



POD F
NEW SHOWGROUNDS
WELLINGTON, FLORIDA

PROJECT STANDARDS MANUAL

FEBRUARY 20, 2024

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CHAPTER 1: PROJECT DESCRIPTION

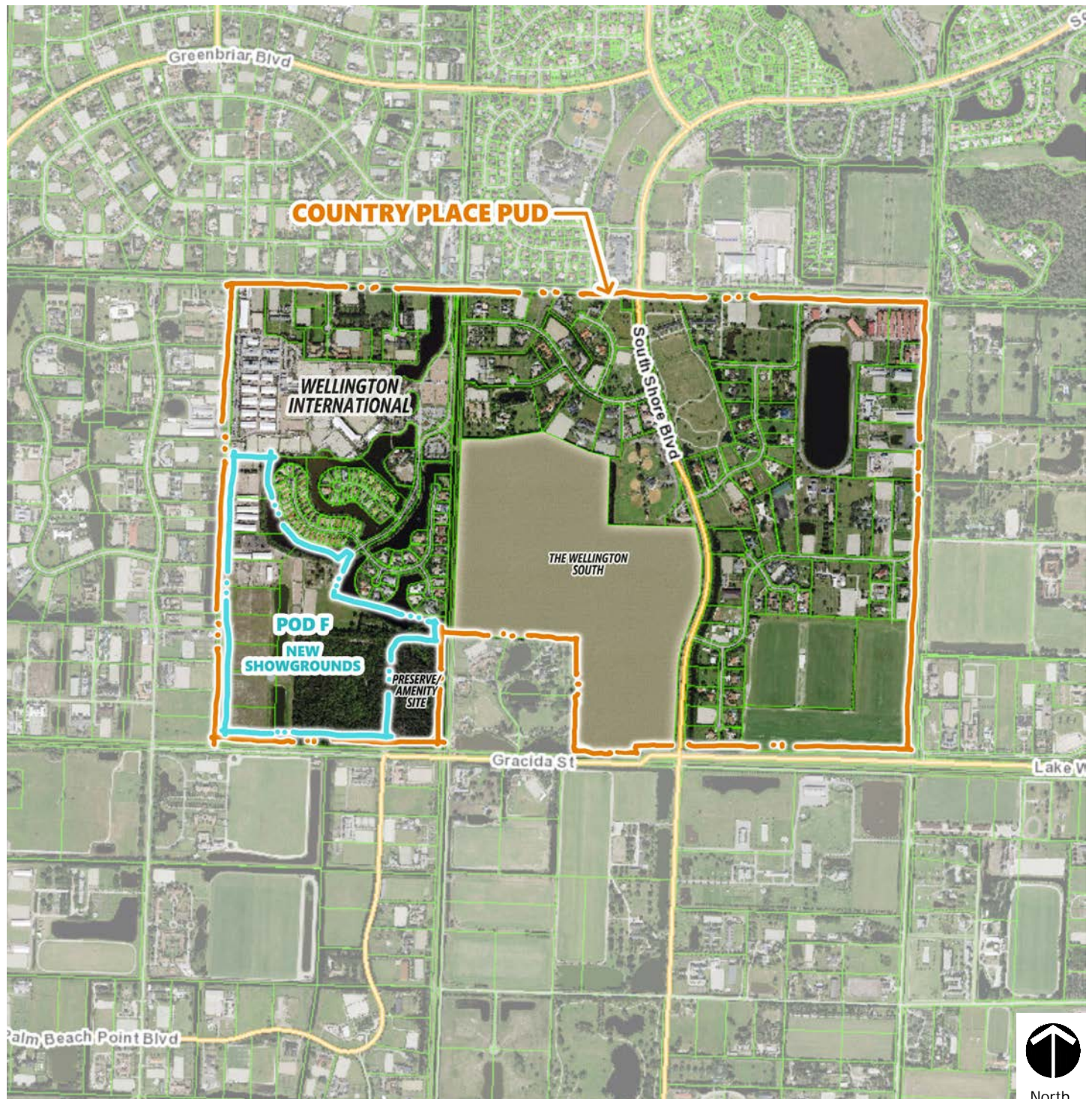
PURPOSE OF THE PROJECT STANDARDS MANUAL (PSM)

The purpose of this Project Standards Manual (PSM) is to provide guidance and regulations for the proposed new permanent Commercial Equestrian Arena. This project aligns with Wellington's Comprehensive Plan and actively contributes to the achievement of the plan's goals, objectives, and policies. The PSM serves as a resource, encompassing valuable information pertaining to development and design regulations, ensuring that this project unfolds in harmony with the village's vision and objectives.



WELLINGTON COUNTRY PLACE PUD

The Wellington Country Place PUD contains 958 acres of land located south of Pierson Road and North of 40th Street (also known as Gracida). South Shore Boulevard bisects the PUD and is the primary north south roadway. The Wellington Country Place PUD is diverse and contains some of the Villages finest equestrian communities which include Mallet Hill, Southfields and Equestrian Club estates and others. The subject parcel is located within Pod F Phases V – VII within the Wellington CountryPlace PUD. It spans 114.65 acres across ten lots at the northeast intersection of Gracida Street and Gene Mische Way.



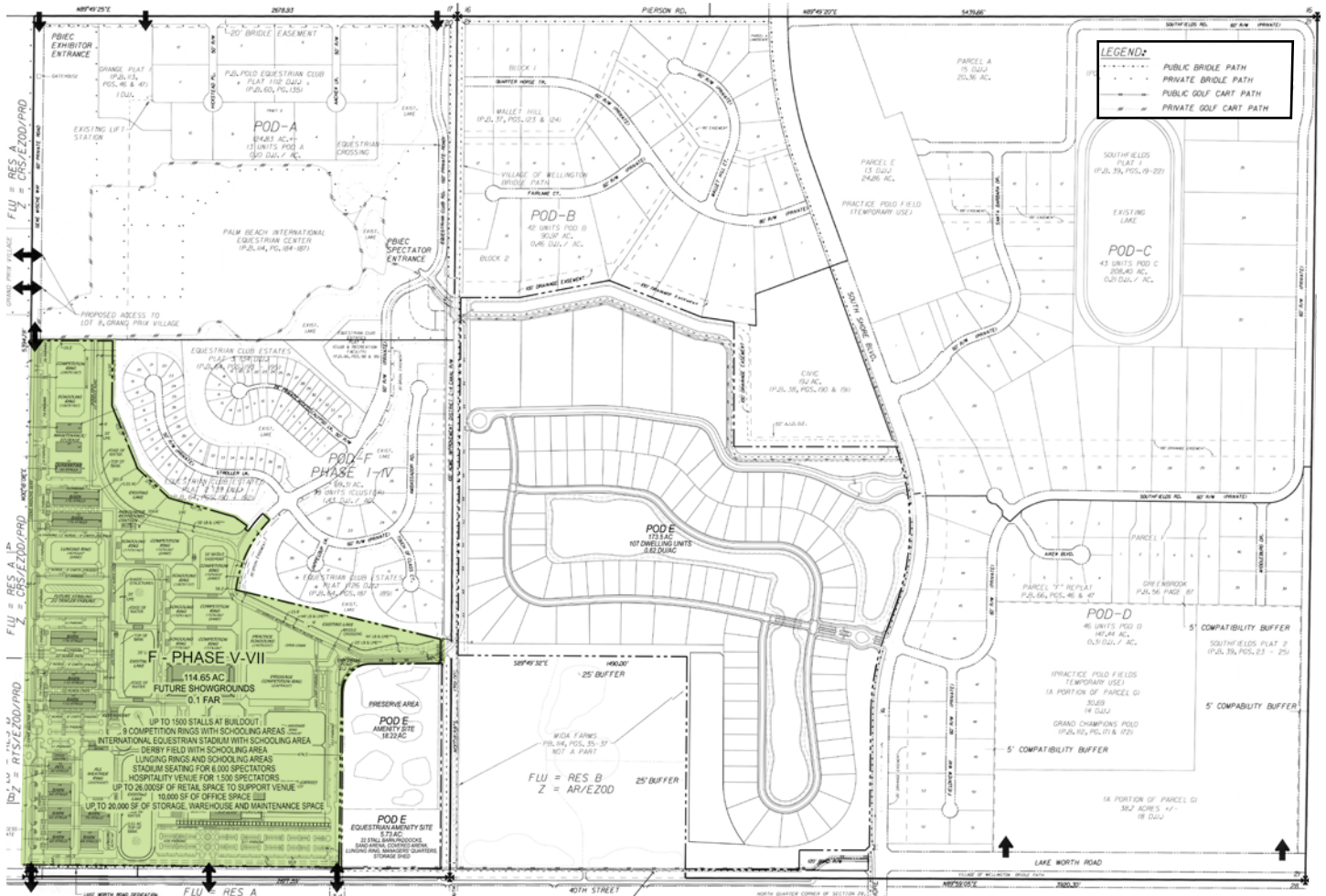
THE SITE: POD F - NEW SHOWGROUNDS

The subject area is approximately 114.65 acres, including ten lots at the northeast intersection of Gracida Street and Gene Mische Way, within the Equestrian Overlay Zoning District (EOZD). In the northwest part of the area, there are horse barns and training facilities that support Wellington International which will remain until that portion is built out with the new facilities as shown on the conceptual site plan. The rest of the land is currently undeveloped. The proposed new showgrounds will have a stadium with viewing, dining, retail spaces, arenas, and stalls. It aims to enhance the experience for horses, riders, spectators, and staff, offering a safer and less crowded environment compared to the current setup. This new facility is based on over 20 years of operational data and expertise, providing a unique opportunity to plan a better equestrian facility that will attract elite riders and enthusiasts from around the world.



WELLINGTON COUNTRY PLACE PUD MASTER PLAN

The proposed modified Wellington Country Place PUD Master Plan is depicted Below. Pod F is identified and highlighted in light green.



WELLINGTON COUNTRYPLACE PUD

LAND USE DATA

PETITION: 2022-005-MPA

TOTAL ACRES	958.1	
TOTAL APPROVED DWELLING UNITS	442	
TOTAL PROPOSED DWELLING UNITS	350	
GROSS DENSITY	0.37	DU/AC
TOTAL TREES REQUIRED	27,820	

FUTURE LAND USE ALLOCATION

	ACRES	PERCENT
RESIDENTIAL B	453.8	47.4%
RESIDENTIAL C	30.5	3.2%
COMMERCIAL USE	0.0	0.0%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	399.2	41.7%
PARK (CIVIC)	19.1	2.0%
MAJOR ROADS	28.4	3.0%
MAJOR WATERBODIES	27.2	2.8%
TOTAL	958.1	100.0%

MASTER PLAN USE ALLOCATION

	ACRES	PERCENT
CIVIC	19.1	2.0%
COMMERCIAL USE	0.5	0.1%
EQUESTRIAN COMMERCIAL RECREATION (ECR)	255.6	26.7%
ECR WITH RESIDENTIAL UNITS	165.0	17.2%
RESIDENTIAL	505.4	52.7%
SOUTH SHORE BOULEVARD / LAKE WORTH ROAD	12.6	1.3%
TOTAL	958.1	100.0%

OPEN SPACE CALCULATION

	ACRES	PERCENT	TOTAL ACRES
COMMERCIAL RECREATION	399.2	50.0%	199.6
LAKES AND WATERBODIES	70.3	100.0%	70.3
NATURE PRESERVES & CONSERVATION	18.7	100.0%	18.7
PRIVATE OPEN SPACE*1	129.2	50.0%	64.6
BUFFERS & CANAL ROW	38.6	100.0%	38.6
			391.8
			40.9%

DEVELOPMENT PARCELS

	AREA (ACRES)	UNITS (DU'S)	DENSITY (DU/AC)
POD A	124.8	13	0.10
POD B	91.0	42	0.46
POD C	208.4	43	0.21
POD D	147.4	46	0.31
POD E	173.5	107	0.62
POD F (PHASE I-IV)	69.3	99	1.43
POD F (PHASE V-VII)	114.7	N/A	N/A
CIVIC	19.1	N/A	N/A
ROW DEDICATIONS*2	9.9	N/A	N/A
	958.1	350	

NOTE 1: 50% OF ALL RESIDENTIAL LOTS > .25 ACRES

NOTE 2: ACREAGE FOR PREVIOUS ROW DEDICATIONS ASSOCIATED W PODS G, E & F

NOTE 3: THE MAXIMUM NUMBER OF DAILY WEEKDAY ATTENDEES AT THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII SHALL NOT EXCEED AN AVERAGE OF 5000 ATTENDEES, INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS.

NOTE 4: WEEKEND PEAK EVENT SHALL NOT OCCUR SIMULTANEOUSLY WITH PBIEC AND WITH THE COMMERCIAL EQUESTRIAN FACILITIES LOCATED ON POD F PHASES V-VII. THE MAXIMUM NUMBER OF ATTENDEES INCLUDING STAFF, VENDORS, EXHIBITORS AND SPECTATORS SHALL NOT EXCEED 15,000 ATTENDEES DURING A WEEKEND PEAK EVENT.

CONCEPTUAL SITE PLAN

A unique opportunity to masterplan a new equestrian facility providing better user experiences for horses, riders, support staff, spectators, and sponsors. It will allow Wellington Showgrounds to continue to attract elite riders and equestrian-enthusiasts from around the world. This conceptual design and site plan leverages almost 20 years of operational data from PBIEC/Wellington International and Global Dressage Festival as well as Populous' deep expertise in designing sporting venues around the world. The current showgrounds have unclear user journeys where paths intersect at inconvenient/unsafe points which has informed the new facility's design to create a more spacious, efficient and safe environment. By adding 114+ acres of new designated showgrounds, the venue can accommodate the increased demand but that demand will not double the number of horses so the venue will have a more spacious and parklike feel for all concerned. The new facility will have more competition areas so events can finish earlier and ensure that the lifestyle benefits of being in Wellington can be enjoyed by all involved and at the same time meet the increased demand for additional divisions. The success of Wellington to date has been based on being an Equestrian



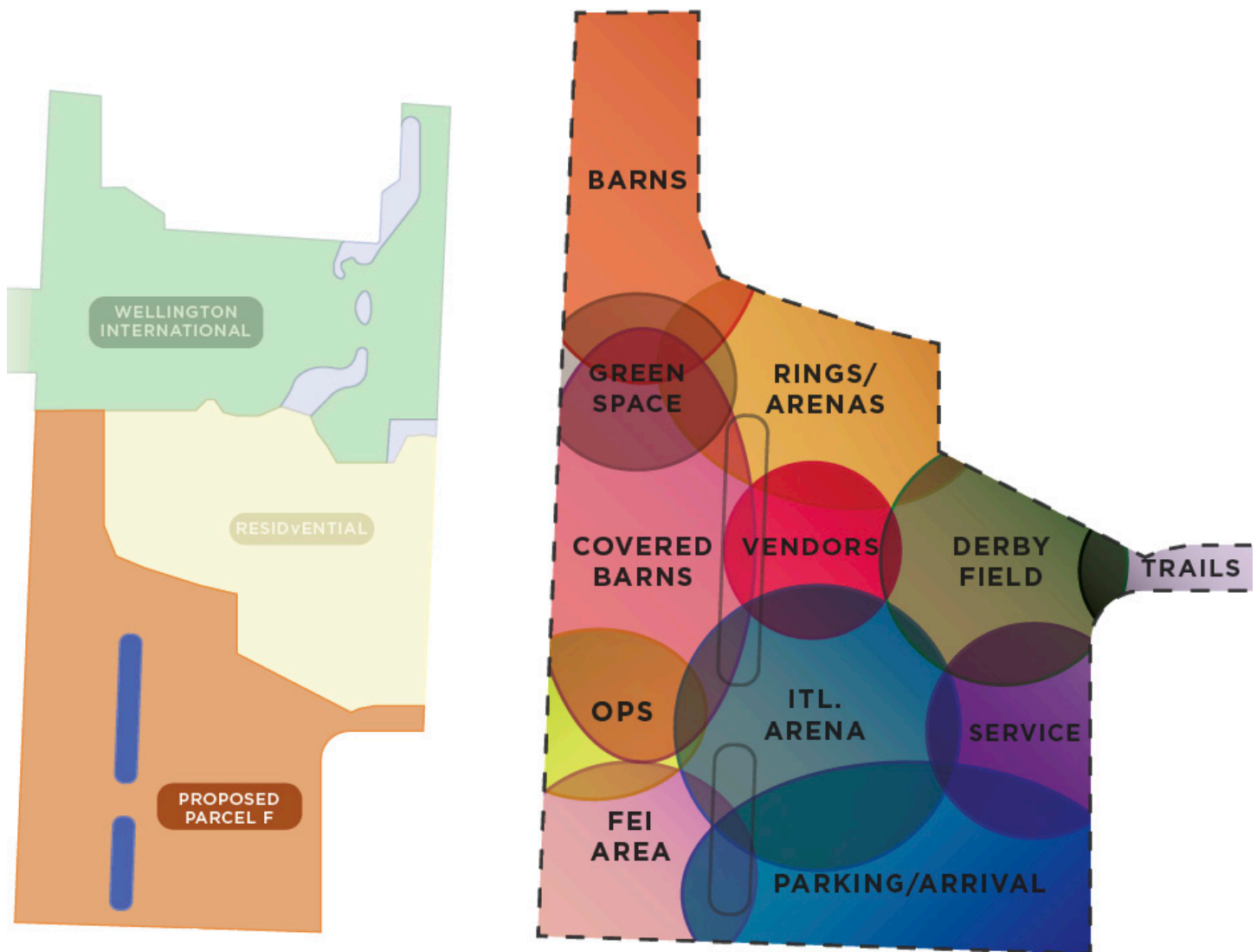
venues around the world. The current showgrounds have unclear user journeys where paths intersect at inconvenient/unsafe points which has informed the new facility's design to create a more spacious, efficient and safe environment. By adding 114+ acres of new designated showgrounds, the venue can accommodate the increased demand but that demand will not double the number of horses so the venue will have a more spacious and parklike feel for all concerned. The new facility will have more competition areas so events can finish earlier and ensure that the lifestyle benefits of being in Wellington can be enjoyed by all involved and at the same time meet the increased demand for additional divisions. The success of Wellington to date has been based on being an Equestrian

Lifestyle destination where competitors can pursue other activities—golf, tennis, fitness, spending time with family—which was unique for a venue in the Equestrian world but has now become the model for venues. Additionally, the new facility will be more accessible to the Wellington community with more shade structures, walking paths, and green spaces.

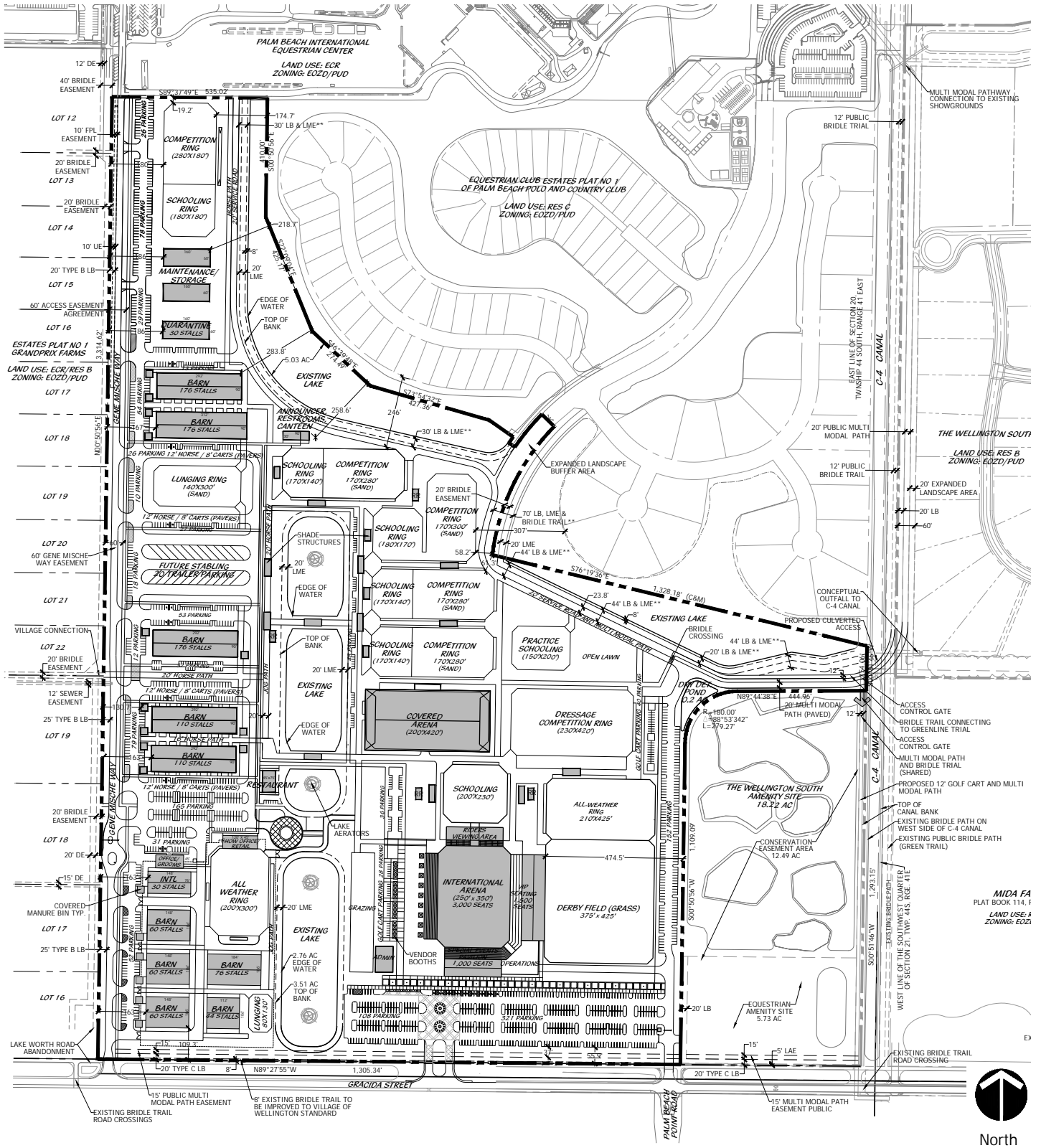
DESIGN PRINCIPLES

Parcel F has a unique location directly south of the existing Wellington International grounds. The International Arena and Derby Field are the main drivers of the site. Horse Show Operations, FEI and Hospitality components support and enhance the program. Green space, bridle trails and ponds compliment the masterplan by bringing beauty, value and life. The synergies between these components and surrounding land play an important role in defining the masterplan.

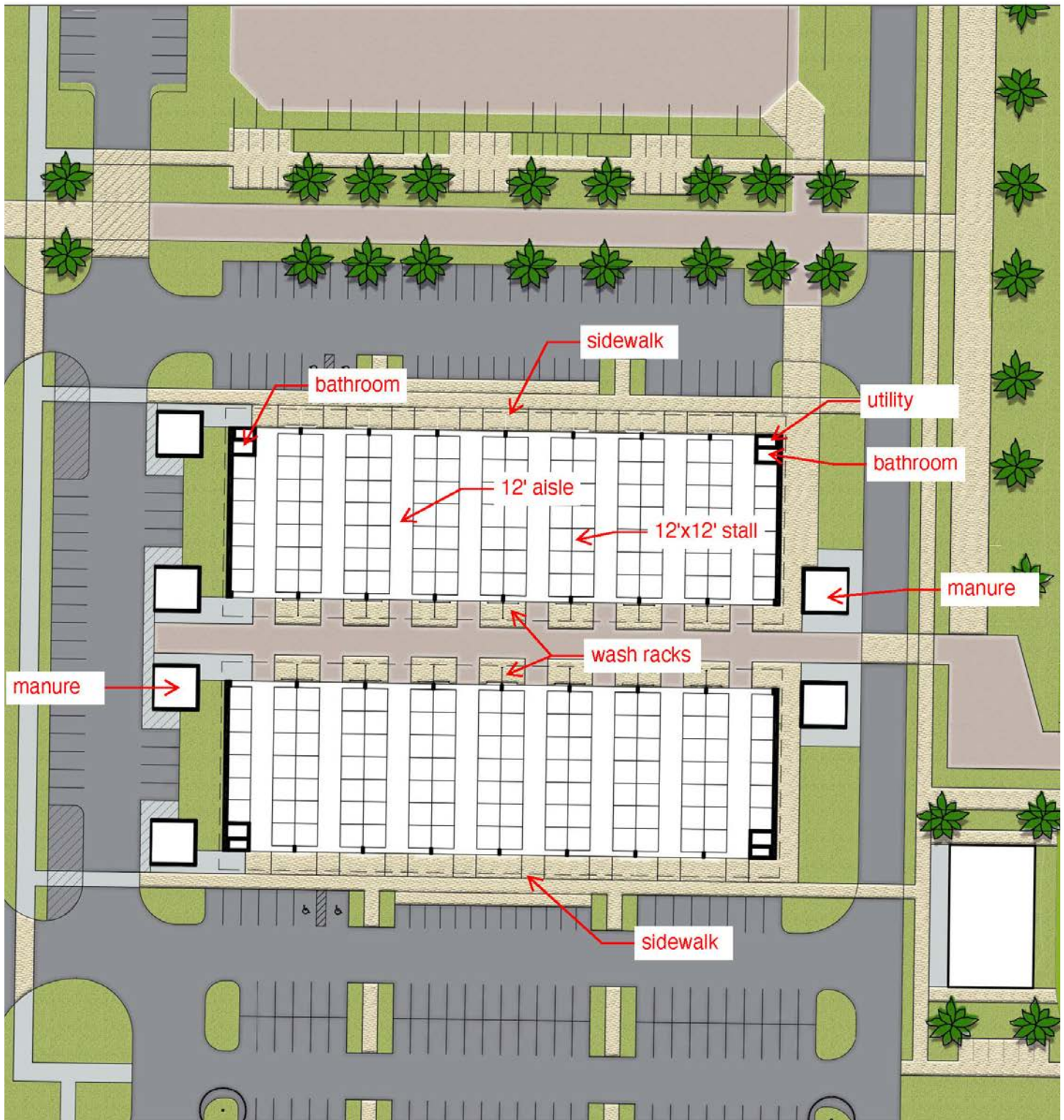
Synergies between these components are shown on the diagram. International Arena, Derby Field, and Vendors serving spectators are in a central location. Rings and barns being adjacent to show spaces is important for efficient horse programming. Components along the East residential perimeter were selected to limit light/sound pollution.



CONCEPTUAL SITE PLAN



TYPICAL STABLE LAYOUT



STABLE

Note: Fencing, landscaping, or similar barriers shall be provided between barns/stabling areas and adjacent vehicular use areas.

CHAPTER 2: PROGRAMMING

PROGRAMMING

BARN/STABLES

- Up to 1,108* total stalls (12' x 12' and 10' x 12') at build out depending on demand, will be a mix of permanent and temporary stabling
 - Parking
 - Jog Path
 - Schooling Ring (approx. 200'x300')
 - Lunging Ring (approx. 80'x130')
 - Efficient Trailer Drop-off
 - Wash Racks / Bathrooms located in or in close proximity stabling
 - Manure Bins w/ access for grooms & trucks
 - Fencing, landscaping, or similar barriers shall be provided between barns/stabling areas and adjacent vehicular use areas.
- *1,108 Total stalls are currently shown on the plan. However, depending on stabling demand up to 1,500 total stalls may be built (mix of temporary and permanent).



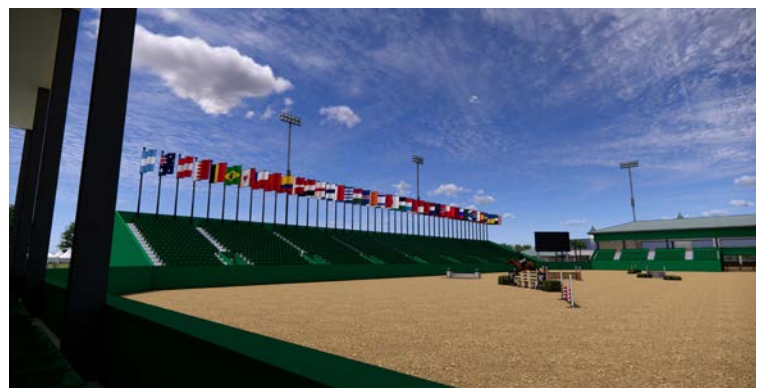
RING AREAS

- Open air All-Weather Competition Rings and Schooling (Varies approx. 140-300' x 140'-425')
- Lunging (Approx. 140' x 300')
- Covered (Approx. 170' x 420')
- International Arena (Approx. 250' x 350' + schooling Approx. 220' x 200')
- Derby Field (Approx. 375' x 425')
- All-Weather Schooling (Approx. 210' x 425')
 - There will be minimum of 25' between competition arenas
 - Tractor/emergency access with (2) entry points
 - Judges/announcer covered stands
 - Shade/seating for trainers & horses
 - Restrooms



STADIUM AREA

- 3,000 Stadium Seats
- V.I.P./Hospitality Area to seat approx. 1,500 guests
- Special Events Pavilion to accommodate approx. 1,000 guests
- 50 Vendor Stalls, 144 SF average
- Restrooms
- Walking / Golf Cart access



PROGRAMMING [CONT.]

HOURS OF OPERATION

- Hours of operation will be 7:00a.m. to 10:00p.m. (schooling hours, with lighting, may begin at 6:30a.m.).
- Commercial Equestrian Arena hours of operation including preparation and clean-up of all rings, arenas, vendor areas and seating areas, shall be limited from 7:00a.m. to 10:00p.m.
- One (1) night time event per weekend (Friday, Saturday, or Sunday) may have extended operational hours to 11:00p.m. preferably on Friday or Saturday.
- Use of any mechanical equipment to prepare or clean up the site or equestrian rings shall be permitted from 7:00a.m. to 10:00p.m. (11:00p.m. during the one (1) night time event per weekend, limited to Friday, Saturday, or Sunday only).

STADIUM/INTERNATIONAL ARENA

The stadium area will be designed to accommodate approximately 6,000 attendees in a variety of general admission, dining, club and other experiential products spread throughout the venue. The East stands and premium spaces will also overlook the Derby Field located East of the arena.

MAXIMUM NUMBER OF ATTENDEES

The maximum number of attendees is not to exceed 6,000 at an event, including employees, vendors, and V.I.P.s. The operator of the facility will continue to monitor traffic and will make adjustments as necessary and based on anticipated demand for a given event.

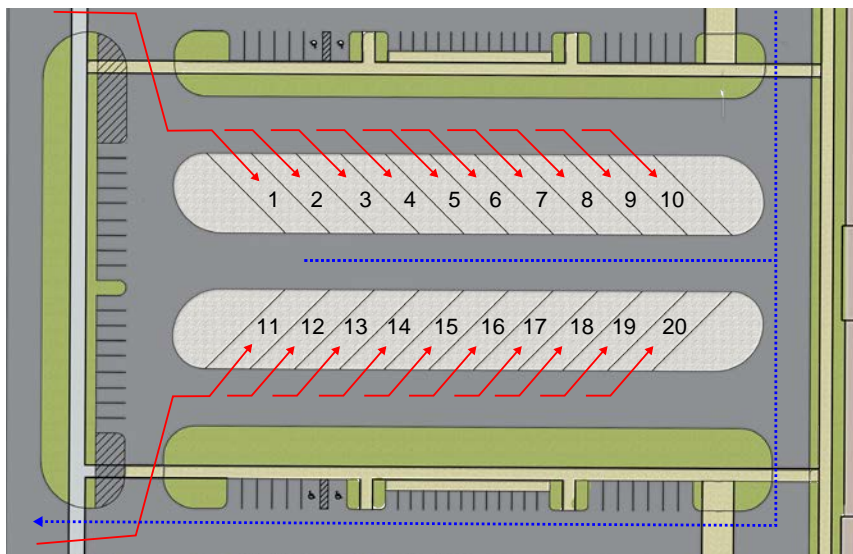
STABLING

The stabling is organized along the North-South axis of Gene Mische Way for ease of access and will feature effective loading/unloading zones separate from parking areas. The covered stall lots will feature permanent toilet and covered wash area pods, shade, and provide equine/pedestrian only circulation paths and golf cart/bicycle paths to promote safety and efficiency throughout the complex. Stabling will be a mix of permanent stalls and temporary seasonal stalls.

Note: Adequate air-flow and ventilation will be provided in all temporary stabling.

TRAILER DROP OFFS

The new venue was designed to better facilitate trailer and equipment unloading and traffic flow. "Hauling-In" for the day is permitted exclusively for dressage competitions. Hauling-In is not permitted for WEF competitors—Stabling onsite or hacking/hand-walking to the venue via the bridle trail system will be required if not stabling on-site.



PROGRAMMING [CONT.]

MAXIMUM NUMBER OF STALLS

Up to 1500 stalls at build out.

MANURE BINS

The manure bins holding horse waste will be located between the barns to create a structural buffer that prevents odor from manure from being disseminated to adjacent properties by the wind. Manure bins shall be covered. Sufficient landscaping will also mitigate odor and sightline. On site plan at Gene Mische end of barns, no impact on Neighbors. The current plan shows less manure bins located in close proximity to the Equestrian Club Estates. All of the current bins have been moved further away from the closest house.



LIGHTING

Where artificial outdoor lighting is provided, it shall conform to Section 7.6.1 of the Village Code to minimize direct light spillage, sky glow, and hazardous interference with vehicular traffic on adjacent rights-of-way and all adjacent properties. All light fixtures shall utilize a cutoff-type luminaire with less than 75 degree cutoff. The maximum height of each light fixture shall not exceed 90-feet for the international arena and schooling area, 25 feet within all vehicular parking areas, and 15 feet within all non-vehicular pedestrian areas. A detailed photometric plan will be submitted at the time of final site plan review.

MITIGATION OF LIGHTING IMPACTS

The main competition arena, which contains the majority of the lighting, is located at the center of the Property in order to mitigate the effect of lighting on adjacent properties. Because it is at the center of the property light is less likely to be visible from adjacent properties.

- *West Light to Western Property Line: Approx. 1,150 feet*
- *South Light to South Property Line: Approx. 360 feet*
- *Northwest Light to North Property Line: Approx. 1,000 feet*
- *Northeast Light to North Property Line: Approx. 950 feet*
- *Southeast Light to Eastern Property Line of the Amenity Site: Approx. 1,200 feet*

The Applicants will install landscaping along parts of the perimeter of the property closest to the barns, which also helps mitigate light from barns reaching the neighboring properties. The Applicants will use directional type of lighting in order to curtail light from traveling away from the Property and reducing the lighting impacts to the adjoining properties. Applicants will install low level lighting on roadways. Stadium lights will be LEDs focused on Stadium with little to no overspill for Neighbors. A lighting consultant will be engaged to focus lighting to minimizing impacts on surrounding homes.

PROGRAMMING [CONT.]

MITIGATION OF SOUNDS

The main Competition arena, which will contain a majority of the loudspeakers, is located at the center of the Property in order to mitigate the effect of sound on adjacent properties. Further, the applicants will agree to limit the use of amplified sound systems in the barns to advise riders and exhibitors of upcoming competitive events. The effect of sound on adjacent properties will be mitigated by the limited hours the Applicants will agree to operate 7:00a.m. to 10:00p.m.

VISUAL IMPACT

Landscaping will be installed along the perimeter to ensure attractive views of the property and reduce the impact of any adverse visual effects on adjacent lands created by use of the Property as a Commercial Equestrian Arena. The structures and buildings will comply with the architectural requirements contained in the EOZD regulations to ensure that they are consistent with the equestrian nature of the Equestrian Preserve Area and do not have a negative impact on adjacent properties.

CHARACTER

The new facility will have a park-like feel with more green spaces, walking and bridle paths than the existing Wellington International Showgrounds. The goal is for the new Showgrounds to be more accessible and utilized by the community year-round.

CHAPTER 3: DEVELOPMENT REGULATIONS

PURPOSE

This manual serves as the foundation for setting design and property development standards for the Pod F New Showgrounds project. All development within the project must adhere to the criteria outlined herein. In cases where specific development standards are not covered in this manual, the regulations defined in the Village of Wellington's Code of Ordinances (LDRs) will apply.

PERMITTED USES

- a. Major Equestrian Venue & Accessory Uses
- b. Walking Trails
- c. Bridle Trails

PROPERTY DEVELOPMENT REGULATIONS

A. MAJOR EQUESTRIAN VENUE & ACCESSORY USES

- a. Minimum Lot Area: 3 acres
- b. Minimum Lot Width: 200 feet
- c. Minimum Lot Depth: 300 feet
- d. Maximum Building Height: 25 feet*
- e. Minimum Setbacks
 - i. Primary Structure and Accessory Structures
 - 1. Front: 80 feet for primary structures and 100 feet for accessory structures
 - 2. Rear: 50 feet for primary structures and 25 feet for accessory structures
 - 3. Side Interior: 50 feet for primary structures & 25 feet for accessory structures
 - 4. Side Corner: 80 feet for primary structures & 25 feet for accessory structures
 - ii. The international/main arena and the covered arena shall have a minimum of 450' setback from the property line adjacent to Equestrian Club Estates.
 - iii. Min Setbacks for Sand rings & Riding Rings 10 feet from any property line.
 - iv. All paved and permanent surface parking areas shall have a minimum 200' setback from the property line adjacent to Equestrian Club Estates (ECE) and such parking shall be adequately screened from view of ECE.

*All buildings in excess of 25 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5.

SITE PERSPECTIVE

a. 25 feet maximum*; Hospitality offerings will be high-quality tents or pavilions.

*All buildings in excess of 25 feet shall require Wellington Council approval and shall satisfy the criteria of LDR Section 6.3.1.G.5

VIP/HOSPITALITY AREA



INTERNATIONAL ARENA GRANDSTAND



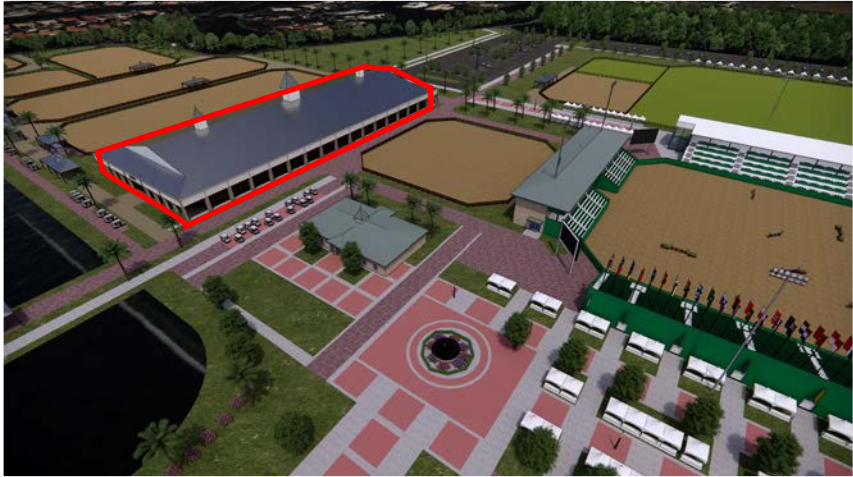
SITE PERSPECTIVE [CONT.]

SPECIAL EVENTS PAVILION



SITE PERSPECTIVE [CONT.]

COVERED ARENA



PARKING

A Traffic Operational Management Plan has been developed to handle event attendees, including spectators, exhibitors, staff, and vendors. While the plan mainly focuses on managing traffic during peak events, most events are expected to be smaller. It emphasizes using both existing and new driveways for site access. The expansion of the facility will take place over several years, allowing for traffic adjustments during less busy times and scheduling deliveries before events to reduce traffic congestion.

The plan also deals with pedestrian and vehicle movement, including sidewalks, golf carts, and bridle trails to minimize conflicts. During events, staff will help manage traffic at intersections. Onsite traffic operations are detailed, with specific parking areas designated for exhibitors, vendors, staff, and general admission spectators. VIP and valet parking areas have their own entry procedures. Shuttle buses will transport spectators, and trained staff, including police officers, will assist with traffic control.

Furthermore, many nearby farms are within walking or riding distance of the new showgrounds, aligning with the goal of providing a safe and efficient mobility system accessible to all users while preserving neighborhoods, natural resources, and promoting economic development. A conceptual circulation plan is included, and detailed information can be found in the enclosed traffic analysis. Parking requirements per Section 7.5.1 of the LDRs are as follows:

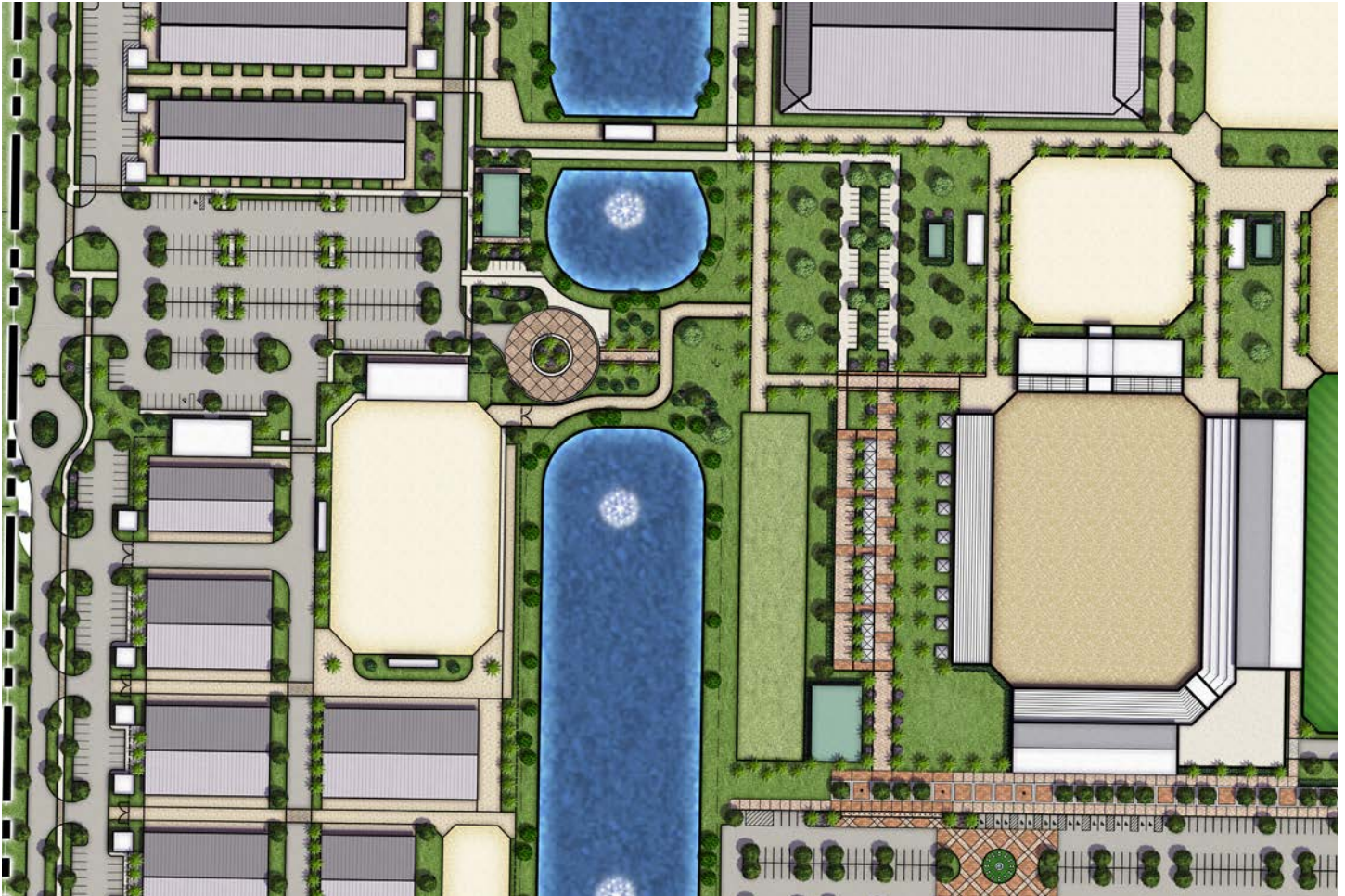
- 1. International Arena: 1 parking space per 3 seats.
- 2. Office: 1 parking space per 250 square feet.
- 3. Stalls: 1 parking space per 2 stalls*
- 4. Restaurant and VIP Hospitality: 1 parking space per 3 seats.

* Required per LDR Section 7.5.1 for over 101+ stalls

CHAPTER 4: LANDSCAPE STANDARDS

GENERAL LANDSCAPE DESIGN

The conceptual landscaping is aimed to enhance facility entrances and create a distinct visual identity. The project will also provide for screening and buffering as needed. The PSM includes a detailed plant palette to guide plant selection and arrangement, ensuring the landscaping aligns seamlessly with the project's vision. Drawing from over two decades of operational expertise, this equestrian facility aims to elevate the experience for all involved, reinforcing Wellington International's position as a top destination for elite riders and equestrian enthusiasts worldwide.



LANDSCAPE BUFFERS

DESIGN INTENT:

> TREES AND PALMS

- *Should include a variety of canopy shade trees, palms, and accent trees.*
- *Review applicable code requirements for perimeter buffer landscape for tree requirements.*
- *Species shall be chosen from those that are known to have a healthy appearance and a long-life span.*
- *Trees and palms should be used in an organized fashion.*

> SHRUBS AND ACCENTS

- *Most perimeter landscape buffers will include a large shrub hedge along the interior edge of the perimeter buffer.*
- *Design with a variety of large and medium shrubs to achieve a stronger buffer where more screening is desired.*
- *Maintain a layered landscape where buffers are wider, and space allows.*
- *Include mid-level accents to provide a full and varied look to the perimeter buffer*

> COLOR ACCENTS & FLOWERS

- *Consider texture such as ornamental grasses to add interest without having to use annual flowers along the perimeter buffer.*
- *Minimize the use of colorful flowers that may take focus away from site entries and monument signs.*
- *Consider that plant materials will typically be viewed from a greater distance and may need to be a larger scale plant.*



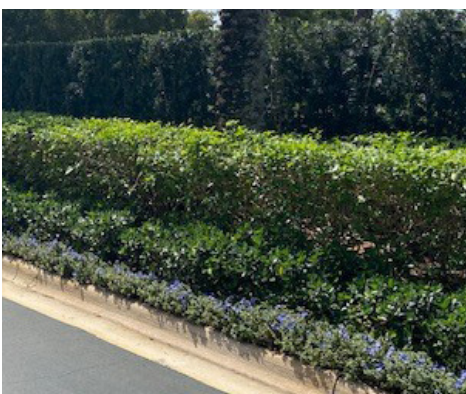
ORNAMENTAL GRASSES



TREES WITH GOOD FORM



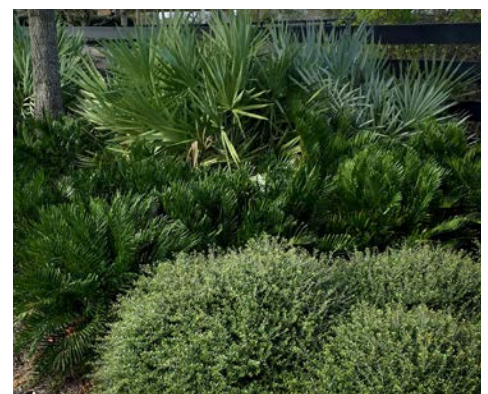
LARGE SHRUB MATERIAL



LAYERED LANDSCAPE



MAINTAIN VIEWS



SHRUB MASSES

LANDSCAPE BUFFERS [CONT.]

INTENTIONAL BUFFER FOR EQUESTRIAN CLUB ESTATES



- Live Oak
- Laurel Oak
- Bald Cypress

- Red Maple
- Red Cedar
- Pond Apple

- Cocoplum
- Myrsine
- Stopper

Example:

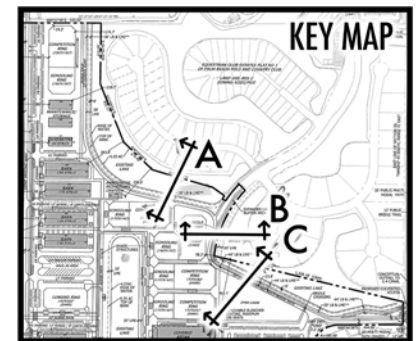


LANDSCAPE BUFFERS [CONT.]

NORTH BUFFER - EQUESTRIAN CLUB ESTATES

It is the intent of the North Buffer adjacent to Equestrian Club Estates to enhance the existing vegetation along the existing lake and to exceed the requirements of the Type C buffer as defined by LDR Section 7.8.5. A continuous water body separates the subject property from Equestrian Club Estates.

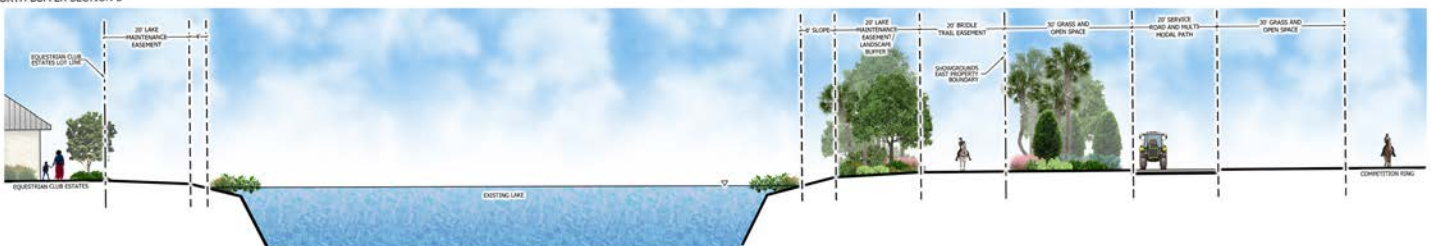
- Enhanced Type C Buffer.
- Average 30 feet to 40 feet wide buffer, including Lake Maintenance Easement.
- 1 foot to 3-foot berm in all areas possible.
- Existing Native Vegetation within Buffer Area to be retained.
- New Plantings to Enhance Buffer Shall Be as Follows:
 - ◇ (1) 15-foot-tall Native Shade Tree per 30 linear feet.
 - ◇ (1) Native Flowering Tree per 30 linear feet.
 - ◇ (1) Native Palm Tree Per 50 linear feet.
 - ◇ (1) Native Shrub, a minimum of 18" in height at time of planting, spaced at 2 feet on center per 2 linear feet of buffer.
 - ◇ A continuous shrub mass, a minimum of 36" in height at time of planting.



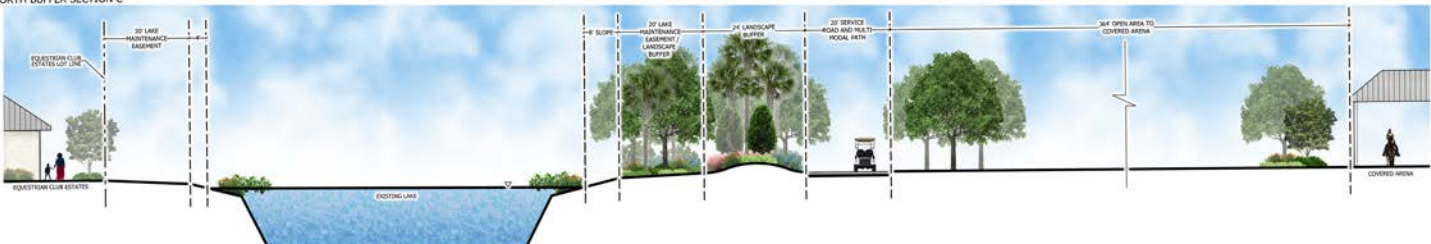
NORTH BUFFER SECTION A



NORTH BUFFER SECTION B



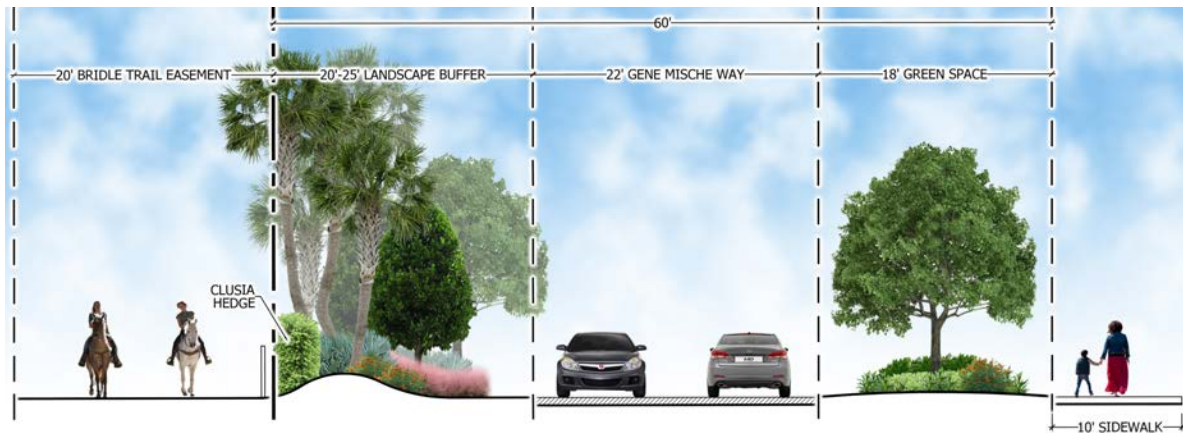
NORTH BUFFER SECTION C



LANDSCAPE BUFFERS [CONT.]

WEST BUFFER - GENE MISCH WAY

- Enhanced Type B Buffer.
- Average 20 feet to 25 feet wide buffer.
- 1 foot to 3-foot berm in all areas possible.
- One shade tree per 30 linear feet, planted a maximum of 40 feet on center.
- One large palm tree per 50 linear feet. Palms may be planted in clusters or formal arrangements.
- A continuous clusia hedge, a minimum of 48" in height at time of planting.



SOUTH BUFFER - GRACIDA STREET

It is the intent of the Gracida Street Buffer to comply with the requirements of the Type C buffer as defined by LDR Section 7.8.5. A continuous water body or canal right of way separates the subject property from Gracida Street.

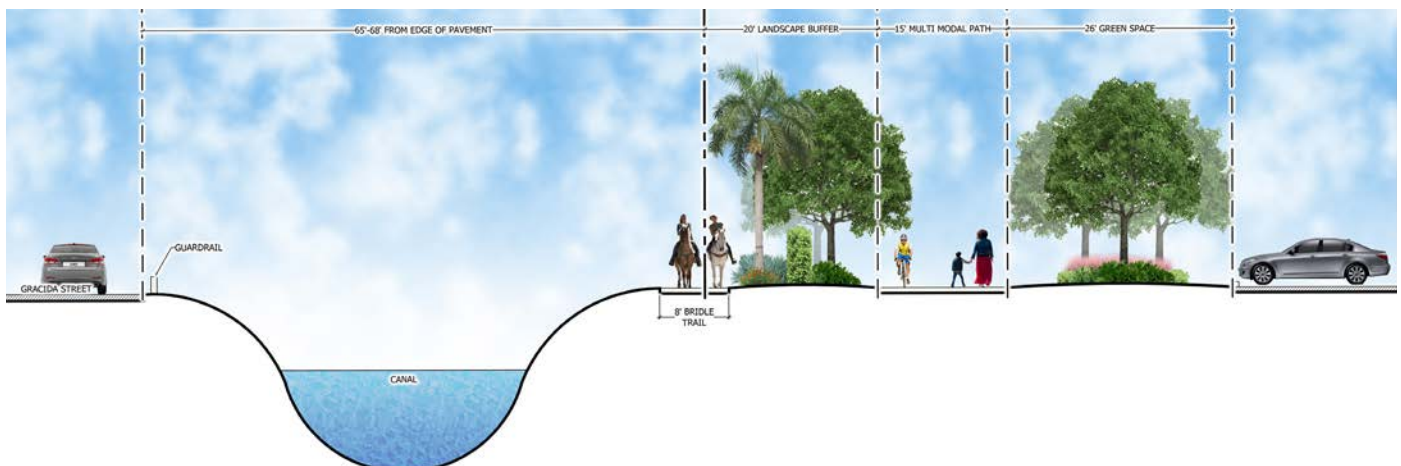
- 20-foot-wide landscape buffer and 25-foot-wide green space area.
- One shade tree per 40 linear feet, planted a maximum of 40 feet on center.
- One flowering tree per 30 linear feet, planted a maximum of 40 feet on center.
- One Royal Palm per 50 linear feet.
- A continuous clusia hedge at minimum of 48" in height at time of planting.
- 1 small shrub, 18 inches in height at time of planting, spaced a maximum 2 feet on center per 2 linear feet of buffer

◇ One shade tree per 50 linear feet.

◇ 1 small shrub or groundcover spaced at 2 feet on center per 2 linear feet of buffer.

◇ 3-foot-tall earth berm.

◇ Native grasses such as muhly grass or fakahatchee grass may be used as small shrubs.



ACCESS WAYS & PROJECT ENTRIES

Wellington International New Facility will meet and exceed the minimum requirements of LDR 7.8.2.D.

COORDINATION WITH INFRASTRUCTURE & UTILITIES

Trees planted within easements with overhead utilities shall comply with FPL “Right Tree, Right Place” Guidelines and the requirements of the Village LDR’s.

No trees, shrubs or palms shall be planted within 5 feet of a designated utility or drainage easement or within 10 feet of any underground service line, measured from the nearest point of the line to the nearest point of the truck at time of planting, without approval of the Wellington Engineer and easement holder.

No landscaping shall be placed within the lake maintenance easements. Aquatic trees and littoral plants shall be permitted outside the LME along the edge of the water subject to the review and approval of the Wellington Engineer.

Transformers, switch cabinets, ground based mechanical equipment, electrical equipment, back flow prevention and similar devices shall be fully screened in accordance with LDR Section 7.8.2.C.

PLANT PALETTE

CANOPY TREES |



GUMBO LIMBO
Bursera simaruba
MATURE HEIGHT: 30'



SHADY LADY BLACK OLIVE
Bucida buceras 'Shady Lady'
MATURE HEIGHT: 25'-30'



LIVE OAK
Quercus virginiana
MATURE HEIGHT: 50'

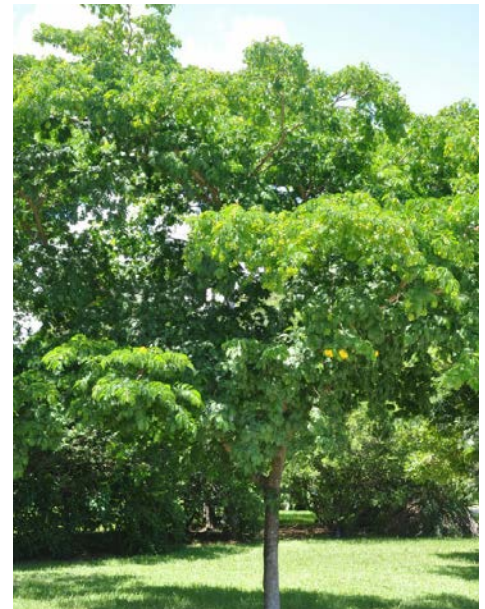
SMALL TREES |



GEIGER TREE
Cordia sebestena
MATURE HEIGHT: 20'



JAPANESE BLUEBERRY TREE
Elaeocarpus decipiens
MATURE HEIGHT: 20'-25"



VERAWOOD
Bulnesia arborea
MATURE HEIGHT: 20'-30'

PLANT PALETTE

LARGE PALMS |



ROYAL PALM

Roystonea regia

MATURE HEIGHT: 50'



MEDJOOl DATE PALM

Phoenix dactylifera 'Medjool'

MATURE HEIGHT: 40'-50'



SYLVESTER DATE PALM

Phoenix sylvestris

MATURE HEIGHT: 40'-50'



SABAL PALM

Sabal palmetto

MATURE HEIGHT: 50'



BISMARCK PALM

Bismarckia nobilis

MATURE HEIGHT: 40'-50'



KING ALEXANDER PALM

Archontophoenix alexandrae

MATURE HEIGHT: 35'-40'

PLANT PALETTE

SMALL PALMS |



ROEBELLINI PALM
Phoenix roebelenii
MATURE HEIGHT: 20'



ALEXANDER PALM
Archontophoenix alexandrae
MATURE HEIGHT: 25'



CHRISTMAS PALM
Adonidia merrillii
MATURE HEIGHT: 25'

ACCENT PALMS |



EUROPEAN FAN PALM
Chamaerops humilis
MATURE HEIGHT: 15'-20'



THATCH PALM
Thrinax radiata
MATURE HEIGHT: 20'-25'



BOTTLE PALM
Hyophorbe lagenicaulis
MATURE HEIGHT: 15'-20'

PLANT PALETTE

ACCENT TREES |



BOUGAINVILLEA
Bougainvillea glabra



GARCINIA
Garcinia Spicata



LIGNUM VITAE
Guaiacum officinale



HIBISCUS
Hibiscus rosa-sinensis



JATROPHIA
Jatropha intergerrima



SPARTAN JUNIPER
Juniperus chinensis

LARGE SHRUBS/ HEDGES |



CLUSIA
Clusia rosea



PODOCARPUS
Podocarpus macrophyllus



COCOPLUM
Chrysobalanus icaco

PLANT PALETTE

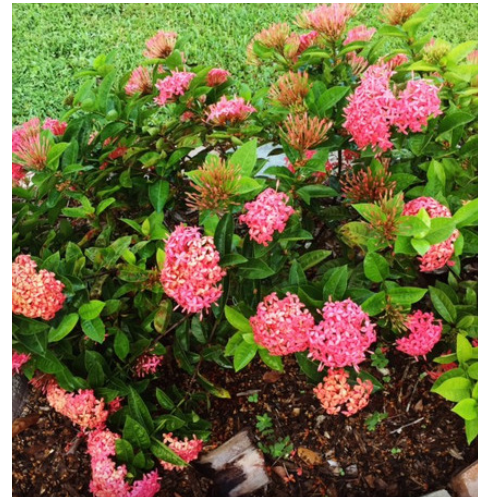
MEDIUM SHRUBS |



COPPERLEAF
Acalypha wilkesiana



DWARF FIRE BUSH
Hamelia patens



IXORA
Ixora coccinea



MAGNIFICENT CROTON
Codiaeum variegatum



SCHEFFLERA TRINETTE
Schefflera arboricola

GRASSES |



MUHLY GRASS
Muhlenbergia capillaris



DWARF FAKAHATCHEE
Tripsacum floridanum



SAND CORD GRASS
Spartina bakeri

PLANT PALETTE

SMALL SHRUBS |



LIRIOPE
Liriope muscari



DWARF PODOCARPUS
Podocarpus macrophyllus



DWARF YAUPON HOLLY
Ilex vomitoria



BULBINE
Bulbine frutescens



GREEN ISLAND FICUS
Ficus microcarpa 'green island'



FOXTAIL FERN
Asparagus densiflorus



DWARF COCOPLUM
Chrysobalanus icaco

PLANT PALETTE

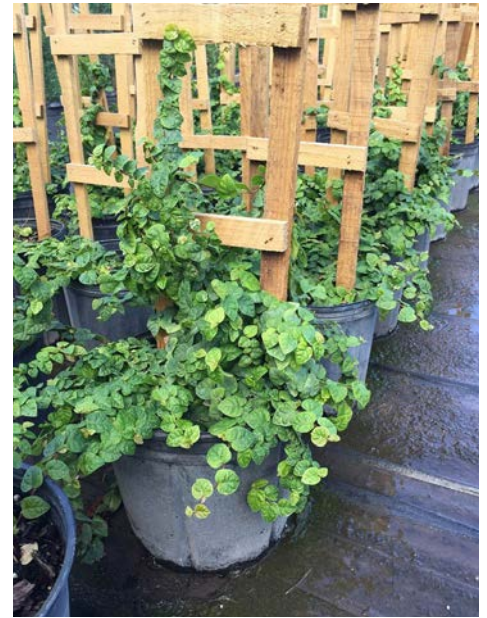
VINE |



BOUGAINVILLEA
Bougainvillea glabra



CONFEDERATE JASMINE
Trachelospermum jasminoides



CREEPING FIG
Ficus pumila

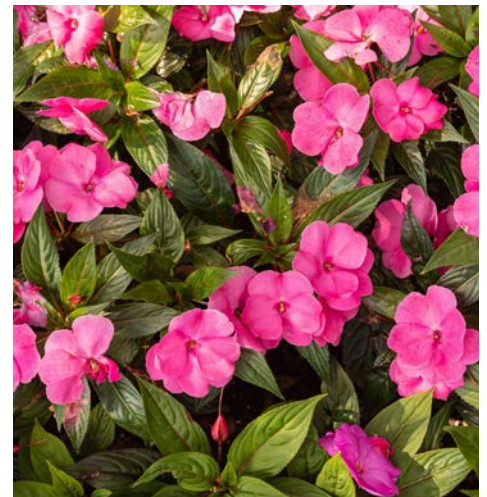
ANNUALS |



PENTAS
Pentas lanceolata



PERIWINKLE
Catharanthus roseus



NEW GUINEA IMPATIENS
Impatiens hawkeri

LANDSCAPE MAINTENANCE

1. CONTRACTOR QUALIFICATIONS

The Contractor and any subcontractors working on their behalf, shall be licensed and insured within the state of Florida to perform all tasks related to the maintenance of the subject property. No unlicensed work shall be permitted. A qualified Project Manager or Supervisor, who is fluent in English, shall be on site while maintenance crews are on property to ensure that all work is being performed correctly.



All irrigation services shall be performed by licensed personnel only. Any trimming beyond the removal of dead limbs or fronds shall be conducted by an ISA certified Arborist. The application of lawn and ornamental spray or herbicides shall be performed by certified pest control operators with current and valid licenses.

2. MOWING FREQUENCY AND PERFORMANCE EXPECTATION

(A) MOWING FREQUENCY:

MAINTENANCE OF ALL TURFGRASS AREAS SHALL BE CONDUCTED AS FOLLOWS:

- *Mowing: 38 times per year*
- *Line trimming: 38 times per year*
- *Edging: 38 times per year*



(B) PERFORMANCE EXPECTATIONS:

- All turfgrass areas shall be maintained at a height of 3.5"-4". Mowing of turf in wet conditions, or conditions where mowers may cause ruts or damage to the turfgrass is prohibited.
- All sidewalk and planting bed lines shall be edged with each service visit.
- All planting beds, sidewalk edges, lightpoles and utilities, (fire hydrants, FPL transformer boxes, etc) shall be line trimmed at each service visit to ensure a neat and consistent appearance.
- Any dead, dying or underperforming turf or plant material shall be noted and brought to the attention of the property manager immediately. Any damage to the subject property caused by maintenance activities shall be reported immediately to the property manager and repaired at the contractor's expense.
- Prior to each service visit, all mower and edger blades, shall be cleaned and sanitized to ensure that no pathogens or off-site contaminants are brought onto the property. All vehicles, mowers and handheld equipment shall be checked to ensure that there are no fluid leaks of any kind. Fluid leaks include Hydraulic fluid, gas, motor oil or any other fluid that may stain or damage the landscape or hardscape areas of the community.
- Upon the completion of scheduled mowing visit, all clippings and debris shall be properly cleaned up and removed from the property. At no time shall there be any grass clippings, garbage or vegetation debris left on the property following a service visit.

LANDSCAPE MAINTENANCE [CONT.]

3. TREE AND PALM CARE



All trees and palms shall be maintained in a manner that provides a neat and consistent appearance all times. Broken tree limbs to a height of 8 feet shall be removed when observed. Dead palm fronds shall also be removed as needed. Emerging palm seed pods shall be removed when present on all palms.

Specialty palms such as Sylvester or Medjool Date Palms shall be monitored for any signs of pathogens, such as Phoenix Palm Decline. Should any presence of a pathogen or disease be found, the contractor shall inform the property manager immediately in writing. The contractor may provide a preventative maintenance, (inoculation), proposal to the property manager for these specialty palms.

4. SHRUB AND GROUNDCOVER TRIMMING

All shrub areas and groundcover beds shall be trimmed and maintained in a manner that always provides a neat and clean appearance. Shrub and Groundcover trimming shall be conducted at a minimum of 12 times per year. At no time shall plant material be allowed to become overgrown or unkept in appearance.

All shrubs and plantings shall be trimmed in a manner that promotes the natural growth of the plant material and provides for the appropriate tiering of plant masses.



Flowering plants, such as hibiscus or bougainvillea, may be trimmed or pruned by HAND ONLY from October through April. Hard pruning or thinning of plant material shall be done to promote vigorous and healthy plant growth. This shall be done only between May 1 and July 30 unless otherwise specified by the Property Manager or Landscape Architect.

5. FERTILIZER

The contractor shall carry all appropriate licenses governing the use and application of fertilizer products. All trees, palms, shrubs and groundcovers shall be fertilized quarterly [4×/year]. Fertilizer shall be seasonally appropriate and specific to each plant type. The fertilizer used shall comply with all Florida statutes and regulations governing the use of phosphorus and nitrogen. All fertilizer products used shall be granular, slow-release fertilizer products. Additional treatments such as liquid fertilization, root drenches or other means of supplying nutrients to the landscape material shall be at the discretion of the Property Manager and/ or Landscape Architect prior to their application.



LANDSCAPE MAINTENANCE [CONT.]

6. HERBICIDE USE WITHIN CP GROUP PROPERTIES

The use of herbicides within the property shall be limited to all hardscape areas to remove weeds in sidewalk and paver cracks. The contractor shall ensure that all herbicide applicators are licensed to use such chemicals. The use of herbicides within shrub or groundcover beds is prohibited.

7. WEED CONTROL WITHIN GROUNDCOVER BEDS

Weeds within groundcover beds, i.e. jasmine minima beds shall be removed by hand as necessary with each service visit, or when necessary to avoid the appearance of these beds becoming weed infested. All Sod runners shall be immediately removed from the groundcover beds. This is especially important within the groundcover beds containing jasmine minima vine.



8. IRRIGATION SERVICE REQUIREMENTS

The irrigation contractor shall carry all appropriate licensure for any employee to perform irrigation system repairs and checks. All Common area irrigation shall be checked monthly. (Wet checks). Wet checks for each zone shall be performed to ensure proper coverage, spray pattern and pressure for each zone.

The irrigation contractor shall also check and maintain the well, pumps, timers and associated equipment. All panels to the pump and timers shall remain locked with access only by the Irrigation Contractor and Property Manager.

Irrigation zone run times shall also be checked and adjusted as necessary to ensure that the appropriate amount of water is being supplied to all plant material throughout the year.

Any damage caused to the irrigation system by maintenance activities shall be reported to the property manager by the Maintenance Contractor and repaired at the contractor's expense. All other system repairs or upgrades shall be reported in writing to the property manager along with a proposal for repair/ upgrade prior to work being performed.



At no time shall there be any unlicensed or unauthorized work performed on the irrigation system.

Should damage to the irrigation system go unreported by the contractor, the contractor shall assume responsibility for the expense of the repair.

LANDSCAPE MAINTENANCE [CONT.]

9. MULCHING

Mulch shall be brown cypress mulch or equivalent, as directed by the Property Manager. Mulch shall be maintained at a depth of 3". No excess mulch shall be piled at the base of plant material. Excess old mulch shall be removed from planting beds prior to the addition of new mulch to the planting beds. All weeds and debris shall be removed prior to mulching. Application of mulch adjacent to sidewalks, curbs or roadways shall be done in a manner that does not allow for the mulch to spill over from the beds.



10. SEASONAL COLOR

Seasonal color may be added to property and entries to provide additional color. The location and addition of seasonal color, (annuals), shall be at the direction of the Property Manager. All planting areas to receive seasonal color plantings shall be properly prepared, weeds removed, and soils modified as needed. Irrigation for those areas to receive seasonal color



shall also be checked and zone run times coordinated with the irrigation contractor and modified as needed for these plantings.

LITTORAL MAINTENANCE & MONITORING

The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

1. EXCAVATION ACTIVITY

The applicant shall submit an annual report to dro indicating the status of the excavation activity. The report shall include, but not be limited to, the status of:

- a. The current phase(s) of excavation;
- b. All phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
- c. Amount of material extracted and amount of material removed from the site;
- d. Condition of perimeter buffers and landscaping, and
- e. Status of compliance with conditions of approval and applicable requirements in this section.

2. INITIAL MAINTENANCE AND MONITORING OF RECLAIMED UPLAND AREAS AND LITTORAL AND UPLAND PLANTING AREAS

The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:

a. MAINTENANCE. Inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:

- 1) 80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and,
- 2) 80% survivorship for the planted upland area from the 180 day monitoring period;

b. EXOTIC PLANT SPECIES. Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:

- 1) prohibited and invasive non-native plant species; and
- 2) invasive species, such as cattails, primrose willows and water hyacinth.

c. REGULATED SUBSTANCES. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "regulated substance best management practices for the construction industry."

LITTORAL MAINTENANCE & MONITORING [CONT.]

d. SUBMITTALS FOR MONITORING PROGRAMS. Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to the village of wellington . These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports. The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the county finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the county to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

e. CONTENT OF MONITORING REPORTS. Each monitoring report, including the time zero shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time. In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eight percent (80%) survivorship/coverage criteria, if such plantings were necessary.

3. LONG-TERM MAINTENANCE AND MONITORING OF RECLAIMED UPLAND AREAS AND LITTORAL AND UPLAND PLANTING AREAS

After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner:

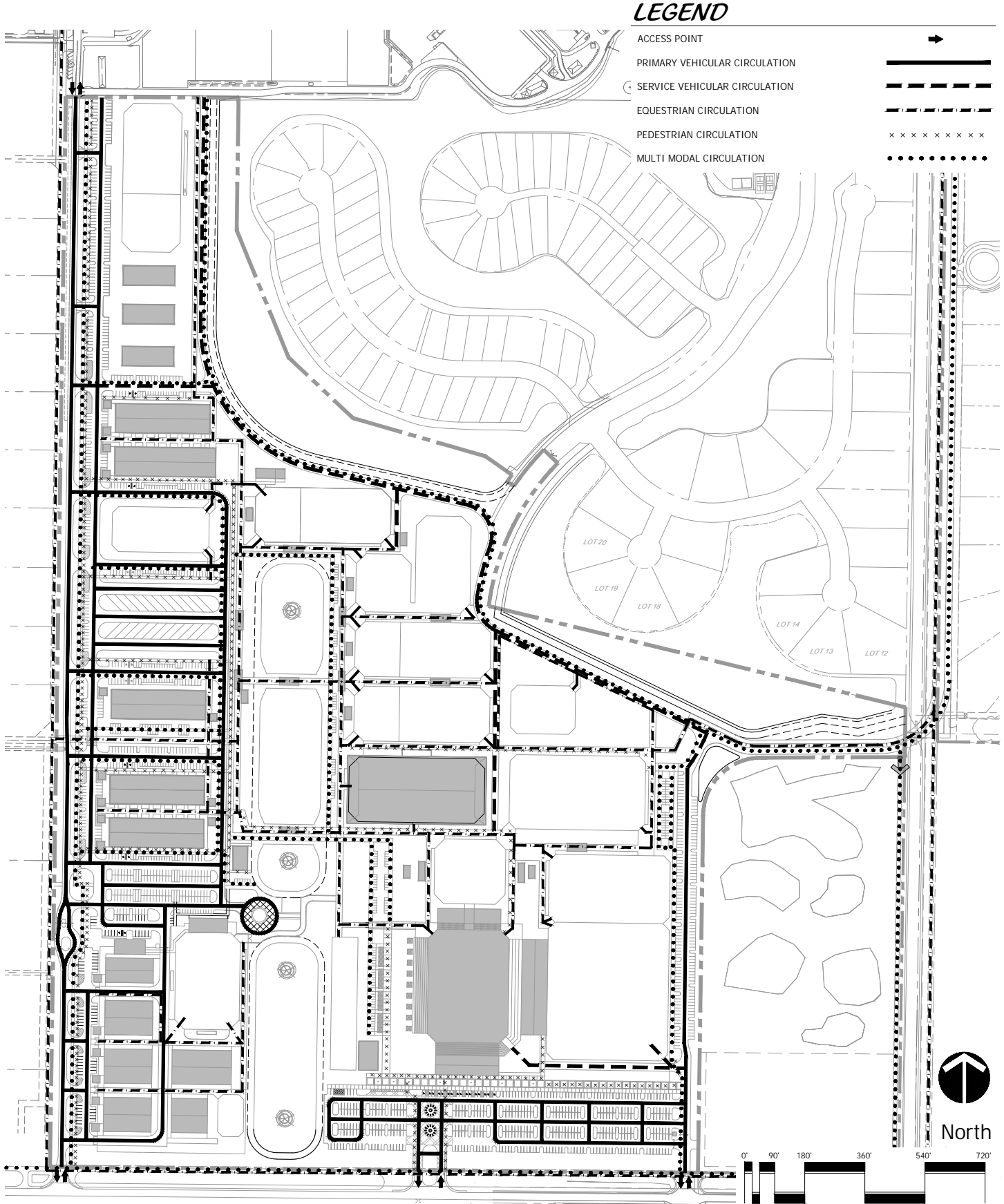
- a. The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent.
- b. Exotic and invasive non-native plant species and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.

4. REPAIR, RECONSTRUCTION MODIFICATION

Village approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the director of the Village of Wellington shall be obtained prior to modification of the planted littoral zones.







CHAPTER 5: CIRCULATION

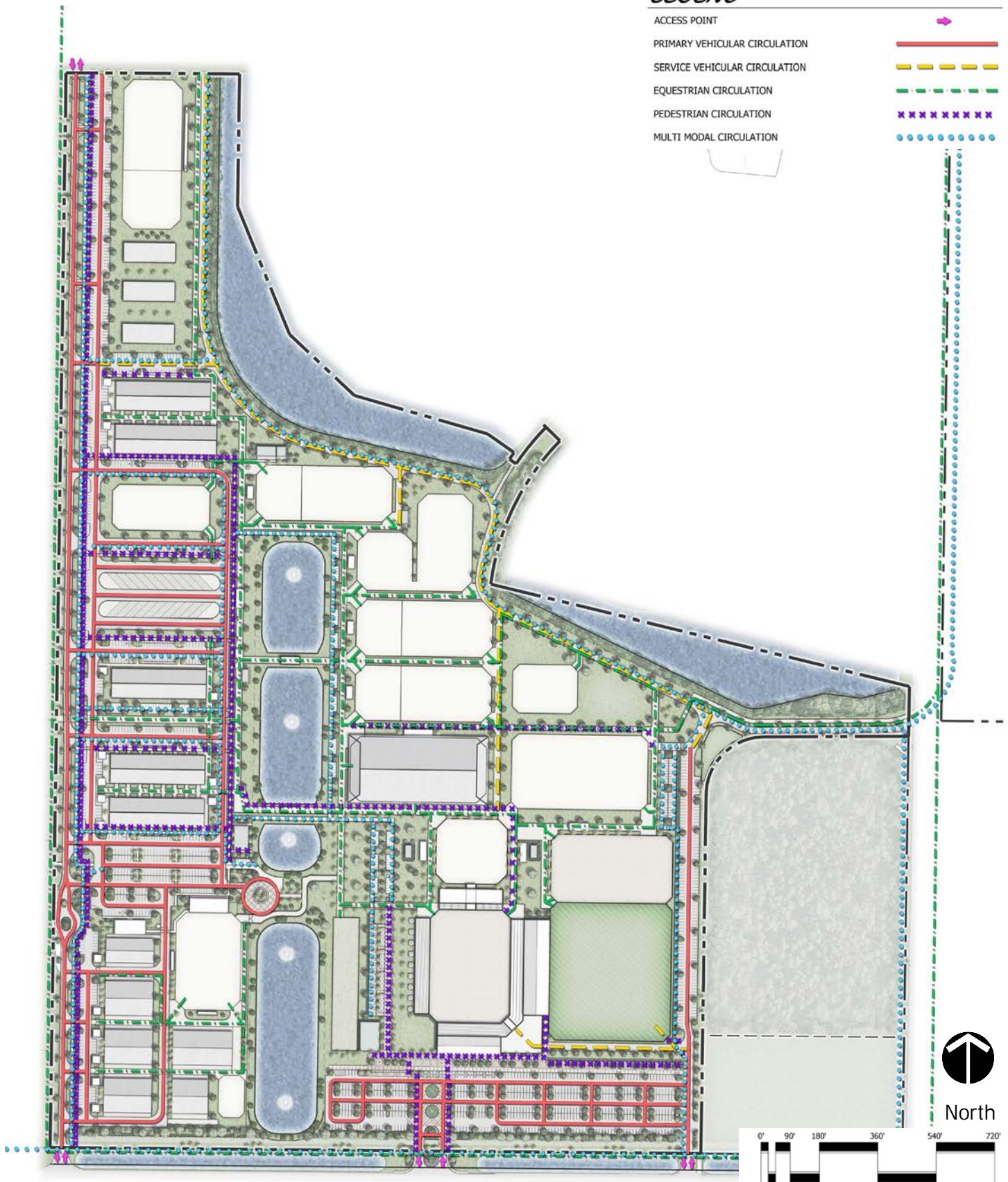
CIRCULATION PLAN



CIRCULATION PLAN

LEGEND

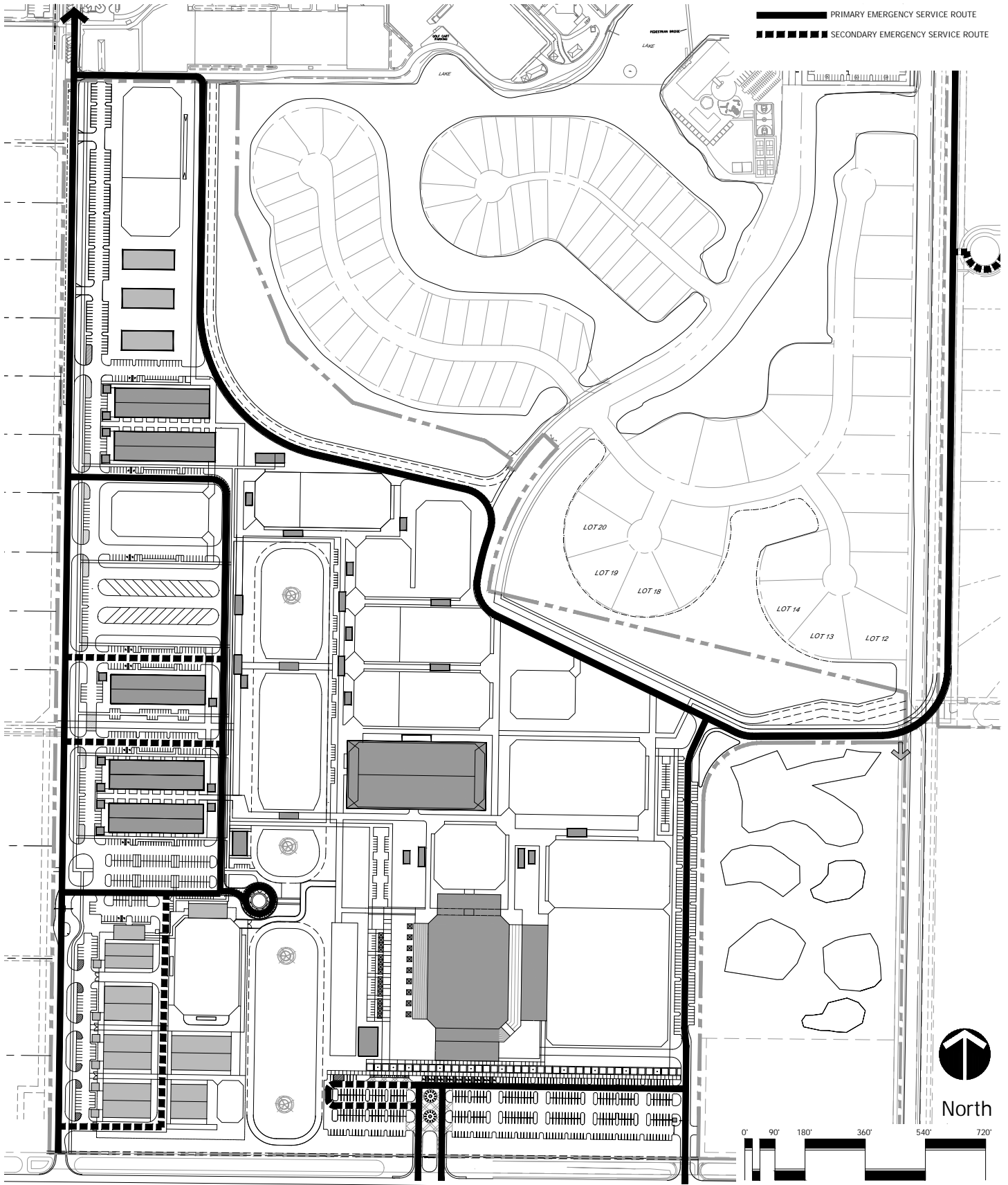
- ACCESS POINT 
- PRIMARY VEHICULAR CIRCULATION 
- SERVICE VEHICULAR CIRCULATION 
- EQUESTRIAN CIRCULATION 
- PEDESTRIAN CIRCULATION 
- MULTI MODAL CIRCULATION 



EMERGENCY SERVICE CIRCULATION PLAN

LEGEND

- PRIMARY EMERGENCY SERVICE ROUTE
- SECONDARY EMERGENCY SERVICE ROUTE



CHAPTER 7: SIGNAGE

SIGNAGE

Signage specifications for this project will be finalized during the site plan approval process and will be subject to thorough evaluation by the Village of Wellington Architectural Review Board. The scope of signage will encompass various types, such as Monument Signs, Wayfinding Signs, Directional Signs, Wall Signs, Building Identification Signs, Regulatory Signs, and more. This comprehensive approach ensures that the signage design aligns with the aesthetic and regulatory standards set forth by the Village of Wellington.