

An aerial photograph of the Isla Carroll Wellington golf course and clubhouse. The clubhouse is a large, multi-story building with a red-tiled roof, surrounded by palm trees and a parking lot. The golf course is visible in the foreground and background, with green fairways and brown sand traps. In the distance, a residential neighborhood with houses and trees is visible.

Resolution R2025-01 Exhibit C - Project Standards Manual

Isla Carroll Wellington

Wellington, Florida

Project Standards Manual

DECEMBER 17, 2024

HART HOWERTON
NEW YORK · SAN FRANCISCO



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CHAPTER 1: PROJECT DESCRIPTION

PURPOSE OF THE PROJECT STANDARDS MANUAL

Isla Carroll Wellington is an equestrian focused development conceived to provide a unique opportunity in the Village of Wellington to live and recreate in a community centered around an immersive equestrian and sporting club program. Restoring the existing stables and introducing a host of equestrian venues and facilities, residents and members will be able to engage in the lifestyle the Wellington Equestrian Preserve is dedicated to protecting.

Isla Carroll Wellington 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 development.

DEVELOPMENT FRAMEWORK FOR ISLA CARROLL WELLINGTON

The Isla Carroll Wellington 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 the equestrian lifestyle 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.

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.

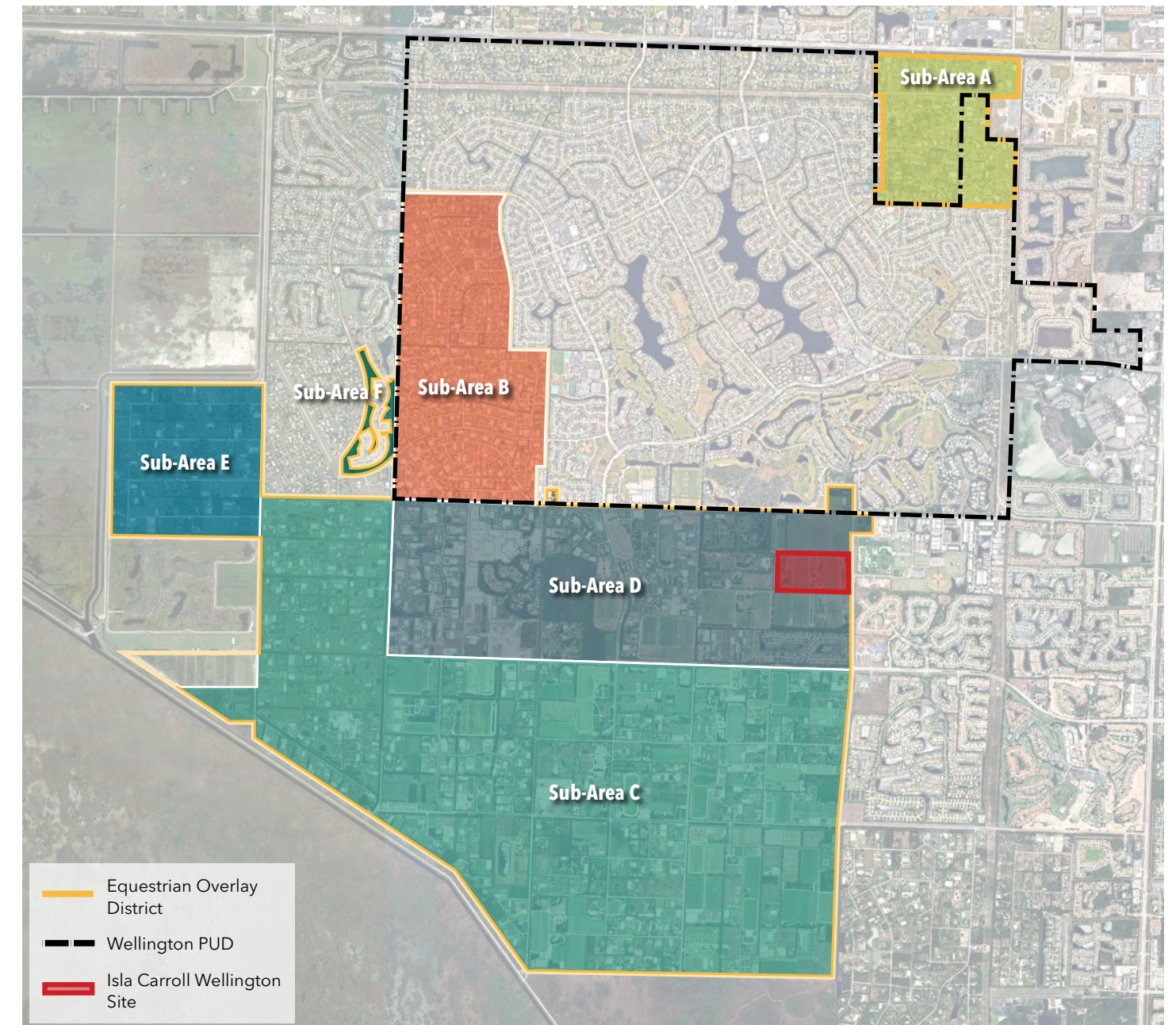
WELLINGTON EQUESTRIAN PRESERVE

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."

The EPA has been developed primarily as equestrian farms ranging in size from two acres to more than 100 acres. The Comprehensive Plan's goals for the EPA are:

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

Isla Carroll Wellington is dedicated to preserving the equestrian lifestyle and creating a unique equestrian club program that will promote and expand the equestrian opportunities in the Village.

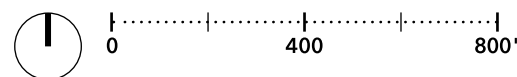


THE ISLA CARROLL PROPERTY



Isla Carroll Wellington is located on the west side of 120th Avenue South, approximately ¼-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 and a collection of stables and equestrian support structures.

To the north and west, the property is adjacent to large-lot 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. Access to the Isla Carroll property is from 120th Avenue South.

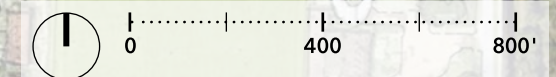


ISLA CARROLL WELLINGTON MASTER PLAN OVERVIEW

Isla Carroll Wellington 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 "Club/Amenity" pod to allow for the development of the expansive equestrian and sporting club amenities.

Adjoining the Club/Amenity area is the "Residential" pod, consisting of a community of 40 custom single-family residences. Organized around a uniform architectural theme but built to meet the needs of each individual family, these homes will be exquisite in their design and execution.

Access to the Isla Carroll property is from 120th Avenue South. A primary entrance for residents and guests will be developed, along with a secondary access that will accommodate deliveries and equestrian operations. Existing lakes on the property will be expanded to provide the necessary stormwater retention requirement, and expansive buffers will surround the entire development.



CONCEPTUAL SITE PLAN

The conceptual site plan reflects that Isla Carroll Wellington will be a visionary concept in luxury living set within Wellington's premier private residential club community. The site plan seeks to balance equestrian excellence with unparalleled amenities.

At its core, Isla Carroll Wellington will deliver a distinctive lifestyle anchored by meticulously crafted stables, groomsmen quarters, and state-of-the-art equestrian facilities. Members can board horses, take lessons, and experience horsemanship year-round. Designed to the highest standards, the facilities will suit the most discerning equestrian with its barn, paddocks, covered walker, riding ring, and covered arena. Scenic bridle paths and dedicated horse and rider comfort stations are interspersed throughout the community.

Beyond its equestrian pedigree, Isla Carroll Wellington redefines luxury living with a comprehensive array of amenities tailored to enrich the lives of its residents and club members. The club will offer diverse dining options and a grab-and-go market for every-day essentials. The site will also include an organic farm and petting zoo, offering members of all ages a place to learn, play and grow.

Members of Isla Carroll Wellington 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.

Lastly, the Isla Carroll Wellington club will feature an impressive, yet versatile event barn alongside an expansive event lawn, designed to host a variety of member and community events.

Adjoining the Club/Amenity area is a community of 40 custom single-family residences. 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. The majority of the homes will be on spacious lots averaging more than a 1/3 of an acre. All lots are adjacent to the bridle path system. Additionally, 5 estate lots along the western boundary have been sized to allow room for private barns and paddocks for those wishing to quarter their own horses.

CONCEPTUAL SITE PLAN



| BUILDING DEVELOPMENT SUMMARY | AREA | | | |
|---|-----------|-----------------|-------------------|-----------|
| | Cond. | Covered Uncond. | Terrace (Unconv.) | Total |
| A Stables, Groomsmen Quarters & Equestrian Operations | 22,000 sf | -- | -- | 22,000 sf |
| B Service & Horse Arrival | 7,700 sf | -- | -- | 7,700 sf |
| C Viewing Pavilion | 1,035 sf | 690 sf | -- | 1,725 sf |
| D Event Barn & Business Center • Stage (1,750 sf) • Seating Hall/Barn (8,050 sf) • Reception / Bar (2,430 sf) • Buffet (1,715 sf) • Restrooms (1,680 sf) • Kitchen/Storage/Mechanical (6,590 sf) • Business Center (Upper Level) | 20,000 sf | 1,795 | 10,150 | 31,945 sf |
| E Clubhouse | 5,204 sf | 1,495 sf | 4,186 sf | 10,885 sf |
| F Main Restaurant / Sushi (Incl. Kitchen) | 10,304 sf | 2,300 sf | -- | 12,604 sf |
| G Signature Restaurant (Above Main Restaurant) | 5,865 sf | 1,150 sf | -- | 7,015 sf |
| H Trackman Studio (Above Clubhouse) | 5,779 sf | 978 sf | -- | 6,756 sf |
| I Market / Pool Bar/ Lockers | 5,325 sf | 656 sf | -- | 5,980 sf |
| J Family Pool | -- | 5,980 sf | -- | 5,980 sf |
| K Activity Barn | 4,830 sf | -- | 1,480 sf | 6,532 sf |
| L Kid's Club | 1,898 sf | 719 sf | -- | 2,616 sf |

| BUILDING DEVELOPMENT SUMMARY | AREA | | | |
|---------------------------------|-----------|-----------------|-------------------|-----------|
| | Cond. | Covered Uncond. | Terrace (Unconv.) | Total |
| M Playground | -- | 2,392 sf | -- | 2,392 sf |
| N Fitness | 4,859 sf | 2,214 sf | -- | 7,073 sf |
| O Spa | 18,601 sf | 1,001 sf | 3,508 sf | 23,109 sf |
| P Quiet/Lap Pool | -- | 2,956 sf | -- | 2,956 sf |
| Q Racquet Center / Grill | 2,611 sf | 1,834 sf | 679 sf | 5,123 sf |
| R Gatehouse | 380 sf | 420 sf | -- | 800 sf |
| S Horse & Rider Comfort Station | 690 sf | -- | -- | 690 sf |

| DWELLING UNITS | TOTAL |
|------------------|-------|
| Single Family | 40 |
| Groom's Quarters | 6 |

THEME & ARCHITECTURAL STYLE

The architectural vision for Isla Carroll Wellington 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 Wellington is an equestrian club and neighborhood that has grown organically over time.



THEME & ARCHITECTURAL STYLE



ARCHITECTURAL STANDARDS

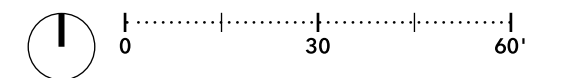
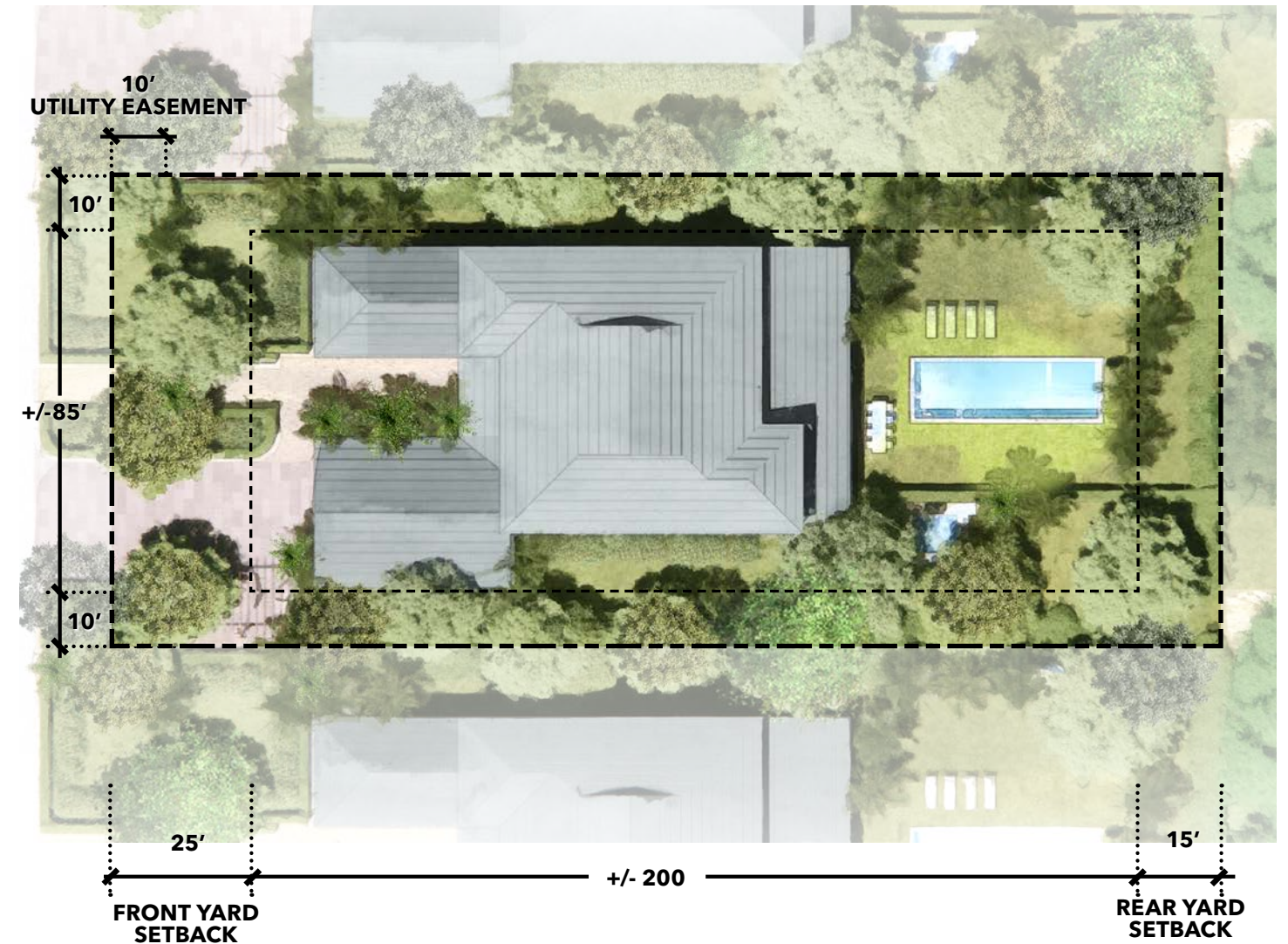
LDR Section 6.4.4 "Design Standards by District" articulate the minimum design standards for all residential and nonresidential development.

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 Wellington. All single-family home designs require approval from the Village of Wellington Architectural Review Board.

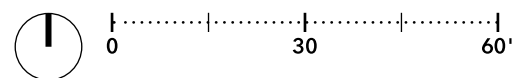
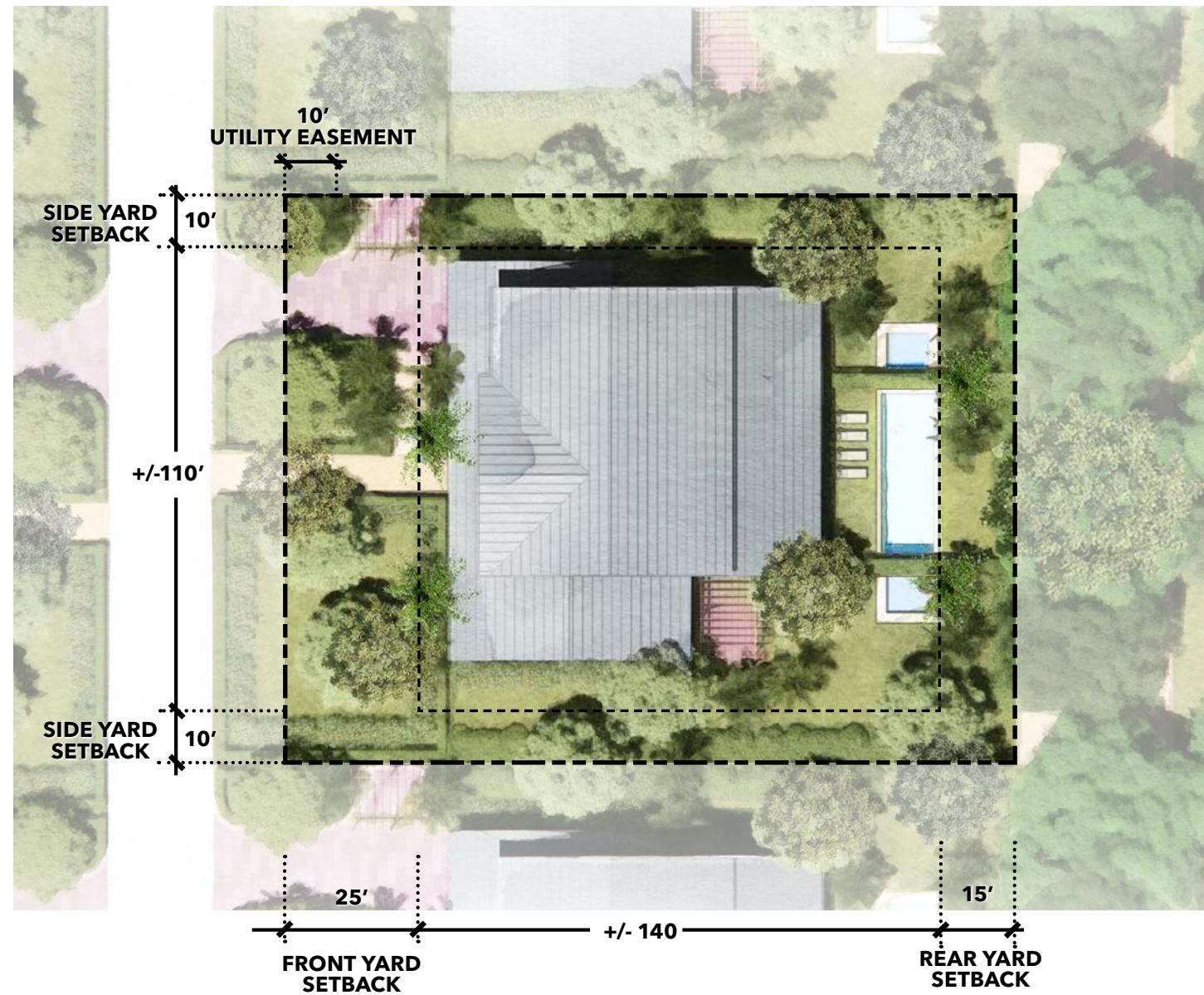
Similarly, all amenity structures must receive approval from the Village of Wellington Architectural Review Board. Accessory structures or buildings, including freestanding garages, cabanas, barns, and accessory dwellings, should use colors and materials that are consistent with those of the main structure.



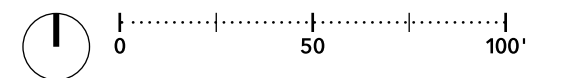
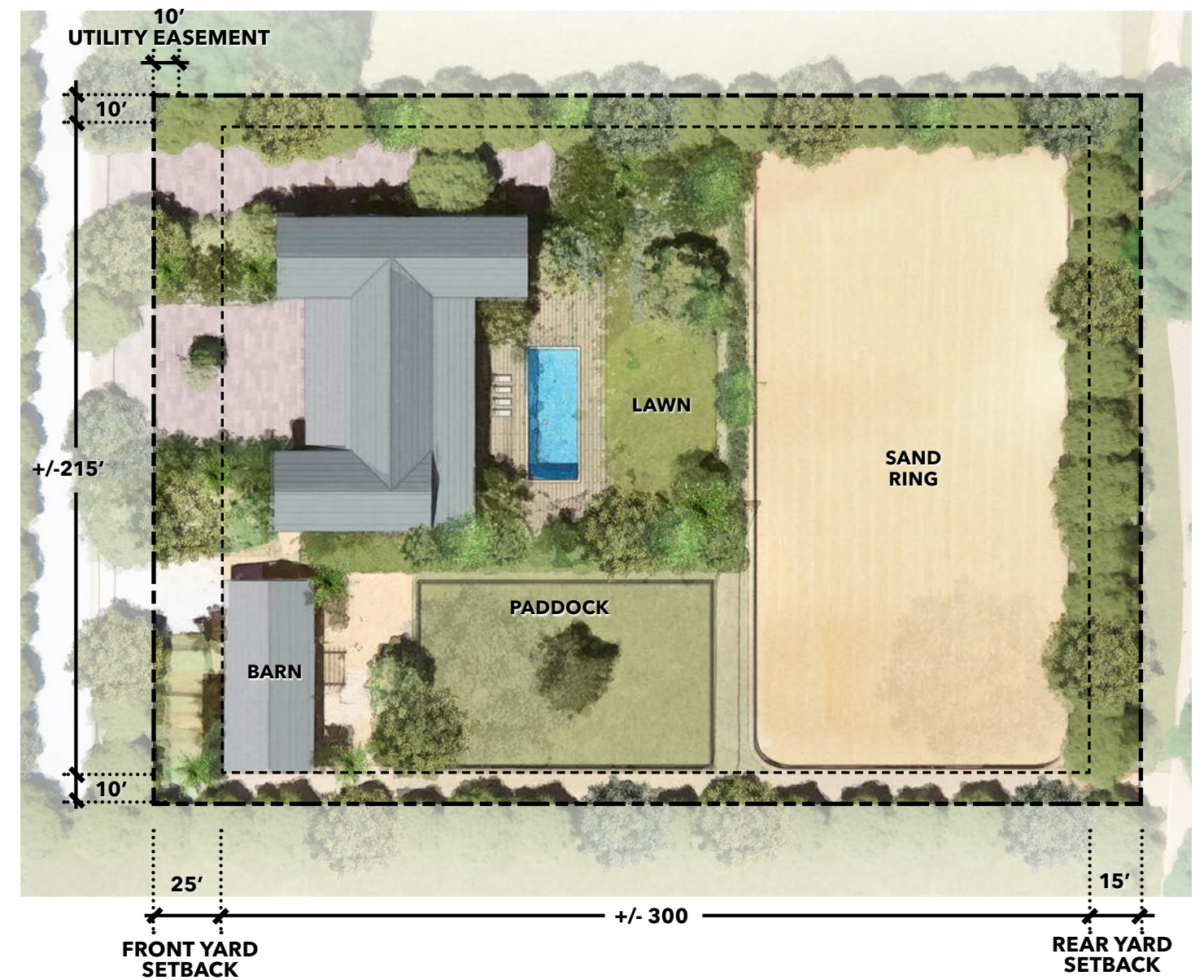
TYPICAL 85' SINGLE FAMILY LOT LAYOUT



TYPICAL 100' SINGLE FAMILY LOT LAYOUT



TYPICAL ESTATE 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 Wellington. All development, including principal and accessory structures such as stables, 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 Wellington 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 (40 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: 47.75 acres / 2,080,125 sq.ft.
- b. Building Coverage Maximum: 20%
- c. Maximum Coverage Total: 426,888 sq.ft.
- d. Maximum FAR: .20
- e. Maximum Development Potential: 426,888 sq.ft.

PROPERTY DEVELOPMENT REGULATIONS

A. SINGLE FAMILY LOTS

- a. Minimum Lot Area: 0.33 acres
- b. Minimum Lot Width: 85 feet
- c. Minimum Lot Depth: 140 feet
- d. Maximum Building Height: 35 feet
- e. Minimum Setbacks from Isla Carroll Wellington 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.

B. EQUESTRIAN FARM LOTS

- c. Minimum Lot Area: 1.5 acres
- d. Minimum Lot Width: 215 feet
- e. Minimum Lot Depth: 285 feet
- f. Maximum Building Height: 35 feet
- g. Minimum Setbacks from Isla Carroll Wellington Property Boundary: 50 feet
 - 1. All manure bins shall comply with the guidelines outlined in Article V, Section 9-4 of the LDR; Best management practices for livestock waste.
- f. Minimum Setbacks from Internal Lot Lines
 - i. Primary Structures and Accessory Structures; including pools, screen enclosures, and equestrian type structures such as barns and arenas.
 - 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.

PROPERTY DEVELOPMENT REGULATIONS

- g. Maximum Building Coverage: 20%
 - 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

C. CLUB/AMENITY POD

The 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 100-foot setback from the Isla Carroll Wellington 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 Wellington Property Boundary: 100 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. 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, 145 permanent parking spaces provided and 163 grass spaces reserved for overflow and future parking expansion if warranted.

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.

Pool Fences

- Pool fences and gates shall meet current State building and safety code for residential and club swimming pools.

Above-ground pools are prohibited.

Site Fences

- Fences around each property are not allowed. Fences shall be used to provide barriers between bridle trails, water bodies, and around riding rings and paddocks only. Interior fences shall be a maximum 5 feet in height and designed to meet the equestrian character of the property.

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CHAPTER 3: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN

The design intent for Isla Carroll Wellington 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.



The landscape palette will embrace the ecological benefit the site plays on local fauna and the long-term resiliency of the property.



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 Wellington 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

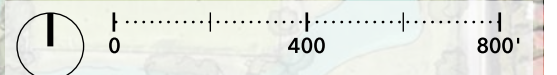
- Foreground plantings shall include low to medium height ground covers (12-24") to support the layered landscape.
- Shall use species that do not require consistent pruning or shearing.
- Shall incorporate natives species, where possible.

STREETSCAPE & BUFFER SECTION LOCATIONS



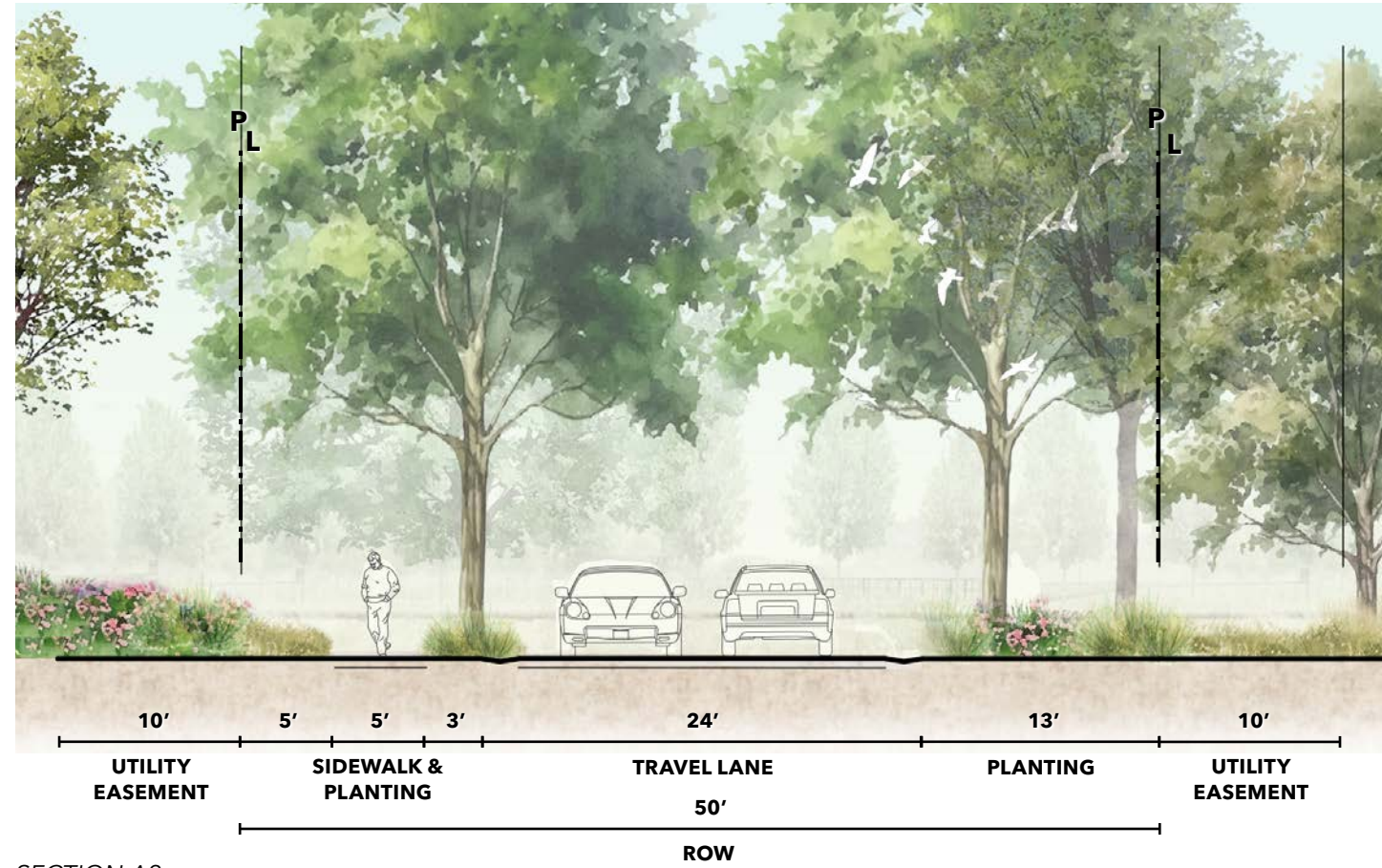
120TH AVE

35TH ST SOUTH

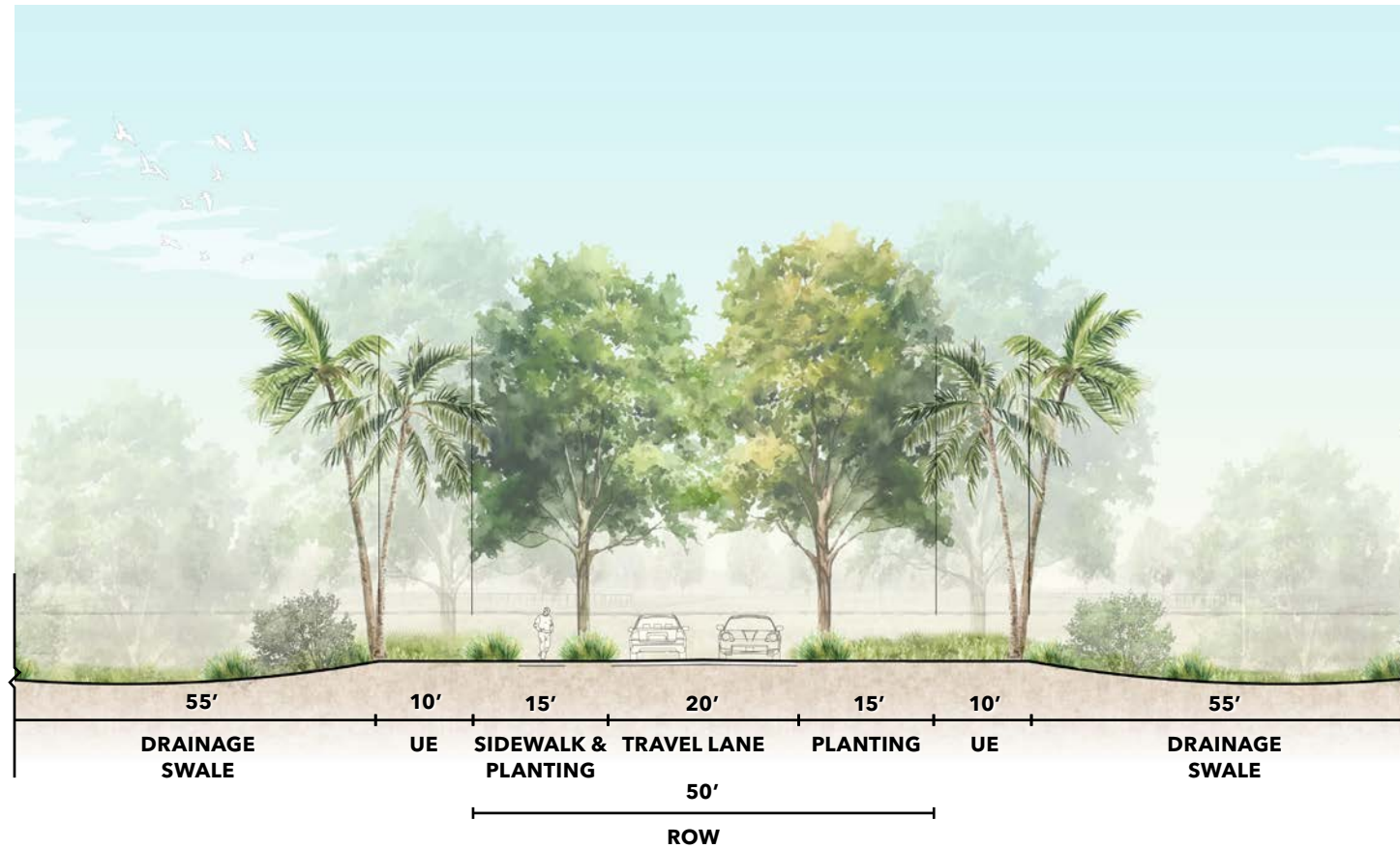


TYPICAL STREET SECTIONS

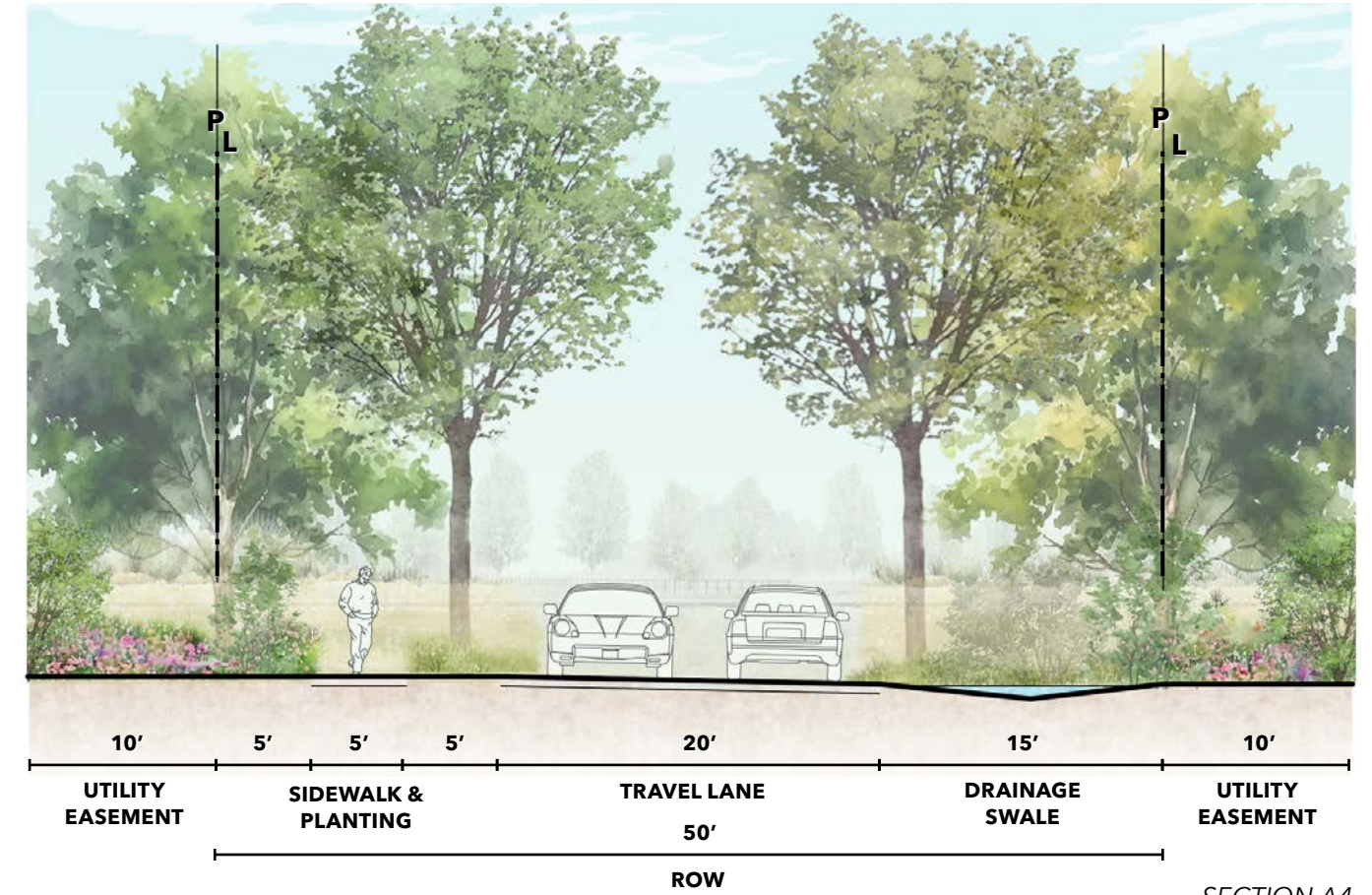
SECTION A1



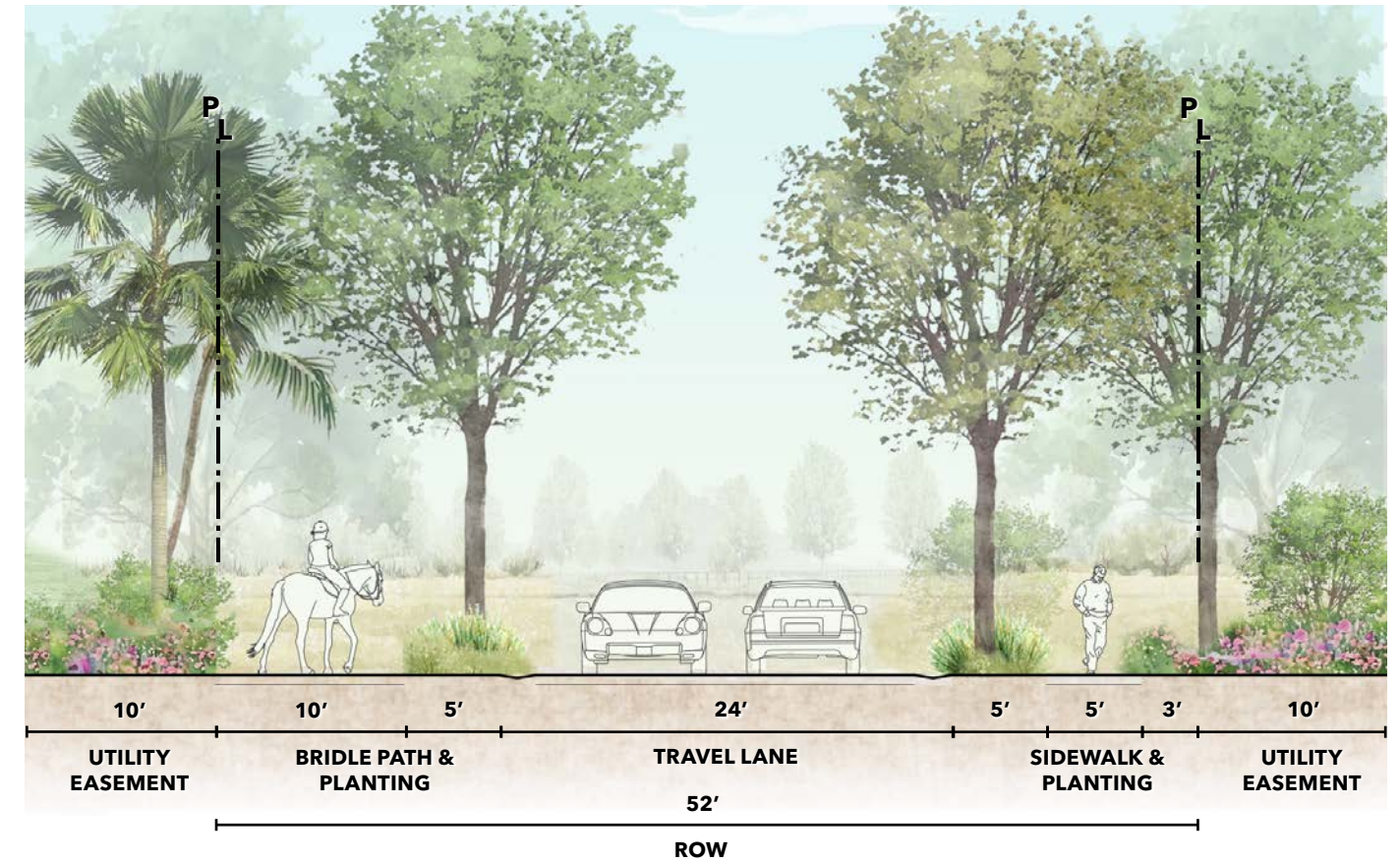
SECTION A2



SECTION A3



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 Wellington 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.

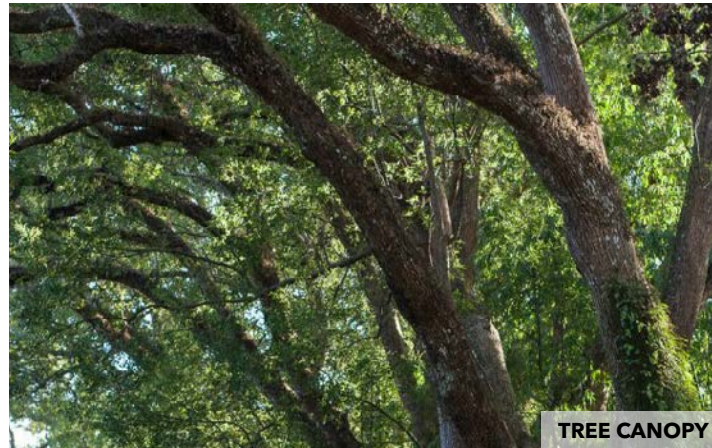


LANDSCAPE BUFFERS

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.



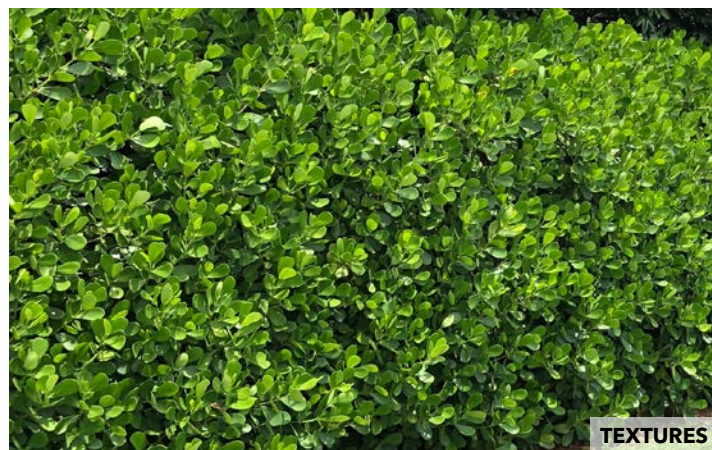
SHRUBS

- 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.



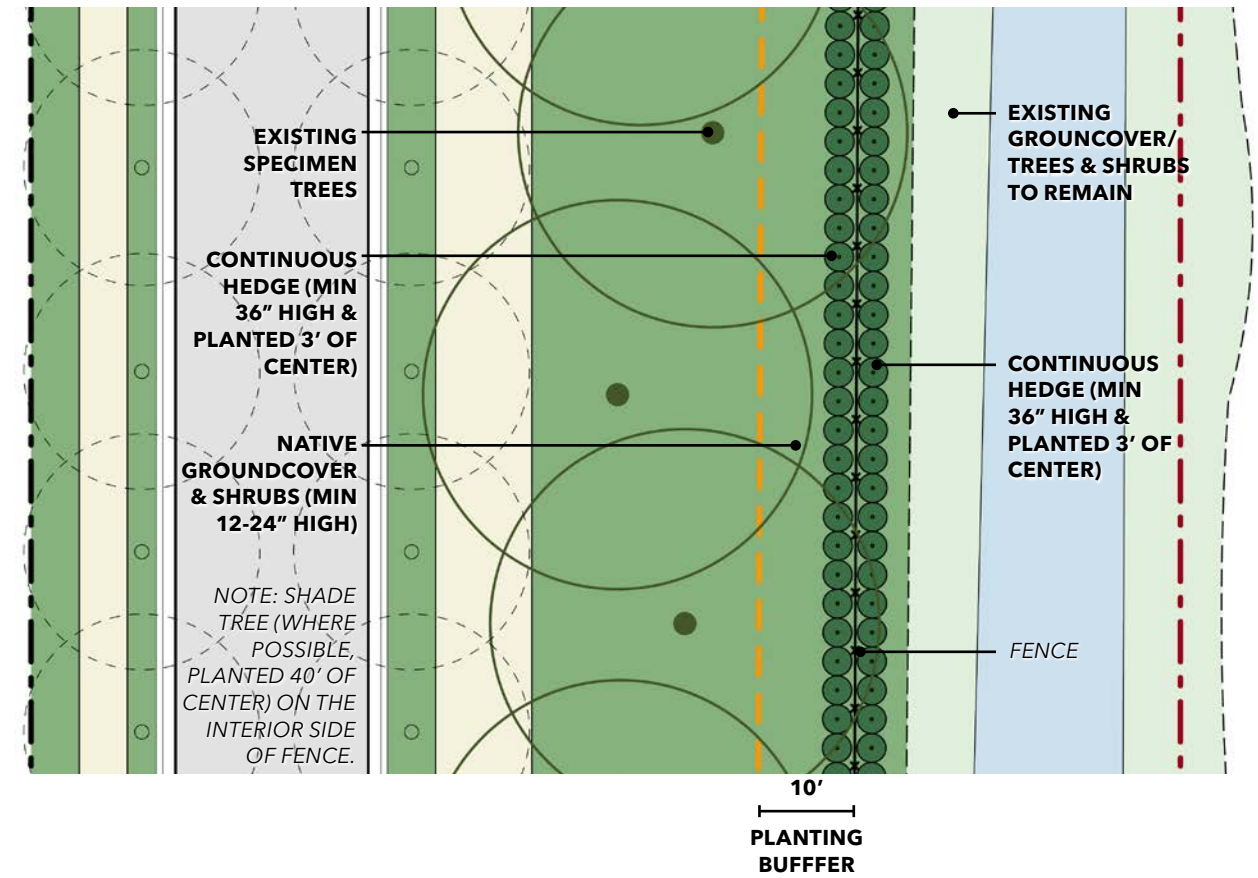
GROUND COVERS

- 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.

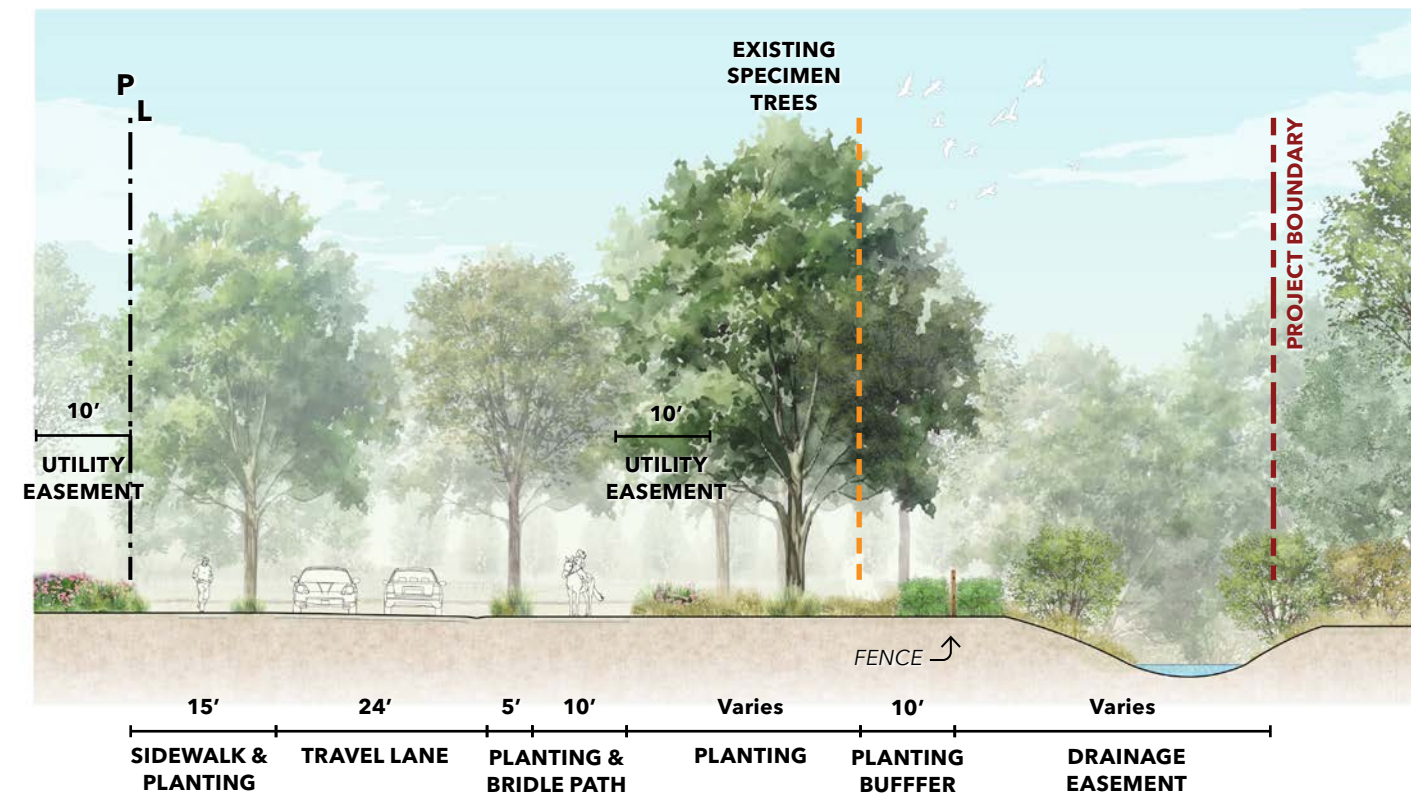


NORTHERN PROPERTY EDGE

PLAN



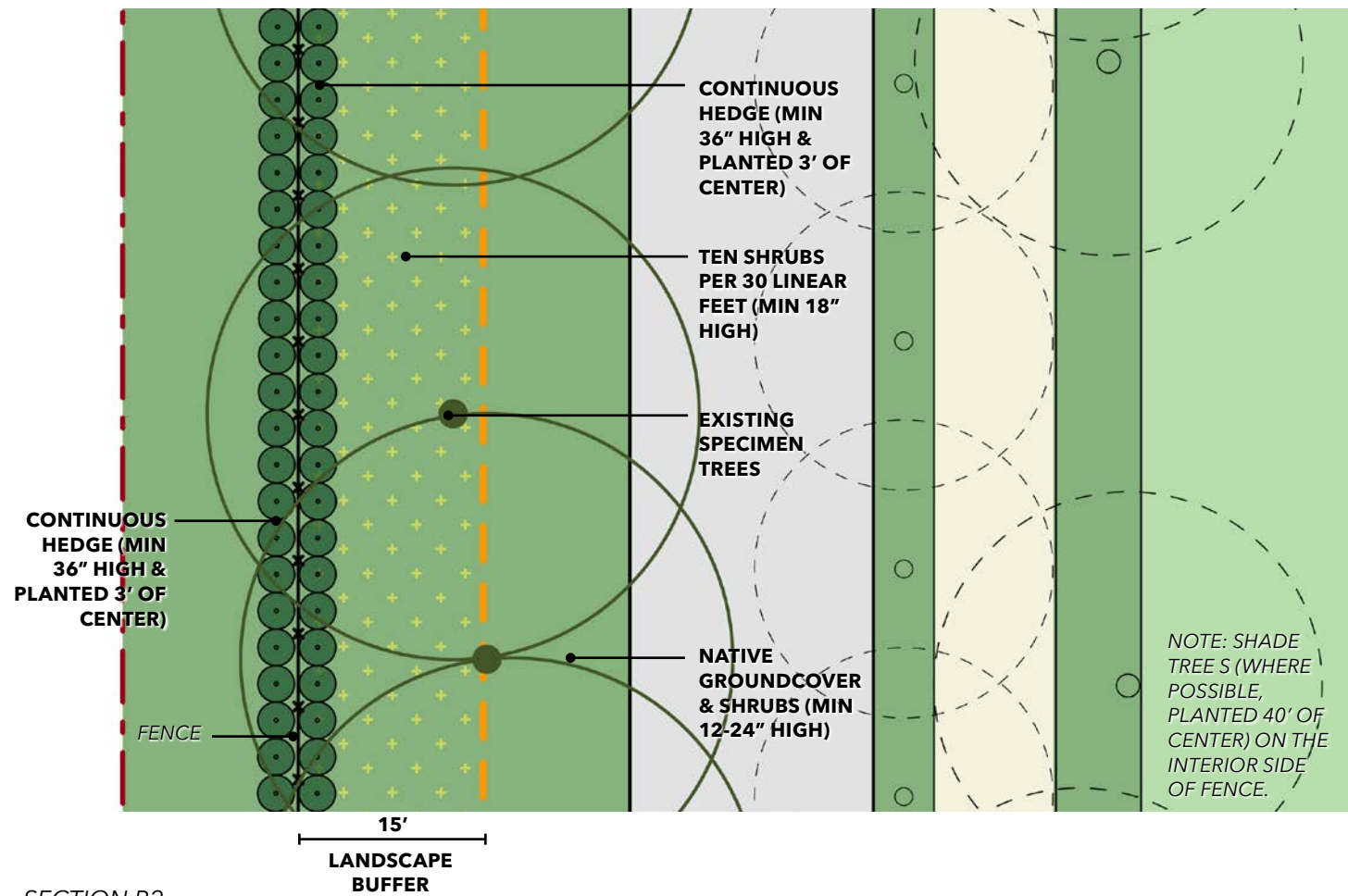
SECTION B1



See Conceptual Site Plan on Page 33 for Buffer section cut lines.

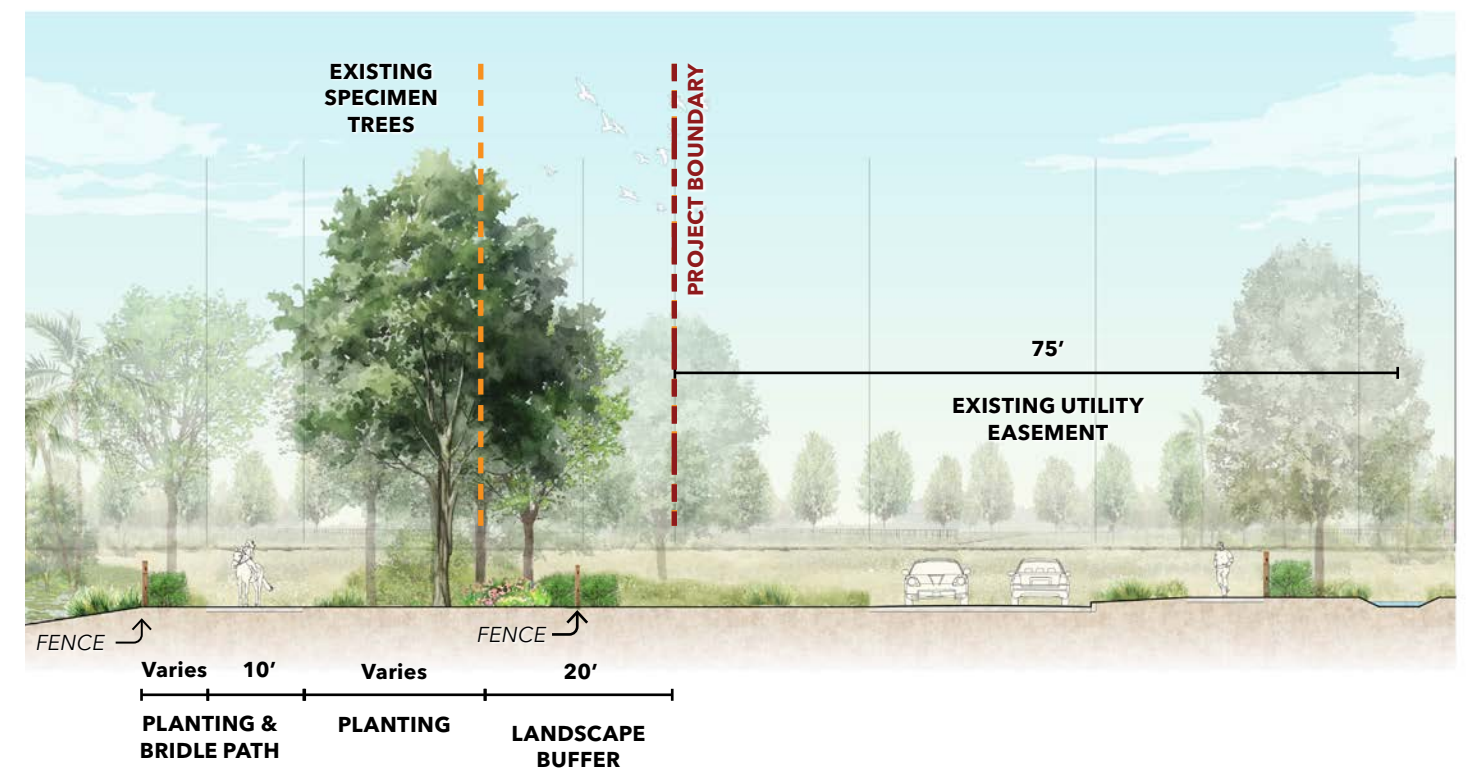
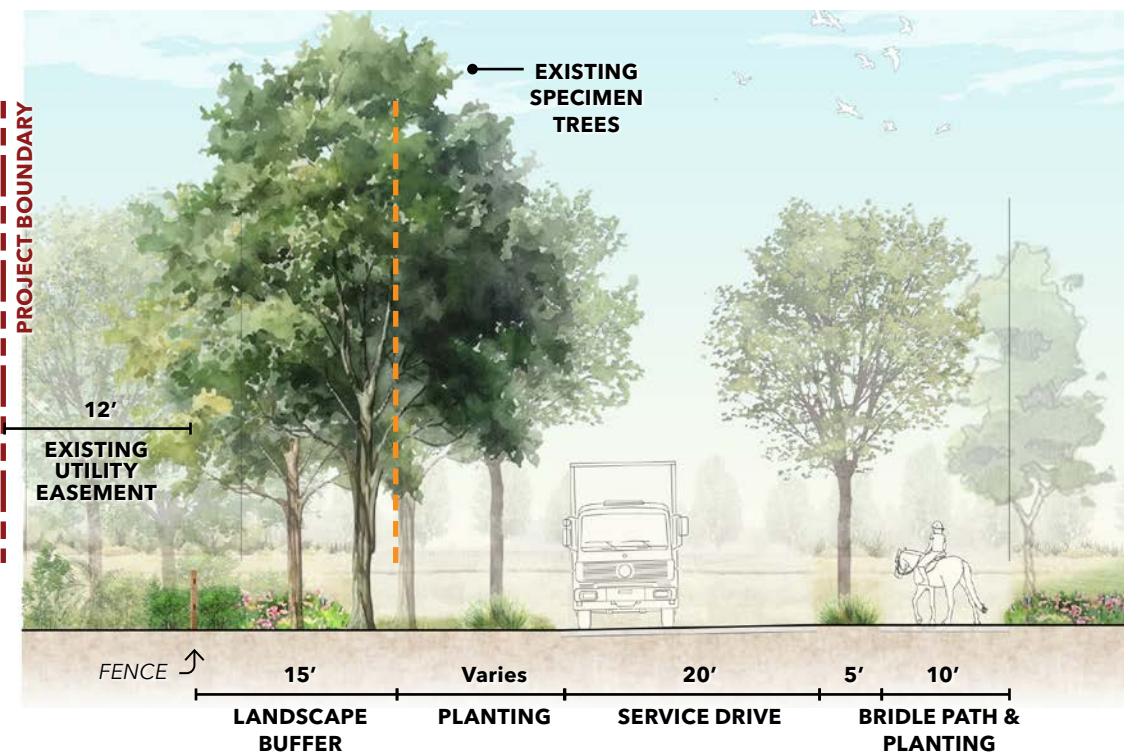
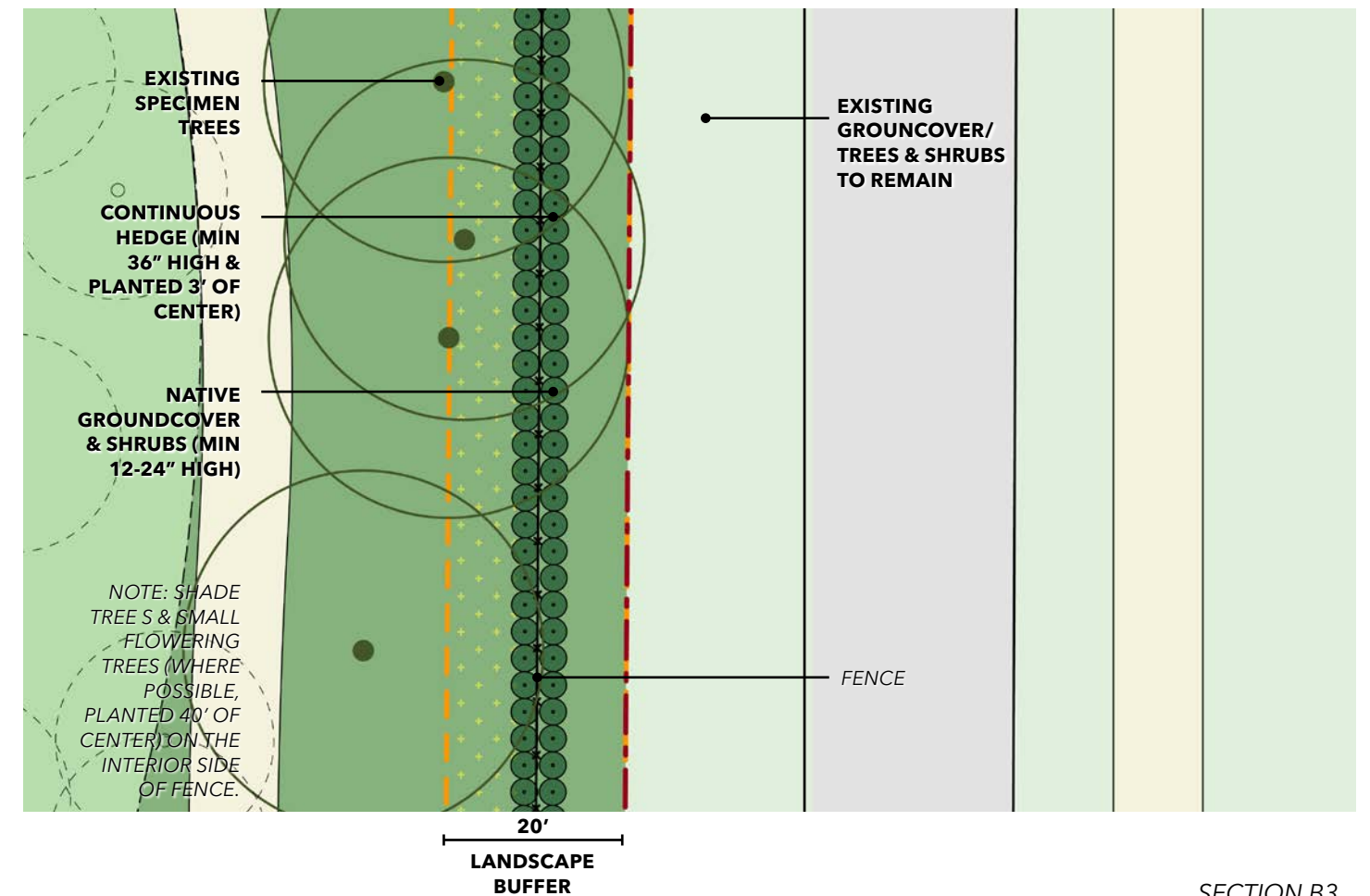
SOUTHERN PROPERTY EDGE

PLAN



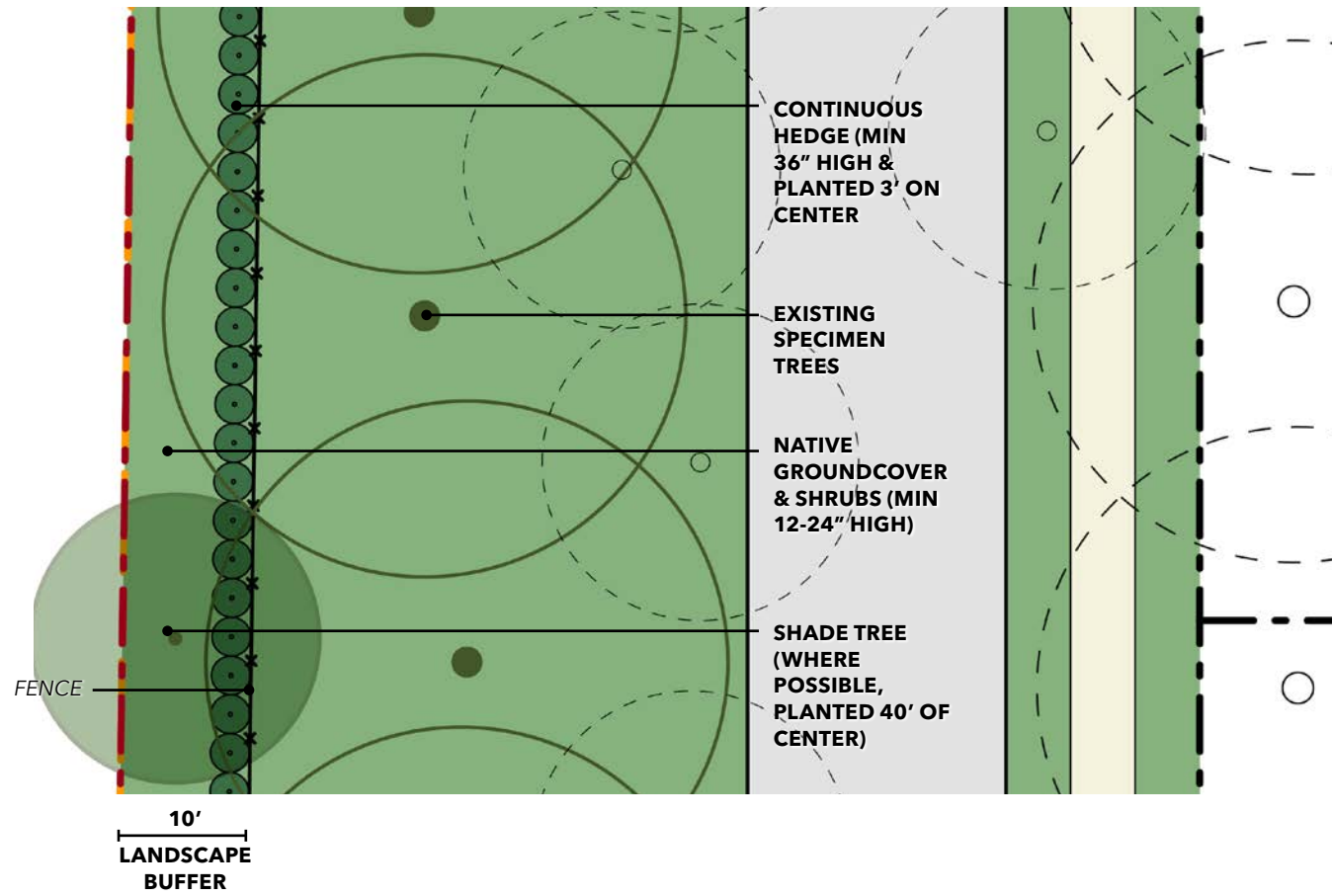
EASTERN PROPERTY EDGE

PLAN

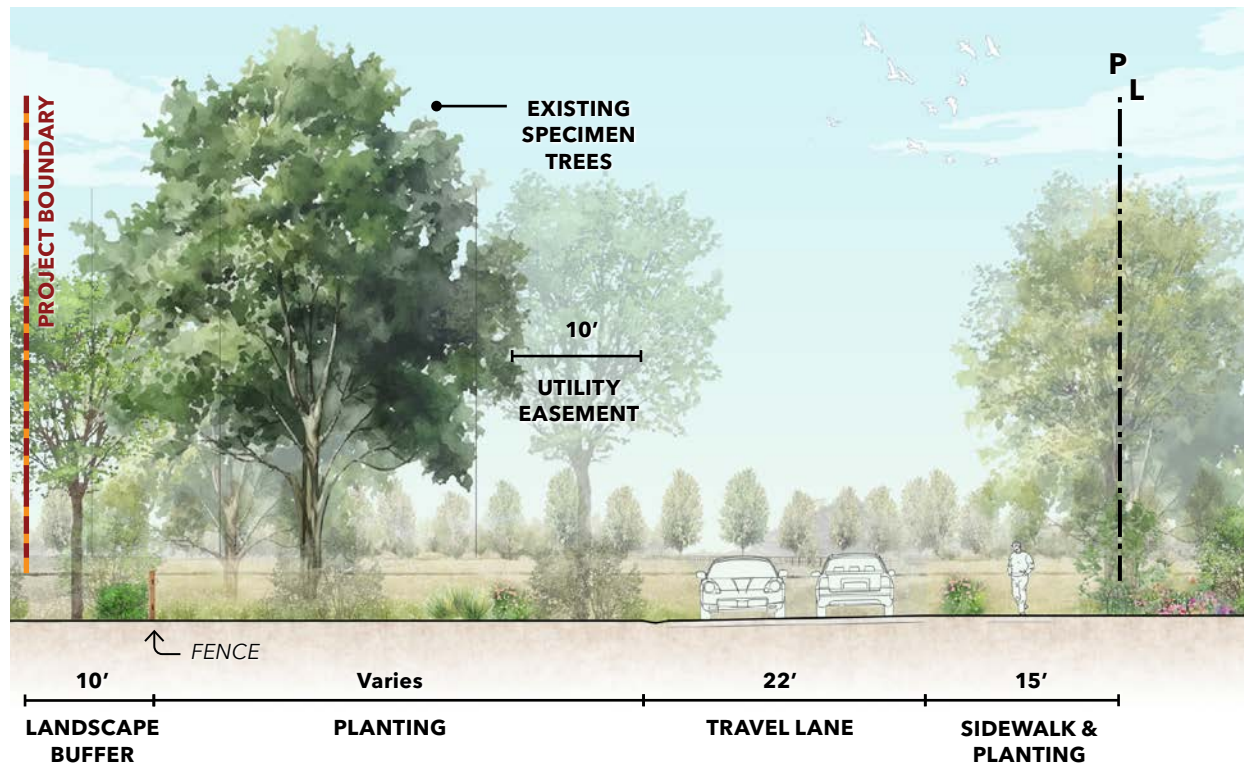


WESTERN PROPERTY EDGE

PLAN

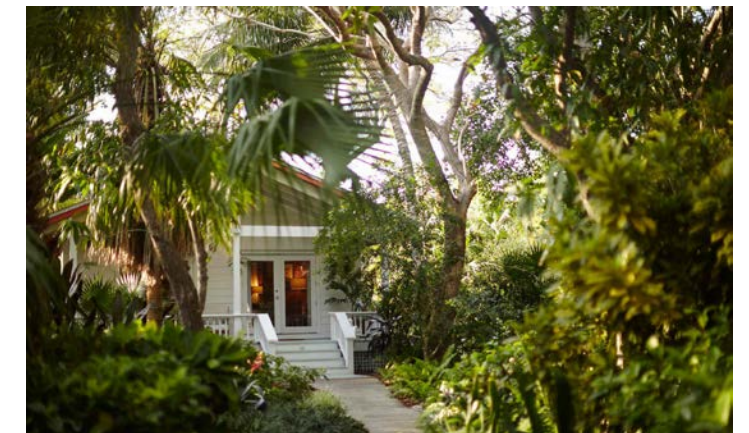


SECTION B4



SINGLE FAMILY HOMESITES

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



AMENITY CORE

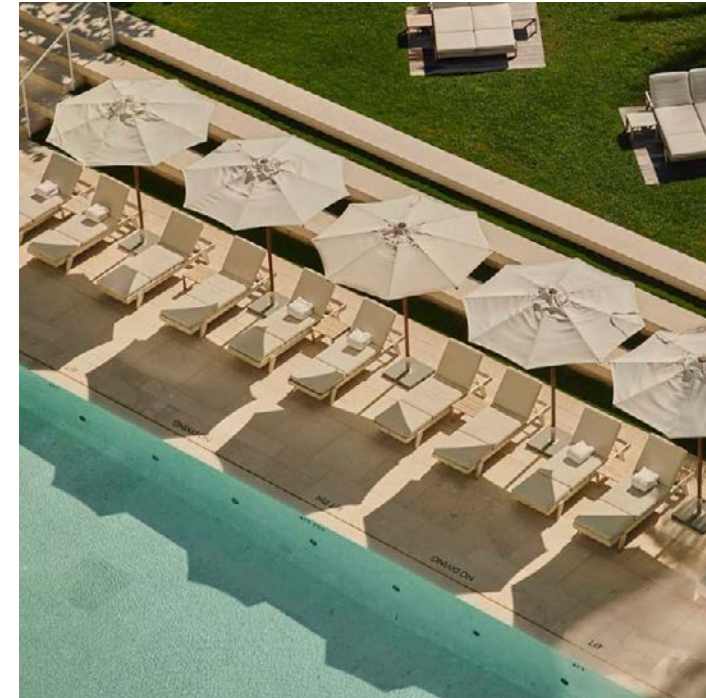
LDR Section 7.8.2, paragraph B defines the minimum standards for non-residential lots. The standards for Isla Carroll Wellington shall meet and exceed the minimum landscape standards.

ACCESS WAYS & PROJECT ENTRIES

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

COORDINATION WITH INFRASTRUCTURE & UTILITIES

The Isla Carroll Wellington 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.



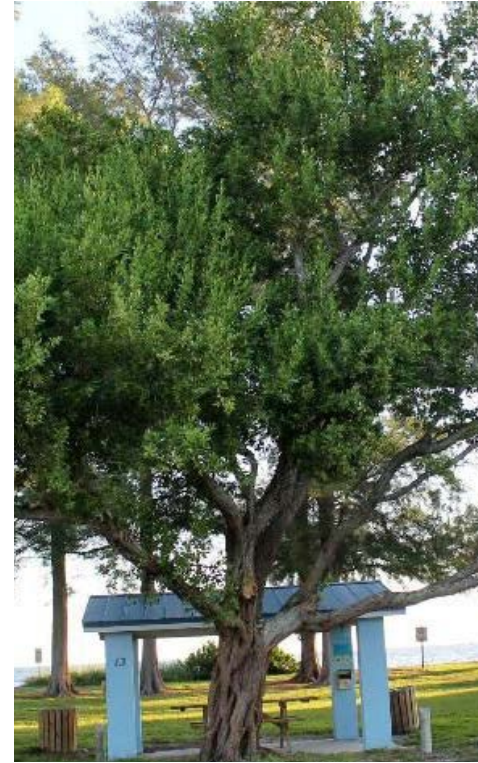
CANOPY TREES



GUMBO LIMBO
Bursera simaruba



SLASH PINE
Pinus elliotii



GREEN BUTTONWOOD
Conocarpus erectus



SHADY LADY BLACK OLIVE
Bucida buceras 'Shady Lady'

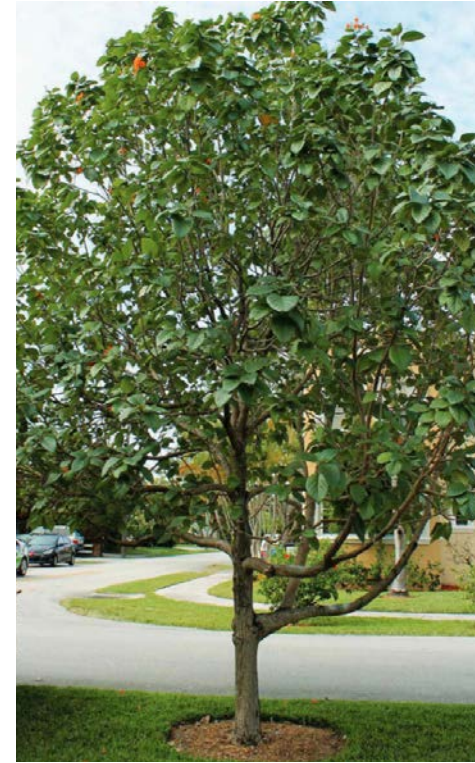


LIVE OAK
Quercus virginiana



ROYAL POINCIANA
Delonix regia

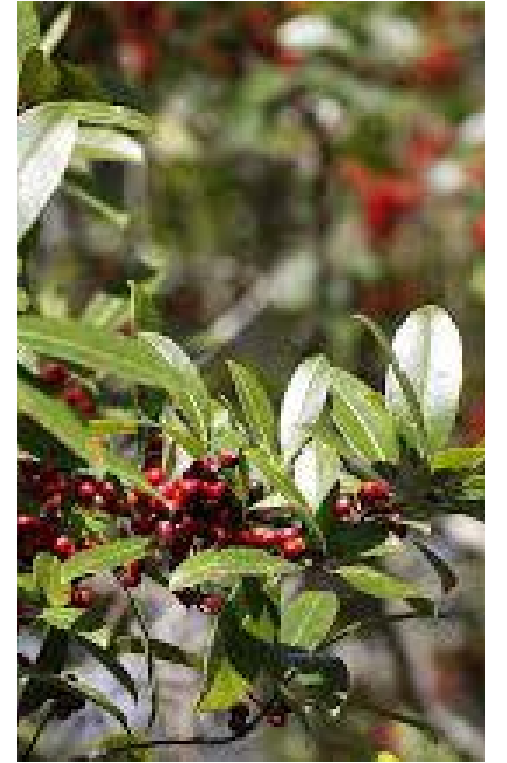
ACCENT TREES



GEIGER TREE
Cordia sebestena



SEA GRAPE
Coccoloba uvifera



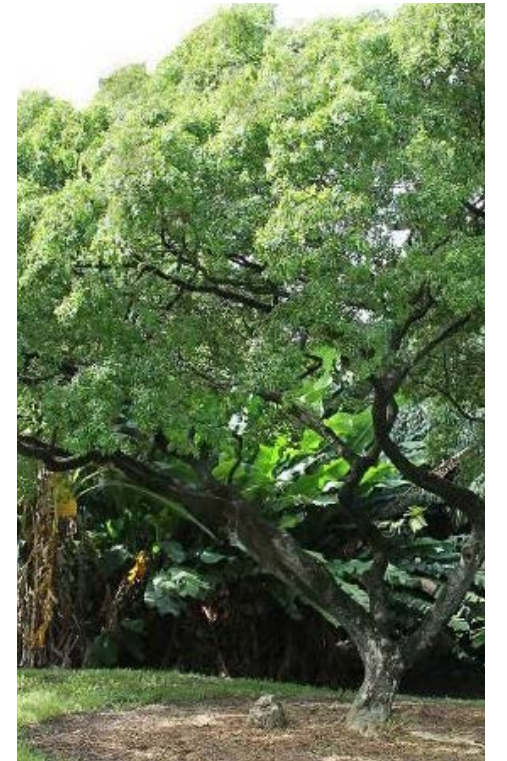
DAHOON HOLLY
Ilex cassine



SILVER BUTTONWOOD
Conocarpus erectus var. sericeus



FRANGIPANI
Plumeria species



LIGNUM VITAE
Guaicum sanctun

PALMS - 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

PALMS - LARGE



CABBAGE PALM
Sabal palmetto



COCONUT PALM
Cocos nucifera 'Green Malayan'



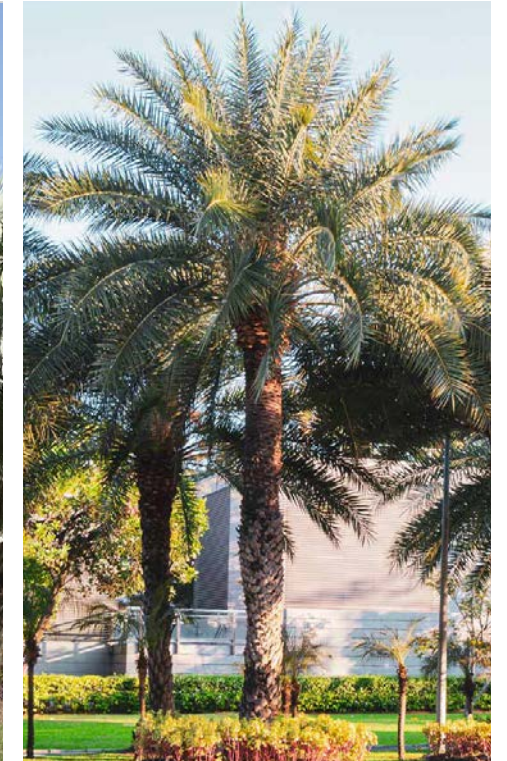
FOXTAIL PALM
Wodyetia bifurcata



ROYAL PALM
Roystonea regia



BISMARCK PALM
Bismarckia nobilis



SYLVESTER DATE PALM
Phoenix sylvestris

SHRUBS



MANGROVE SPIDERLILY
Hymenocallis latifolia



CENTURY PLANT
Agave americana



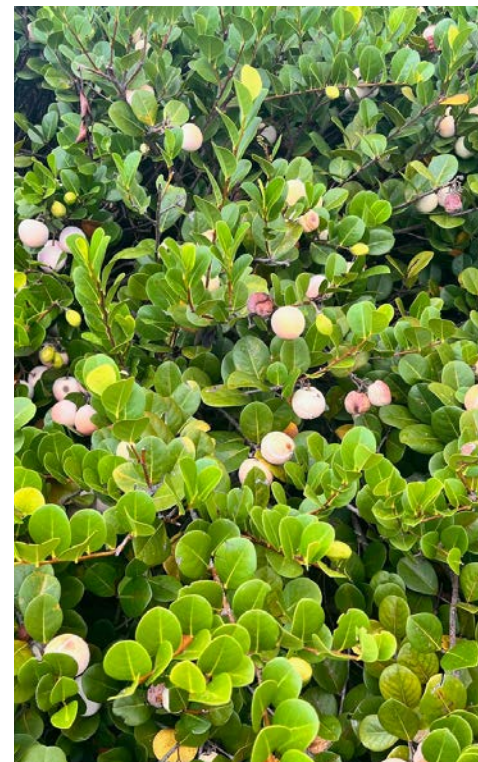
SHELL GINGER
Alpinia zerumbet



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 |

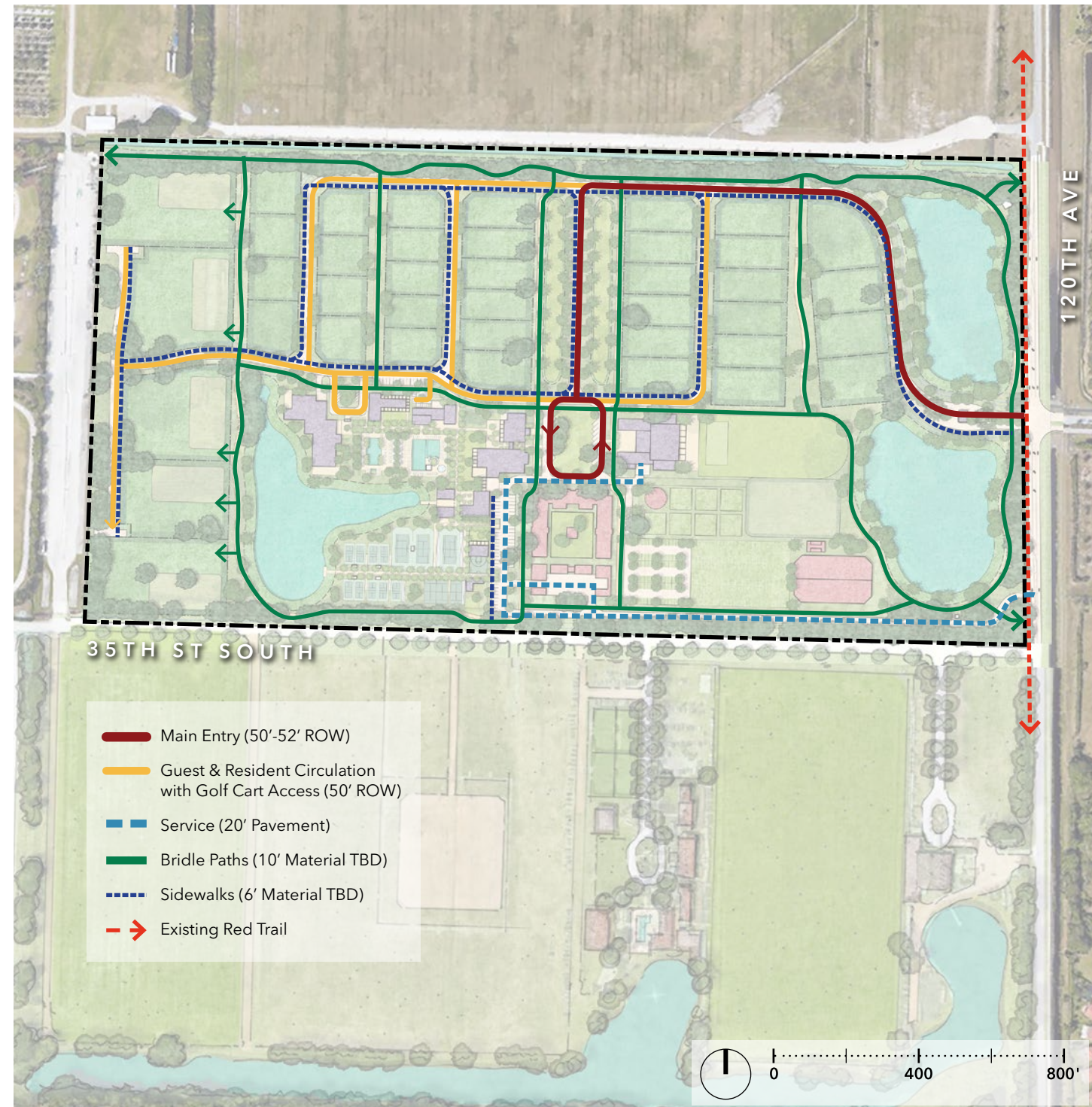
LANDSCAPE MAINTENANCE

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

LITTORAL MAINTENANCE & MONITORING

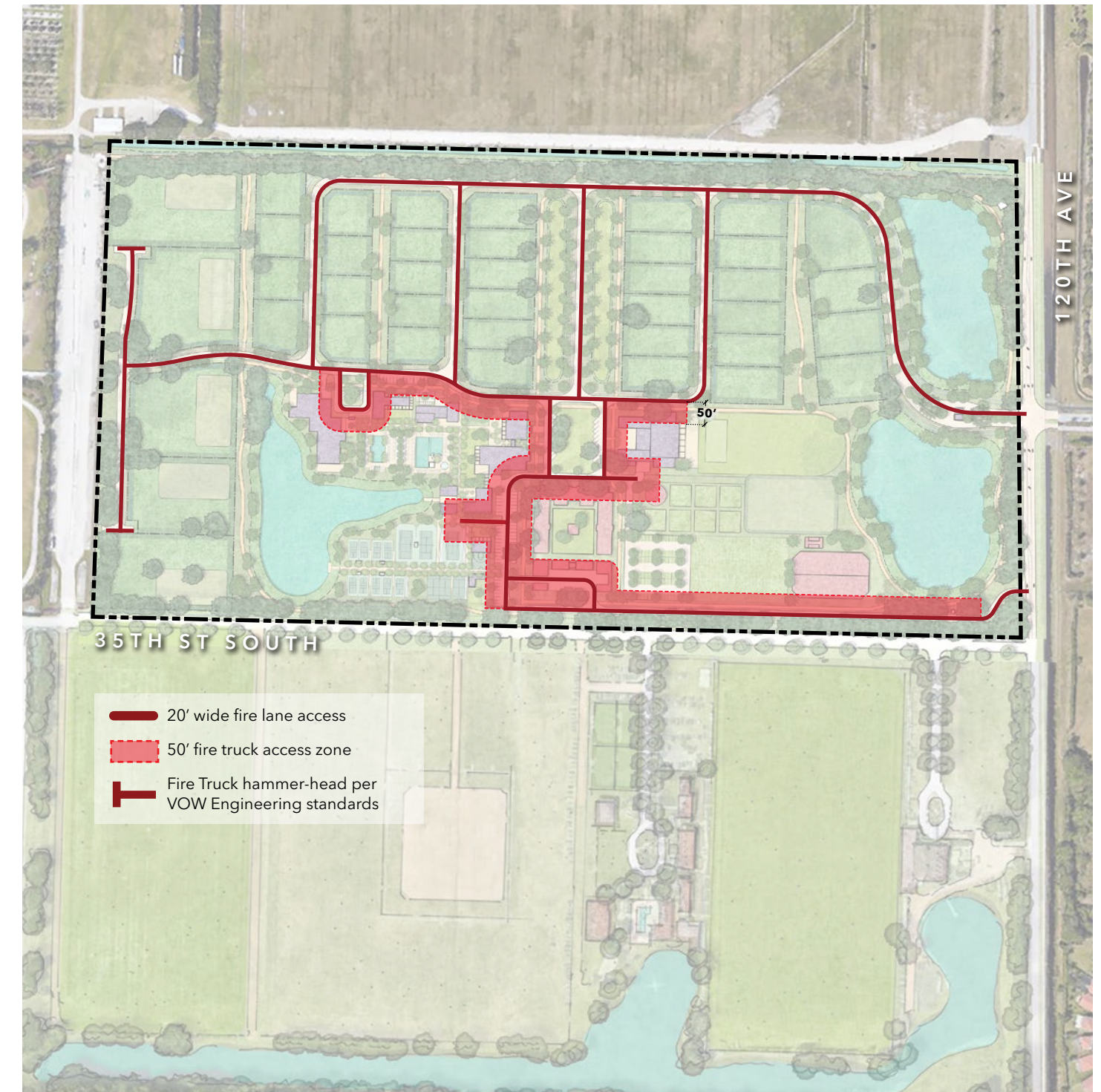
The Isla Carroll Wellington will meet or exceed the requirements for littoral zone maintenance per LDR Section 7.3.3, paragraph A.2. Impacting plants in a littoral zone are prohibited unless written approval from the Village of Wellington Engineer is received.

CHAPTER 4: SITE CIRCULATION & EMERGENCY VEHICULAR ACCESS



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.

