

Isla Carroll Polo & Residences

Wellington, Florida

Project Standards Manual

FEBRUARY, 2026



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CHAPTER 1: PROJECT DESCRIPTION

PURPOSE OF THE PROJECT STANDARDS MANUAL

The Isla Carroll property played a pivotal role in establishing Wellington as a world-renowned destination for polo and equestrian competition. As the site of some of the area's earliest polo fields, it hosted world class competitions that helped craft a community bound by a shared passion for the sport. *Isla Carroll Polo and Residences* is an equestrian development conceived to honor and continue that history.

The project consists of a 27-unit large-lot residential community, a significant reduction from the 40 units permitted by-right. Four of the lots are 2-acres in size to allow for the inclusion of private equestrian amenities. Further consolidation of the remaining lots may be permitted. A community equestrian center has been designed with a 10-stall barn, paddocks, outdoor exercise arena, grooms' quarters, and related infrastructure. The equestrian center is linked to the larger community through a bridle trail system. In addition, the development seeks to preserve and maintain the Isla Carroll East Field, creating an opportunity for residents, club members, and the community to encounter polo at its highest

DEVELOPMENT FRAMEWORK FOR ISLA CARROLL POLO & RESIDENCES

The Isla Carroll regulatory framework is drawn from both the Village's Comprehensive Plan and the LDRs. The Comprehensive Plan provides the underlying use and intensity regulations. The property has a Future Land Use designation of "Residential - B." That designation typically allows for the development of housing projects with a density up to one unit per one acre.

The Comprehensive Plan also defines the Wellington Equestrian Preserve Area. This area is dedicated to the protection of equestrian activity and is discussed in greater detail elsewhere in this PSM. Turning to the zoning regulations, the property is zoned "Equestrian Residential." It is further regulated by the Equestrian Overlay Zoning District ("EOZD"), which was developed to regulate those properties that the Comprehensive Plan defines as being within the Equestrian Preserve Area. The EOZD is subdivided into sub-areas. The Isla Carroll property is located within "Sub-area D" which permits residential development at a density of one unit per every two acres.

level. With the preservation of the Isla Carroll East Field, an opportunity exists for Isla Carroll to partner with the United States Polo Association and support its operations at the USPA National Polo Center (NPC), making the field available for NPC to use under a formal arrangement as has been done in the past.

Isla Carroll Polo and Residences is designed as an Equestrian Development, as defined by the Village's Land Development Regulations ("LDRs"), a type of Planned Development under the LDRs. LDR Section 6.5.4.E requires all Planned Developments to develop a Project Standards Manual ("PSM") which shall be adopted by Resolution in conjunction with the Master Plan. The PSM must provide at a minimum the project description, justification, architectural style, general uses, and character of the project. In addition, the PSM provides the development regulations that will guide development within the project.

Finally, the EOZD allows for the development of an Equestrian Development. The LDRs describe Equestrian Developments as those Planned Developments located in the Equestrian Preserve Area that intend to provide an equestrian oriented master plan. The LDRs require that an Equestrian Development must be designed for compatibility with the objectives of Equestrian Preserve area, while introducing the use of flexible property development regulations and design standards.

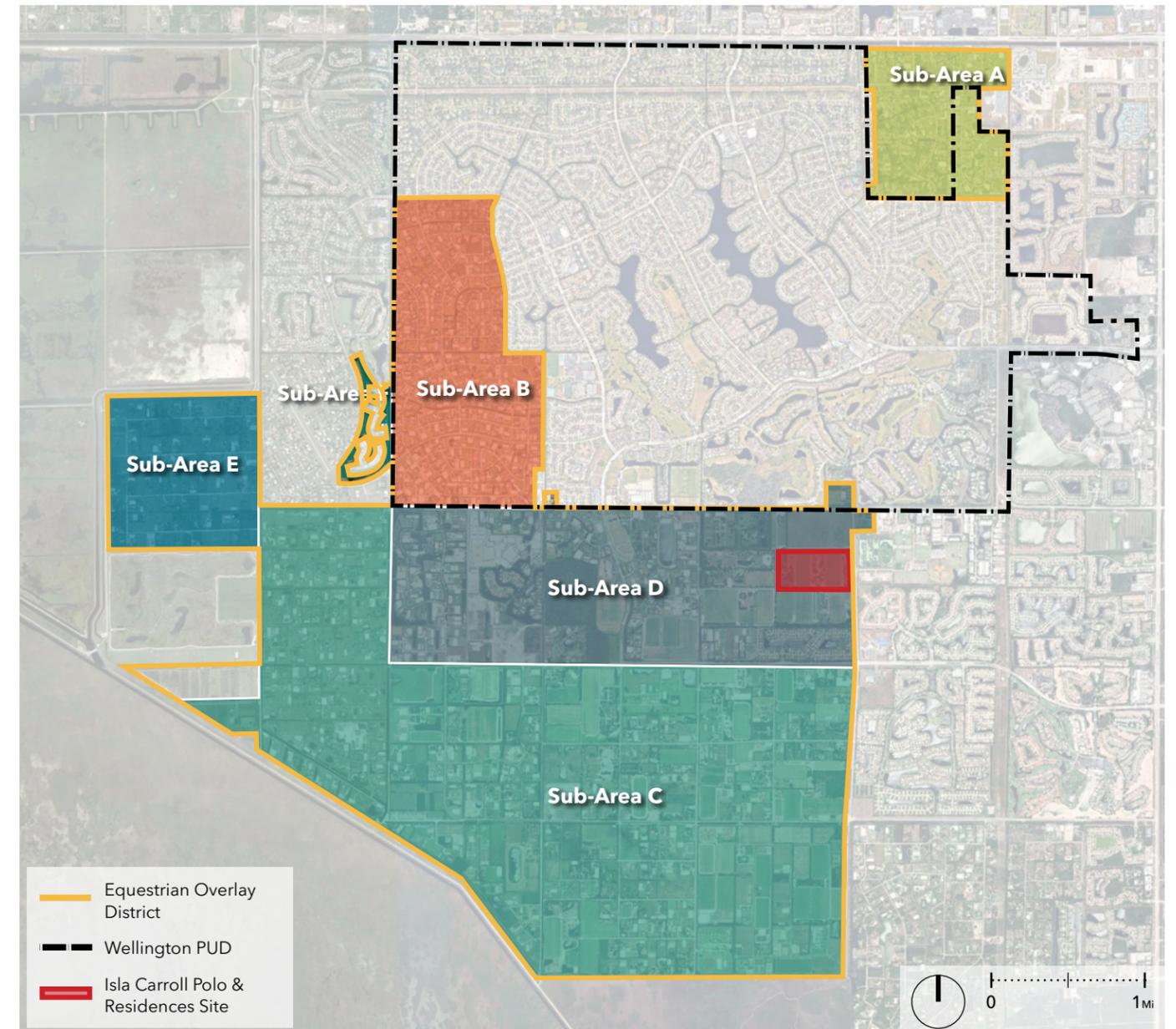
WELLINGTON EQUESTRIAN PRESERVE

The Equestrian Preserve Area ("EPA") is an area of the Village where the guiding principle is the preservation and protection of the equestrian community and the lifestyle it offers. The Village's Comprehensive Plan notes that "preservation" in this context is not focused on setting aside large open, green, or natural areas for public purposes. Instead, the Equestrian Preserve seeks to protect and promote an "equestrian community and lifestyle."

By preserving large lots, developing a community equestrian center, and saving the Isla Carroll East Field, the EPA's Comprehensive Plan goals have been met. Residents will have the opportunity to engage in equestrian activities year-round. The site plan also features separate bridle trails, pedestrian paths, and vehicular circulation patterns. And with the retention of the storied East Field, there can be seamless integration with the NPC facility, providing unequivocal support to the equestrian competition industry.

The Comprehensive Plan's goals for the EPA are:

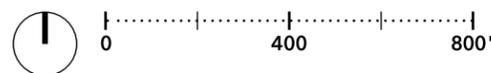
- Preserving the equestrian lifestyle;
- Establishing a comprehensive multi-modal transportation network; and
- Supporting the equestrian competition industry.





Isla Carroll Polo and Residences is located on the west side of 120th Avenue South, approximately 1/4-mile south of the intersection of 120th and Pierson Road. Encompassing just over 79 acres, the property is currently improved with a single-family residential home, two polo fields, stables, and support structures.

To the north and west, the property is adjacent to residential equestrian farms. To the east is the Village of Wellington's regional park and athletic complex. To the south is the U.S. Polo Association Center. Residential and club access to the Isla Carroll property is from 120th Avenue South, while pedestrian and vehicular connections are provided into the NPC property.

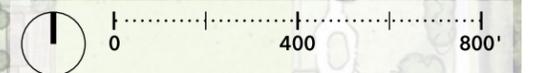
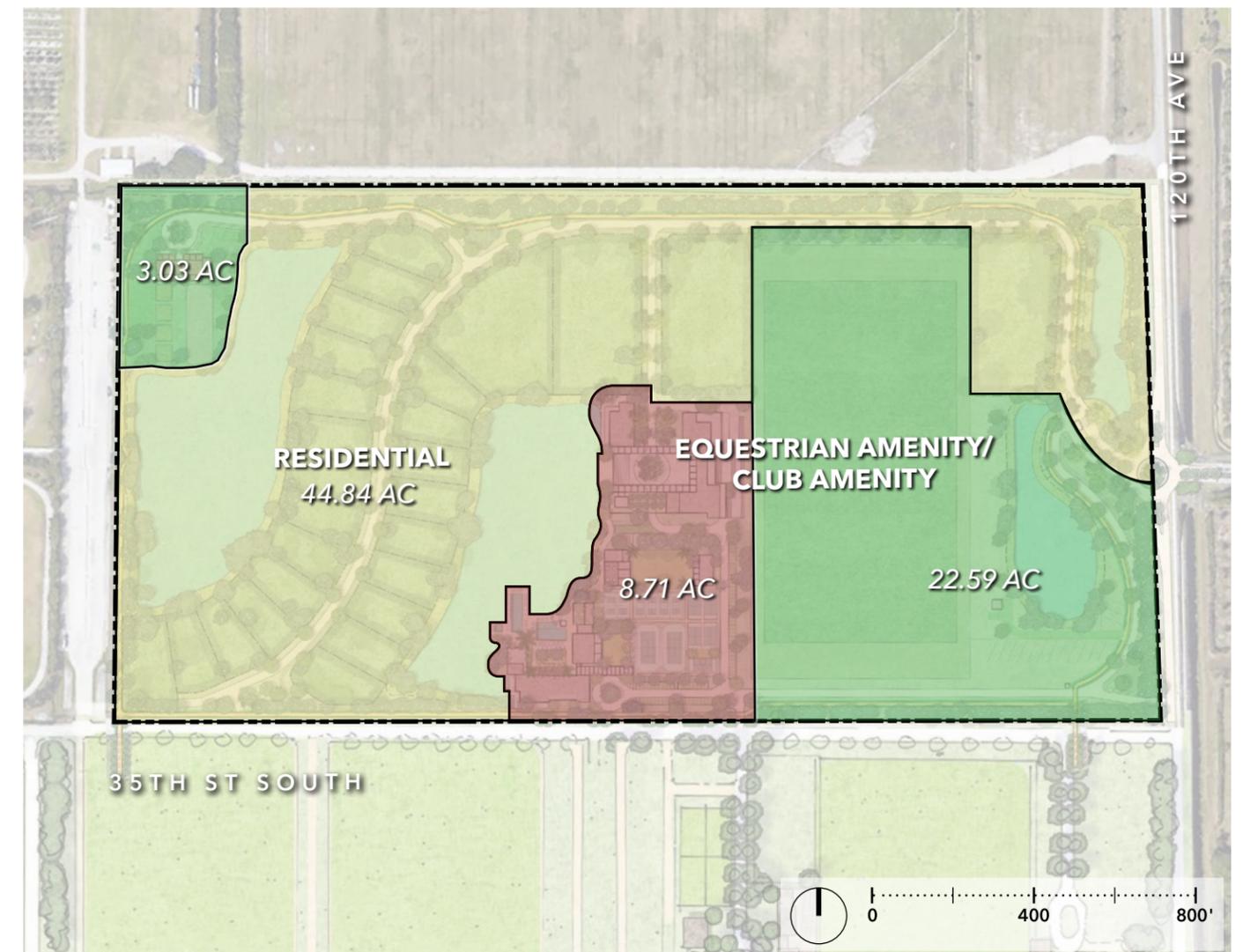


Isla Carroll Polo and Residences was designed to meet or exceed the Wellington Comprehensive Plan and Code requirements in every way. Utilizing the Village's guidance for an Equestrian Development, over 30 acres of the site is dedicated to the "Equestrian/Club Amenity" pod to allow for the retention of the Isla Carroll East Field, supporting infrastructure for polo, and the development of a community equestrian center with a barn, grooms' quarters, outdoor exercise arena, and paddocks. An expansive public viewing area for the East Field with supporting amenities will provide a magnificent polo venue where families and visitors from throughout Wellington can experience polo matches of the highest caliber.

Adjoining the Club/Amenity area is the "Residential" pod, designed to maintain large lots, expansive open space, and private equestrian opportunities.

Although the zoning regulations for the property permit 40 homes, only 27 residences are proposed. Four of the lots are 2-acres in size, allowing for the construction of a barn and private equestrian uses. The remaining 23 lots are generously scaled, averaging 1/2-acre, further emphasizing open space and an expansive feel.

Access to the Isla Carroll property is from 120th Avenue South. A primary entrance for residents and guests in the center of the property has been aligned with the planned roundabout at the entry to the Village Athletic Complex. A secondary access to the south will accommodate deliveries and equestrian operations. Pedestrian and vehicular connections are provided into the NPC property to allow for access to Isla Carroll by their participants and guests during NPC's events.



CONCEPTUAL SITE PLAN

The Isla Carroll Polo and Residences site plan has been developed to balance equestrian excellence, expansive open space, and unparalleled amenities.

At its core, Isla Carroll will feature a world-class polo field and venue. Retaining the historic field in its exact location, the necessary surrounding open space has been retained for competitive play. Along the east side, an expansive spectator viewing area will be developed, allowing the community to enjoy matches at Isla Carroll during the season. That area will include concessions and restrooms for visitors. Additionally, a community equestrian center has been developed for the residential community featuring a 10-horse barn with grooms' quarters, outdoor exercise arena, and associated paddocks that will provide opportunities for training, trail-riding, and other equestrian activities for the residents year-round.

Beyond its polo legacy, Isla Carroll redefines luxury living with a comprehensive array of amenities tailored to enrich the lives of its residents and club members. Arranged around the center and south side of the Isla Carroll property, the community amenities will include field- and lake-side dining venues with exceptional views. Members of Isla Carroll will enjoy access to world-class spa and fitness facilities, ensuring wellness and rejuvenation are always within reach. Whether perfecting their swing at the TrackMan Studio, honing their skills at the racquet center that features padel, pickleball, and tennis courts, or unwinding by the family pool or serene lap pool, every detail is meticulously planned to cater to the diverse lifestyles of the community's residents and members.

Adjoining the Club/Amenity area is a community of 27 custom single-family residences. Included on the property are four farm lots 2-acres in size, allowing the owners of those lots to develop private equestrian amenities. The remaining lots average 1/2-acre in size, emphasizing the expansive open feel of the residential community. Organized around a uniform theme but built to meet the needs of each individual family, these homes will be exquisite in their design and execution.

CONCEPTUAL SITE PLAN



BUILDING DEVELOPMENT SUMMARY	AREA				BUILDING DEVELOPMENT SUMMARY	AREA			
	Cond.	Covered Uncond.	Terrace (Unconv.)	Total		Cond.	Covered Uncond.	Terrace (Unconv.)	Total
A Clubhouse Living Room & Bar	5,215 sf	4,290 sf	--	9,505 sf	H Viewing Terrace	--	--	18,067 sf	18,067 sf
B Main Restaurant (Upper Level)	4,721 sf	4,985 sf	--	9,706 sf	I Activity Barn/ Kid's Club	3,674 sf	443 sf	2,363 sf	6,480 sf
B Kitchen/ Back of House (Ground Level)	--	7,820 sf	--	7,820 sf	J Event/Asado Lawn	--	--	15,410 sf	15,410 sf
B Parking (Ground Level)	--	30,418 sf	--	30,418 sf	K Racquet Sports	2,202 sf	4,635 sf	--	6,837 sf
C Stick and Ball Grill (Upper Level)	1,972 sf	1,006 sf	--	2,978 sf	L Covered Walkway	--	3,686 sf	--	3,686 sf
C Kitchen/ Back of House (Ground Level)	--	2,875 sf	--	2,875 sf	M Fitness	7,308 sf	2,938 sf	1,696 sf	11,942 sf
D Business Center (Upper Level)	6,992 sf	1,771 sf	--	8,763 sf	N Spa	17,670 sf	8,125 sf	3,726 sf	29,521 sf
D Signature Restaurant (Ground Level)	4,675 sf	4,301 sf	--	8,976 sf	O Family Pool	--	--	3,450 sf	3,450 sf
E Garden, Pavilion & Walkway (Upper Level)	--	8,136 sf	10,741	18,877 sf	P Adult Pool & Spa	--	--	3,433 sf	3,433 sf
E Market & Polo Simulator (Ground Level)	5,330 sf	851 sf	--	6,181 sf	Q 10-Stall Barn & Groomsman Quarters	6,808sf	1,357 sf	--	8,165 sf
F Lobby	4,456 sf	--	--	4,456 sf	R Comfort Station	690 sf	--	--	690 sf
G Central Plaza (Upper Level)	--	--	12,455 sf	12,455 sf	S Gatehouse	437 sf	161 sf	--	598 sf
G Drop-off/ Courtyard (Ground Level)	--	23,920 sf	--	23,920 sf	T Outdoor Exercise Arena	--	--	22,901 sf	22,901 sf
DWELLING UNITS					TOTAL				
Single Family					27				

THEME & ARCHITECTURAL STYLE

The architectural vision for Isla Carroll Polo & Residences reflects both the Village's rich equestrian heritage and South Florida environment. The buildings will take advantage of the setting by bringing the outdoors in through large windows and by extending indoor living spaces to courtyards and gardens to create a series of outdoor 'rooms.'

The single-family residences will showcase the rich architectural traditions of South Florida - ranging in inspiration from the West Indies to a tropical vernacular to transitional modern - all characterized by clean lines, generous living areas, and integration with the outdoors to capitalize on Wellington's natural beauty.

The architecture of the club amenities will blend the equestrian language of the extraordinary horse barns found throughout Wellington with the elegance and comfort of a luxury club community. Gracious terraces and outdoor spaces provide the ideal setting for socializing and for member and community events.

The cohesive integration of buildings, site, and landscape design will contribute to the sense that Isla Carroll Polo & Residences is an equestrian club and neighborhood that has grown organically over time.



THEME & ARCHITECTURAL STYLE



ARCHITECTURAL STANDARDS

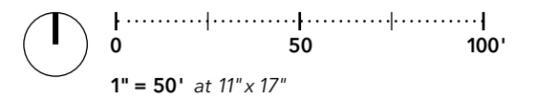
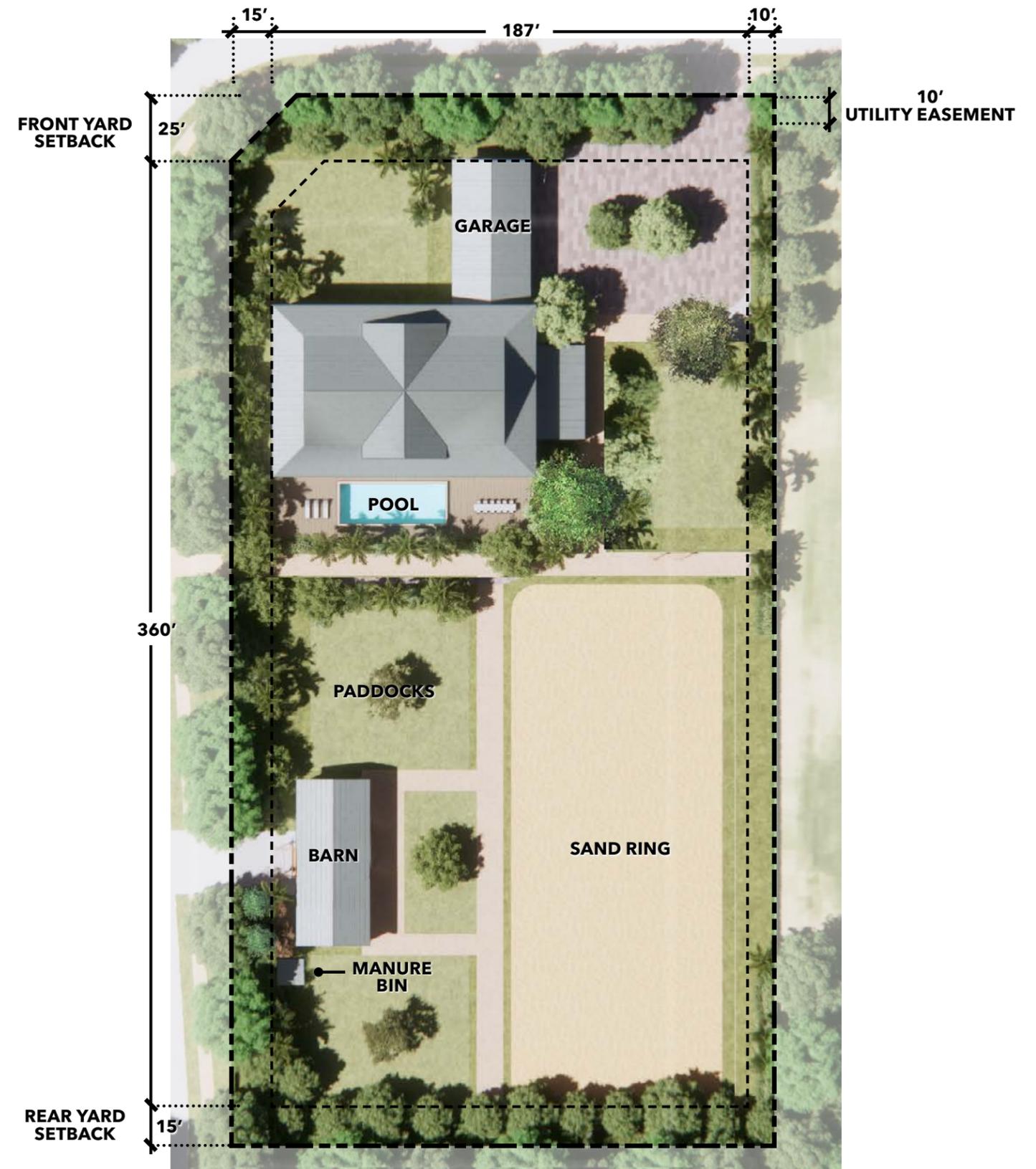
LDR Section 6.4.4 "Design Standards by District" articulate the minimum design standards for all residential and nonresidential development.

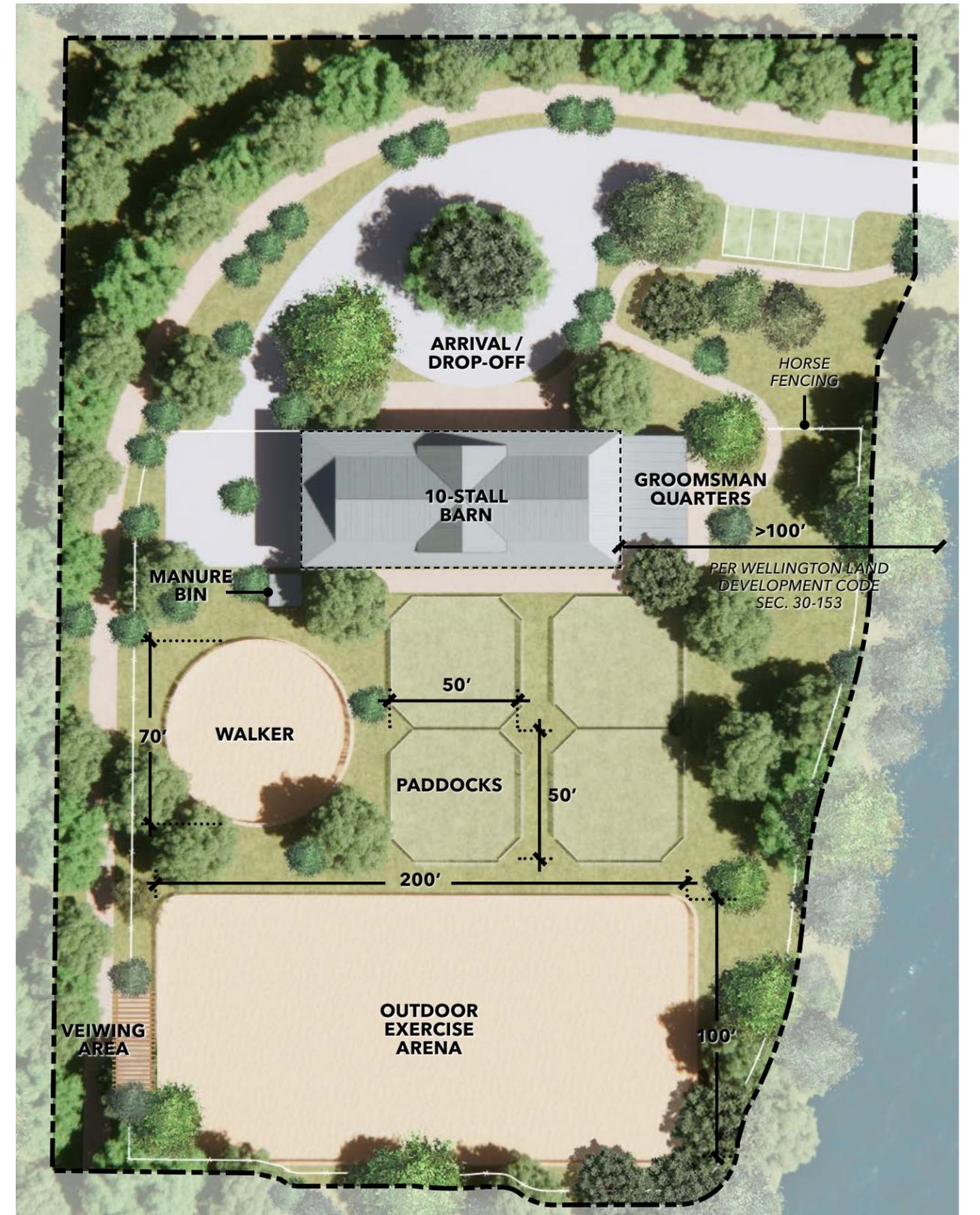
The architectural style and building design of structures must align with the overall architectural character of the neighborhood and the established design theme for Isla Carroll Polo & Residences. All single-family home designs require approval from the Village of Wellington Architectural Review Board.

Similarly, all amenity structures must receive approval from the Village of Wellington Architectural Review Board. Accessory structures or buildings, including freestanding garages, cabanas, and accessory dwellings, should use colors and materials that are consistent with those of the main structure.



TYPICAL TWO (2) ACRE SINGLE FAMILY LOT LAYOUT





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CHAPTER 2: DEVELOPMENT REGULATIONS

PURPOSE

The purpose of this manual is to establish design and property development standards for Isla Carroll Polo & Residences. All development, including principal and accessory structures such as arenas, pools, and similar facilities, must comply with the Village of Wellington Building Code. Structures are required to obtain the necessary building permits and adhere to the Village of Wellington (the "Village") Code of Ordinances (LDRs) as well as the Project Standards Manual.

All development within Isla Carroll Polo & Residences must meet the following criteria. Any improvements not specifically addressed by the standards outlined in this manual will be governed by the Village of Wellington (the "Village") Code of Ordinances (LDRs)

PERMITTED USES

- a. Single Family
- b. Equestrian Facilities
- c. Private Club, including dining and support facilities
- d. Passive Parks / Recreation Areas
- e. Fitness Center
- f. Spa Facilities
- g. Aquatic Swimming Facilities
- h. Indoor Recreation
- i. Sports Courts & Racquet Club

DENSITY/ACRES

- a. 1.00 DU / 2 AC (27 single-family residences)

BUILDING HEIGHT

- a. Residential and Club/Amenity: Maximum 35 feet. All buildings in excess of 35 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5

SITE DEVELOPMENT STANDARDS

A. RESIDENTIAL POD - OVERALL

- a. Area: 44.85 acres
- b. Building Coverage Maximum: 20%
- c. Maximum Coverage Total: 390,696 sq.ft.
- d. Maximum FAR: .20
- e. Maximum Development Potential: 390,696 sq.ft.

PROPERTY DEVELOPMENT REGULATIONS

A. SINGLE FAMILY LOTS

- a. Minimum Lot Area: 0.43 acres
- b. Minimum Lot Width: 100 feet
- c. Minimum Lot Depth: 200 feet
- d. Maximum Building Height: 35 feet
- e. Minimum Setbacks from Isla Carroll Polo & Residences Property Boundary: 50 feet
- f. Minimum Setbacks from Internal Lot Lines
 - i. Primary Structures and Accessory Structures; including pools and screen enclosures.
 - 1. Front: 25 feet
 - 2. Rear: 15 feet - for all Primary Structures and Accessory Structures 10 feet in height or greater
10 feet - for Accessory Structures less than 10 feet in height
 - 3. Side Interior: 10 feet
 - 4. Side Corner: 15 feet
 - ii. Permitted Setback Encroachments: As per Table 6.3-2 of the LDRs.
- g. Maximum Building Coverage: 35%
 - i. Maximum Impervious Area Within Front Setback: 50%
 - ii. Within Side and Rear Setbacks:
 - 1. 75% for lots less than 0.50 acres, which shall not exceed 6,000 square feet in impervious area
 - 2. 50% for lots 0.50 acres or more, which shall not exceed 12,000 square feet in impervious area.
- h. Private Equestrian Amenities
 - i. Minimum lot size: 1.5 acres
 - ii. Setbacks—All equestrian amenities must meet the setbacks for principal structures
 - iii. Private Stables
 - 1. Maximum area: 1,250 square feet / acre
 - 2. Maximum number of stalls: 4 per acre
 - 3. Grooms Quarters: 1 per 4 stalls

B. EQUESTRIAN AMENITY/CLUB AMENITY POD

The Equestrian Amenity/Club Amenity Pod is designed to function as a unified campus-like development, thus there are no defined lot sizes or dimensions. Building areas are defined by the circulation patterns, equestrian functions and amenity design and distribution. All Club facilities will be separated from the residential properties by a right-of-way. There are no internal setback requirements proposed within the Club/Amenity Pod, however all buildings will comply with a 50-foot setback from the Isla Carroll Polo & Residences property boundaries.

- a. Maximum Building Height: 35 feet. All buildings in excess of 35 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5
- b. Minimum Setbacks from Isla Carroll Polo & Residences Property Boundary: 50 feet
- c. Maximum Building Coverage for Club/Amenity Pod: 20%
- d. Maximum FAR for Club/Amenity Pod: 0.20

PARKING

A. SINGLE FAMILY

- a. Minimum Interior Parking: Two (2) car garage with two (2) golf cart garage per home.
- b. Minimum Exterior Parking: Two (2) exterior spaces within the driveway per home.
- c. Per LDR Section 7.5.1 (c) "Minimum Off-Street Parking Standards," homes with four (4) or more bedrooms shall provide one (1) additional space per bedroom.

B. EQUESTRIAN AMENITY/CLUB AMENITY

- a. Per LDR Section 7.5.1 (c) "Minimum Off-Street Parking Standards," Clubhouse uses shall provide one (1) space per 500 GSF of air conditioned use.
- b. Based on peak parking study, 153 permanent parking spaces are provided on site.

SITE/EXTERIOR LIGHTING

Where exterior lighting is provided, it shall conform to Section 7.6.1 of the Code. The exterior lighting shall be designed to minimize direct light spillage, sky glow, and hazardous interference with vehicular traffic on adjacent rights-of-way and all adjacent properties. Lighting shall be the minimum necessary to discourage vandalism and theft. All exterior light fixtures shall utilize a cutoff-type luminaire with less than 75 degree cutoff.

Since the project lies within an equestrian preserve area, consistent street lighting will not occur.

MISCELLANEOUS

Ground mounted air conditioning condenser units and backup generators shall be located away from adjacent rights-of-way and shrouded within shrub planting areas. Screen fences or walls around these utilities are discouraged unless integrated with the architectural vernacular. Above-ground pools are prohibited.

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CHAPTER 3: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN

The design intent for Isla Carroll Polo & Residences is one that celebrates the pastoral character of this equestrian community. The preservation of large specimen fig and oak trees throughout the site creates a landscape rich with history and culture.

The proposed site materials will compliment the architectural vernacular while respecting the climate, community character, and proposed uses.

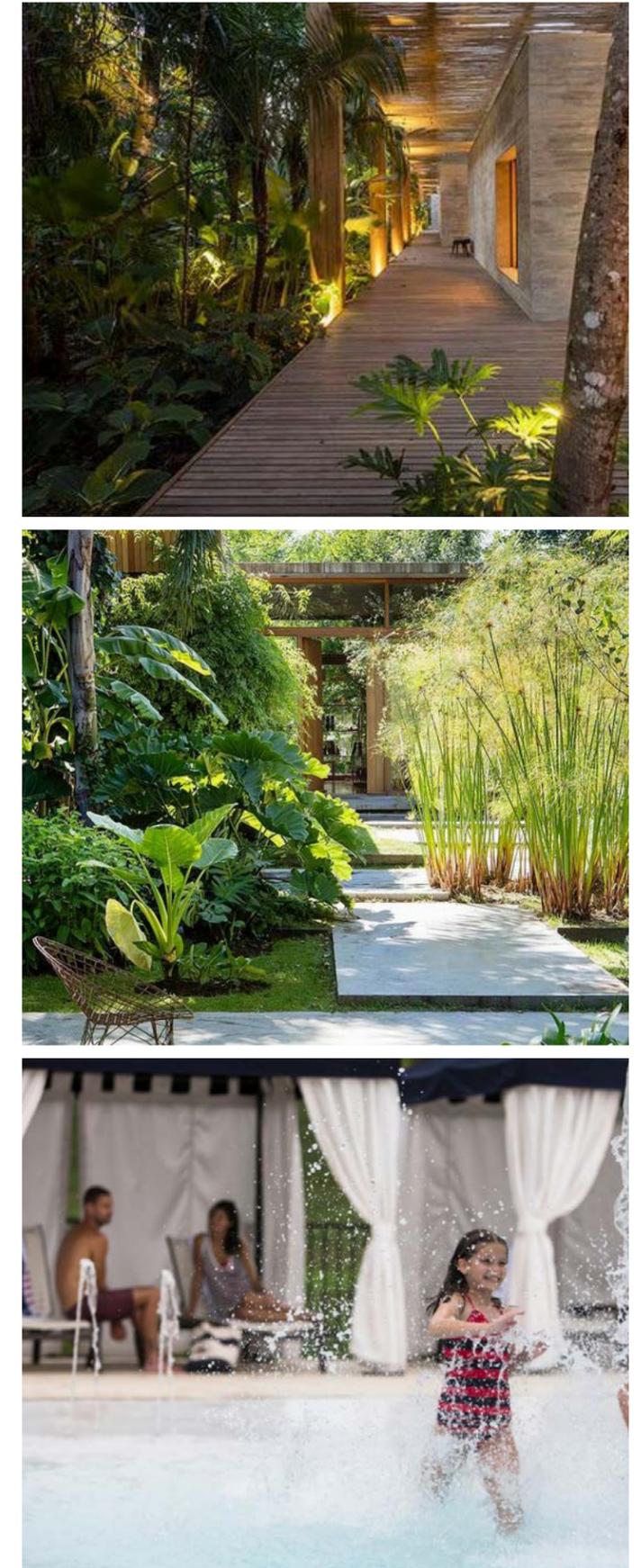


GENERAL LANDSCAPE STANDARDS

LDR Section 6.5.4., paragraph E, Landscape standards shall exceed the Article 7 landscape standards of the LDR by a minimum of 30% of the general standard. The perimeter landscape areas shall be dedicated, by easement, for landscaping and buffering, including the installation and maintenance of any structures/features such as fences, walls, and berms.

LDR Section 7.8.1., paragraphs C and D, requires the number of tree species planted shall increase by one species for every ten trees required. A minimum 10% of all required vegetation shall be flowering trees and 20% shall be of a palm species. In addition, a minimum 10% of required shrubs shall be flowering shrubs.

The landscape of Isla Carroll Polo & Residences will adhere to the Village's General Landscape Standards, ensuring that at least 50% of the required plantings come from the Preferred Plant List in the Development Review Manual. This list will guide the development of landscape plans for buffers, common areas, street trees, individual homesites, and club amenities.



STREETSCAPE

In accordance with LDR Section 7.8.2, paragraph E, one shade tree shall be required for every 30 linear feet of road frontage. Smaller trees may be substituted under overhead utilities as prescribed by FPL's "Right Tree, Right Place" Guidelines. Street tree placement shall follow horizontal offset requirements of Florida Green Book for all non-FDOT roadways. Where underground utilities limit street tree placement in the right-of-way, street trees shall be placed in alternative locations near and along the street as shown on an alternative landscape plan. Where construction timing will delay street tree placement a surety bond may be obtained for portions or all of the required street trees. Palm trees may be planted at project entrance ways.

DESIGN INTENT

TREES & PALMS

- Canopy trees shall be planted to provide scale and shade to internal drives.
- Shall include species known to be long-lived and require minimal maintenance.
- Palms shall be used to accentuate important drives, intersections, or arrival courts.
- Shall incorporate natives species, where possible.



CANOPY TREES



SHRUB TEXTURE



COLOR INTEGRATION

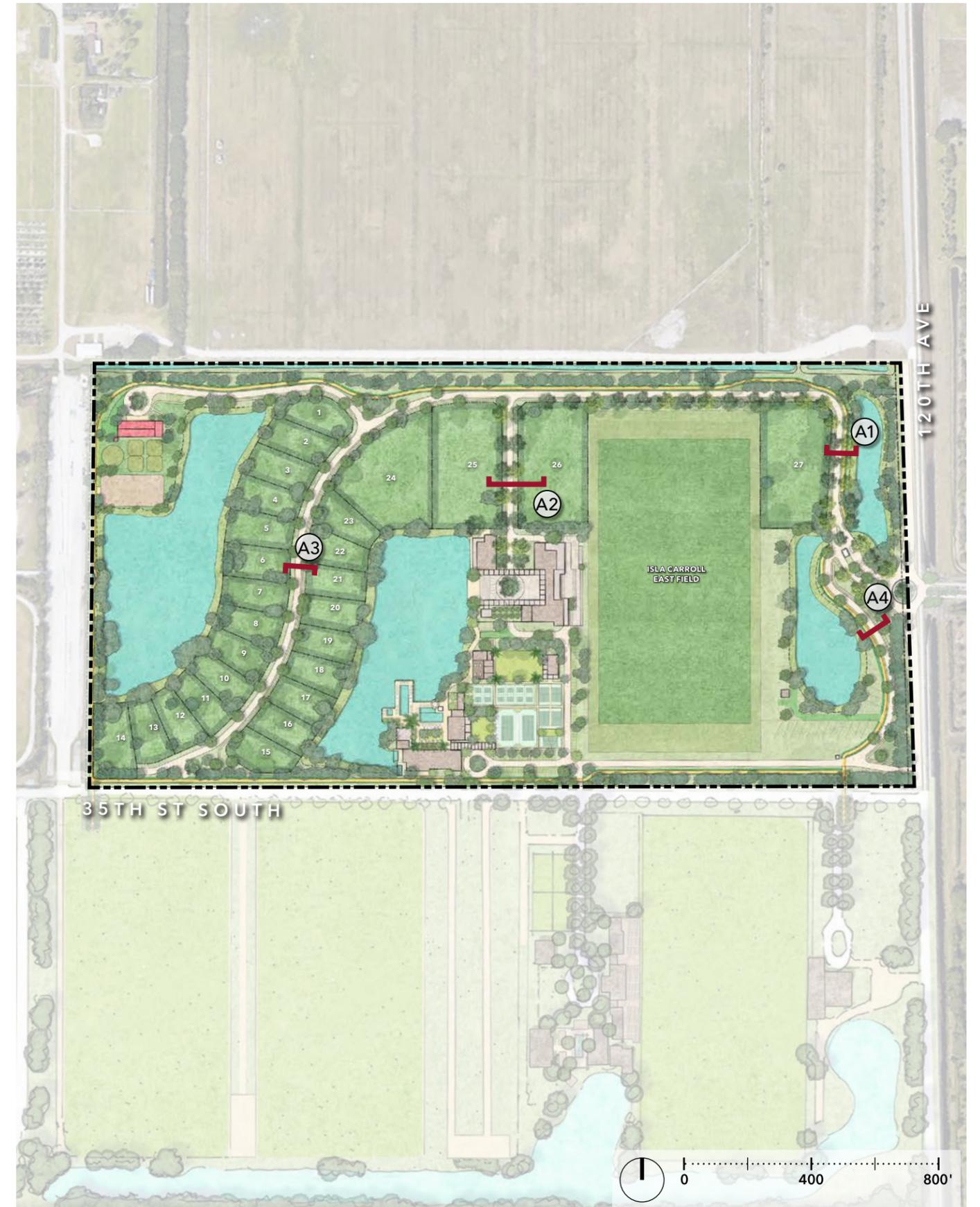
SHRUBS

- Shall include low to medium height species (24-48") that provide visual interest while not impacting views for safety.
- Shall compliment the trees and palms colors and textures.
- Shall include flowering species where at areas of interest, intersections, and arrival courts.
- Shall be arranged in organic massings and drifts.
- Shall incorporate natives species, where possible.
- Shall promote habitat for local fauna.

GROUND COVERS

- Foreground plantings shall include low to medium height ground covers (12-24") to support the layered landscape.
- Shall use species that do not require consistent pruning or shearing.
- Shall incorporate natives species, where possible.

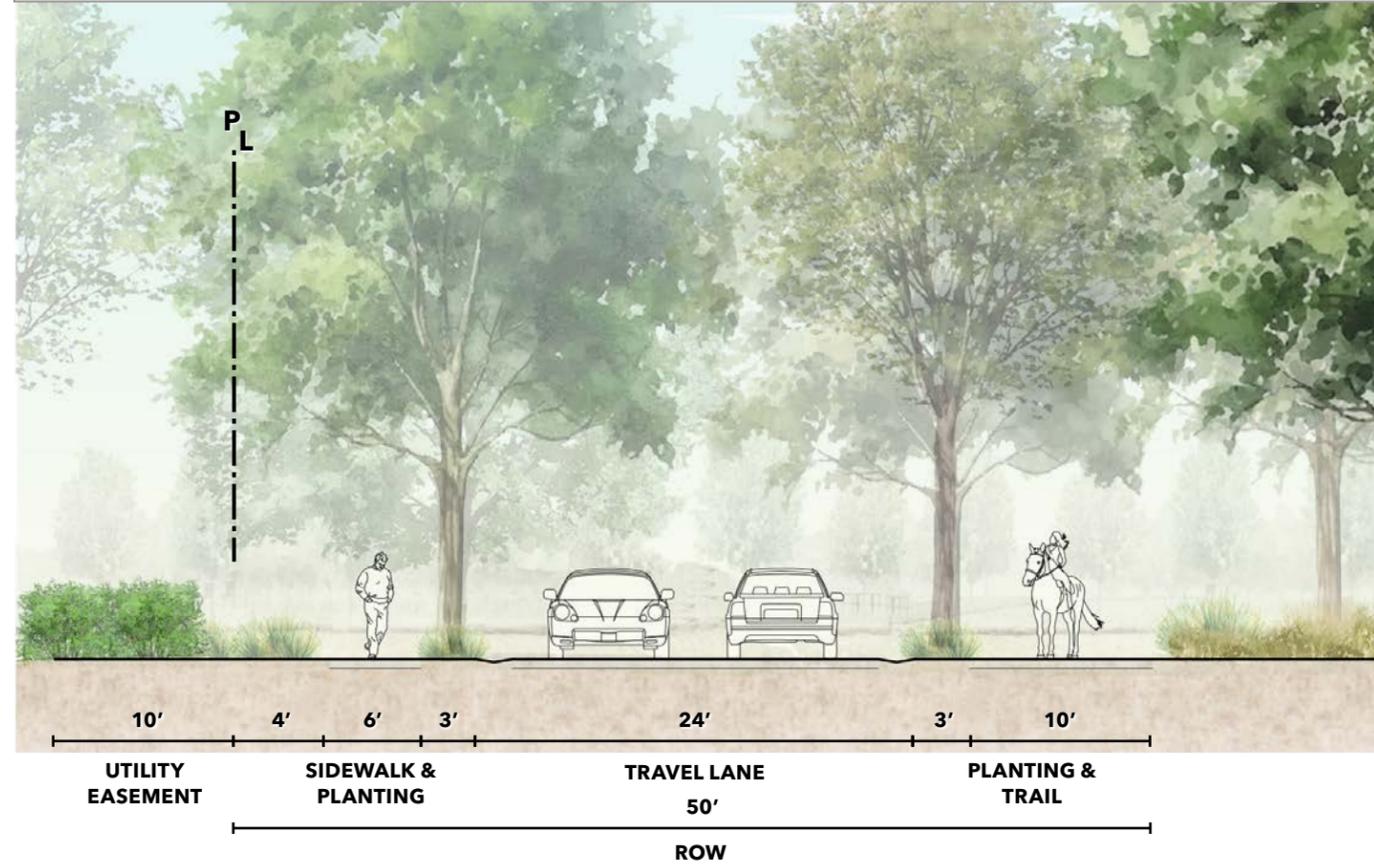
STREETSCAPE & BUFFER SECTION LOCATIONS



TYPICAL STREET SECTIONS

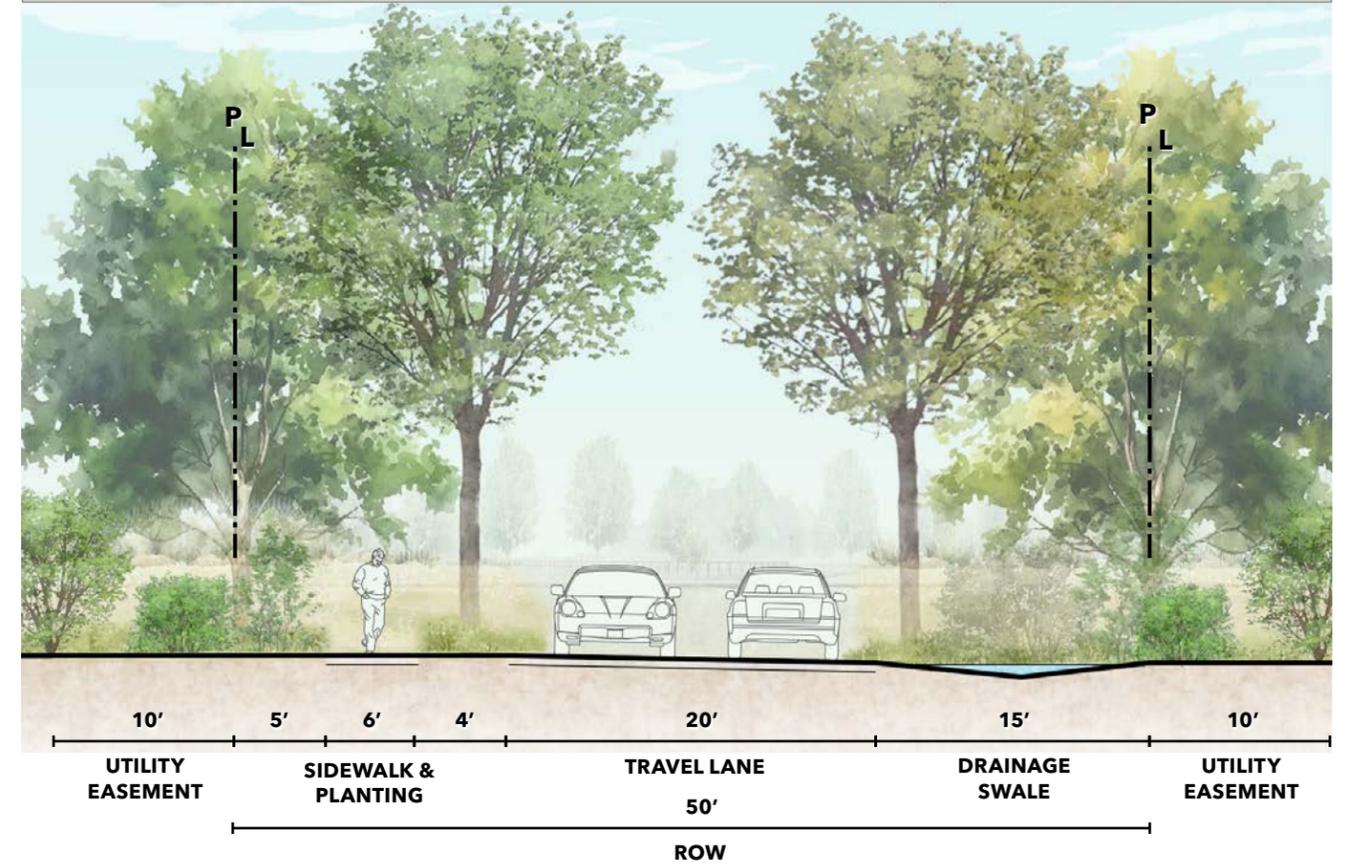
SECTION A1

SCALE: 1"=10' (TYP)



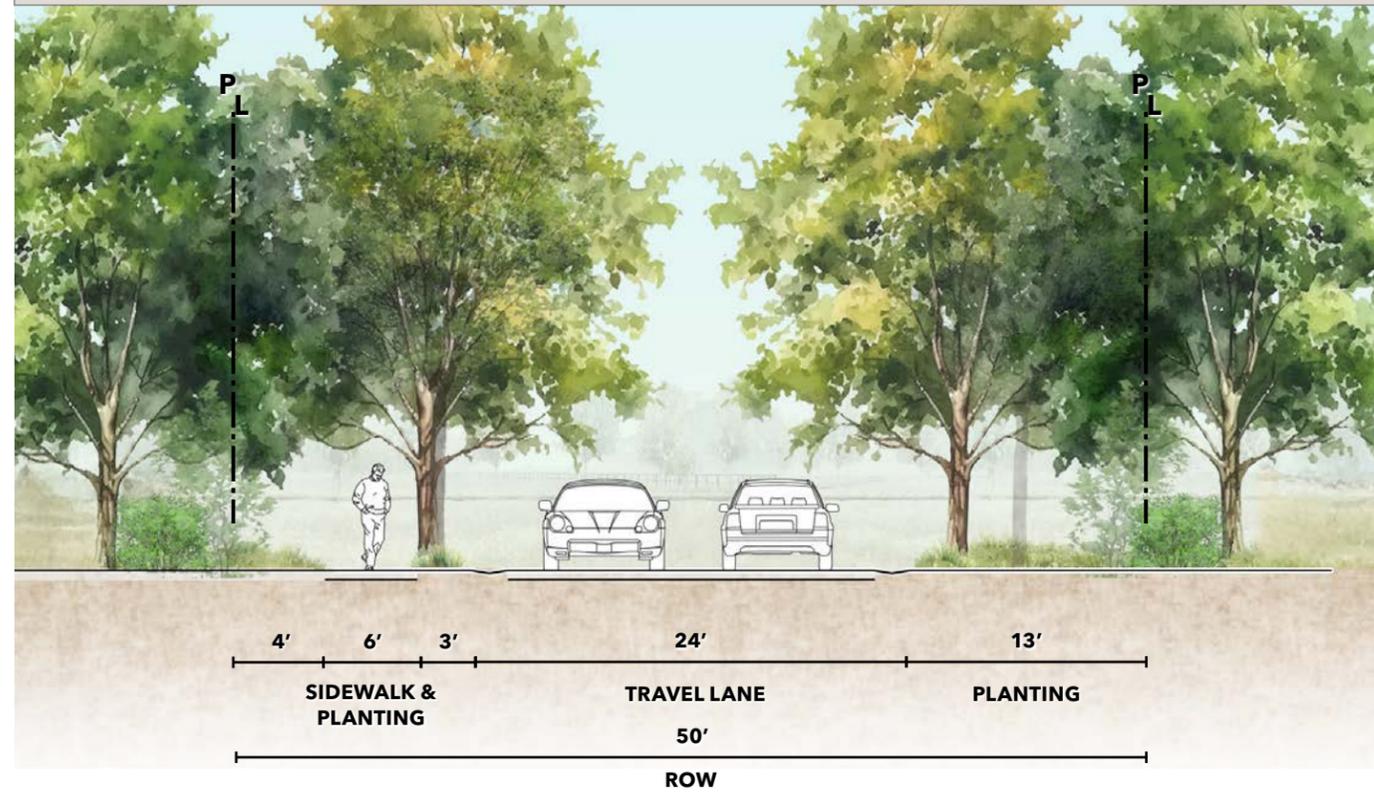
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SECTION A3



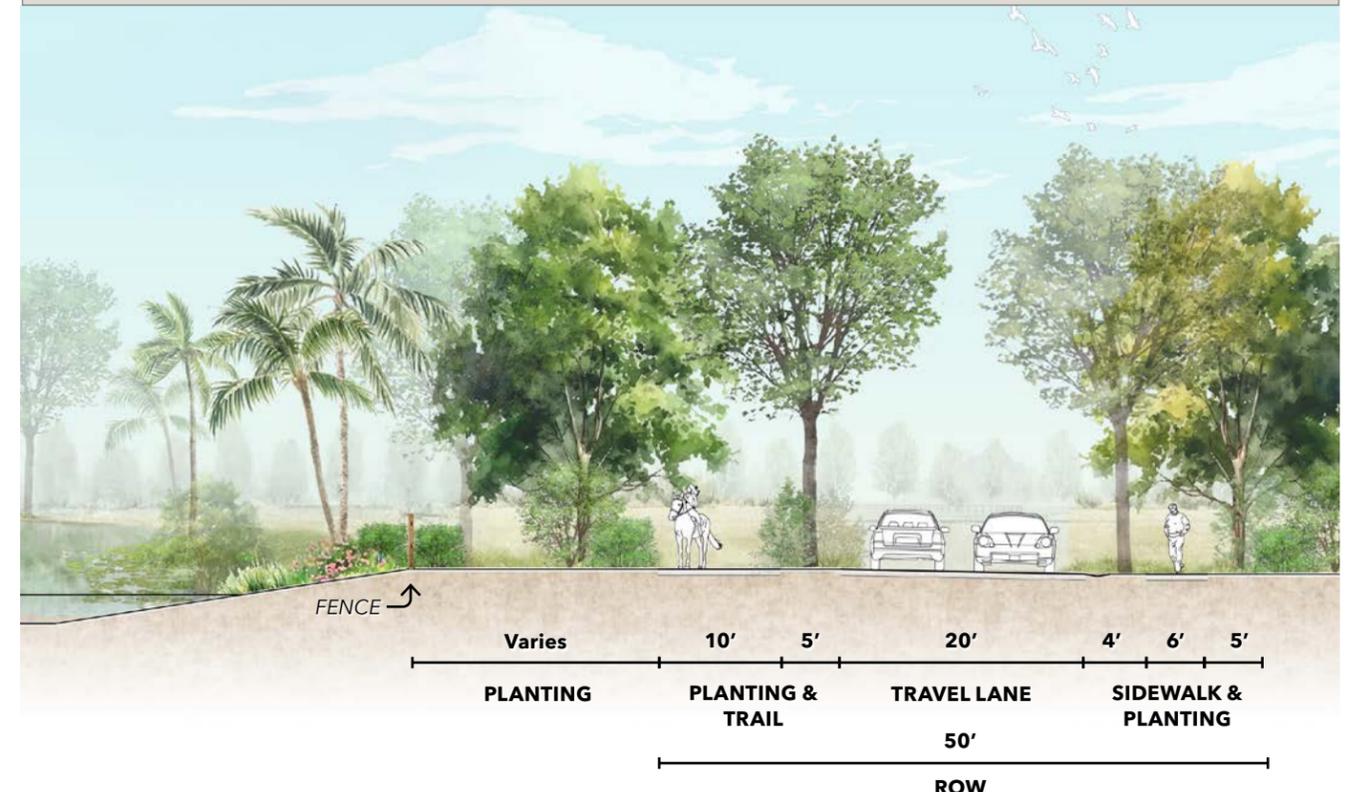
SECTION A2

SCALE: 1"= 10'



SCALE: 1"=15' (TYP)

SECTION A4



In accordance with LDR Section 7.8.5, perimeter landscape buffers and Rights-of-Way (ROW) buffers are required to be provided for all developments and meet the landscape and dimensional requirements provided within Article 7.

The Isla Carroll Polo & Residences development will seamlessly integrate with the surrounding environment by preserving existing specimen trees along the site's perimeter. The landscape buffers - enhanced by thoughtfully selected new plantings - will be naturally extended by canals, water bodies and generous open spaces to further screen the development from neighboring properties. To ensure the protection of the existing specimen trees that are prevalent along the site's perimeter, the placement of landscape buffers and fencing has been planned to avoid disturbing the natural growth patterns of these existing specimen trees.

Native groundcover and hedges will be planted along the exterior of the fence to provide natural screening along the site's perimeter.

If and when an existing specimen tree within the perimeter buffer dies or needs to be removed per an arborist's recommendation, a tree of the same species shall be planted in approximately the same location. The trunk of the removed tree shall be ground down in place. Removal of the trunk and root complex is not allowed so the soil/root ecosystem and complex soil profiles remain. The new tree planted shall have a minimum 4-5" caliper trunk (DPH) and meet Florida Grade #1 nursery standards.

Where possible, in areas that allow for additional planting due to the location of the specimen trees, the buffers will incorporate shade trees and small flowering trees as specified in Article 7 of the LDR.

NORTHERN LANDSCAPE BUFFER

- 10 feet wide with one shade tree (where possible) per 30 linear feet of buffer, planted a maximum of 40 feet on center on the interior side of fence.
- A continuous hedge, a minimum of 36 inches high and planted 3 feet on center on both sides of fence.
- 6-foot high fence along drainage easement.

SOUTHERN LANDSCAPE BUFFER

- 15 feet wide with one shade tree (where possible) per 30 linear feet of buffer, planted a maximum of 40 feet on center on the interior side of fence.
- A continuous hedge a minimum of 36 inches high, planted on both sides of fence, and 10 shrubs per 30 linear feet, a minimum of 18 inches high on the interior side of fence.
- 6-foot high fence on edge of existing ingress-egress utility easement.

EASTERN LANDSCAPE BUFFER

- In accordance with Sec. 7.8.5.C, number 6; where properties are separated from adjacent properties or ROW by a canal, lake and/or passive open space, with a minimum width of 50 feet, the buffer width may be reduced by up to 25%. If the buffer includes a wall or fence the buffer shall maintain a minimum 10 foot width. The quantities of plant material may be reduced proportionate to the reduction in buffer width. Thus, the Eastern Landscape Buffer are as follows:
- 20 feet wide and contain one shade tree (where possible) per 40 linear feet of buffer, planted a maximum of 40 feet on center. One flowering or small tree (where possible) per 30 linear feet of buffer, planted a maximum of 40 feet on center. Shade trees and small trees planted on the interior side of fence.
- A continuous hedge, minimum of 36 inches high planted on both sides of fence, and 10 shrubs per 30 linear feet, a minimum of 18 inches high, on the interior side of fence.
- 6-foot high fence on center of 20' landscape buffer.

WESTERN LANDSCAPE BUFFER

- 10 feet wide with one shade tree (where possible) per 30 linear feet of buffer, planted a maximum of 40 feet on center planted on exterior side of fence.
- A continuous hedge, minimum of 36 inches high and planted three feet on center on exterior side of fence.
- 6-foot high fence along landscape easement.



LANDSCAPE BUFFERS

DESIGN INTENT

TREES & PALMS

- Shall include a variety of species, heights, and leaf texture/color.
- Shall include species known to be long-lived and require minimal maintenance.
- Shall be planted in organic, informal clusters.
- Shall incorporate natives species, where possible.



SHRUBS

- Shall include species that provide adequate screening characteristics (dense foliage), and a variety of foliage texture and color.
- Shall create a layered effect vs a single vertical hedged appearance.
- Shall incorporate natives species, where possible.
- Shall promote habitat for local fauna.



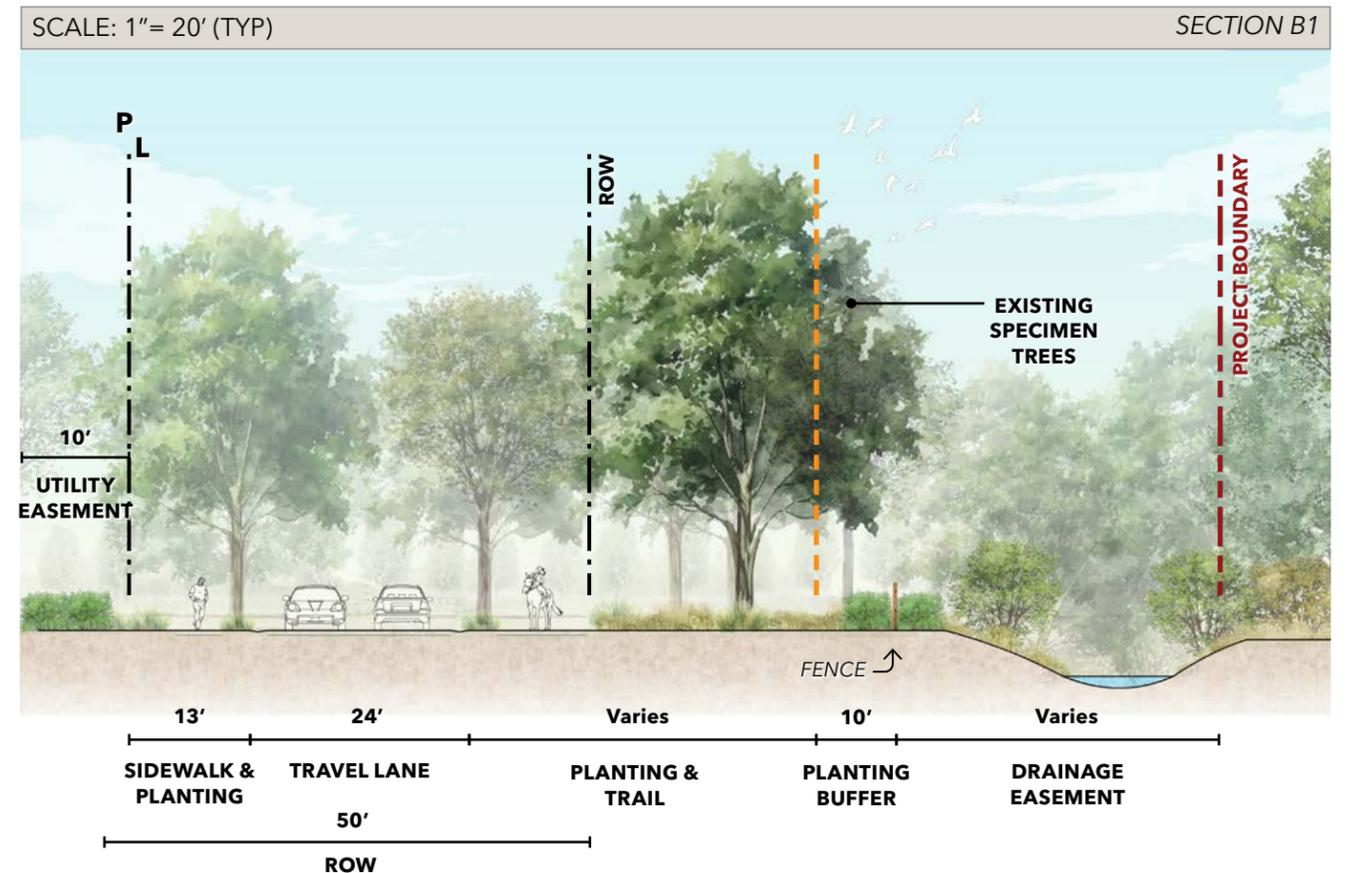
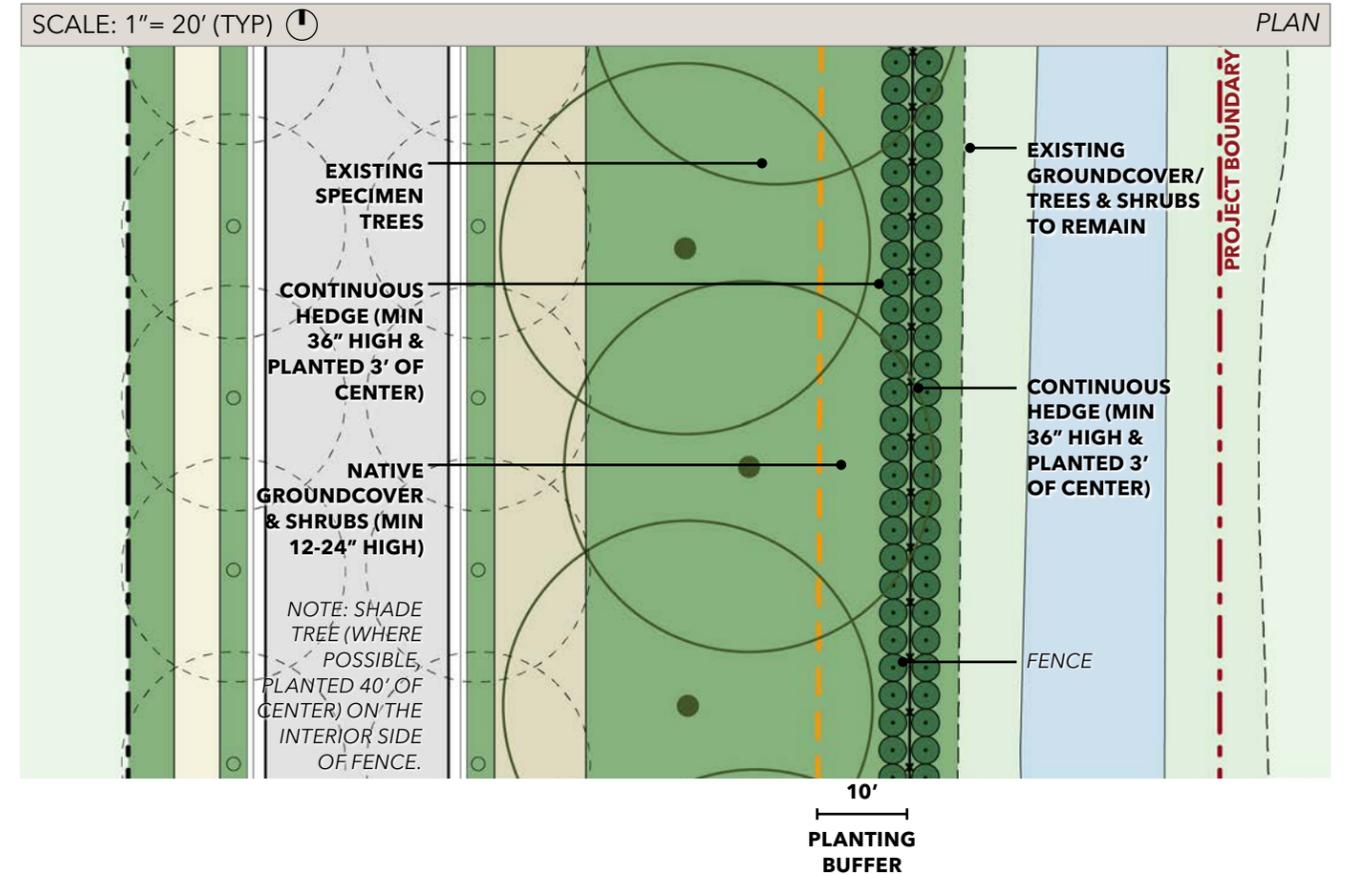
GROUND COVERS

- Foreground plantings shall include low to medium height (12-24") ground covers to support the layered buffer.
- Shall use species that do not require consistent pruning or shearing.
- Shall incorporate natives species, where possible.
- Shall not include turf grass that requires regular mowing.

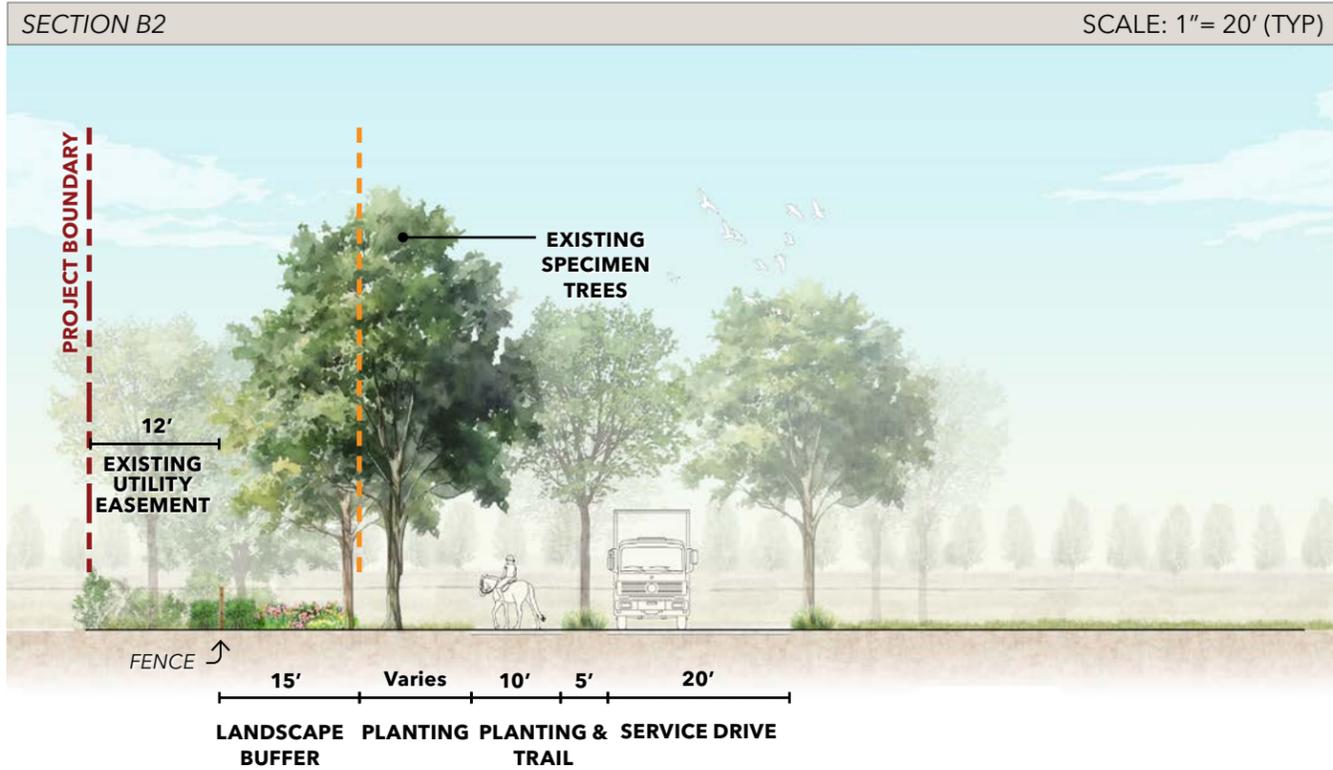
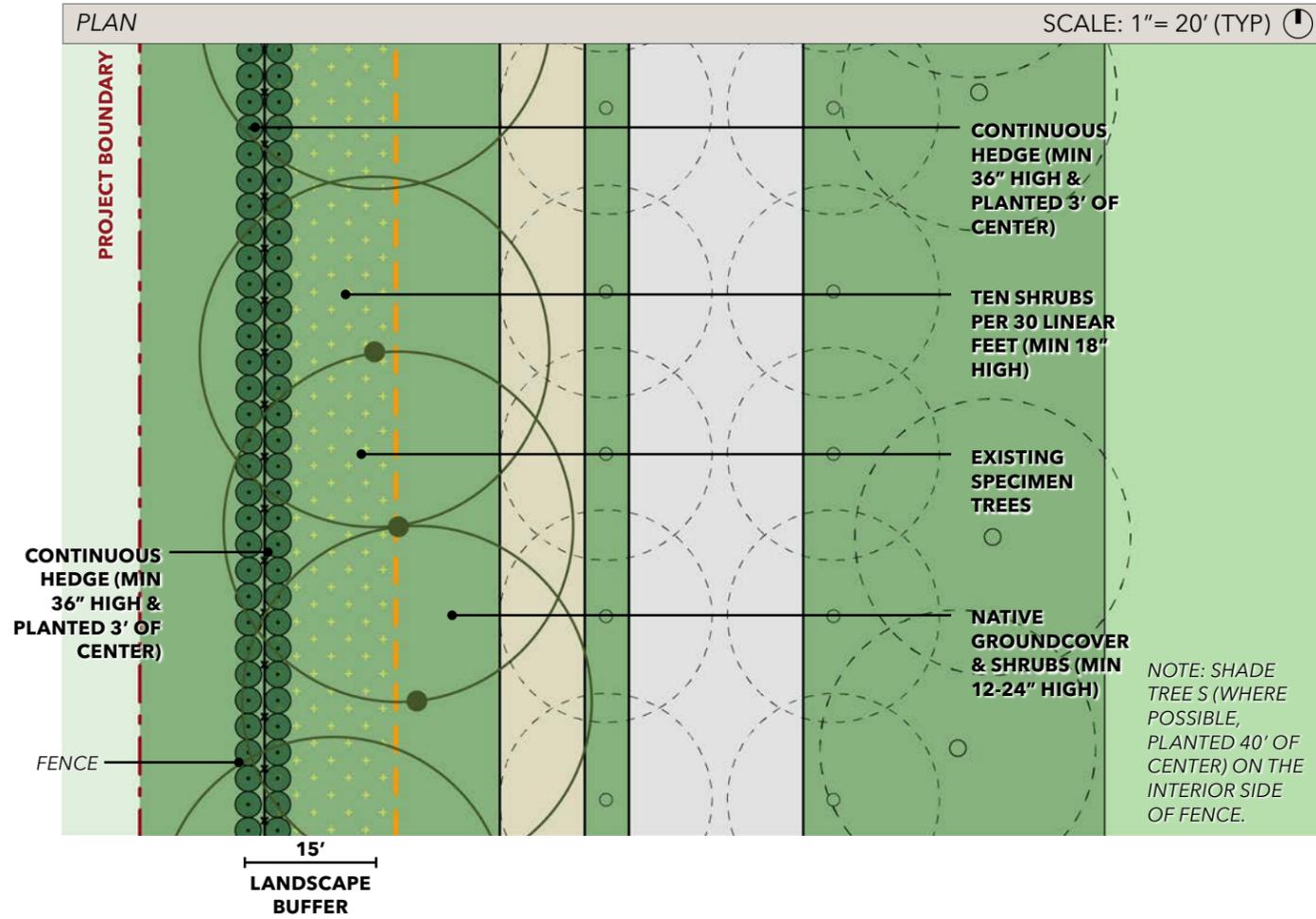


See Conceptual Site Plan on Page 31 for Buffer section cut lines.

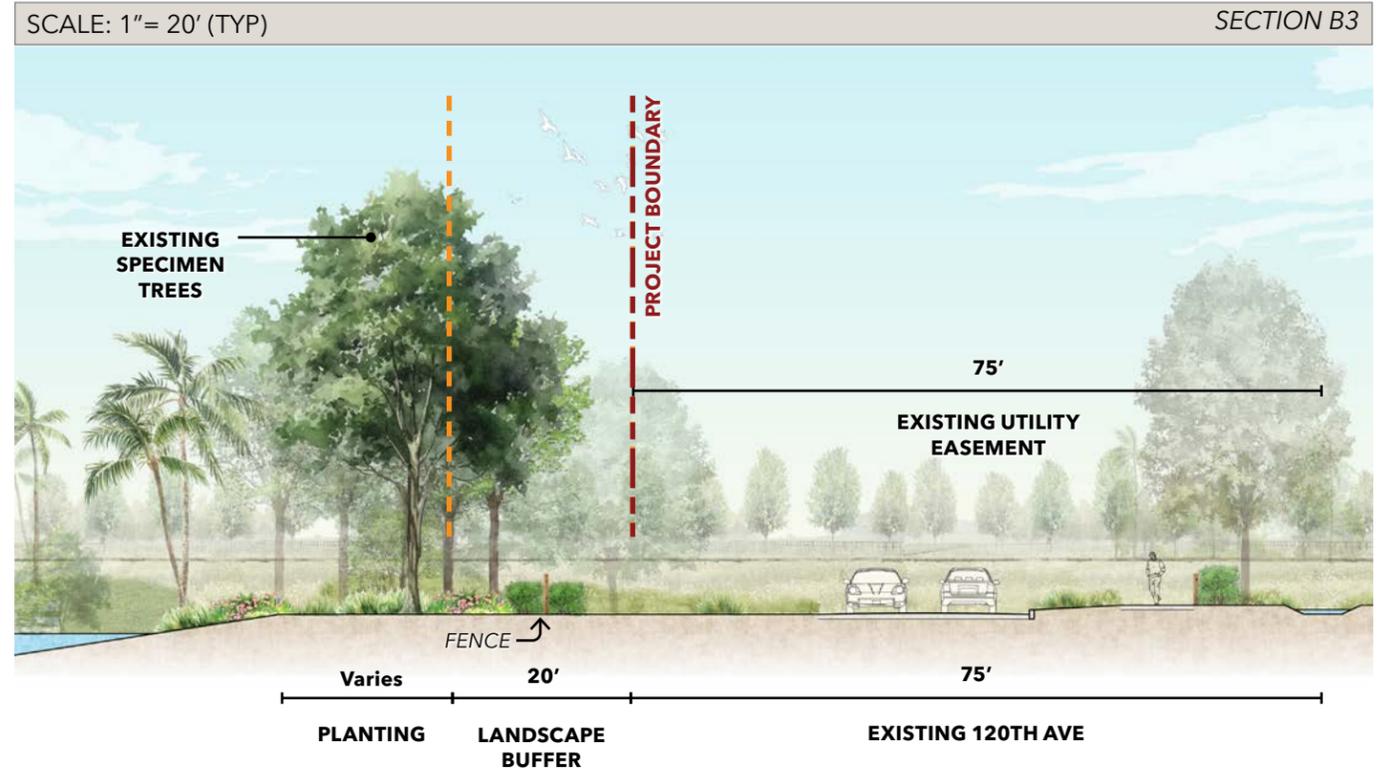
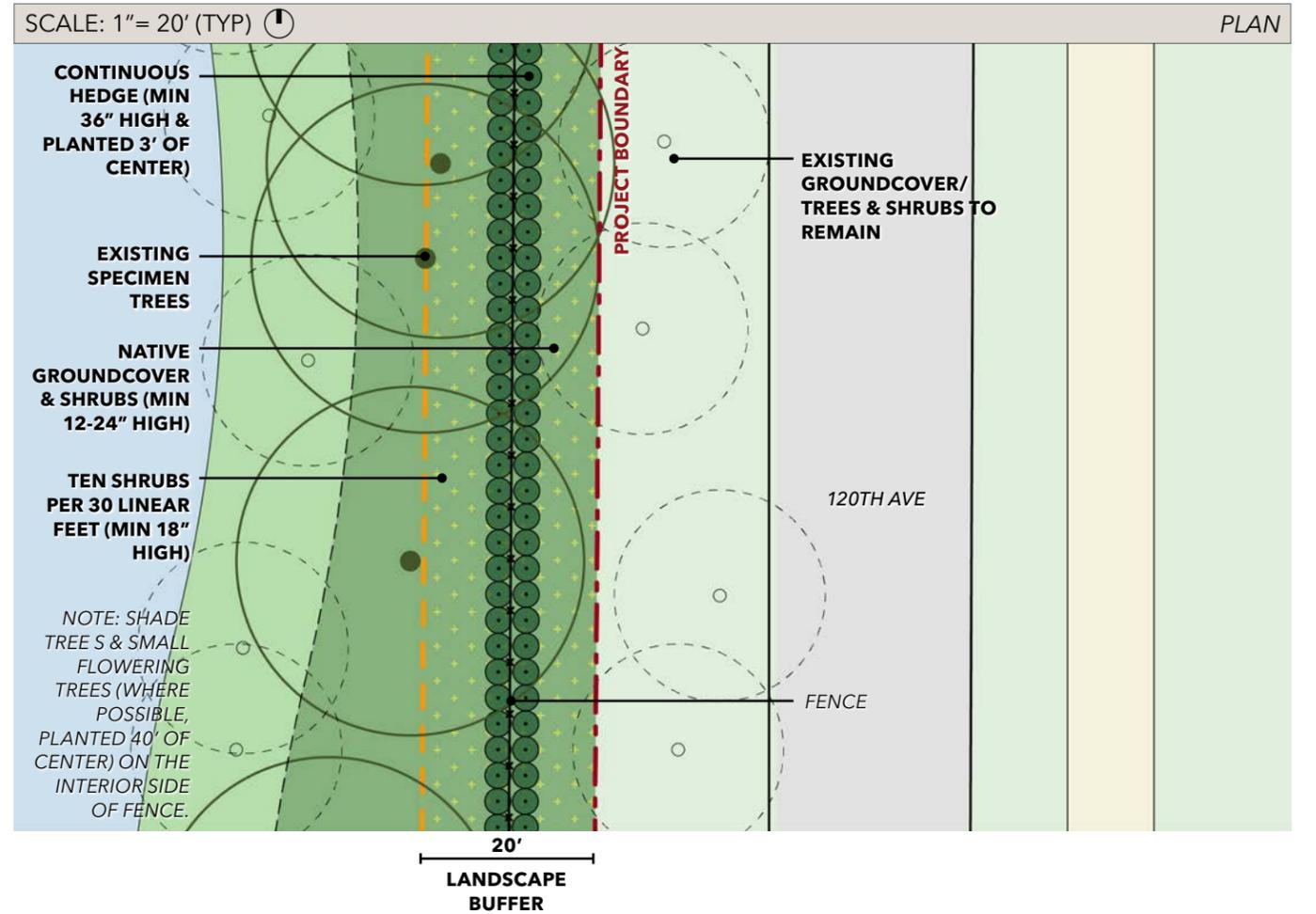
NORTHERN PROPERTY EDGE



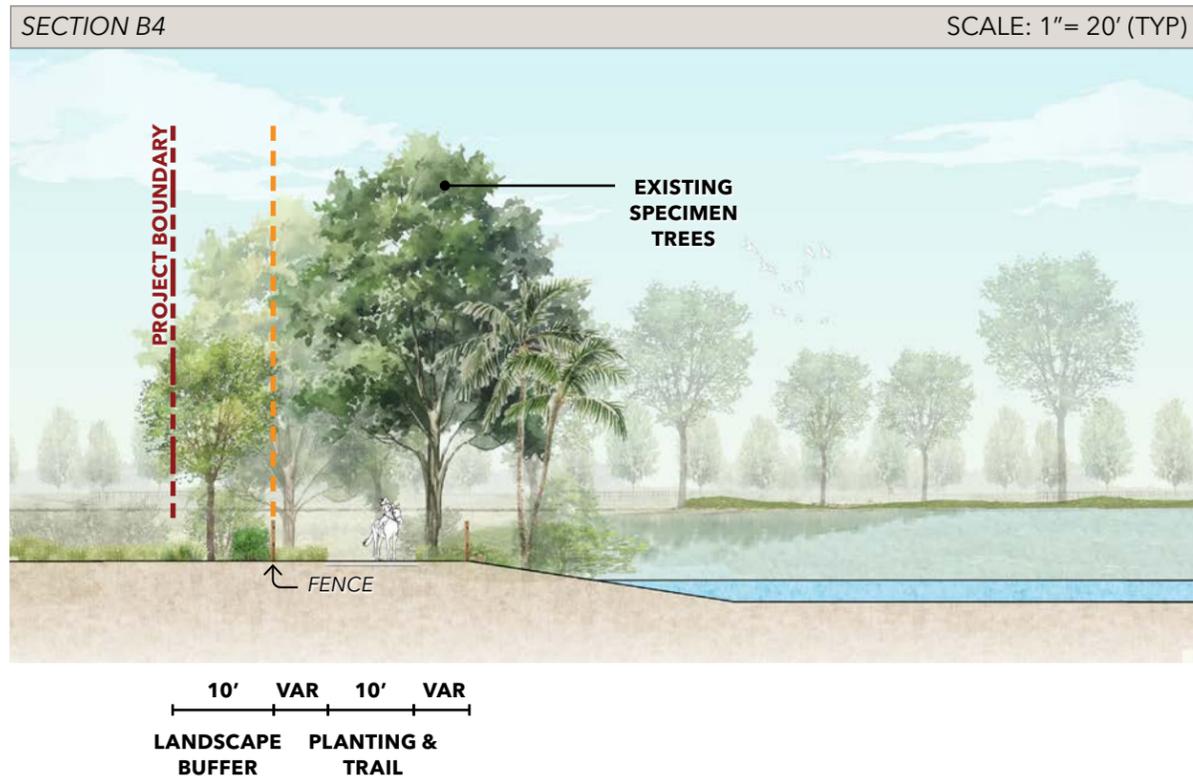
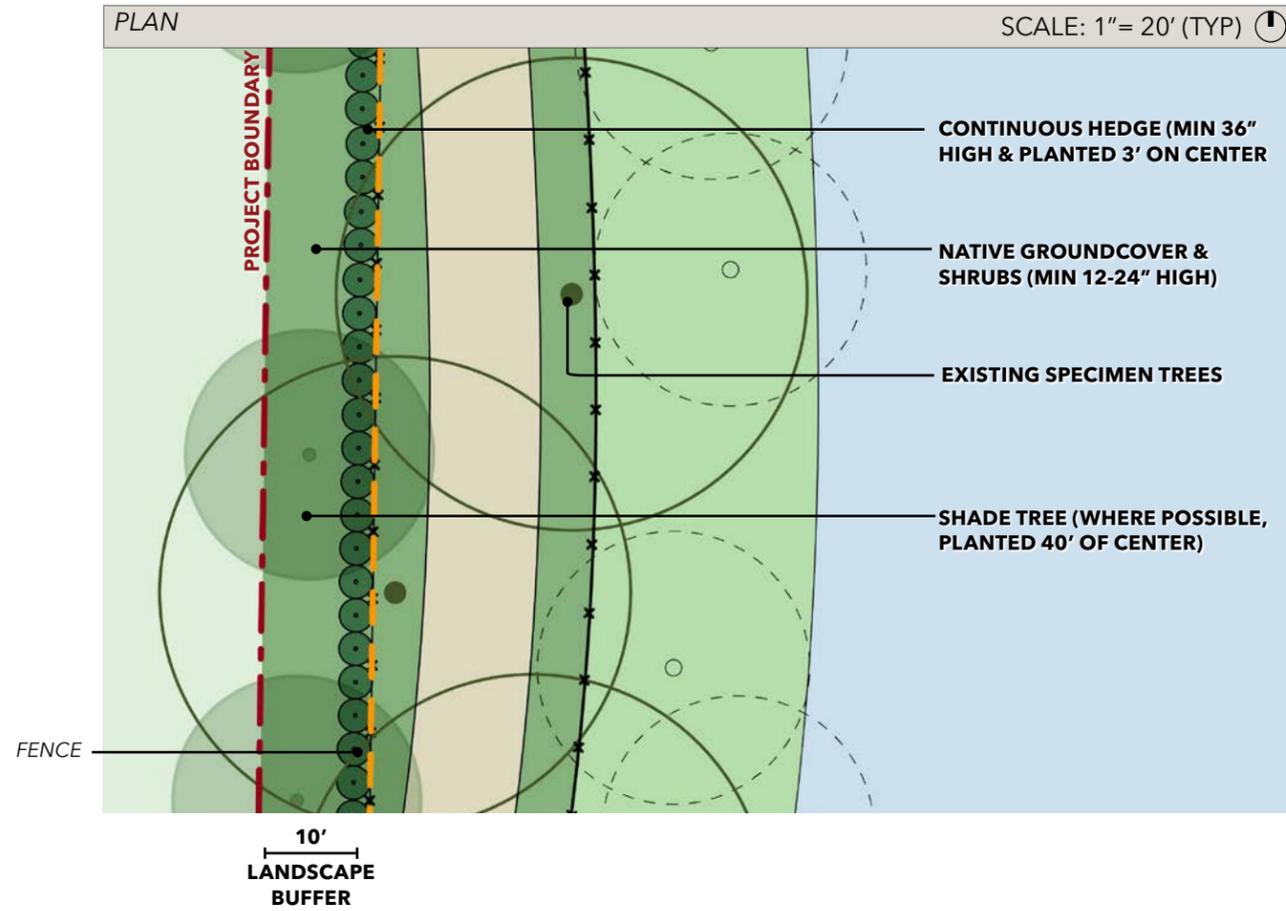
SOUTHERN PROPERTY EDGE



EASTERN PROPERTY EDGE



WESTERN PROPERTY EDGE



SINGLE FAMILY HOMESITES

LDR Section 7.8.2, paragraph A defines the minimum standards for single family residential lots. The standards for Isla Carroll Polo & Residences shall meet and exceed the minimum landscape standards.



AMENITY CORE

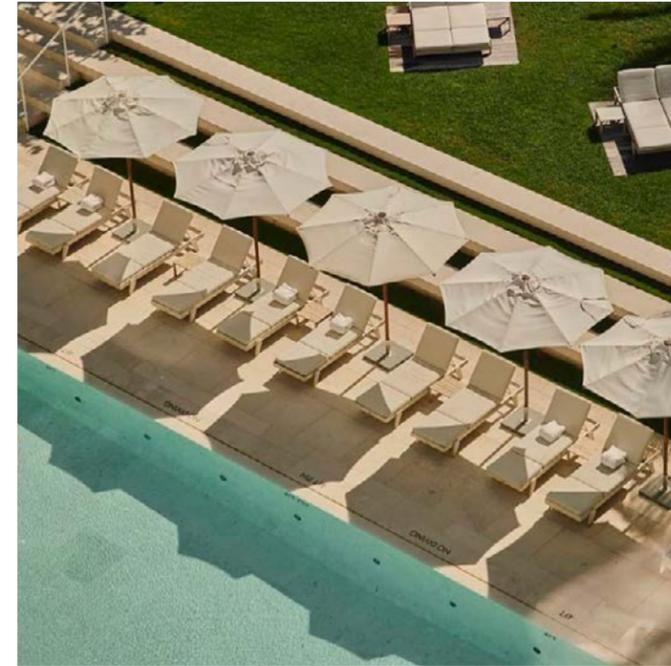
LDR Section 7.8.2, paragraph B defines the minimum standards for non-residential lots. The standards for Isla Carroll Polo & Residences shall meet and exceed the minimum landscape standards.

ACCESS WAYS & PROJECT ENTRIES

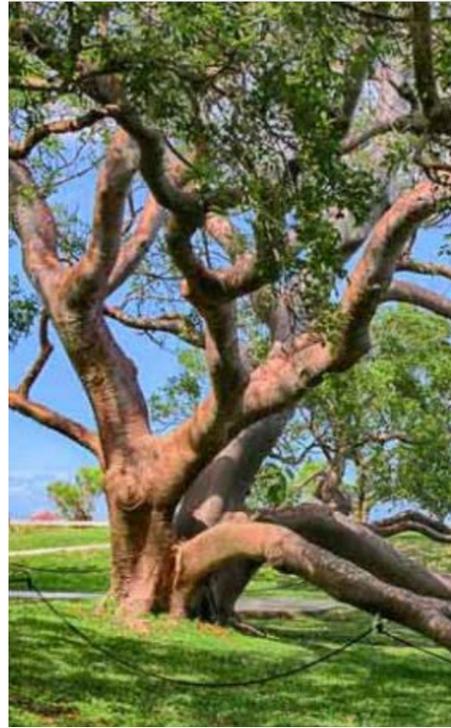
LDR Section 7.8.2, paragraph B defines the minimum standards for non-residential lots. The standards for Isla Carroll Polo & Residences shall meet and exceed the minimum landscape standards.

COORDINATION WITH INFRASTRUCTURE & UTILITIES

The Isla Carroll Polo & Residences will meet or exceed the requirements for coordination with infrastructure, utilities, and easements per LDR Section 7.8.2, paragraphs C, E, F, and H.



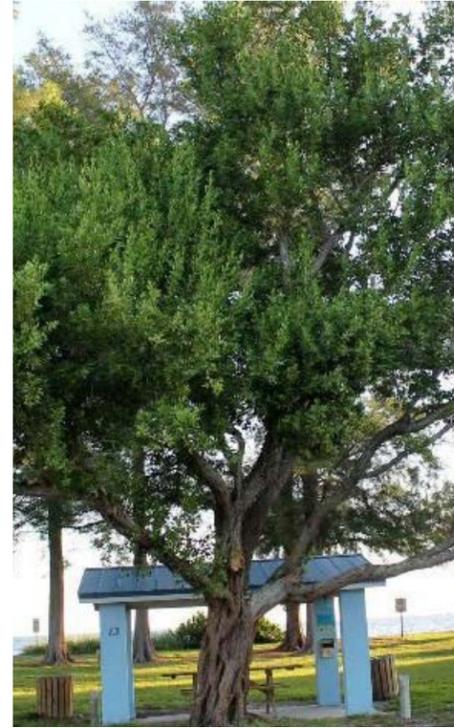
CANOPY TREES



GUMBO LIMBO
Bursera simaruba



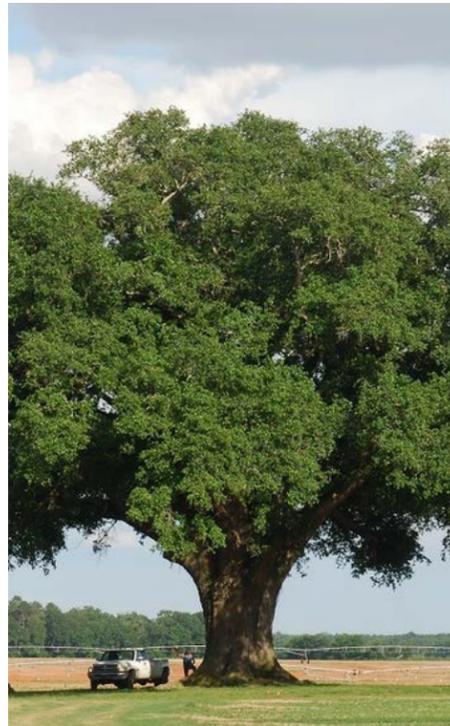
SLASH PINE
Pinus elliottii



GREEN BUTTONWOOD
Conocarpus erectus



SHADY LADY BLACK OLIVE
Bucida buceras 'Shady Lady'



LIVE OAK
Quercus virginiana



ROYAL POINCIANA
Delonix regia

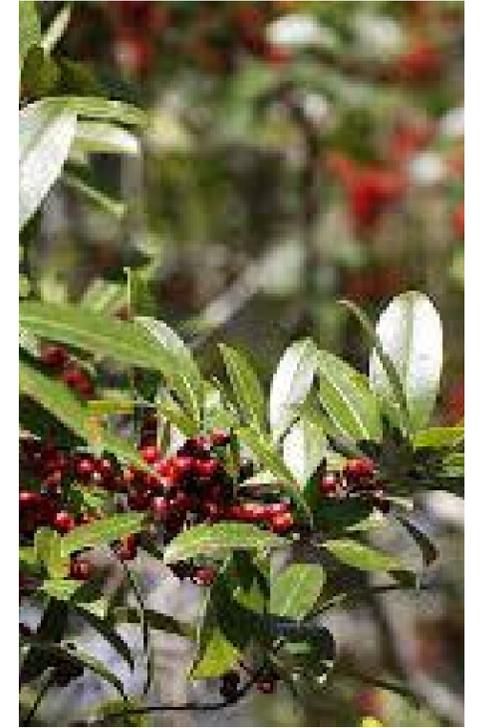
ACCENT TREES



GEIGER TREE
Cordia sebestena



SEA GRAPE
Coccoloba uvifera



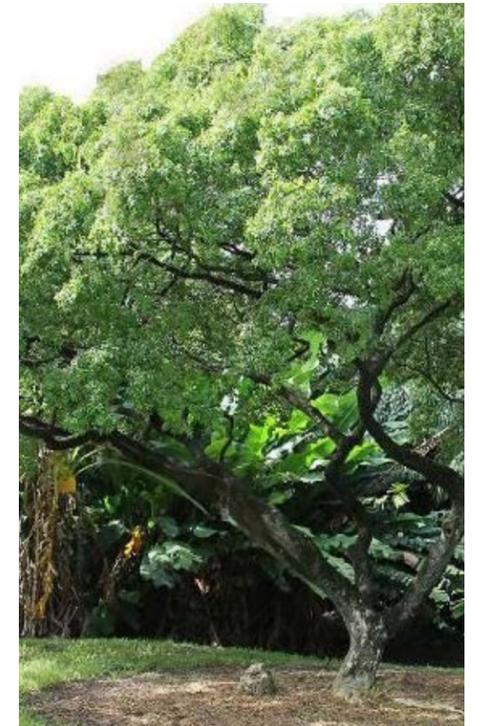
DAHOON HOLLY
Ilex cassine



SILVER BUTTONWOOD
Conocarpus erectus var. sericeus



FRANGIPANI
Plumeria species



LIGNUM VITAE
Guaicum sanctun

PALMS - LARGE



CABBAGE PALM
Sabal palmetto



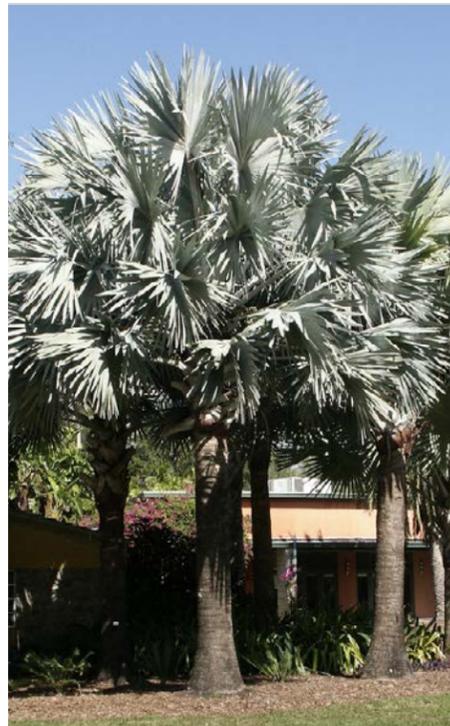
COCONUT PALM
Cocos nucifera 'Green Malayan'



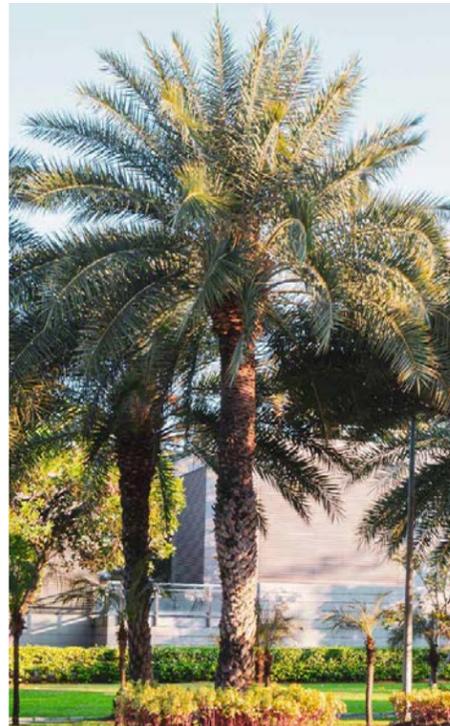
FOXTAIL PALM
Wodyetia bifurcata



ROYAL PALM
Roystonea regia



BISMARCK PALM
Bismarckia nobilis



SILVESTER DATE PALM
Phoenix sylvestris

PALMS - SMALL



SILVER PALM
Coccothrinax argentata



THATCH PALM
Thrinax radiata



MONTGOMERY PALM
Veitchia arecina



ROBELLINI PALM
Phoenix roebelenii



EUROPEAN FAN PALM
Chamaerops humilis



CHRISTMAS PALM
Adonidia merrillii

SHRUBS



MANGROVE SPIDERLILY
Hymenocallis latifolia



CENTURY PLANT
Agave americana



SHELL GINGER
Alpinia zerumbet



SIMPSON'S STOPPER
Myrcianthes fragrans



DWARF CLUSIA
Clusea rosea 'Nana'



DWARF COCOPLUM
Chrysobalanus icaco 'Horizontal'

GROUND COVER & VINES



SAW PALMETTO
Serenoa repens



WIREGRASS
Aristida stricta var. beyrichiana



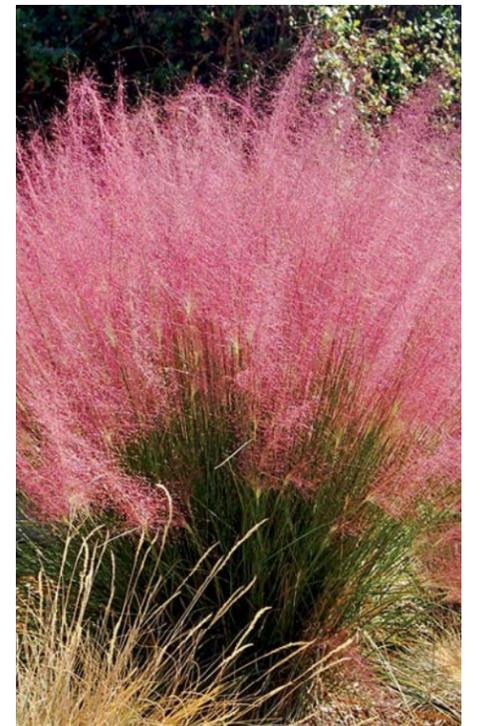
XANADU PHILODENDRON
Philodendron xanadu



COONTIE
Zamia pumila



SEASHORE PASPALUM
Paspalum vaginatum



PINK MUHLY GRASS
Muhlenbergia capillaris

PRELIMINARY PLANT SPECIFICATIONS

CANOPY & ACCENT TREES

Code	Botanical Name	Common Name	Size	Native
BUR SIM	Bursera simaruba	Gumbo Limbo	4-5" Cal / 16' - 18' Ht	Y
COC UVI	Coccoloba uvifera	Sea Grape	10' - 12' Ht / Multi	Y
CON ERE	Conocarpus erectus	Green Buttonwood	10' - 12' Ht / Std	Y
CON SER	Conocarpus erectus var. sericeus	Silver Buttonwood	11' - 12' Ht / Std	Y
DEL REG	Delonix regia	Royal Poinciana	4-5" Cal / 16' - 18' Ht	
GUA SAN	Guaiacum sanctum	Lignum Vitae	8' - 10' Ht / Std	Y
ILE CAS	Ilex cassine	Dahoon	8' - 10' Ht / Std	Y
JUN SIL	Juniperus silicicola	Southern Red Cedar	25-30' Ht	Y
PIN ELL	Pinus Elliottii	Slash Pine	3-4' Cal/ 60-100' Ht	Y
PLU SPP	Plumeria species	Frangipani	10' - 12' Ht / Std	
SAL CAR	Salix caroliniana	Florida Willow	25-60' Ht	Y
QUE VIR	Quercus virginiana	Live Oak	6-8" Cal / 18-20' Ht	Y

PALMS

Code	Botanical Name	Common Name	Size	Native
COC ARG	Coccothrinax argentata	Silver Palm	5'-20'/Single	Y
COC NUC	Cocos nucifera "Green Malayan"	Coconut	12' - 14' Bt	
DYP LUT	Dypsis lutescens	Areca Palm	8' - 10' Ht / 7 trunks min	
SAB PAL	Sabal palmetto	Cabbage Palm	10' - 12' Bt / Single	Y
THR RAD	Thrinax radiata	Thatch Palm	6' - 8' Bt / Single	Y
WOD BIF	Wodyetia bifurcata	Foxtail Palm	12' - 14' Bt	

PRELIMINARY PLANT SPECIFICATIONS

SHRUBS

Code	Botanical Name	Common Name	Size	Native
AGA AME	Agave americana	Century Plant	7 Gal	
ALP ZER	Alpinia zerumbet	Shell Ginger	7 Gal	
BUX MIC	Buxus microphylla 'Japanica'	Littleleaf Boxwood	7 Gal	
CAR MAC	Carissa macrocarpa 'Emerald Blanket'	Dwarf Natal Plum	1 Gal	
CON SER	Conocarpus erectus var. sericeus	Silver Buttonwood	7 Gal	Y
CLU ROS	Clusea rosea 'Nana'	Dwarf Clusia	3 Gal	
CHR ICA	Chrysobalanus icaco 'Horizontal'	Dwarf Cocoplum	7 Gal	Y
GAR AUG	Gardenia jasminoides	Cape Jasmine	3 Gal	
MYR FRA	Myrcianthes fragrans	Simpson's Stopper	25 Gal	Y
PHI XAN	Philodendron xanadu	Xanadu Philodendron	3 Gal	
SER REP	Serenoa repens	Saw Palmetto	3 Gal	Y
TRA ASI	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal	
YUC ALO	Yucca aloifolia	Spanish Bayonet	7 Gal	Y
ZAM PUM	Zamia pumila	Coontie	3 Gal	Y

GROUND COVER & VINES

Code	Botanical Name	Common Name	Size	Native
ARI STR	Aristida Stricta var. beyrichiana	Wiregrass	Grass	Y
BOU SPE	Bougainvillea species	Bougainvillea	15 Gal (vine)	
CTE ARO	Ctenium aromaticum	Toothache Grass	Grass	Y
CUP HYS	Cuphea hyssopifolia	False Heather	3 Gal	
CYR FAL	Cyrtomium falcatum	Holly Fern	1 Gal	
FIC PUM	Ficus pumila	Creeping Fig	7 Gal (vine)	
HYM LAT	Hymenocallis latifolia	Mangrove Spiderlily	3 Gal	Y
MUH CAP	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal	Y
OPH JAP	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	4" Pot	
OSM REG	Osmunda regalis	Royal Fern	1 Gal	Y
PAS INC	Passiflora incarnata	Passion Flower	7 Gal (vine)	Y
PAS VAG	Paspalum vaginatum	Seashore Paspalum	Sod	Y
SPA BAK	Spartina Bakeri	Sand Cordgrass	Grass	Y

LANDSCAPE MAINTENANCE

The Isla Carroll Polo & Residences will meet or exceed the requirements for landscape maintenance, including irrigation, per LDR Chapter 8 - Landscape, and Section 7.8.7.

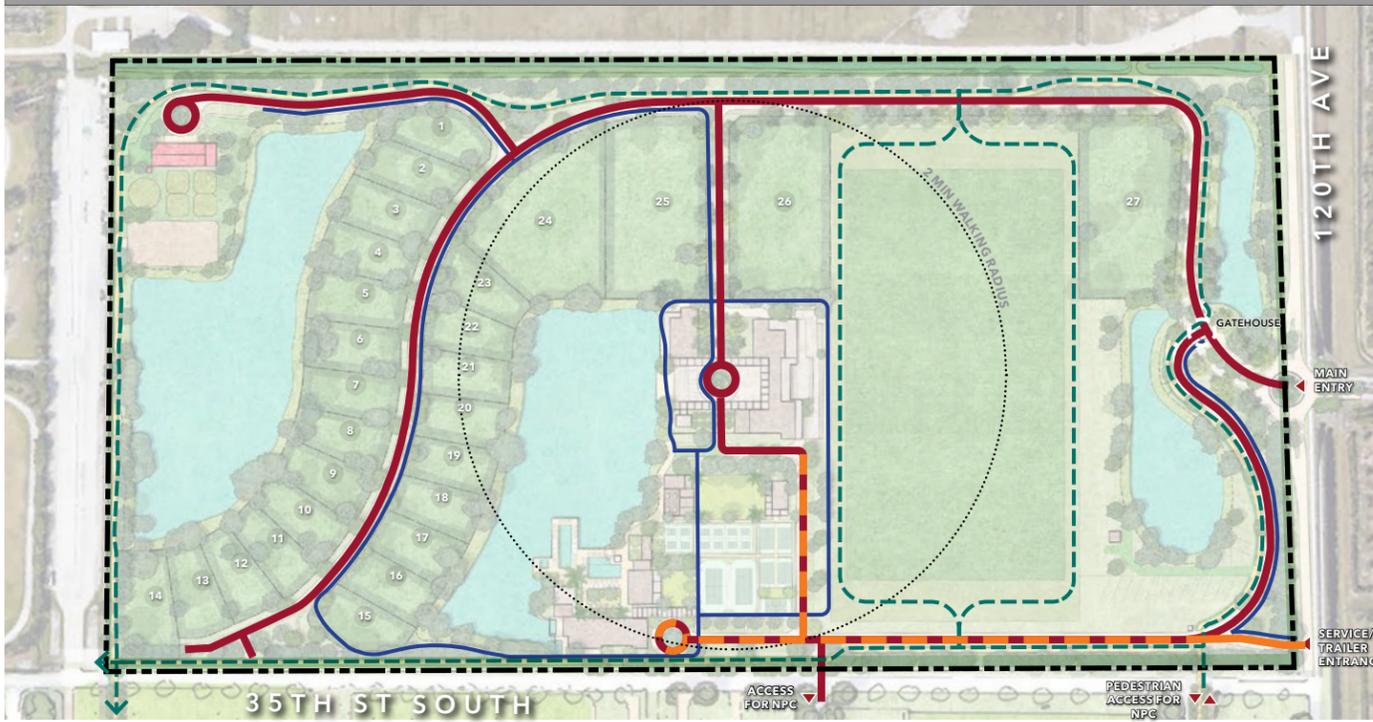
LITTORAL MAINTENANCE & MONITORING

The Isla Carroll Polo & Residences will meet or exceed the requirements for littoral zone maintenance per LDR Section 7.3.3, paragraph A.2. Impacting plants in a littoral zone are prohibited unless written approval from the Village of Wellington Engineer is received.

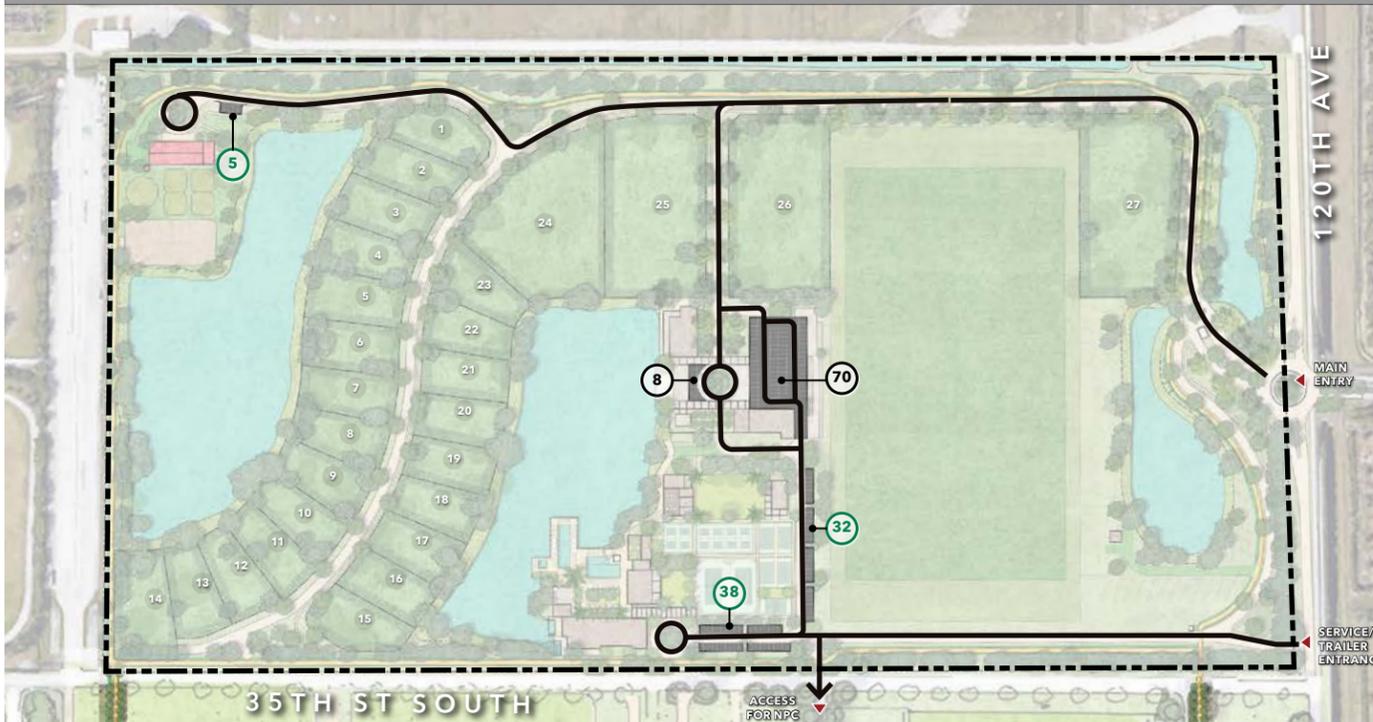
CHAPTER 4: SITE CIRCULATION & EMERGENCY VEHICULAR ACCESS

CIRCULATION AND PARKING

CIRCULATION PLAN

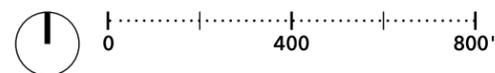


GROUND FLOOR PARKING PLAN: 153 Spaces



LEGEND

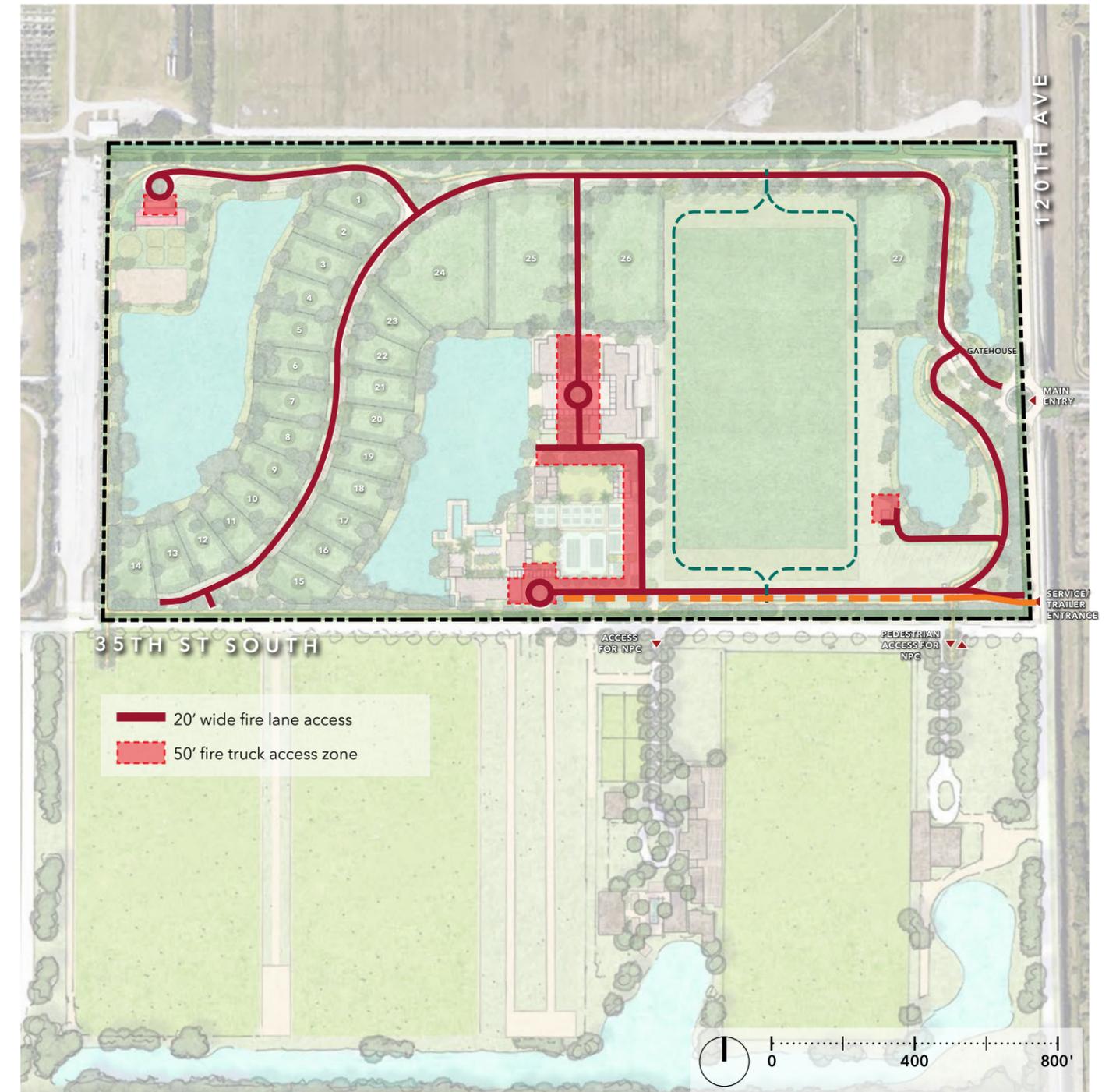
- Vehicular circulation (50' ROW)
- Service circulation (20' Pavement)
- - - Trails (10' Material TBD)
- Pedestrian network (6' Material TBD)
- # Parking spaces (paved)
- # Parking spaces (grass pavers)



EMERGENCY VEHICULAR ACCESS

The conceptual site plan proposes a 20-foot-wide fire department access road within 50 feet of all amenity buildings.

Additionally, fire truck turnarounds are provided at the estate lots on the western part of the property, in accordance with FDOT and the Village of Wellington Engineering standards.



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CHAPTER 5: SITE EASEMENTS

EASEMENTS

The Conceptual Plan and Roadway Cross sections reflect the anticipated easements on the site. A summary of the proposed easements is provided below:

- A 5-foot Limited Access Easement (LAE) is provided adjacent to 120th Avenue South and 35th Street South. Breaks in the LAE's are reflected at access points shown on the Conceptual Site Plan.
- 10-foot General Utility Easements are provided on both sides of the proposed 50-foot right of way (ROW).
- An existing 75-foot easement is located along the east property line for drainage and roadway purposes.
- An existing 12' ingress/egress easement is located along the south property line
- A +/- 40' private drainage easement will be provided to allow for drainage conveyance from surrounding properties.
- Lake Maintenance Easements (LME): 20-foot wide Lake Maintenance Easements are provided around all proposed water management (lake tracts) and the ACME Improvement District drainage canals/waterbodies.
- Utilities Easements for potable water, sewer, communication switch gear and transformers and other similar infrastructure will be identified during the site plan approval process to be conveyed on the future subdivision plat.

CHAPTER 6: SIGNAGE

SIGNAGE

Signage will be determined at the time of site plan approval and will be subject to review by the Village of Wellington Architectural Review Board.

