

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

Exhibit C - Current Wellington CountryPlace PUD Master Plan

FLU = RES D
Z = PUD
FLU = CR
Z = AR/PUD/EZOD
FLU = CR
Z = AR/PUD/EZOD



FLA = RES B
Z = AR/EZOD

LAND USE DATA

PETITION NO. 2014-016MPA6/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%
LAKES, 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
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	0.17
POD F PHASE VI	40.85	7	0.17
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:

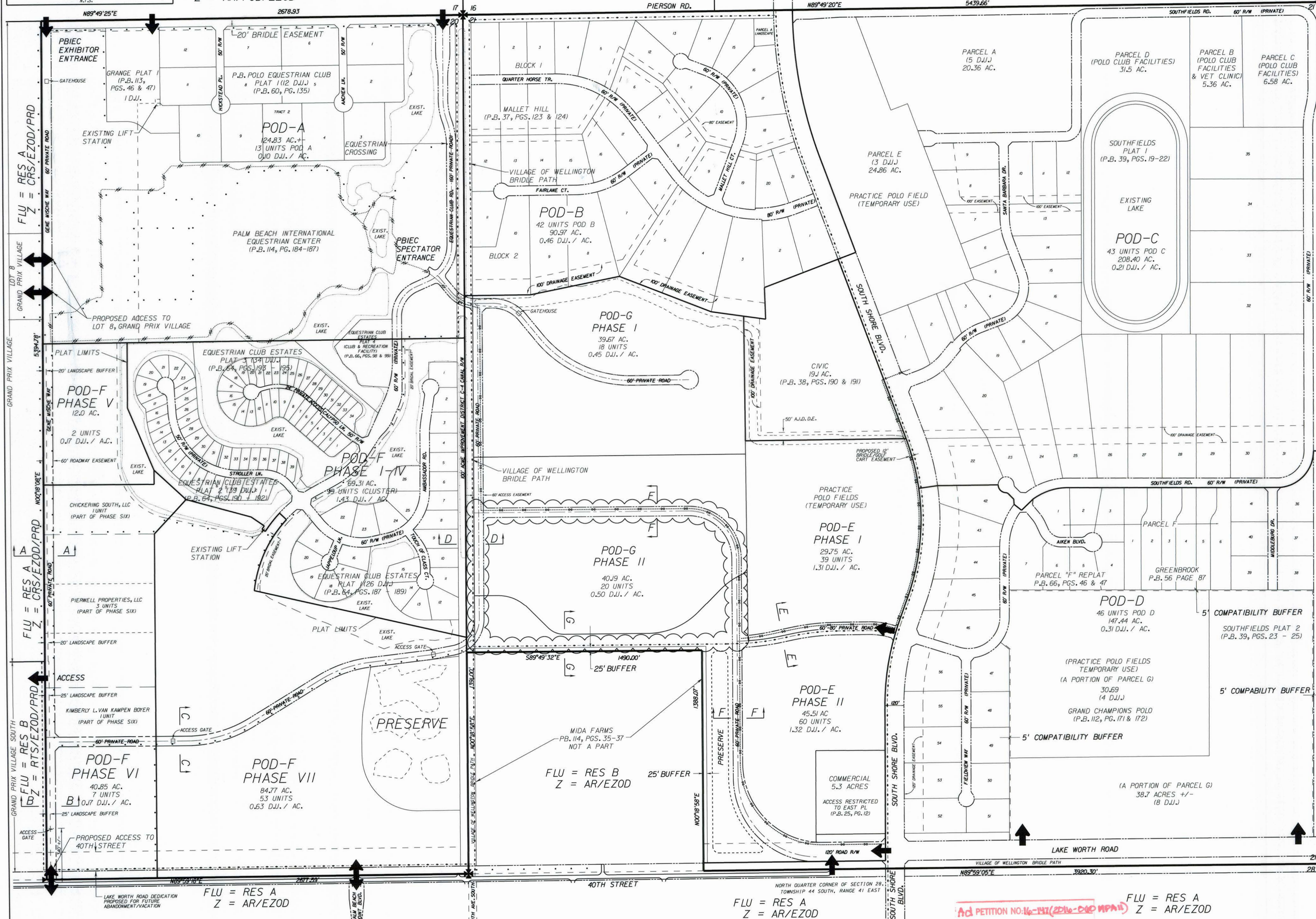
EQUESTRIAN SPORT PRODUCTIONS, LLC
1440 PIERSON ROAD
WELLINGTON, FLORIDA 33414

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



Ad PETITION NO. 16-147 (2016-060MPA11)

APPROVED DATE: 11/13/2016

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.

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

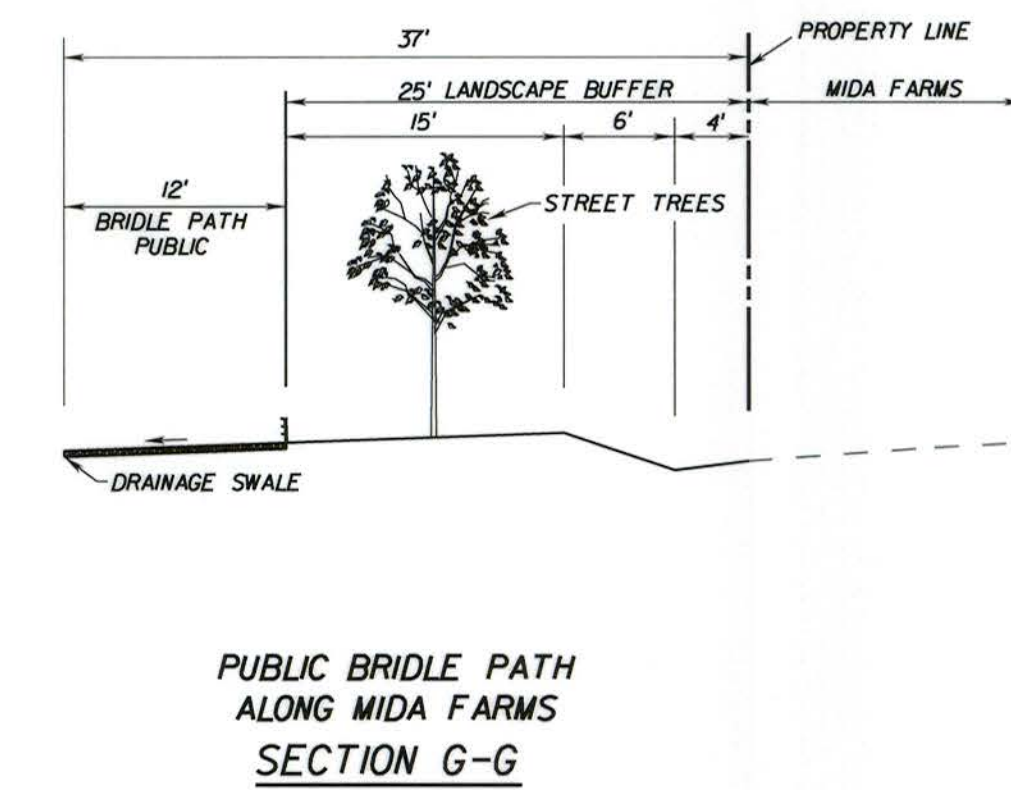
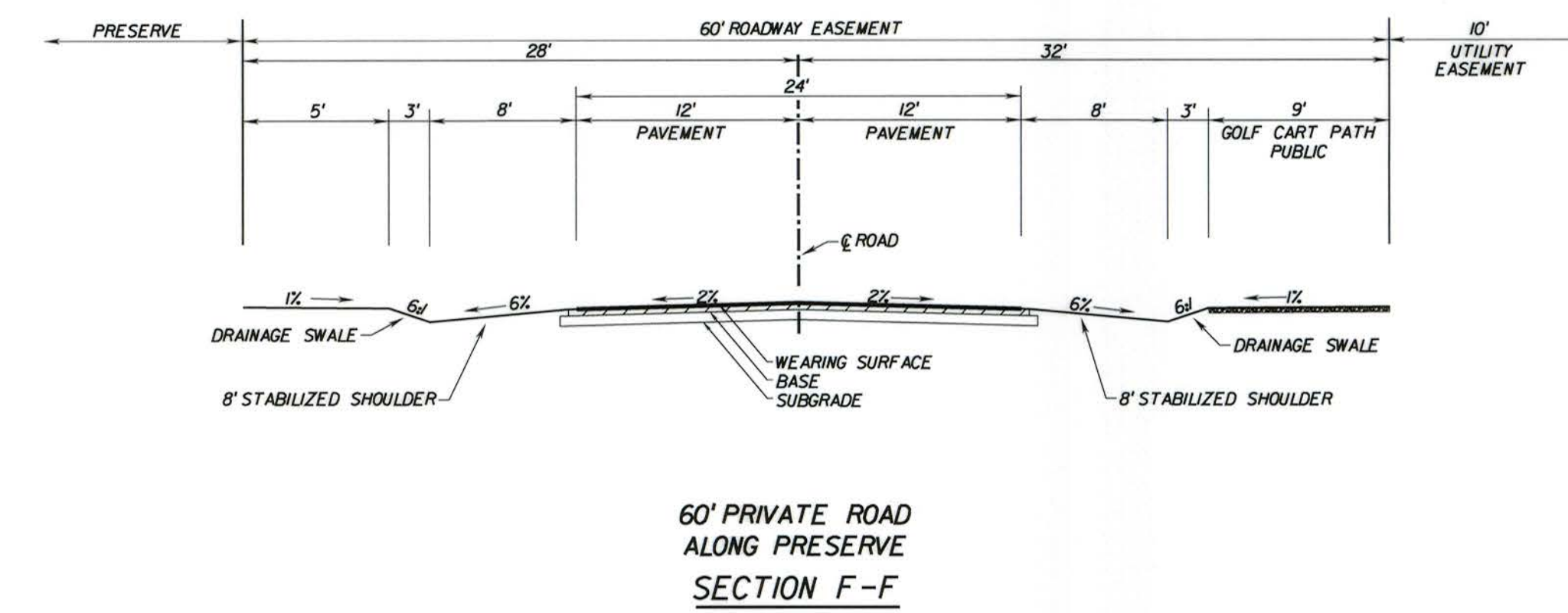
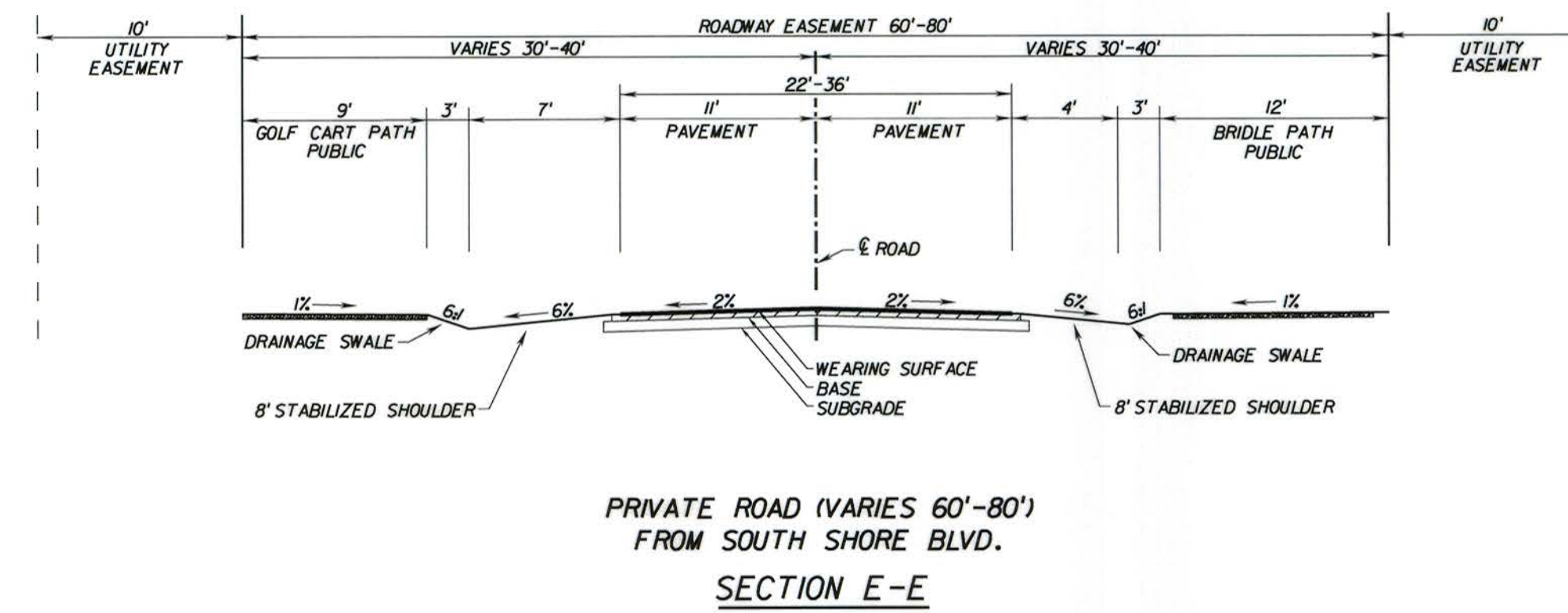
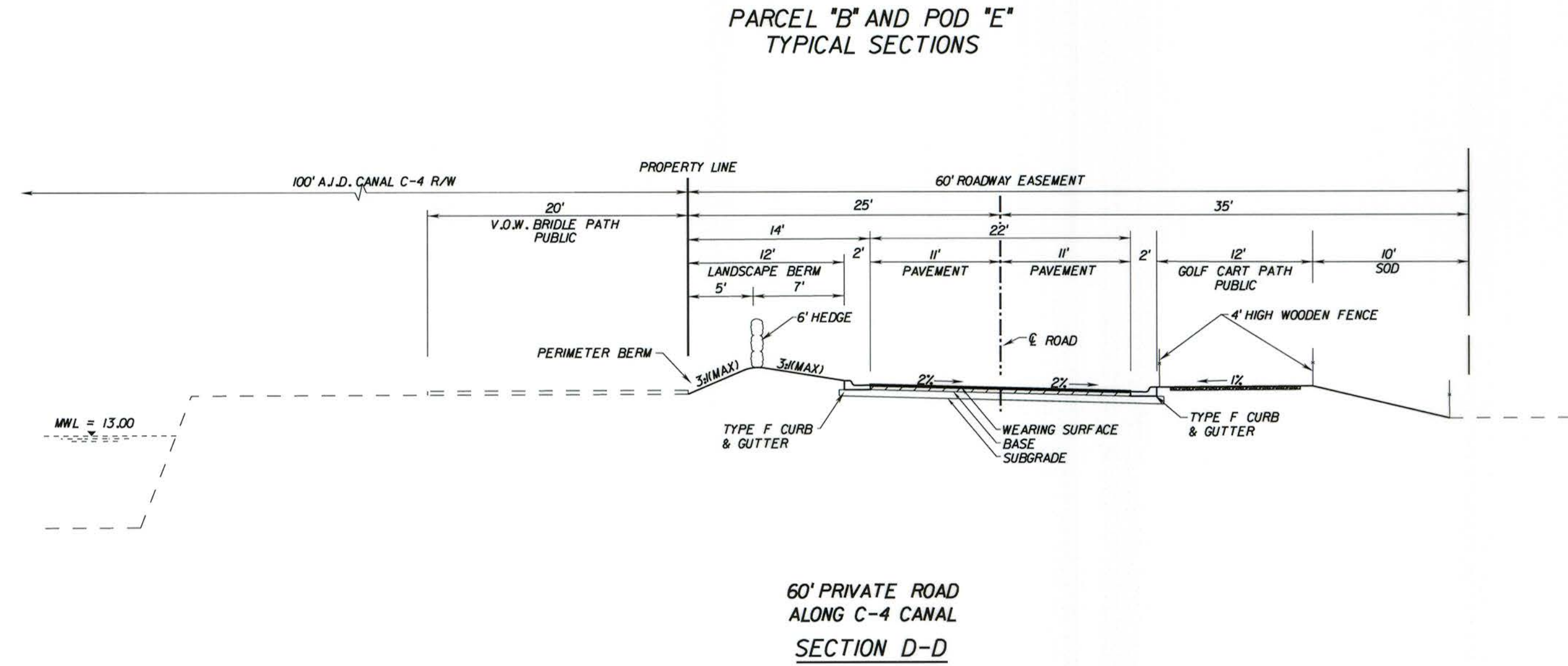
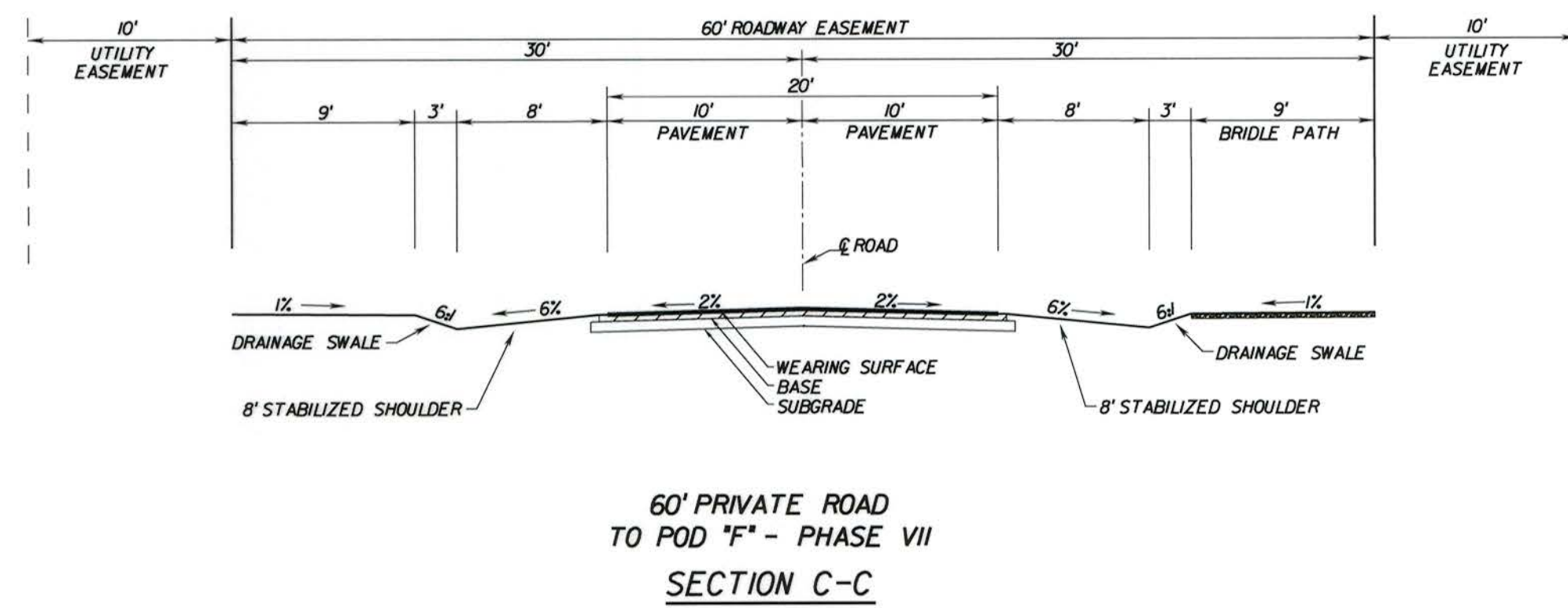
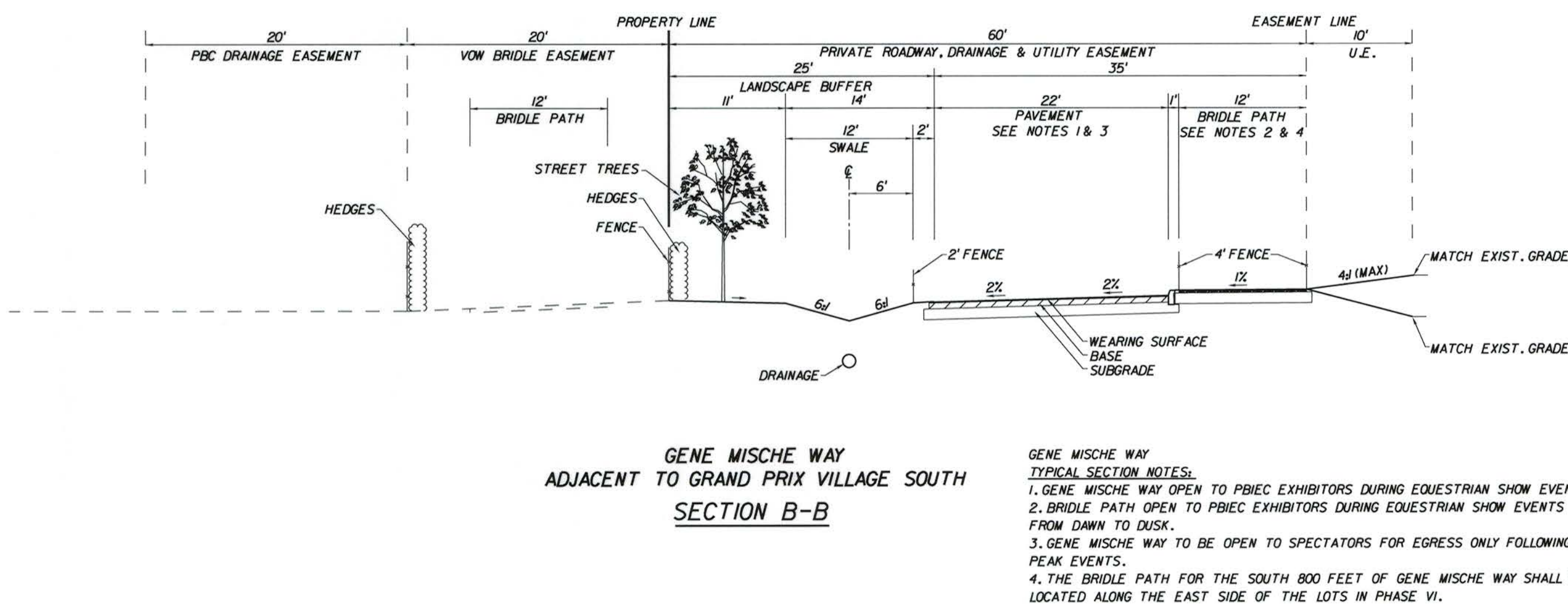
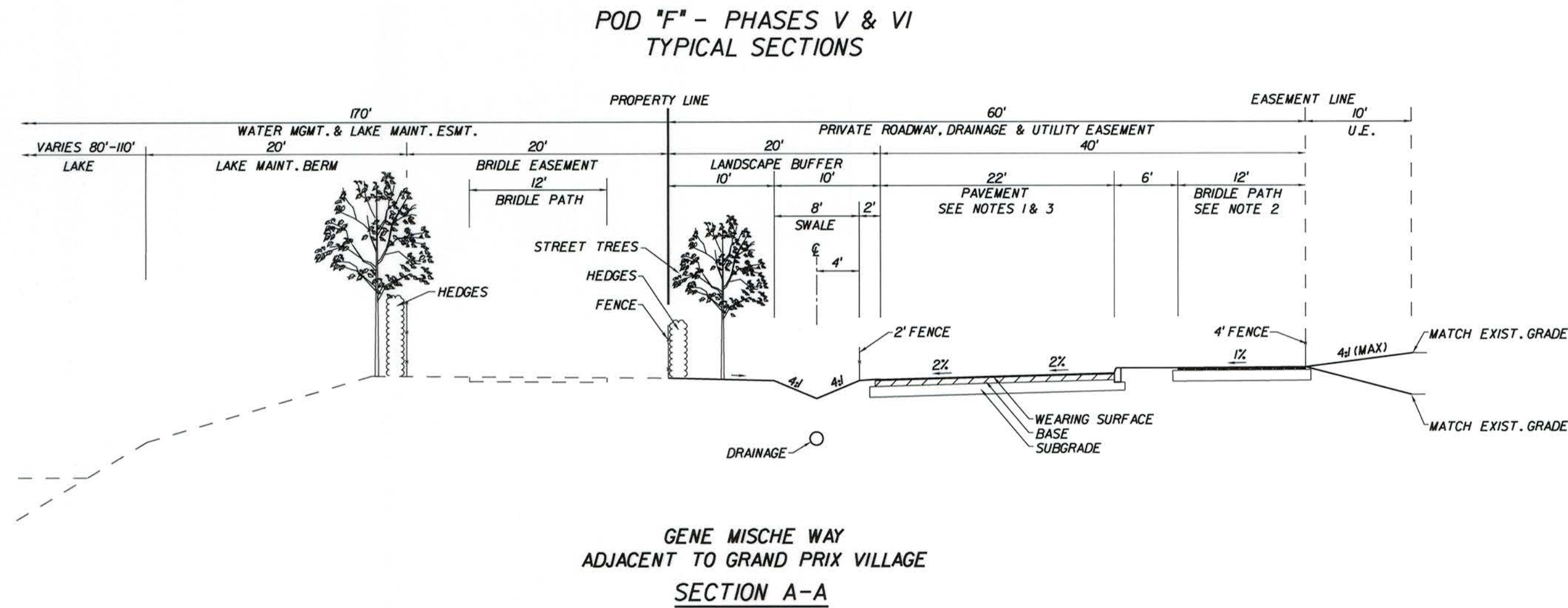
MASTER LAND USE PLAN

PETITION NO. 16-147 (2016-060MPA11)

DATE 10/13/2016

SHEET 1 OF 2

WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA



AC PETITION NO. 16-147 (2016-030MPA11)
APPROVED DATE: 11/3/2016 M PA11)
P&Z PROJECT MANAGER: CAC
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

SCALE NTS

SEXTON ENGINEERING ASSOCIATES, INC.

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WELLINGTON COUNTRYPLACE, PUD
WELLINGTON, FLORIDA