

# Wellington Village

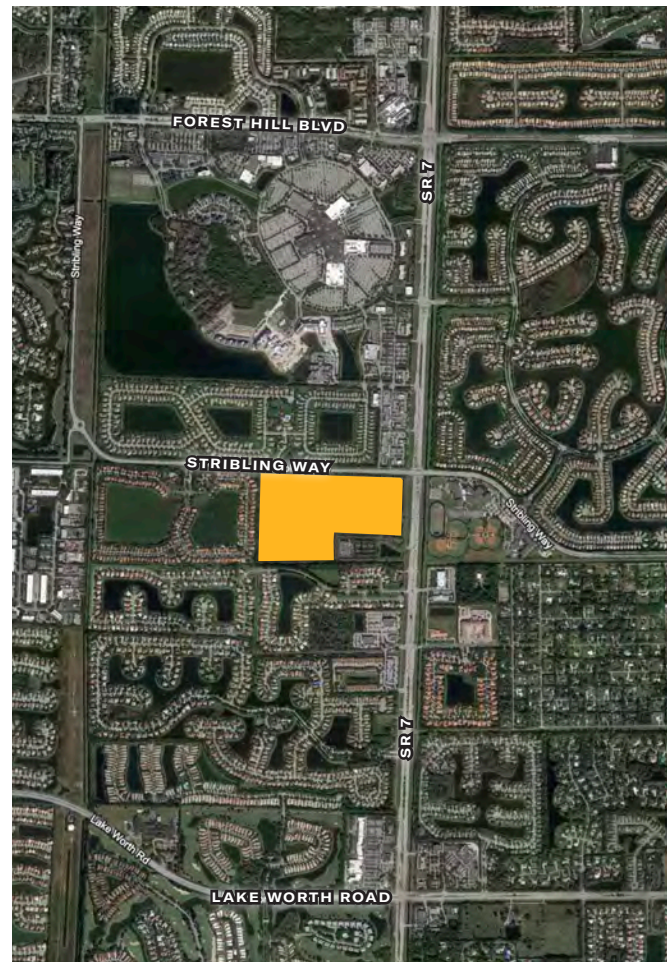
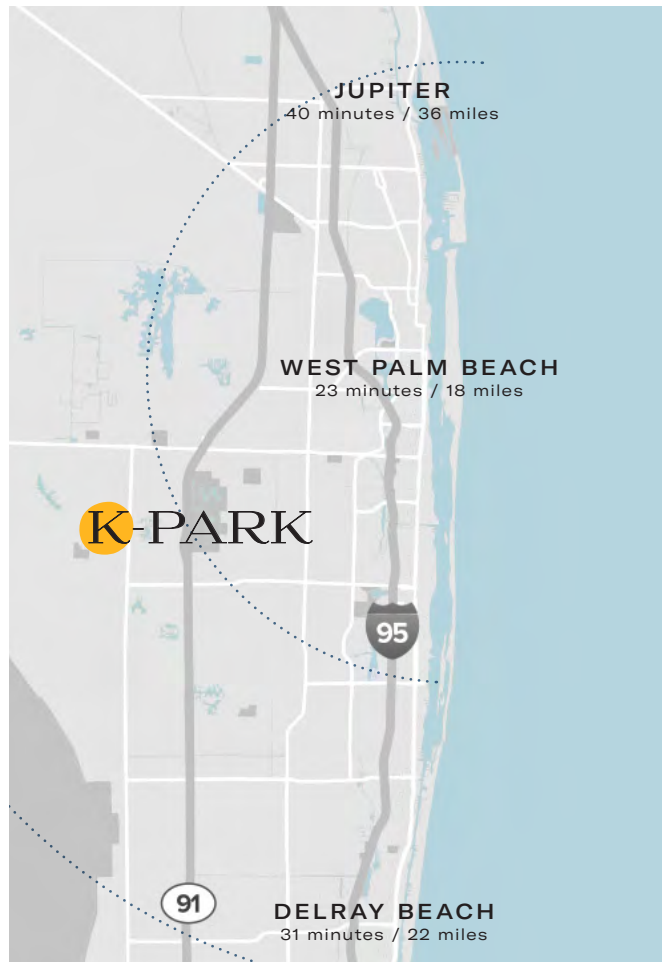
A RELATED DEVELOPMENT

The Roast



# Location

Conveniently located in Wellington, K-Park is in a prime location with premier convenience and will be a destination for Village residents and visitors. Related Companies envisions that K-Park will be the center of an urban village with vibrant restaurants, arts and culture, shopping, private and public gardens and walkways, and a premier private school all within walking distance while maintaining a small-town charm with exciting options.





# A 360° Lifestyle Community

Premier and attainable outdoor living for residents and their families and guests

- Exceptional outdoor vibrant living in a convenient location
- Private and public realm for community and Wellington residents
- Refined community designed to maximize indoor and outdoor living
- The best of South Florida







# Proposed Wellington K-Park Development

A 70 acre parcel, comprised of Related's Wellington Villiage program and a K-12 private school

**Related Wellington Village Development: ~35 Acres**

- ~500-700 Multi-family units and townhomes
- Neighborhood retail & restaurant center: 70-125,000 SF
- Floor Area Ratio (FAR) estimated between 0.5-0.75
- 15-20 Units per acre

**Private K-12 School Campus: ~35 Acres**

SR 7



# Wellington Village Site Plan



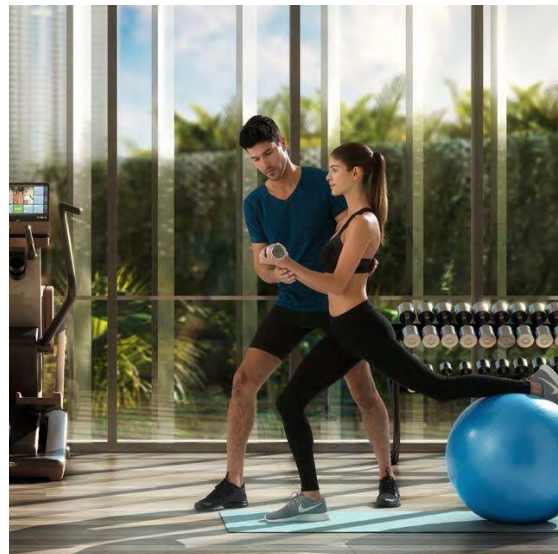




# Resident Amenities

A multitude of options that enrich resident lifestyles

- Clubhouse with Main Street drop-off and entry
- Resort style swimming pool
- Residents' lounge
- Clubroom with golf simulator
- Dining room with catering kitchen
- Top-notch fitness center with yoga, cycling and spa
- Pet grooming stations
- Private zen garden





# Neighborhood Site Plan

## Community-wide features

- Premium landscaping and best-in-class exterior common areas
- 24 / 7 security
- Golf cart access
- Live and play environment

## Neighborhood features

- Dog parks and pet-friendly, multi-modal walkways surrounding the entire property including a lake trail and a boardwalk
- Garden ramble and other walking / seating common area destinations interlaced with art in public places
- Racquet center including pickle ball and padel







# Gateway Plazas

Step into a signature retail gateway that unfolds into a walkable, charming and activated dining, shopping and entertainment haven.

- Entry statement for the Project and Main Street shopping and dining district
- Signature destination restaurants and notable outdoor dining
- Pedestrian oriented, populated with signature fountains and family friendly plazas







The Roast



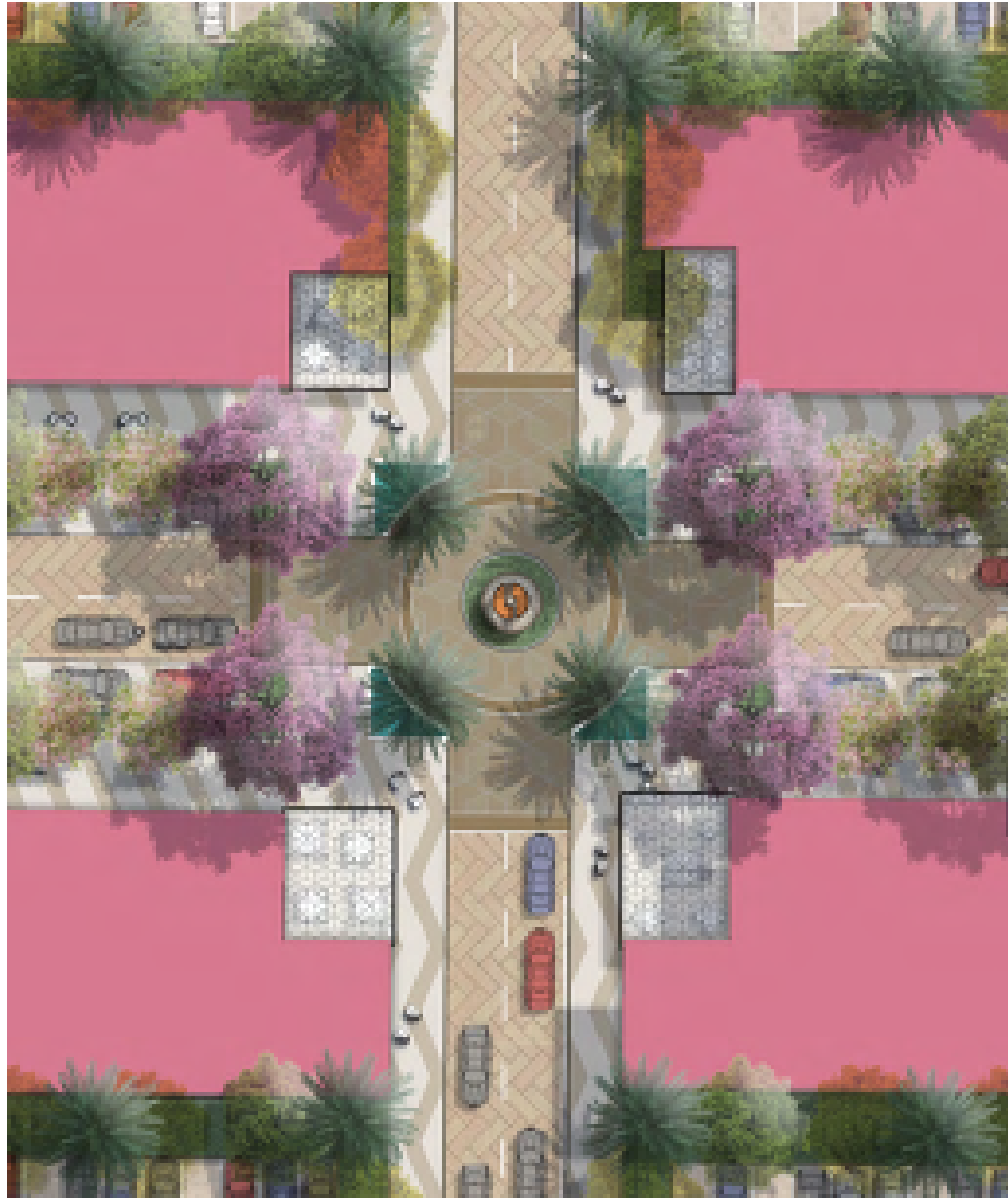
# Main Street

Live and play in a charming community-style thoroughfare with daily necessities, dining options, and an energized outdoor lifestyle at your fingertips.

- Tropically landscaped and gracious multi-block shopping and dining district
- Retail and pedestrian-friendly main street boulevard
- Curated to exemplify South Florida lifestyle
- Popular national and curated boutique retail shops







# Village Square

- The focal point for the Wellington Village Main Street experience
- Featuring public art and interactive fountains
- Dining centric location for strolling, gathering and people watching









# Residential Neighborhoods

Live where leisure meets convenience nestled in a thriving private residential community with stellar amenities that is just steps away from an exciting environment.

- Multiple low-scale residential living options including urban and courtyard townhomes
- Heavily vegetated pedestrian walkways via paseos, landscaped mews, and courtyards
- Linked to Main Street and the Residential Clubhouse

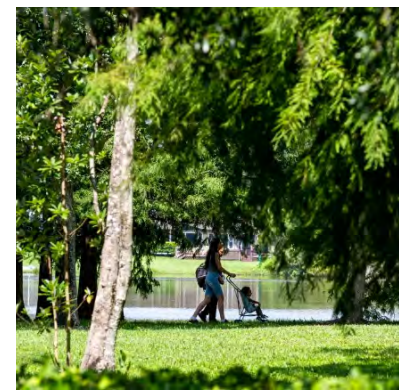
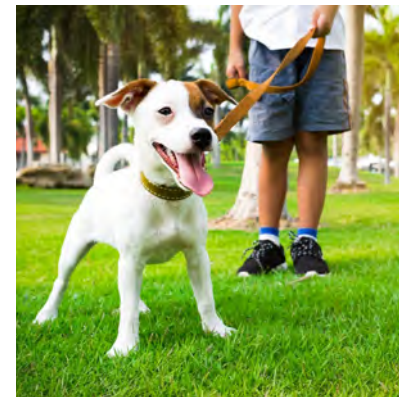
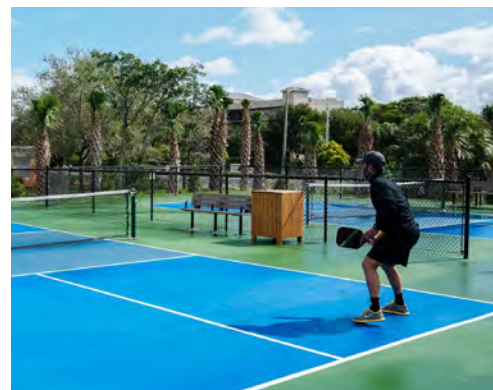






# Community Amenities

Immerse in lush public parks, gardens, walkways, and outdoor sports activities tailored to the desires of the local community.





# Related Companies

Renowned residential and mixed-use developer of prominent high-design projects

- Related leadership, Stephen M. Ross, Chairman, and Kenneth A. Himmel, Related Urban President and CEO, have been committed to West Palm Beach and Palm Beach County since the opening of Cityplace / The Square in 2000; they remain the owners of and continue to expand this nationally recognized retail and dining focused mixed-use development.
- Known for high design projects and residential buildings with attention to style, lifestyle, and detail through collaboration with prominent architects and interiors and landscape designers
- Track record of property value enhancement to adjoining neighbors and communities
- Industry leader of sustainable development







Thank You

 RELATED

Conceptual drawing; for discussion only.