

H:\05\K-Park_24-080\Related Res_001\Drawings\Master Plan\0251.12.16_MP_ResSubmittal.dwg, 12/16/2025 2:27:40 PM, MLC, DWG to PDF, pc-3, ARCH, full bleed D (4.00 x 36.00 inches), 1:1

MASTER SITE PLAN DATA

PETITION NO.: 2025-0001.MP
GROSS SITE AREA: 3,104,656 S.F. ± / 71.27 ACRES ±
FUTURE LAND USE: MIXED USE (MU)
EXISTING ZONING DISTRICT: C & CF
PROPOSED ZONING DISTRICT: MUPD
PCN(S): 73-42-43-27-05-026-0011
73-41-44-24-06-003-0000
EXISTING USE: AGRICULTURE & VACANT
PROPOSED USES: HOTEL (CONDITIONAL USE)
SCHOOL (CONDITIONAL USE)
MULTI-FAMILY RESIDENTIAL (PERMITTED)
OFFICE, PROFESSIONAL (PERMITTED)
COMMERCIAL MIXED-USE (PERMITTED)
GROSS LAKE AREA : 6.33 AC. (WATER SURFACE)

Exhibit D - Conceptual Site Plan

DEVELOPMENT SUMMARY

RESIDENTIAL	UNITS	GFA
MULTI-FAMILY	PHASE 1 - 15 UNITS	30,000 SF
	PHASE 2 - 200 UNITS	300,000 SF
TOTAL	215 UNITS	330,000 SF
NON-RESIDENTIAL	INTENSITY / GFA	
HOTEL	180 ROOMS / 175,000 SF	
OFFICE	75,000 SF	
RETAIL	210,000 SF	
RESTAURANT	105,000 SF	
SCHOOL	1,750 STUDENTS / 405,000 SF	
TOTAL	970,000 SF	

GROSS FLOOR AREA: UP TO 1,300,000 SF
PROPOSED FAR: 0.42 FAR
RESIDENTIAL DENSITY: 3.02 DU / AC. (215 UNITS / 71.27 AC)
NUMBER OF RESIDENTS: 604 RESIDENTS (2.81 RESIDENTS / UNIT)

RECREATION REQUIREMENT
PRIVATE AREA: 110 SF / PERSON @ 604 = 1.53 AC.
PUBLIC AREA: 5 AC / 1,000 PERSONS @ 604 = 3.02 AC.

CIVIC REQUIREMENT
AREA REQUIRED: 1 AC / 1,000 PERSONS @ 604= 0.60 AC.

RECREATION & CIVIL PROPOSED
REFER TO PROJECT STANDARDS MANUAL

PROPERTY DEVELOPMENT REGULATIONS										
	FLU	MIN. LOT DIMENSIONS			OVERALL	MAX. BLDG. HEIGHT	MIN. BUILDING SETBACKS			
		SIZE	WIDTH & FRONTAGE	DEPTH			FAR	BUILDING COVERAGE	FRONT	SIDE
REQUIRED	MU	5 AC.	300'	300'	MAX.	POD A 35'	POD A 30'	POD A 30'	POD A 30'	POD A 30'
PROVIDED	MU	71.27 AC.	2,399'	949.58'	MAX.	POD B 35'	POD B 25'	POD B 25'	POD B 30'	POD B 30'

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

NOTES:

- THIS MASTER PRELIMINARY SITE PLAN IS INTENDED TO CONVEY THE INTENDED OVERALL DESIGN FOR THE PROPOSED MUPD. A DETAILED SITE PLAN FOR EACH INDIVIDUAL DEVELOPMENT POD(S) SHALL BE SUBMITTED TO THE VILLAGE FOR FORMAL REVIEW AND APPROVAL PRIOR TO PERMITTING.
- MASTER SITE PLAN PARKING SUMMARY'S ARE PRELIMINARY. DETAILED PARKING DATA SHALL BE INCLUDED WITH THE FORMAL SITE PLAN SUBMITTAL(S) FOR EACH INDIVIDUAL DEVELOPMENT PODS. REFER TO ENGINEERING REPORTS FOR PARKING STUDY IN SUPPORT OF PROPOSED PARKING DEVIATIONS.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22

POD A PARKING SUMMARY

PARKING REQUIRED: PHASE 1 - 402 SPACES / PHASE 2 - 646 SPACES (REFER TO PARKING STUDY)

PARKING PROVIDED:
PHASE 1 - 577 SPACES (SURFACE PARKING)
PHASE 2 - 646 SPACES (127 SPS. SURFACE PARKING / 519 SPS. PARKING GARAGE)
ACCESSIBLE PARKING TO BE PROVIDED TO MEET APPLICABLE F.B.C. REQUIREMENTS

LOADING REQUIRED (FOR 405,000 GSF):
1 / 15,000 GSF, UP TO 100K SF = 7 SPACES & 1 / 50,000 GSF OVER 100K SF = 6 SPACES
TOTAL REQUIRED = 13 SPACES @ 15' X 55'

LOADING PROVIDED: 3 SPACES, 15' X 50' (SUBJECT TO WAIVER)

POD B PARKING SUMMARY

PARKING REQUIRED: 867 SPACES / 954 SPACES INC. 10% BUFFER (REFER TO SHARED PARKING STUDY)
PARKING PROVIDED: ON-SITE: 776 SPACES
OFF-SITE: 147 SPACES SHARED PKG (PER AGREEMENT WITH ADJ. CHURCH SITE)
VALET: 100 SPACES
TOTAL: 1,023 SPACES
ACCESSIBLE PARKING TO BE PROVIDED TO MEET APPLICABLE F.B.C. REQUIREMENTS

LOADING REQUIRED: 21 SPACES @ 15' x 55' (SUBJECT TO WAIVER)
HOTEL 9 SPACES (1/15,000 SF, UP TO 100K SF = 7 & 1/50,000 SF, OVER 100K SF = 2)
MIXED-USE 12 SPACES (1/15,000 SF, UP TO 100K SF = 7 & 1/50,000 SF, OVER 100K SF = 5)

LOADING PROVIDED: 13 SPACES (SUBJECT TO WAIVER)
HOTEL 2 SPACE, 14' X 50'
MIXED-USE 9 SPACES, 14' X 50' & 2 SPACES, 14' X 40'

LOCATION MAP

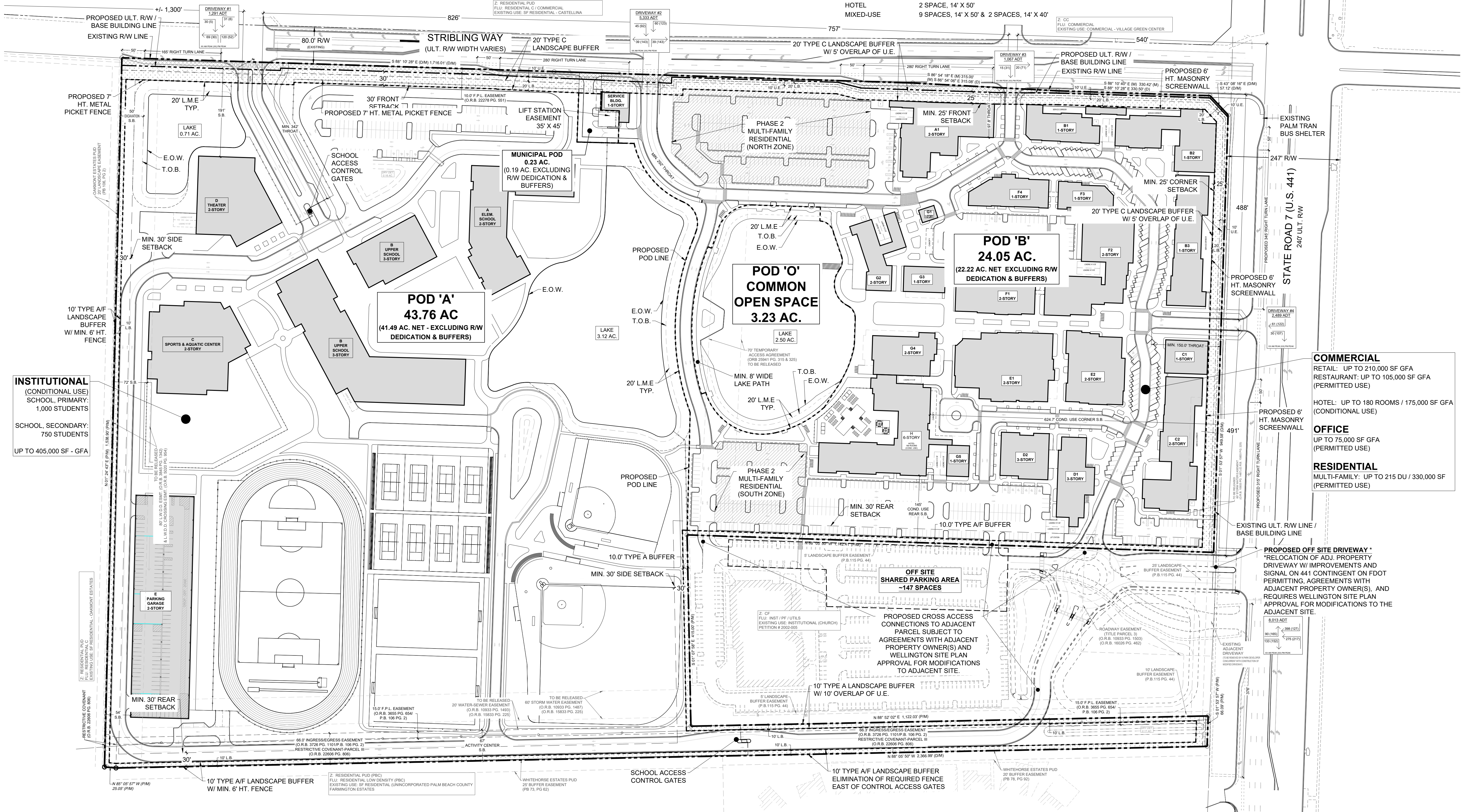


urban
design
studio

Urban Design
Land Planning
Landscape Architecture

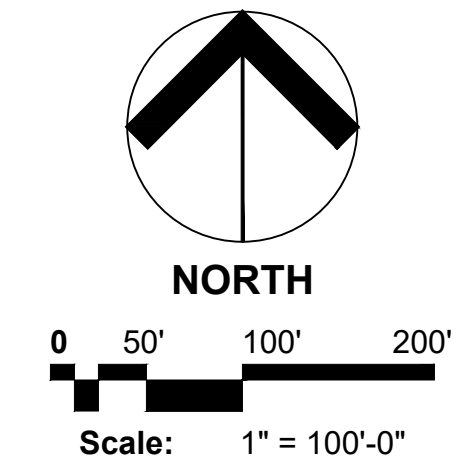
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K Park MUPD

Wellington, Florida
Master Preliminary Site Plan



Date: May 16, 2025
Project No.: 24-080.001
Designed By:
Drawn By: MLC
Checked By:

Revision Dates:
2025.05.16: REZONING SUBMITTAL
2025.08.18: RESUBMITTAL #1
2025.09.26: RESUBMITTAL #2
2025.11.17: RESUBMITTAL #3
2025.12.16: RESUBMITTAL #4

EXHIBIT