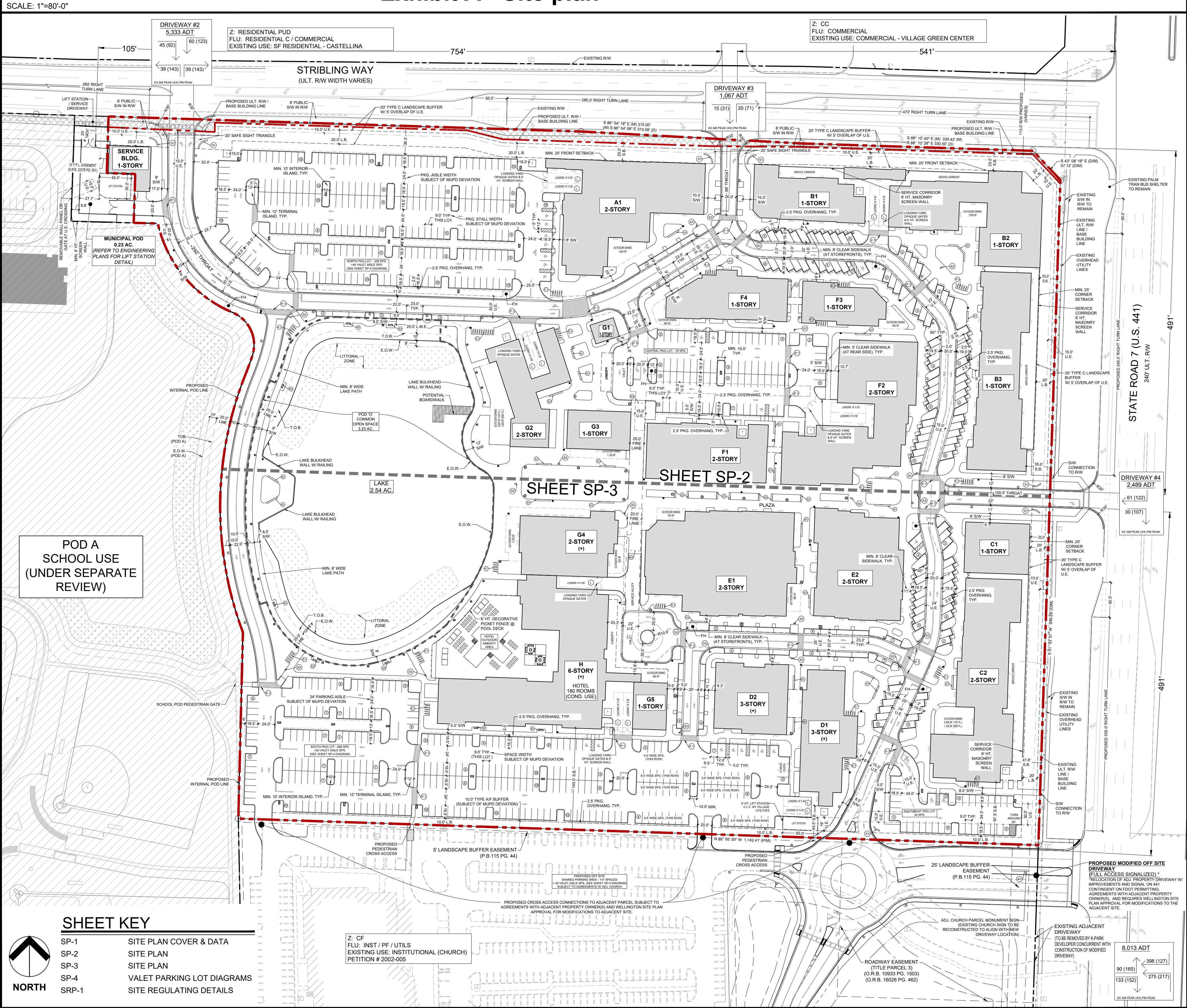


OVERALL SITE REFERENCE PLAN

Exhibit A - Site plan



POD B LEGAL DESCRIPTION

THENCE BEARING THE NORTH LINE OF SAID TRACT A, NORTH 01°24'49" EAST, A DISTANCE OF 265.78 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 511.00 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF 381.85 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 00°51'34" EAST, A DISTANCE OF 373.03 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 289.00 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF 23.65 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19°55'21" EAST, A DISTANCE OF 23.64 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°54'46", FOR AN ARC LENGTH OF 74.10 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24°52'41" WEST, A DISTANCE OF 67.50 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 181.00 FEET, THROUGH A CENTRAL ANGLE OF 54°33'27", FOR AN ARC LENGTH OF 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40°03'21" WEST, A DISTANCE OF 165.91 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°34'08" WEST, A DISTANCE OF 123.90 FEET TO A POINT; THENCE NORTH 01°59'05" EAST, A DISTANCE OF 151.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 1,198,558 SQUARE FEET OR 27.515 ACRES, MORE OR LESS.

* 27.515 AC. PER LEGAL DESCRIPTION
EXCLUDING 3.23 AC. POD 'O' OPEN SPACE & 0.23 AC. MUNICIPAL POD. = 24.05 AC. GROSS POD B SITE AREA

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 DETAILS)
(B1) = BENCH TYPE 1 (SEAT WALL)
(B2) = BENCH TYPE 2 (6' BACKED)
(B3) = BENCH TYPE 3 (6' BACKLESS)
(B4) = LITTER RECEPTACLE
(B5) = BIKE RACK(S) / BIKE PARKING AREA
(B6) = BOLLARD

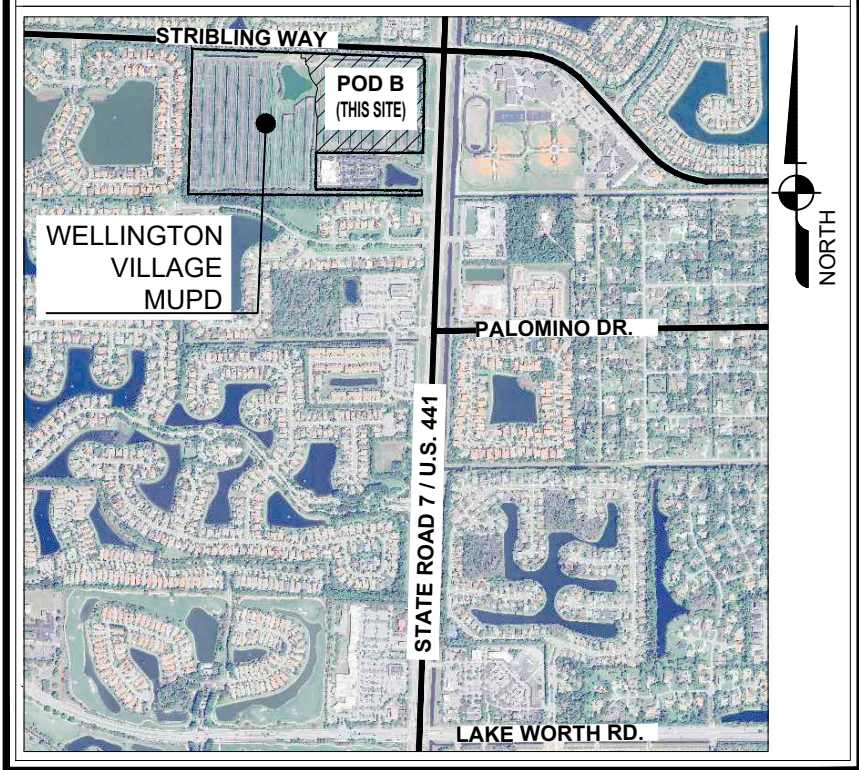
REFER TO SITE PLAN SHEETS SP-2 & SP-3 FOR SIGNAGE AND LIGHTING LEGEND

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

DEVELOPMENT TEAM

APPLICANT: RELATED ROSS
SURVEYOR & CIVIL ENGINEER: LANCAN & CIVIL
PLANNER: URBAN DESIGN STUDIO
TRAFFIC ENGINEER: SIMMONS & WHITE
ARCHITECT: ELKUS MANFREDI ARCHITECTS

LOCATION MAP



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-1
OF 4

POD B PARKING SUMMARY

PARKING (SUBJECT OF MUPD DEVIATION)
REQUIRED: 867 SPACES / 954 SPACES INC. 10% BUFFER (REFER TO SHARED PARKING STUDY)

PROVIDED:
ON-SITE: 776 SPS. / +60 VALET AISLE SPS.
OFF-SITE: 147 SPS. / +40 VALET AISLE SPS. (SHARED PKG)
TOTAL: 1,023 SPACES (INCLUDING VALET)

LOADING (SUBJECT OF MUPD DEVIATION)

REQUIRED:
1/15,000 SF. UP TO 100K SF PLUS 1/50,000 SF. OVER 100K SF, 15' X 55'
HOTEL @ 175,000 GSF = 9 SPACES
MIXED-USE @ 390,000 GSF = 12 SPACES
TOTAL = 21 SPACES @ 15' X 55'

PROVIDED:
HOTEL - 2 SPACES, 14' X 50'
MIXED-USE - 9 SPACES, 14' X 50' & 2 SPACES, 14' X 40'
TOTAL = 13 SPACES

BIKE PARKING (SUBJECT OF MUPD DEVIATION)

REQUIRED: 1/2,000 SF @ 895,000 SF = 448 SPS.
PROVIDED: 200 SPS.

PARKING NOTES:
(1) SHARED PARKING TO BE ESTABLISHED THROUGH AGREEMENTS WITH ADJACENT PROPERTY OWNER(S). REFER TO SHARED PARKING STUDY
(2) ACCESSIBLE PARKING TO BE PROVIDED TO MEET APPLICABLE F.B.C. REQUIREMENTS

POD B BUILDING SUMMARY

** PHASE 2 RESIDENTIAL UNITS ARE FUTURE, SUBJECT TO FUTURE SITE PLAN APPROVAL

BLDG #	USE	HEIGHT (H) INDICATES HT. EXCEEDS 35'; SUBJECT TO COND. USE APPROVAL	GROSS SF	1ST FL			2ND FL			3RD FL		BOH		PHASE 1 MF RESIDENTIAL			
				RETAIL SF ⁽²⁾	REST. SF	OFFICE SF	RETAIL SF ⁽²⁾	REST. SF	OFFICE SF	OFFICE SF	BOH SF	SF	UNITS				
A1	MIXED USE - R	2-STORY	44,000		19,500	2,000							1,500				
B1	MIXED USE - R	1-STORY	11,200		9,700								1,500				
B2	MIXED USE - R	1-STORY	18,100	14,000	3,500								600				
B3	MIXED USE - R	1-STORY	17,900	15,500	2,400												
C1	MIXED USE	1-STORY	7,500	6,500									1,000				
C2	MIXED USE - R	2-STORY	32,200	13,500	8,100			2,100					8,500				
D1	MIXED USE - R	3-STORY (+)	33,250	10,100	400				11,750	11,000							
D2	MIXED USE - R	3-STORY (+)	35,150	8,500	400	1,500			11,750	11,000			2,000				
E1	MIXED USE - R	2-STORY	57,400	16,800	7,700			28,900					4,000				
E2	MIXED USE - R	2-STORY	33,300	14,000	2,000			15,000					2,300				
F1	MIXED USE - R - MF	2-STORY	13,250	11,800	350								1,100	14,000	7		
F2	MIXED USE - R - MF	2-STORY	23,650	21,000	350								2,300	16,000	8		
F3	MIXED USE - R	1-STORY	6,400	2,800	3,600												
F4	MIXED USE - R	1-STORY	10,100	6,600	2,300								1,200				
G1	R	1-STORY	1,000		1,000												
G2	R	2-STORY	11,800		9,500			2,300									
G3	R	1-STORY	5,000		5,000												
G4	R	2-STORY (+)	22,500		11,500			10,000					1,000				
G5	R	1-STORY	3,300		3,300												
SERVICE BLDG			3,000										3,000				
SUBTOTAL			390,000														
				RETAIL NET SF			185,000					BOH TOTAL *		PHASE 2 **			
				RESTAURANT NET SF			105,000					30,000		MF RESIDENTIAL			
				OFFICE NET SF			70,000							300,000 200			
H HOTEL 6-STORY (+) 175,000 180 ROOMS																	
USE LEGEND																	
MIXED USE = ALL PERMITTED COMMERCIAL USES (EXCLUDING RESTAURANT)																	
R = RESTAURANT																	
MF = MULTI-FAMILY RESIDENTIAL																	
TOTAL COMMERCIAL GROSS SF			565,000														
ADD'L RESTAURANT OUTDOOR DINING AREA			20,000														
				TOTAL COMMERCIAL NET SF (EXCLUDES BOH)					360,000								
																TOTAL RESIDENTIAL	
																SF	UNITS
																330,000	215

PROPERTY DEVELOPMENT REGULATIONS

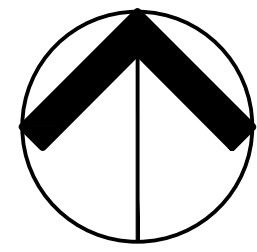
FLU	SIZE	MIN. LOT DIMENSIONS (OVERALL MUPD)				MAX. BLDG. HEIGHT **	MIN. BUILDING SETBACKS **			
		WIDTH & FRONTAGE	DEPTH	FAR	BUILDING COVERAGE		FRONT	SIDE	CORNER	REAR
REQUIRED	5 AC.	300'	300'							
PROVIDED	71.27 AC.	2,399'	949.58'	MAX. .50	MAX. 45%	POD B 35' **	POD B 25'	POD B --	POD B 25'	POD B 30'

** ALL BUILDINGS OVER 35' IN HEIGHT SUBJECT TO CONDITIONAL USE HEIGHT APPROVAL

NOTES:

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22
- TYPE D OR F RAISED CURB SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS WITHIN VEHICULAR USE AREAS

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

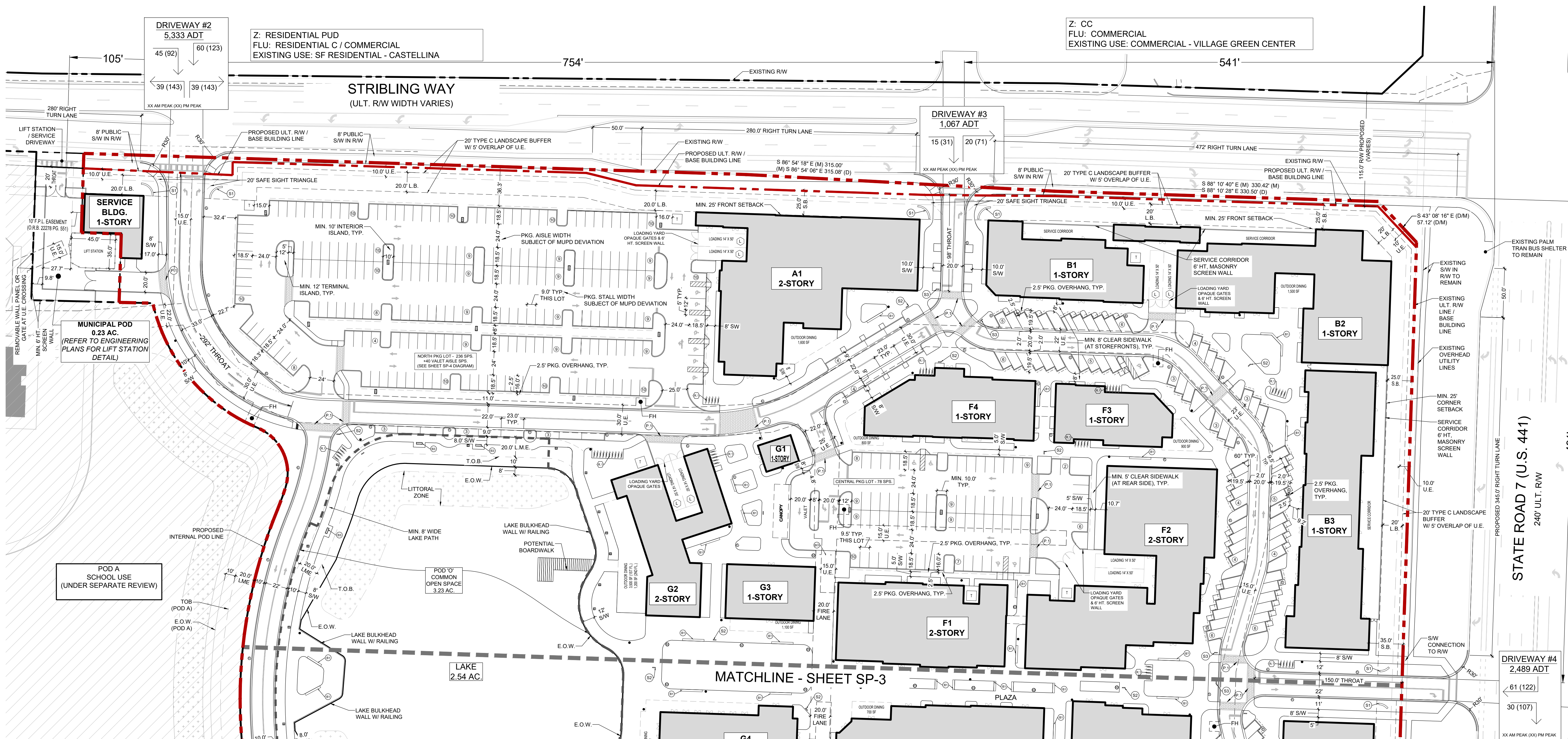


0 25' 50' 100'
Scale: 1" = 50'-0"

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

Revision Dates:
2025.09.29: SPR SUBMITTAL
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OF 4

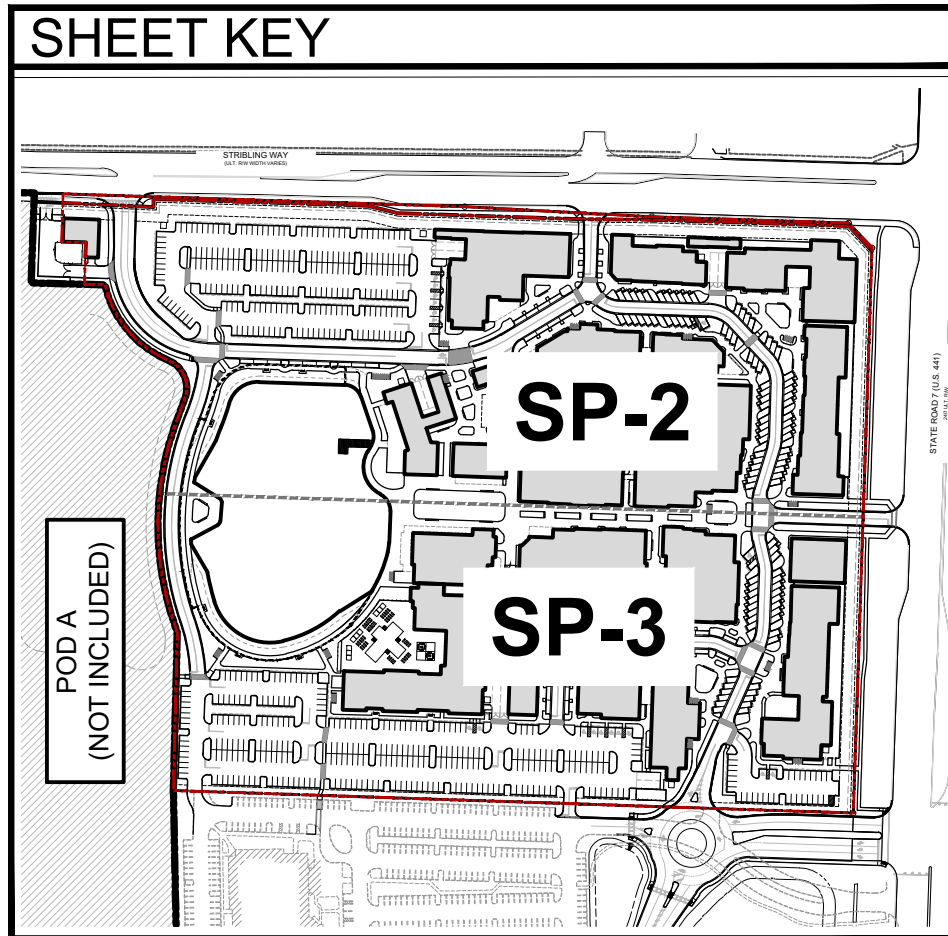


BUILDING LEGEND

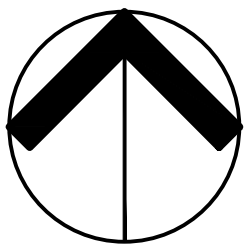
BLDG #	USE	HEIGHT (+H) INDICATES HT. EXCEEDS 35', SUBJECT TO COND. USE APPROVAL	GROSS SF
A1	MIXED USE - R	2-STORY	44,000
B1	MIXED USE - R	1-STORY	11,200
B2	MIXED USE - R	1-STORY	18,100
B3	MIXED USE - R	1-STORY	17,900
C1	MIXED USE	1-STORY	7,500
C2	MIXED USE - R	2-STORY	32,200
D1	MIXED USE - R	3-STORY (+)	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
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

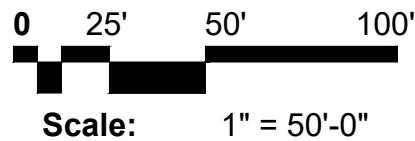
AC.	= ACRES	T	= PRELIMINARY FPL TRANSFORMER LOCATION
BLDG.	= BUILDING	L	= LOADING SPACE
E.O.W.	= EDGE OF WATER		
FH	= FIRE HYDRANT (REFER TO CIVIL PLANS)		
GFA	= GROSS FLOOR AREA		
L.B.	= LANDSCAPE BUFFER		
L.S.	= LIFT STATION		
L.M.E.	= LAKE MAINTENANCE EASEMENT		
MIN.	= MINIMUM		
O.R.B./PG	= OFFICIAL 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)		
SPECIALTY PAVEMENT			
P = PEDESTRIAN CROSSWALK PAVERS (PAVER STYLE TBD AT TIME OF PERMIT)			
SITE FURNISHINGS (REFER TO SHEET SRP-1 FOR DETAIL)			
S1 = BENCH TYPE 1 (SEAT WALL) • = LITTER RECEPTACLE			
S2 = BENCH TYPE 2 (6' BACKED) R = 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			
SPS	PARKING LOT FIXTURE		
25'	25' MOUNTING HT.		
60"	PEDESTRIAN FIXTURE - 22' MOUNTING HT.		
60"	PEDESTRIAN FIXTURE - 13' MOUNTING HT.		
B	LIGHT BOLLARD		



ZONING STAMPS:



NORTH



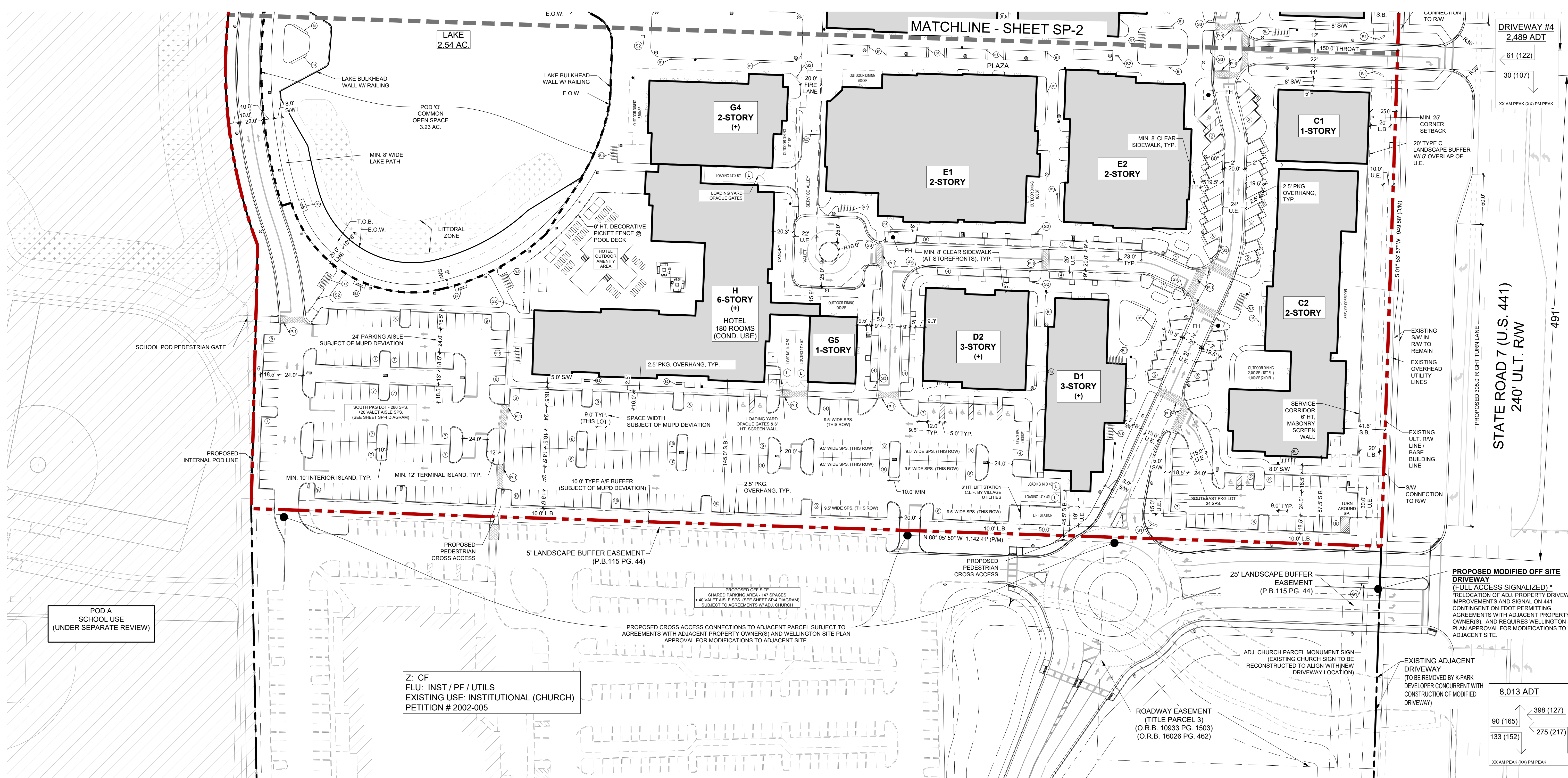
Scale: 1" = 50'-0"

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2025.09.29: SPR SUBMITTAL
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SP-3
OF 4



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

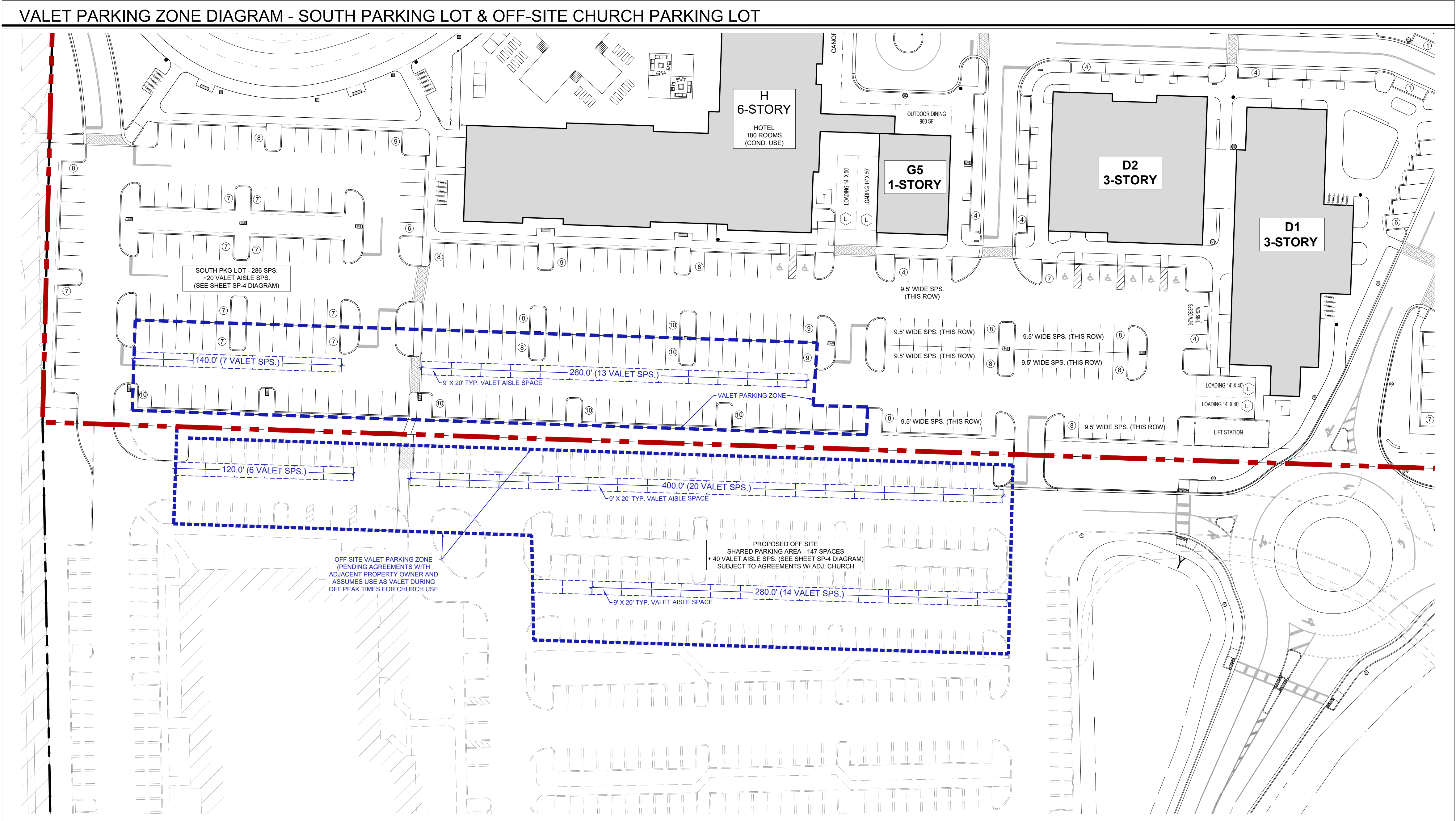
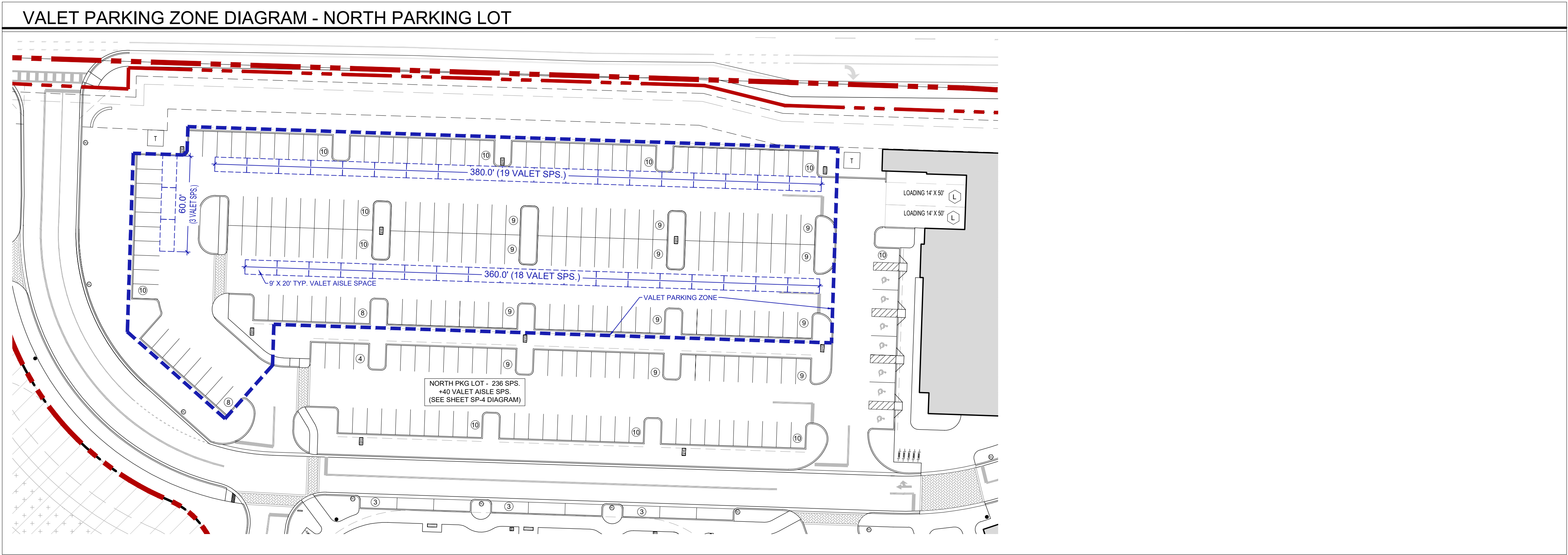
AC.	= ACRES	[7]	= PRELIMINARY FPL TRANSFORMER LOCATION
BLDG.	= BUILDING	[1]	= LOADING SPACE
E.O.W.	= EDGE OF WATER		
FH	= FIRE HYDRANT (REFER TO CIVIL PLANS)		
GFA	= GROSS FLOOR AREA	↗	= TRAFFIC/PARKING SIGNAGE
L.B.	= LANDSCAPE BUFFER		(REFER TO ENGINEERING PLANS FOR SIGN TYPE AND DETAILS)
L.S.	= LIFT 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)		

SITE FURNISHINGS (REFER TO SHEET SRP-1 FOR DETAIL)	
(B1) = BENCH TYPE 1 (SEAT WALL)	• = LITTER RECEPTACLE
(B2) = BENCH TYPE 2 (6' BACKED)	(R1) = BIKE RACK(S) / BIKE PARKING AREA
(B3) = BENCH TYPE 3 (6' BACKLESS)	(B0) = BOLLARD

SIGN LEGEND (S) (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

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

LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS	
Symbol	Description
[SAB]	PARKING LOT FIXTURE 25' MOUNTING HT.
(B2)	PEDESTRIAN FIXTURE - 22' MOUNTING HT.
(B3)	PEDESTRIAN FIXTURE - 13' MOUNTING HT.
[B]	LIGHT BOLLARD



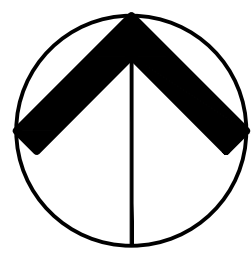
urban
design
studio

Urban Design
Land Planning
Landscape Architecture

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



0 20' 40' 80'
Scale: 1" = 40'-0"

ZONING STAMPS:

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SP-4

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