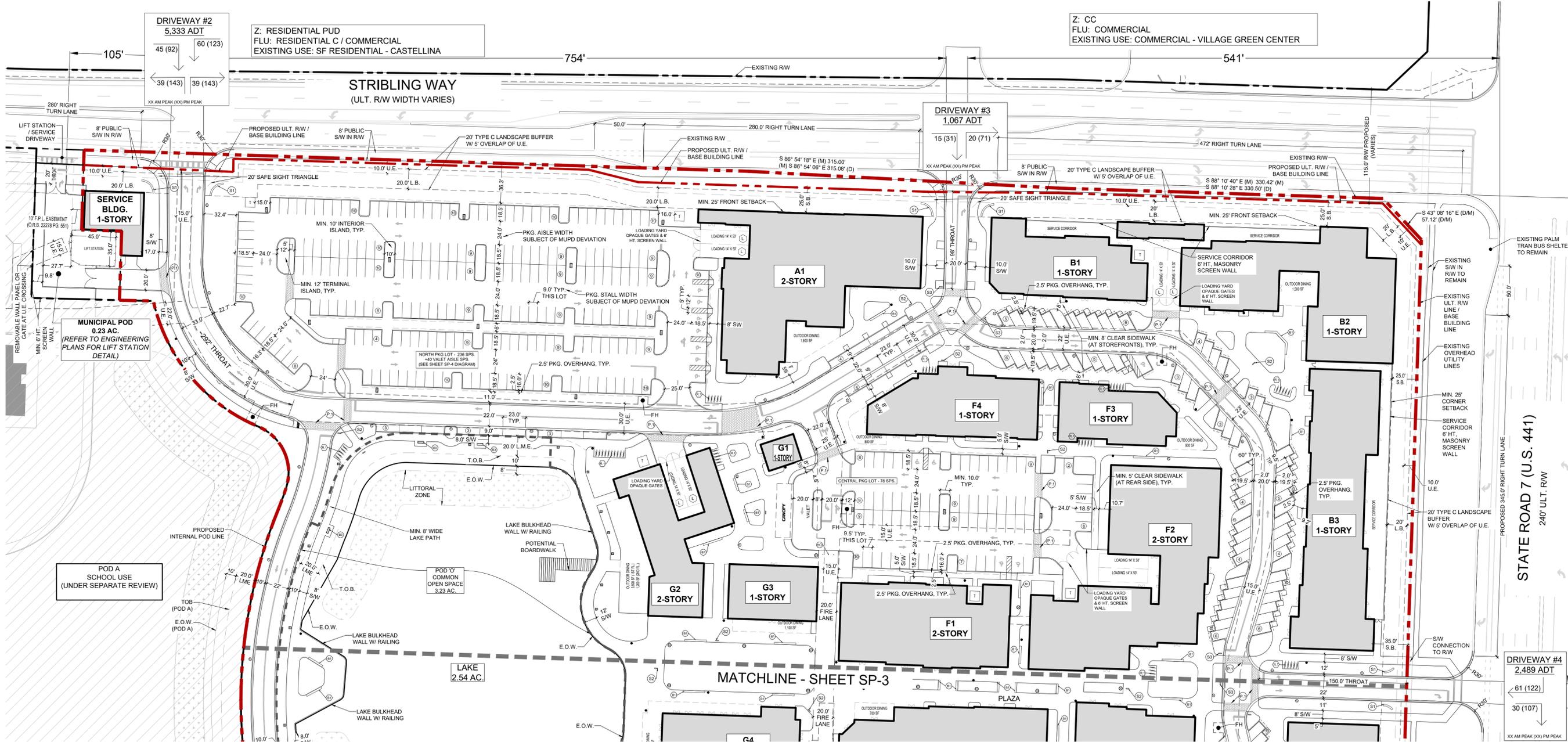


Wellington Village MUPD (a.k.a K Park) Pod B - Mixed Use Village Wellington, Florida Site Plan



BUILDING LEGEND

BLDG #	USE	HEIGHT (+) INDICATES HT. EXCEEDS 35', SUBJECT TO COND. USE APPROVAL	GROSS SF
A1	MIXED USE - R	2-STORY	44,000
B1	MIXED USE - R	1-STORY	11,200
B2	MIXED USE - R	1-STORY	18,100
B3	MIXED USE - R	1-STORY	17,900
C1	MIXED USE	1-STORY	7,500
C2	MIXED USE - R	2-STORY	32,200
D1	MIXED USE - R	3-STORY (+)	33,250
D2	MIXED USE - R	3-STORY (+)	35,150
E1	MIXED USE - R	2-STORY	57,400
E2	MIXED USE - R	2-STORY	33,300
F1	MIXED USE - R - MF	2-STORY	13,250
F2	MIXED USE - R - MF	2-STORY	23,650
F3	MIXED USE - R	1-STORY	6,400
F4	MIXED USE - R	1-STORY	10,100
G1	R	1-STORY	1,000
G2	R	2-STORY	11,800
G3	R	1-STORY	5,000
G4	R	2-STORY (+)	22,500
G5	R	1-STORY	3,300
SERVICE BLDG			3,000
SUBTOTAL			390,000
H	HOTEL	6-STORY (+)	175,000
			180 ROOMS

USE LEGEND
 MIXED USE = ALL PERMITTED COMMERCIAL USES (EXCLUDING RESTAURANT)
 R = RESTAURANT
 MF = MULTI-FAMILY RESIDENTIAL

SITE PLAN LEGEND

AC = ACRES
 BLDG. = BUILDING
 E.O.W. = EDGE OF WATER
 FH = FIRE HYDRANT (REFER TO CIVIL PLANS)
 GFA = GROSS FLOOR AREA
 L.B. = LANDSCAPE BUFFER
 L.S. = LIFT STATION
 L.M.E. = LAKE MAINTENANCE EASEMENT
 MIN. = MINIMUM
 O.R.B./PG = OFFICIAL RECORD BOOK & PAGE
 PKG = PARKING
 R = RADIUS
 R/W = RIGHT OF WAY
 S.B. = SETBACK
 S.F. = SQUARE FEET
 SPS = PARKING SPACES
 S/W = SIDEWALK
 T.O.B. = TOP OF BANK
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT (REFER TO CIVIL PLANS)

PRELIMINARY FPL TRANSFORMER LOCATION
 LOADING SPACE
 TRAFFIC/PARKING SIGNAGE (REFER TO ENGINEERING PLANS FOR SIGN TYPE AND DETAILS)

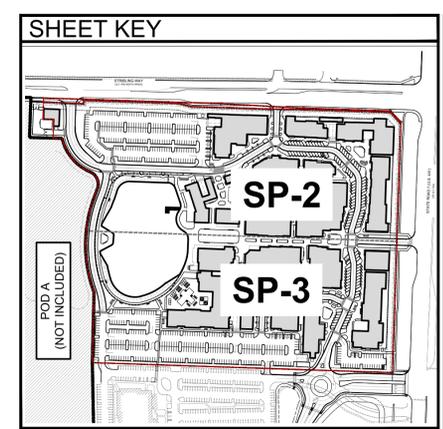
SITE FURNISHINGS (REFER TO SHEET SRP-1 FOR DETAIL)
 (S1) = BENCH TYPE 1 (SEAT WALL) (L) = LITTER RECEPTACLE
 (S2) = BENCH TYPE 2 (6' BACKED) (BR) = BIKE RACK(S) / BIKE PARKING AREA
 (S3) = BENCH TYPE 3 (6' BACKLESS) (B) = BOLLARD

SIGN LEGEND (SUBJECT TO MASTER SIGNAGE PROGRAM APPROVAL FOR DETAILS)
 S1 = MULTI-TENANT GROUND SIGN OR PROJECT ID GROUND SIGN
 S2 = BUILDING DIRECTORY OR PEDESTRIAN DIRECTIONAL SIGN
 S3 = VEHICULAR DIRECTIONAL SIGN

LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS

Symbol	Description
(S1)	PARKING LOT FIXTURE 25' MOUNTING HT.
(S2)	PEDESTRIAN FIXTURE - 22' MOUNTING HT.
(S3)	PEDESTRIAN FIXTURE - 13' MOUNTING HT.
(B)	LIGHT BOLLARD

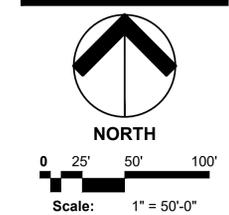
SPECIALTY PAVEMENT
 (P) = PEDESTRIAN CROSSWALK PAVERS (PAVER STYLE TBD AT TIME OF PERMIT)



ZONING STAMPS:

Date: AUGUST 18, 2025
 Project No.: 24-080.001
 Designed By: EMA
 Drawn By: MLC
 Checked By:

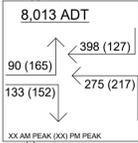
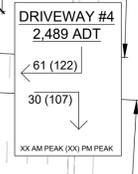
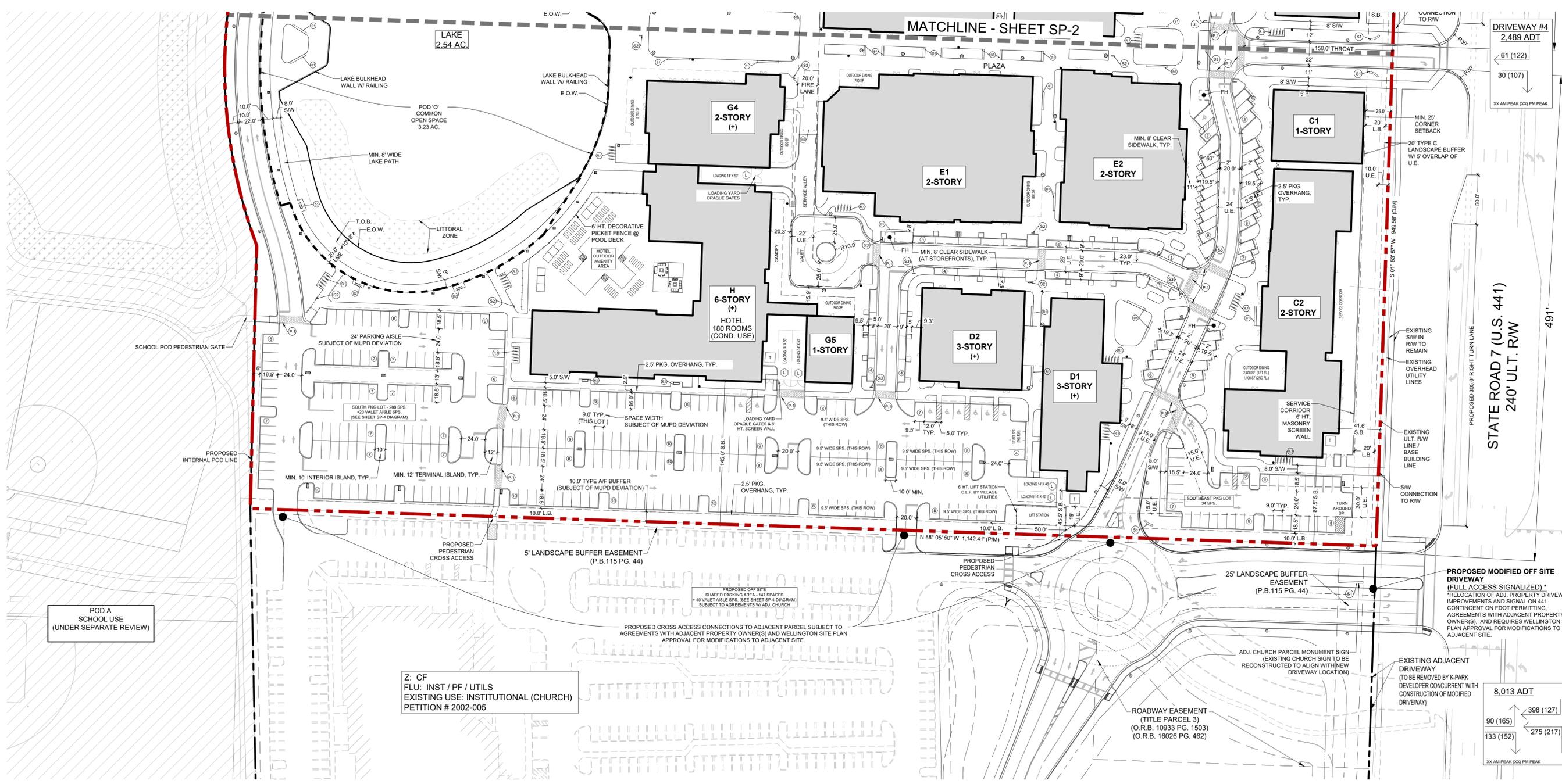
Revision Dates:
 2025.09.29: SPR SUBMITTAL
 2026.01.08: SPR RESUBMITTAL #1



SP-2 OF 4

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Wellington Village MUPD (a.k.a K Park) Pod B - Mixed Use Village Wellington, Florida Site Plan



POD A SCHOOL USE (UNDER SEPARATE REVIEW)

Z: CF
FLU: INST / PF / UTILS
EXISTING USE: INSTITUTIONAL (CHURCH)
PETITION # 2002-005

PROPOSED MODIFIED OFF SITE DRIVEWAY (FULL ACCESS SIGNALIZED)
RELOCATION OF ADJ. PROPERTY DRIVEWAY W/ IMPROVEMENTS AND SIGNAL ON 441 CONTINGENT ON FDOT PERMITTING, AGREEMENTS WITH ADJACENT PROPERTY OWNERS, AND REQUIRES WELLINGTON SITE PLAN APPROVAL FOR MODIFICATIONS TO THE ADJACENT SITE.

BUILDING LEGEND

BLDG #	USE	HEIGHT (+) INDICATES HT. EXCEEDS 35'; SUBJECT TO COND. USE APPROVAL	GROSS SF
A1	MIXED USE - R	2-STORY	44,000
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SITE PLAN LEGEND

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BLDG.	= BUILDING
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S.B.	= SETBACK
S.F.	= SQUARE FEET
SFS	= PARKING SPACES
SNW	= SIDEWALK
T.O.B.	= TOP OF BANK
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT (REFER TO CIVIL PLANS)

⏏	= PRELIMINARY FPL TRANSFORMER LOCATION
⏏	= LOADING SPACE
⚡	= TRAFFIC/PARKING SIGNAGE (REFER TO ENGINEERING PLANS FOR SIGN TYPE AND DETAILS)

SITE FURNISHINGS (REFER TO SHEET SRP-1 FOR DETAIL)

⊕	= BENCH TYPE 1 (SEAT WALL)
⊖	= BENCH TYPE 2 (6' BACKED)
⊙	= BENCH TYPE 3 (6' BACKLESS)
♻️	= LITTER RECEPTACLE
🚲	= BIKE RACK(S) / BIKE PARKING AREA
🚫	= BOLLARD

SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM APPROVAL FOR DETAILS)

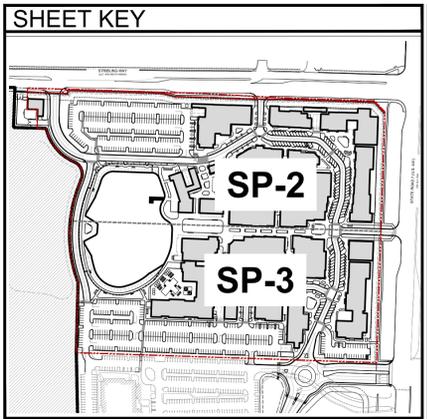
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SPECIALTY PAVEMENT

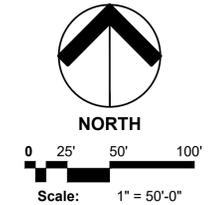
Ⓜ = PEDESTRIAN CROSSWALK PAVERS (PAVER STYLE TBD AT TIME OF PERMIT)



ZONING STAMPS:

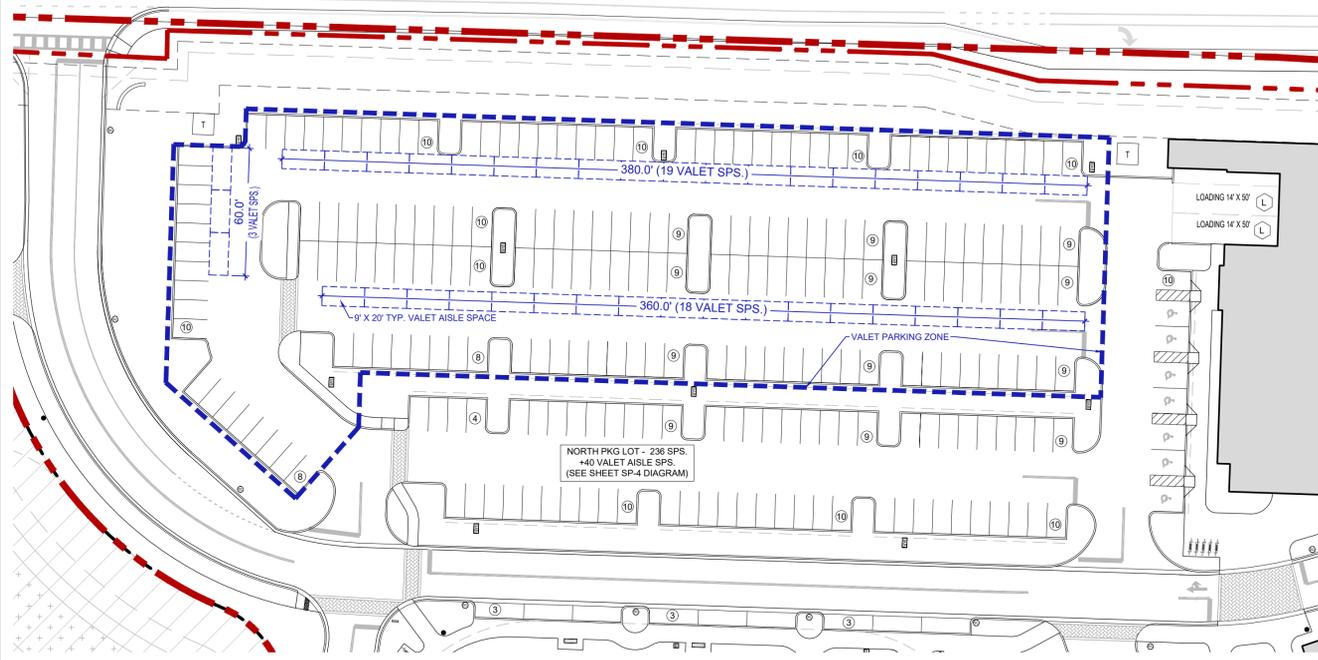
Date: AUGUST 18, 2025
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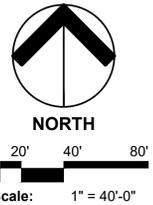
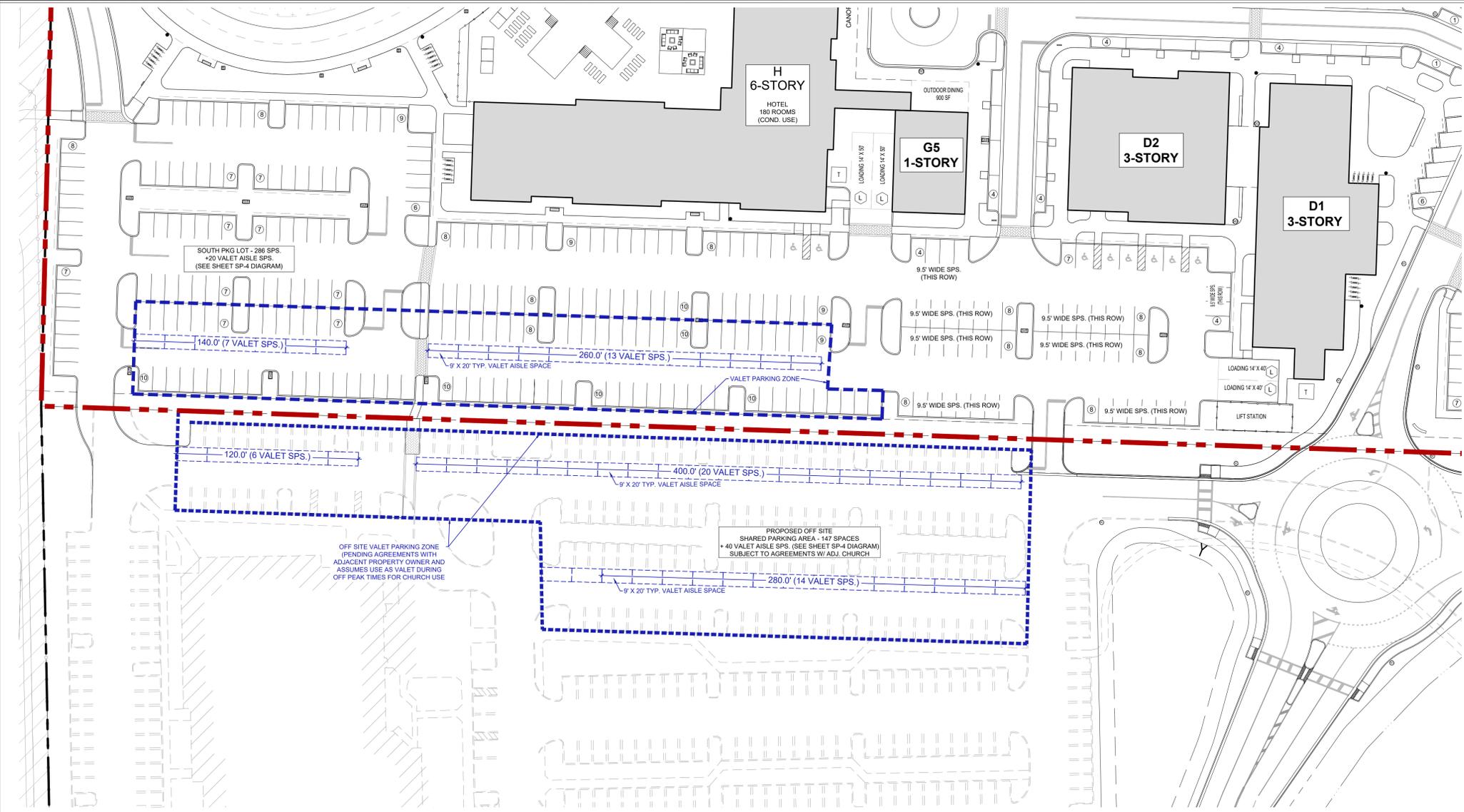


SP-3 OF 4

VALET PARKING ZONE DIAGRAM - NORTH PARKING LOT



VALET PARKING ZONE DIAGRAM - SOUTH PARKING LOT & OFF-SITE CHURCH PARKING LOT



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