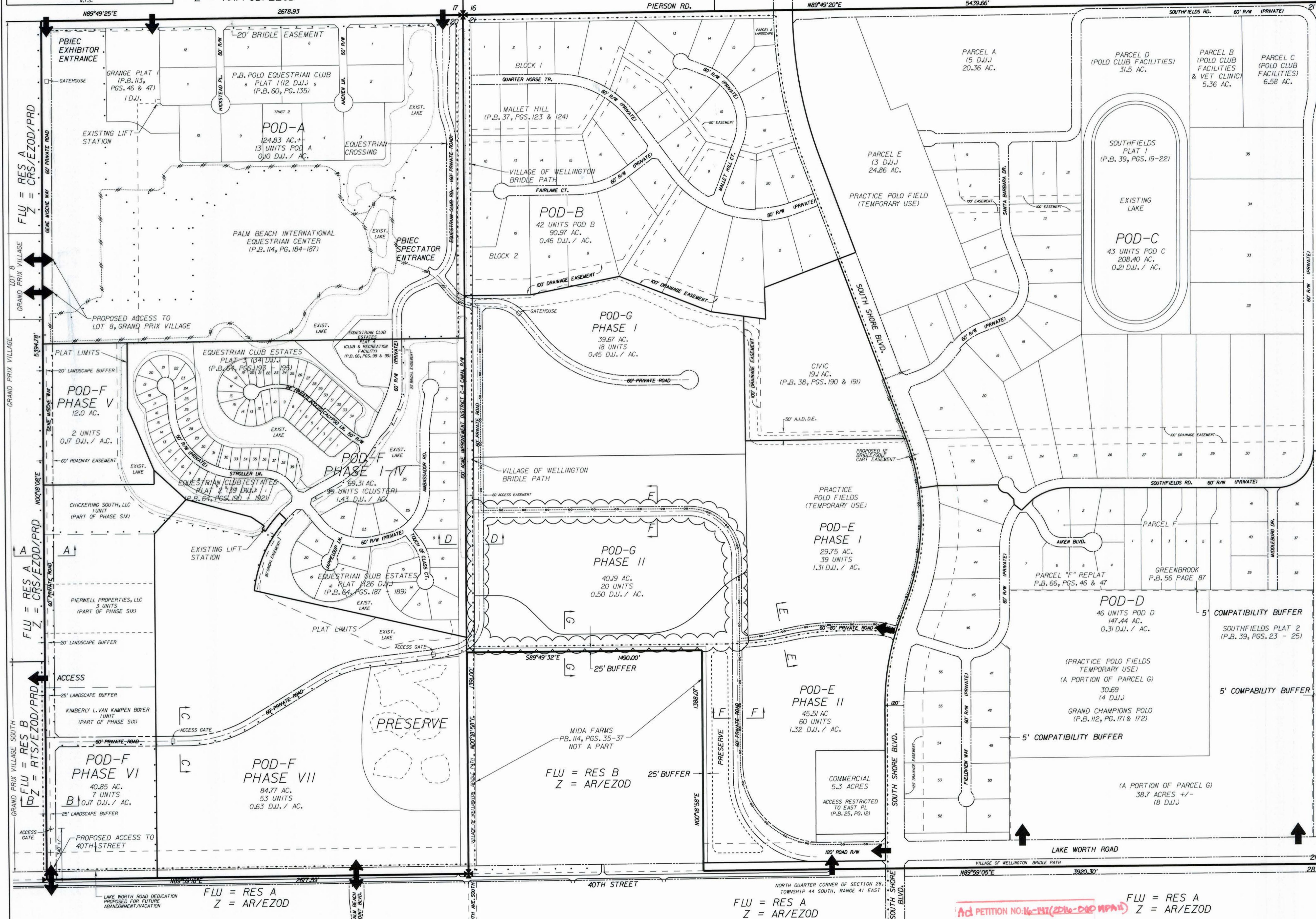
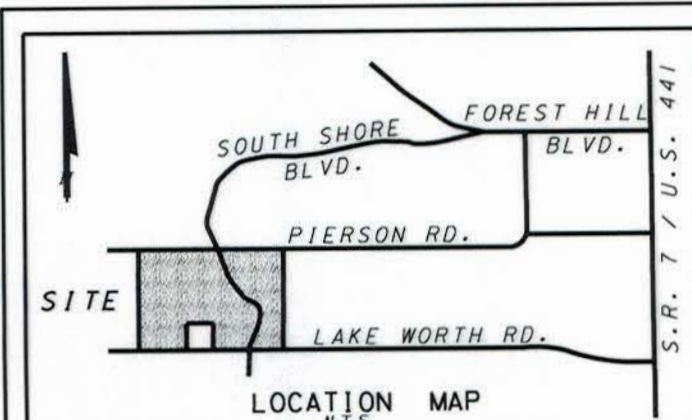
FLU = RES C  
Z = WELLINGTON PUD

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
<b>TOTAL</b>	<b>461.48 AC</b>
	<b>48.0%</b>

### 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
<b>TOTAL</b>	<b>958.09</b>	<b>442</b>	<b>0.46</b>

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

**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: LB0006637, EB 0007864

**MASTER LAND USE PLAN**  
**WELLINGTON COUNTRYPLACE, PUD**  
**WELLINGTON, FLORIDA**  
**PETITION NO. 16-147 (2016-060MPA11)**

PROJECT NO. 13741114  
 DATE 10/13/2016  
 SHEET 1 OF 2  
 SCALE 1" = 300'

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.
3. The Developer shall convey one hundred twenty (120) feet of right-of-way and construct four (4) travel lanes for Lake Worth Road Extension (i.e. Main Development Road), as determined by the County Engineer; (Replaced by Condition 6 of R-88-1200)
4. Prior to platting the rural areas, data pertaining to the proposed water supply must be submitted to the County Health Department for approval;
5. Prior to platting the urban areas, the expansion of the water and sewer facilities must be approved by the County Health Department.
6. The developer shall provide a fire protection contract approved by the County Attorney, prior to the first plat;
7. The developer shall provide a solid waste removal contract approved by the County Attorney, prior to the first plat;
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. (Replaced by Section 1 or Ordinance 97-18)
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.
3. Prohibited plant species shall be removed pursuant to 500.35 F.17. (Eradication program Prohibited Plant Species).
4. Since sewer service is available to the property, septic tank shall not be approved for use on said property.
5. Since water service is available to the property a well shall not be approved for potable water use on said property.
6. Condition No. 3 of Zoning Petition No. 76-60 (R-76-481) which states: "3. The Developer shall convey one hundred twenty (120) feet of right-of-way and construct four (4) travel lanes for Lake Worth Road Extension (i.e. Main Development Road), as determined by the County Engineer;" is hereby revised to read as follows:
"3. The property owner shall convey for the ultimate right-of-way of Lake Worth Road, a total of 120 feet within 90 days of the approval of the Resolution approving this project." (Replaced by Section 5 of Ordinance 97-18)
7. The property owner shall provide construction plans for Lake Worth Road as a 4 lane median divided section (expandable to 6 lanes within the limits of this project) plus appropriate taper. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed within 12 months of the approval of the Resolution approving this project. (Replaced by Section 5 of Ordinance 97-18)
8. The property owner shall construct Lake Worth Road as a two (2) lane section within the project limits when required for paved continuity of Lake Worth Road as determined by the County Engineer. The cost of any signal modifications or other utility relations require with this road construction shall be borne entirely by the developer. Work and construction performed in Condition No. 7 and 8 shall not be credited toward the Fair Share Impact Fee. (Replaced by Section 5 of Ordinance 97-18)
9. Surety required for the offsite road improvements as outlined in Condition No. 7 and No. 8 shall be posted with the Office of the County Engineer prior to January 1, 1998. (Replaced by section 5 of Ordinance 97-18)
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. Construction of this roadway shall not be credited toward the Fair Share Impact Fee.

**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. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. The design of the system shall assume the ultimate Thoroughfare Plan Section road drainage runoff.
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. The Fair Share Fee for this project presently is:
a. \$804 per single family home under 2,000 square feet
b. \$1,045 per single family dwelling unit over 2,000 square feet
c. \$562 per multi-family dwelling unit

**CONDITIONS OF APPROVAL**

**PETITION NO. 97-18**

- 1. Section 1. The above recitals are incorporated as though fully set forth herein. (replaced by Section 1 of R-99-90)
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.
3. Section 3. Resolution 88-1200 contained twelve conditions which either have been complied with, not complied with, fall under minimum requirements of the ULDC and need not be itemized as conditions, or are no longer applicable.
4. Section 4. Except as amended herein, all conditions in Resolution 76-481 and Resolution 88-1200 shall remain in full force and effect. (Replaced by Section 2 of R-99-90)
5. Section 5. The following conditions are new and modified and shall be incorporated into this ordinance.
1. "The Developer shall provide Palm Beach County with a payment of \$100,000 (the first payment) not later than September 30, 1998, for the design and construction of Lake Worth Road."
2. "The Developer shall provide Palm Beach County, not later than September 30, 2001, with a payment equal to difference between \$200,000 minus the first payment and road impact fees that have been paid from March 31, 1998."
3. "The Developer shall receive road impact fee credits for the full amount of cash payment until such time as the credit is exhausted."
4. "The Developer shall submit an updated master plan which illustrates existing development, proposed development, phasing designations, and land use information (existing units, proposed units, density calculations), no later than July 1, 1998."
5. "The Developer shall comply with the rules and regulation contained in the ULDC and any other applicable codes."
6. Section 6. The Village Council hereby grants approval of a two year time extension to record a plat, from August 8, 1998 to August 8, 1999. The Village of Wellington Status Report for Zoning Petition 76-60/76(a) is attached hereto as Exhibit "C", and is incorporated herein and made part hereof. (Replaced by Section 3 of R-99-90)
7. Section 7. The provisions of the Ordinance shall become effective immediately upon adoption. (Replaced by Section 4 of R-99-90)
8. Section 8. The provisions of this Ordinance shall become effective upon adoption. (Replaced by Section 4 of R-99-90)

**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.
3. Section 3. The Village Council hereby grants approval of a two (2) year time extension to records a plat, from August 8, 1999 to August 8, 2001. The Village of Wellington Status Report for Zoning Petition 76-60/76(a) is attached hereto and incorporated herein as Exhibit "C".
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.
3. Petitioner shall coordinate with the City Engineer to provide additional access points within the Future Lake Worth Road 120' Right of Way remnant to allow vehicular, bridle and pedestrian connections westerly to the northern terminus of 50th Street/South Road.
4. Petitioner shall continue to coordinate with City Engineer to resolve local access for bridle trails, golf carts and vehicular traffic from adjacent properties and roadways.
5. Petitioner shall record the replat of the 85-acre Commercial Equestrian Arena prior to December 31, 2011.
6. The property owners listed on this Master Plan Amendment Application shall plat their portion of Pod A prior to December 31, 2011.
7. No cluster development is designated on the proposed Master Plan and may only be allowed subject to a future Master Plan Amendment.
8. The plat shall depict the road system with the golf cart and bridle paths. This construction shall include the bridle paths and golf cart paths as shown on the Master Plan. This construction shall include separate left, through and right turn lanes on the west approach of the intersection of Lake Worth Road and South Shore Boulevard and all necessary signal modifications. Construction shall be completed prior to the first certificate of occupancy in Pod F. (TRAFFIC)
9. Prior to the first residential building permit, a traffic monitoring report shall be completed of the traffic impacts of the Palm Beach International Equestrian Center during season. Twenty-four hour traffic counts shall be collected for a full week during the Winter Equestrian Festival at all access points to/from the site. The report shall be submitted to Wellington for review. (TRAFFIC)
10. Master Plan shall be amended to remove the southern connection to Equestrian Club Estates community from Pod F.
11. The 25' buffer on the Master Plan south of the internal 60' Private Road and along the north side of Mida Farms shall be accomplished, if possible, through preservation of existing native vegetation. If it is not possible to maintain the existing native vegetation, the applicant shall provide a minimum 3' high landscape berm with 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material installed on the plateau of the berm. Prior to initiating the buffering, the applicant or their successor in interest shall submit a vegetative assessment study to determine how much of the buffering can be accomplished through the preservation of existing mature native vegetation.
12. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60' Private Road within Pod G the petitioner shall provide 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material.
13. Between the Bridle Path along the east side of the C-4 Canal and west of the internal 60' Private Road within Pod G the petitioner shall provide 16' high native canopy trees alternately staggered 25' on center and a minimum 5' high hedge material.
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: (a) the 39 units are transferred for banking purposes only and it does not create a density bonus; (b) the applicant acknowledges that, depending on the development patterns of the other pods within the PUD that it is possible the banked units might not be able to be built.
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.
3. Pod F Plat shall be submitted within 60 working days of Council approval of the amendment.
4. All future plats shall depict the road system with the golf cart and bridle paths as noted on the approved Master Plan. The construction of the road system shall include the bridle paths and golf cart paths as shown on the Master Plan. (Replaces Condition #8 of Resolution 2011-73)
5. The construction of the west approach of the intersection of Lake Worth Road and South Shore Boulevard shall include separate left and shared through/right-turn lane and all necessary signal modifications. This construction shall be completed prior to the first certificate of occupancy in Pod F, Phase VII. The Lake Worth Road and South Shore Boulevard intersection geometry shall be reassessed by the applicant to monitor the level of service prior to the first building permit for any structure in Pods E or G. The assessment shall be provided to the Village Engineer for review and approval. Any additional improvements required for the Lake Worth Road and South Shore Boulevard intersection geometry based on the reassessment shall be constructed prior to certificates of occupancy for Pods E and G. (Replaces Condition #8 of Resolution 2011-73)
6. Prior to the first building permit for Pod E or G, construction of a northbound left turn lane on South Shore Boulevard at the Private Road between Pod E Phase I and Pod E Phase II shall commence. Construction shall be completed prior to the first certificate of occupancy in Pods E or G.
7. The Applicant agrees that any road running east/west between South Shore Boulevard/Pod E and Pod F will be designed and constructed at a minimum of 800 feet from the north property line of the Plat of Mida Farm. The exact location and alignment of this road will be submitted for review and approval by Village Council at the Site Plan stage for Pod G and for Pod E, as affected. Nothing in this condition shall be construed to limit the existing eastern most access point on Pod F and its connection to PBIEC, and the code required turning radius from the Pod F easternmost access point.
8. A 25-foot wide Landscape Buffer Easement shall be required along the west PUD perimeter boundary running adjacent to Grand Prix Village South. A 20-foot wide Landscape Buffer Easement shall be required along the west PUD perimeter boundary of Pod F running adjacent to Grand Prix Village. The buffer easements shall be dedicated and illustrated on the future Plat for Pod F. These landscape buffer easements can overlap the Gene Mische Way private road and drainage easement. This easement may be dedicated for landscape and drainage purposes. Additionally, increased landscaping along the western PUD boundary running from Pierson Road South along PBIEC is required. The owner is required to submit an Alternative Landscape Plan (ALP) for the entire area running along the west side of Gene Mische Way from Pierson Road to 40th Street. The ALP shall be submitted within 30 working days of approval of Pod F Plat. The installation of the landscaping within the limits of PBIEC no later than May 1, 2015. The installation of the landscaping within the Gene Mische Way Extension in Pod F - Phase VI shall be installed with the construction of the roadway.
9. Controlled vehicular access shall be provided to Gene Mische Way from 40th Street to PBIEC for all PBIEC exhibitors during PBIEC equestrian events from 7 AM to 7 PM. The access gate on Gene Mische Way north of 40th Street shall be open for PBIEC spectators for egress purposes only during all events until such time as the road connection through Pods E and G connects Lake Worth Road/40th Street to PBIEC. Once the roadway connection is built, the access gate on Gene Mische Way shall be open for spectators for egress only during peak events. Peak events are defined as those events requiring the use of on-site rings within PBIEC for parking. Exhibitors are defined as participants and their entourage (e.g. - grooms, braiders, farriers, veterinarians, and consultants), vendors and other various service personnel using and/or associated with PBIEC with PBIEC parking credentials.

**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. No vehicular traffic generated from the stabling purposes may enter the site from Grand Prix Farms Drive.
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.
3. A Site Plan approval for Parcel G of Pod D shall be required prior to issuance of building permits. All other necessary approvals (i.e. Vacation/abandonment and/or engineering permits) shall be obtained prior to building permits.
4. The applicant is required to install a 5-foot wide compatibility buffer along the northern, eastern and western property lines of Parcel G, in accordance with the land developments regulations. All buffers shall be installed prior to a change in use or an intensity of the existing use on subject property.
5. Gates to be located a minimum of 150 feet from the edge of pavement and shall have a t-turn around. Gates shall be relocated by property owner in the event of the future widening of Lake Worth Road. Installation of a cul-de-sac may be required should the t-turn around fail as determined by the Village Engineer.
6. Access drives shall comply with Wellington's Land Development Regulations and standards and shall remain closed except for events or polo activities. No through traffic shall be permitted.
7. No improvements or vegetation shall be constructed or installed within the C-6 canal Right-Of-Way or within any type of easement. Private use of the C-6 canal Right-Of-Way is prohibited without the written approval of the Village Engineer.
8. During the first peak season after the completed construction of the new access points to Lake Worth Road, a driveway analysis shall be completed for both driveways. The analysis must be based on peak season counts and queuing data collected by the property owner for the peak hour of the generator for one weekday and one weekend day. The report must be submitted to the Village Engineer within 30 days of completion of the analysis. If deficiencies are exposed by the driveway analysis, then additional off-site and on-site infrastructure improvements to the roadways and access points may be required. If the analysis is not completed on time, then the driveways will be closed.
9. Site Plan and Replat approvals are required prior to the construction of the access drives.

**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. The exact location and alignment of this road shall be reviewed and approved by Village Council at the Site Plan stage for Pod E and Pod G. This may result in a future amendment to the Master Plan should the proposed connection be substantially different on the approved Site Plan.
3. Pod E shall be platted prior to any use of Pod E for Seasonal Equestrian Activities/Uses. Any easements, preserves or other future dedications illustrated on the Plat shall be formalized with a Re-plat prior to the issuance of a Land Development Permit for permanent development of Pod E.

**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
4. VILLAGE OF WELLINGTON STAFF ADDED CUL-DE-SAC IN PALM BEACH POLO EQUESTRIAN CLUB PLAT 2 & (04-28-09)
5. 5.3 ACRE LOT DEPICTED IN PALM BEACH POLO EQUESTRIAN CLUB PLAT 2 & 3 (06-05-09) AND ADDED ONCE SINGLE FAMILY UNIT WITH GROOMS QUARTERS TO POD "A" AND P.U.D. (06-05-09)
6. TWO UNITS RELOCATED FROM PHASE IV OF PARCEL "F" TO PHASE V OF PARCEL "F", ADD GENE MISCHE WAY AND REMOVE CUL-DE-SAC FROM POD "A" (TO COMPLY WITH PBIEC MAY 13, 2009 CERTIFIED SITE PLAN - (2006-685 ASA1)
7. EQUESTRIAN CLUB ROAD REALIGNMENT WITHIN POD "A" (12-16-2010).
8. MASTER PLAN UPDATE WITH ACCESS MODIFICATION FOR PODS A, E, F, AND G. REVISE NATURAL PRESERVE TO POD G, 80 ACRES AND ADD 38 D.U. TO MASTER PLAN FOR POD G. TRANSFER D.U. BETWEEN PODS AS FOLLOWS: ADD 25 D.U. TO POD A ADD 28 D.U. TO POD E SUBTRACT 53 D.U. FROM POD F (05-09-2011)
9. RESOLUTION NO. R2011-73 TRANSFER 39 D.U. FROM POD-F TO POD-E FOR BANKING PURPOSES. SEE CONDITION NO. 15
10. PETITION 2015-025MPA8: ADMINISTRATIVE CORRECTIVE AMENDMENT TO THE TABULAR DATA TO POD C AND POD D.
11. RESOLUTION NO. R2016-01 ADD TWO ACCESS POINTS FROM GENE MISCHE WAY TO LOTS 8, 9 AND 10 OF GRAND PRIX FARMS.
12. RESOLUTION NO R2016-03 ADD TWO ACCESS POINTS FROM LAKE WORTH ROAD TO PARCEL G OF POD D.
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

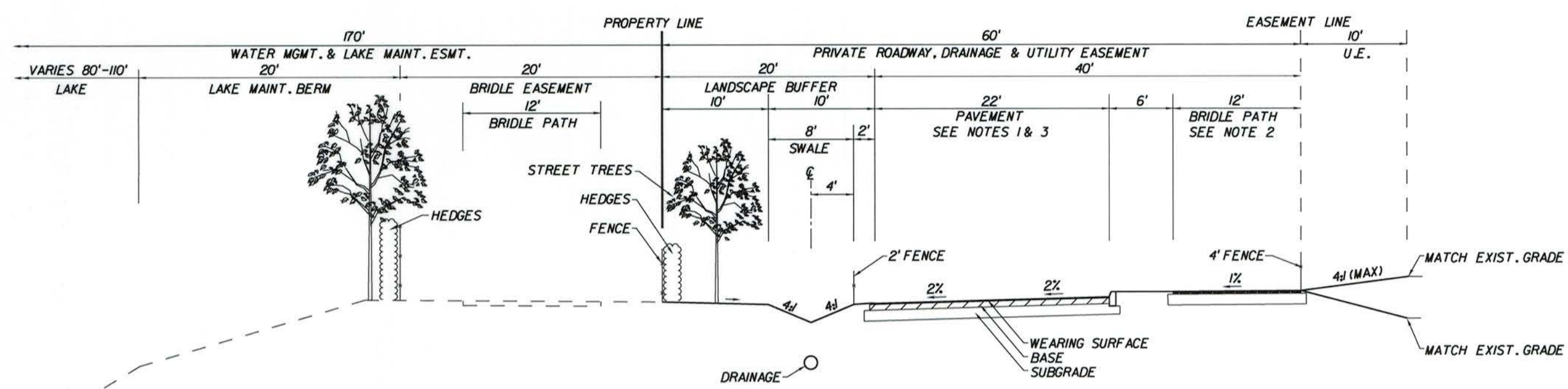
MASTER LAND USE PLAN
PETITION NO. 16-147 (2016-060MPA11)

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

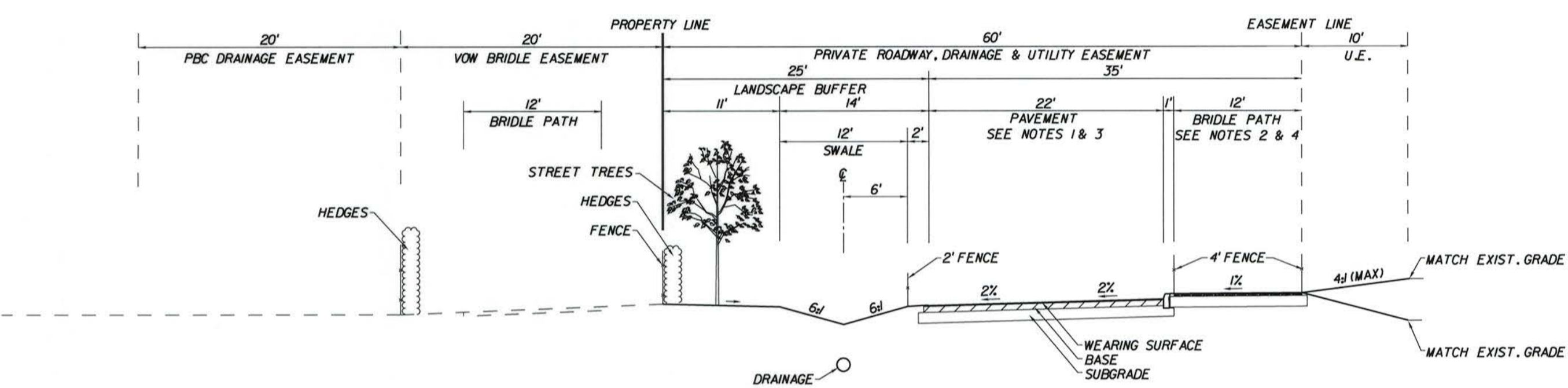
WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA

DATE 10/13/2016
SHEET 2 OF 2
PROJ. NO. 13747114
SCALE NTS

POD "F" - PHASES V & VI  
TYPICAL SECTIONS

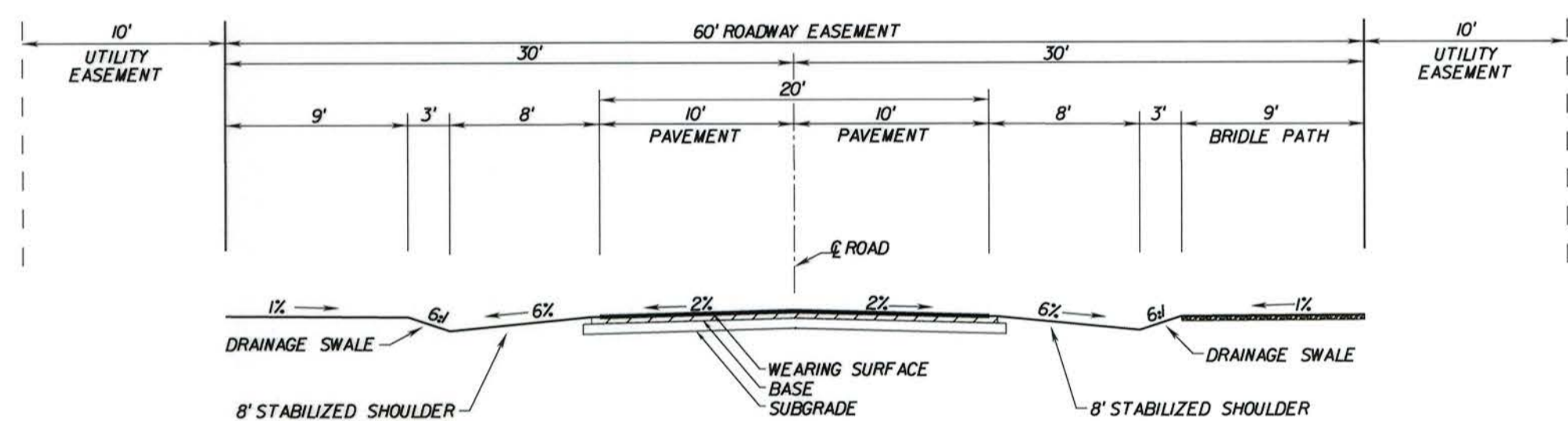


GENE MISCHÉ WAY  
ADJACENT TO GRAND PRIX VILLAGE  
SECTION A-A



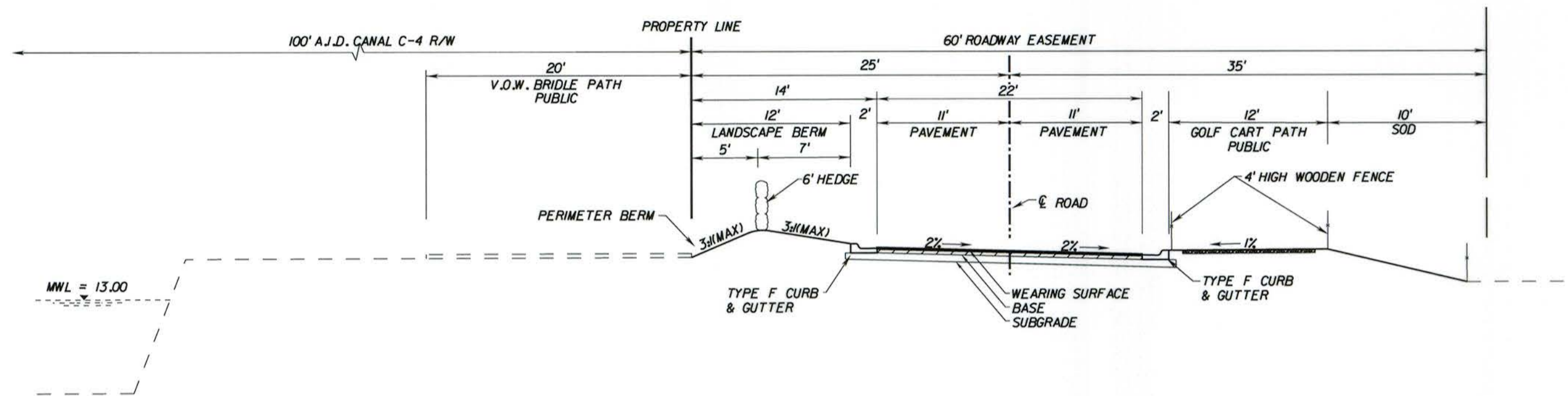
GENE MISCHÉ WAY  
ADJACENT TO GRAND PRIX VILLAGE SOUTH  
SECTION B-B

- GENE MISCHÉ WAY  
TYPICAL SECTION NOTES:
1. GENE MISCHÉ WAY OPEN TO PBIEC EXHIBITORS DURING EQUESTRIAN SHOW EVENTS.
  2. BRIDLE PATH OPEN TO PBIEC 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.

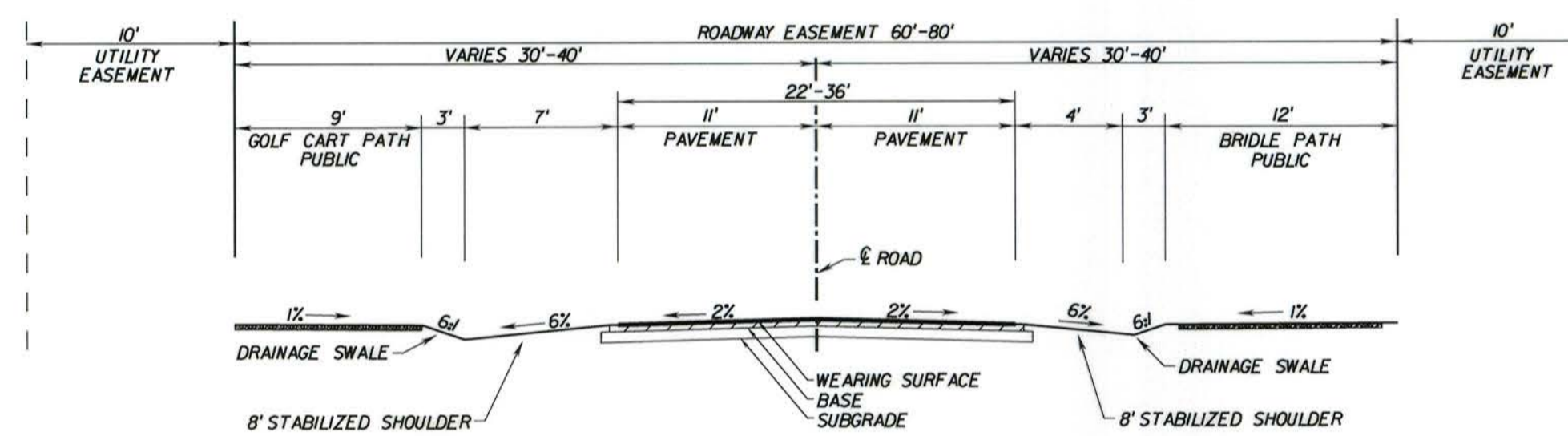


60' PRIVATE ROAD  
TO POD "F" - PHASE VII  
SECTION C-C

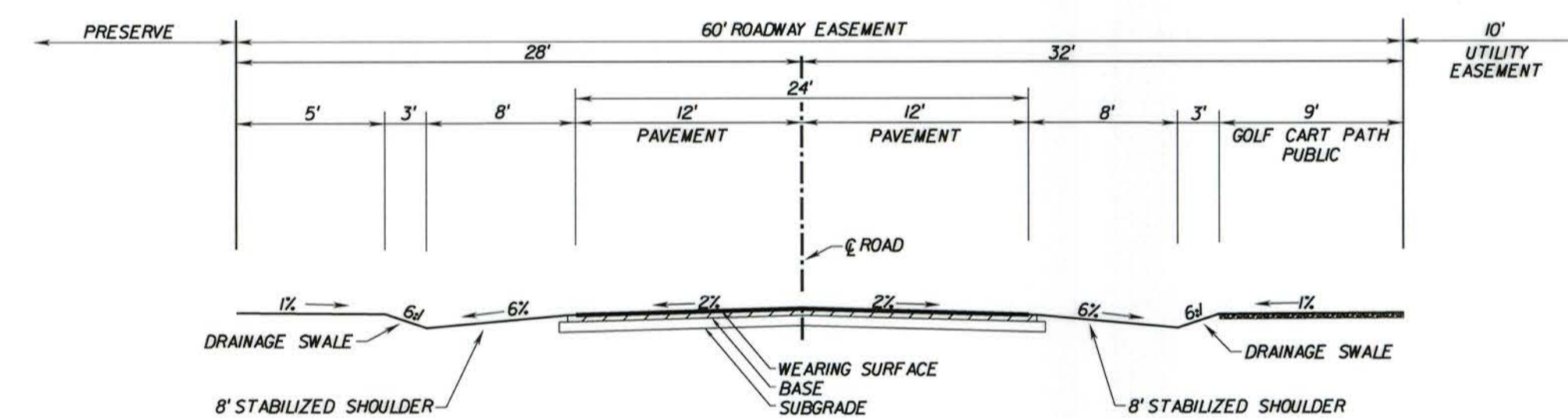
PARCEL "B" AND POD "E"  
TYPICAL SECTIONS



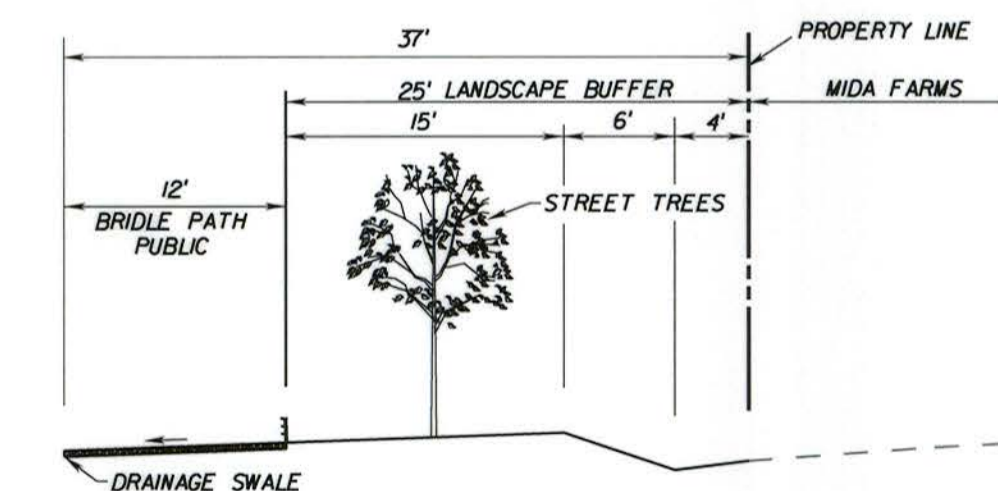
60' PRIVATE ROAD  
ALONG C-4 CANAL  
SECTION D-D



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 (2016-060)  
APPROVED DATE: 11/3/2016 (M PA11)  
P&Z PROJECT MANAGER: CDC  
Admin. Master Plan  
Amendment.

MASTER LAND USE PLAN  
TYPICAL SECTIONS

PETITION NO. 16-147 (2016-030MPA11)

PROJ. NO. 13747114 DATE 10/13/2016 SHEET 1 OF 1

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