

SITE DATA

PETITION NUMBER	2023-0006-ASA
ZONING DISTRICT	PUD
EXISTING USE (PER MASTER PLAN)	PH (ZLL-DETACHED)
PROPOSED USE (THIS SITE PLAN)	SF (SINGLE FAMILY & PH (ZLL-DETACHED) ** (SEE LOT LAYOUT NOTES)
FUTURE LAND USE	
TYPE OF OWNERSHIP	FEE SIMPLE
TOTAL AREA	28.25 AC. (1)
LOTS 11-67 (SF)	12.06 AC. (1)
TRACT A - 3 D.U. (FUTURE DEVELOPMENT, OWNED BY CHUKKER HOLDING, L.L.C.)	3.17 AC. (1)
TRACT B - 14 D.U. (FUTURE DEVELOPMENT)	4.63 AC. (1)
TRACT C (VEGETATION PRESERVE, OWNED BY CHUKKER HOLDING, L.L.C.)	0.30 AC. (1)
TRACT D (VEGETATION PRESERVE)	0.45 AC. (1)
TRACT E (OPEN SPACE)	0.49 AC. (1)
TRACT F-1 (PRIVATE ROAD R/W)	4.52 AC. (1)
TRACT F-2 (PRIVATE ROAD R/W)	0.61 AC. (1)
TRACT F-4 (PRIVATE ROAD R/W)	0.08 AC. (1)
TRACT G-1 - 6 D.U. (SF)	1.35 AC. (1)
TRACT G-2 (OPEN SPACE)	0.09 AC. (1)
TRACT G-3 (OPEN SPACE)	0.08 AC. (1)
TRACT H (BUFFER TRACT)	0.40 AC. (1)
TOTAL NUMBER OF UNITS	76 D.U.
LOTS 11-67	53 D.U.
TRACT A (FUTURE DEVELOPMENT, OWNED BY CHUKKER HOLDING, L.L.C.)	3 D.U.
TRACT B	14 D.U.
TRACT G-1	6 D.U.
DENSITY	2.69 D.U. / AC

NOTE:
 1. TRACT "A" (3.24 ACRES & 3 D.U.) AND TRACT "C" (0.30 ACRES, VEGETATION PRESERVE) WERE SOLD TO CHUKKER HOLDINGS, L.L.C. (REFER TO O.R.B. 12517, PAGES 1565 & 1566 RECORDED MAY 4, 2001)

LEGEND

E.O.W.	EDGE OF WATER
T.O.B.	TOP OF BANK
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY
L.A.E.	LIMITED ACCESS EASEMENT
O.S.	OPEN SPACE
CL	CENTER LINE

LEGAL DESCRIPTION
 ALL OF "BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D." ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 3 THRU 5, PALM BEACH COUNTY, FLORIDA

CONTAINING 28.25 ACRES MORE OR LESS

PROPERTY DEVELOPMENT REGULATIONS

PER VILLAGE OF WELLINGTON LDR	SF (SINGLE FAMILY)
TYPE OF USE	6,000 S.F.
MIN. LOT SIZE	65'
MIN. LOT WIDTH	75'
MIN. LOT DEPTH	75'

MIN. BLDG. SETBACKS:

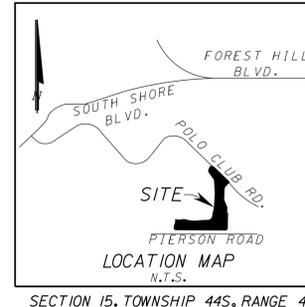
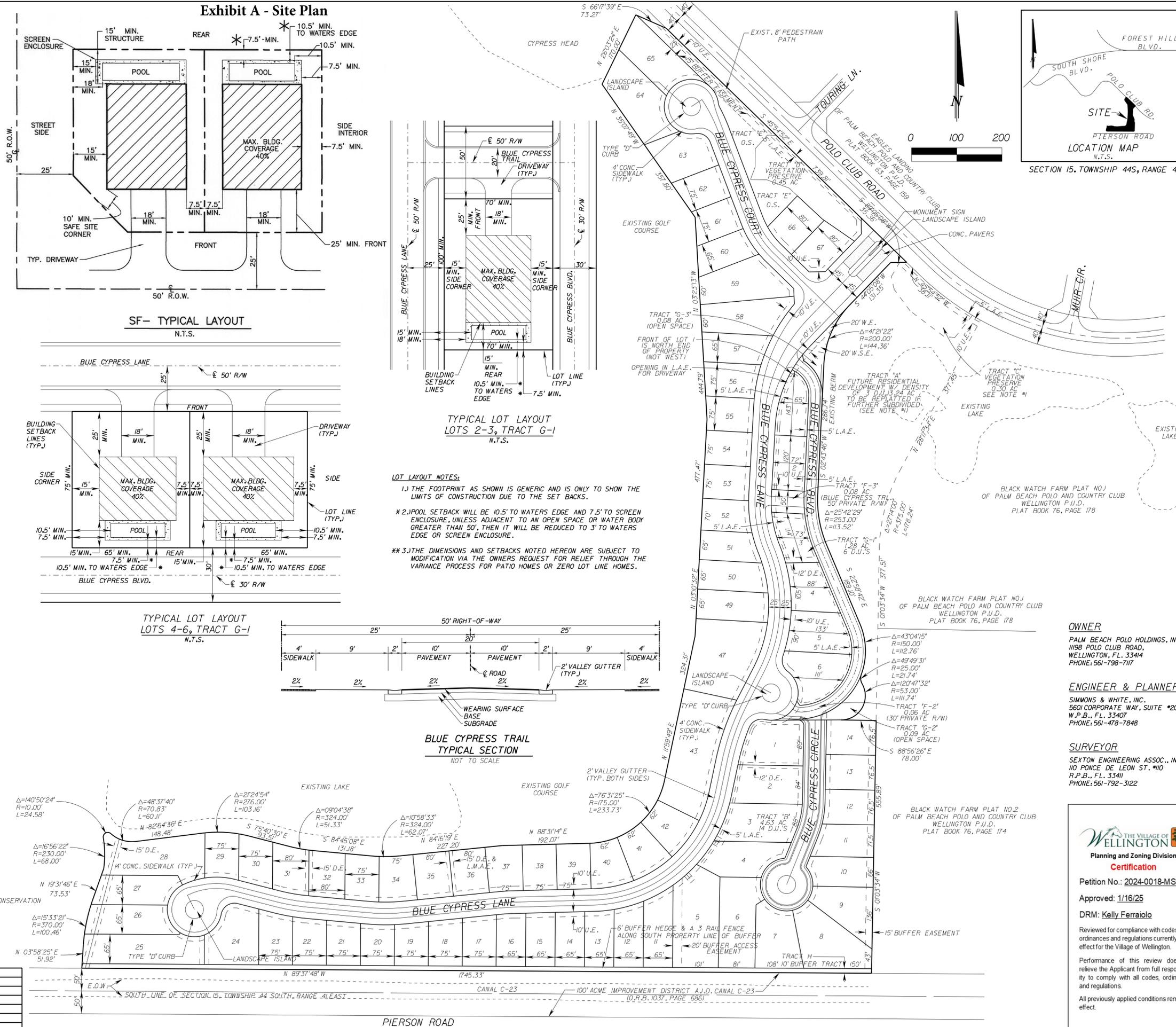
FRONT	25'
SIDE INTERIOR	7.5'
CORNER	15'
REAR	15'
MAX. BLDG. HEIGHT	35'
MAX. COVERAGE	40% - BUILDING
MIN. PARKING	2 SPACES PER UNIT

LANDSCAPING REQUIRED

INTERNAL TREES REQUIRED	421
LOTS 11-67 (12.06 AC. @ 1/250 S.F.)	
BUFFER TREES REQUIRED (1/30 L.F.)	99
BUFFER SHRUBS REQUIRED (1/24")	1455
NATIVE TREES REQUIRED	50%
MINIMUM NUMBER OF TREE SPECIES	5

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/20/2023	SMP	PER VOW COMMENTS
2	11/15/2023	SMP	PER VOW COMMENTS
3	12/27/2023	SMP	PER VOW COMMENTS
4	01/18/2024	SMP	PER VOW COMMENTS
5	12/11/2024	SMP	ADD 10' U.E.'S ON LOTS 2 & 3 OF TRACT G-1



SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3122 FAX 561-792-3168
 FL. REGISTRATIONS: LE0006837, EB 0007864

**BLUE CYPRESS
 PALM BEACH POLO &
 COUNTRY CLUB**

THE VILLAGE OF WELLINGTON
 Planning and Zoning Division
Certification
 Petition No.: 2024-0018-MSPA
 Approved: 1/16/25
 DRM: Kelly Ferraiolo
 Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.
 Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.
 All previously applied conditions remain in effect.

SITE PLAN

PROJ. NO. 2269 DATE 08/23/2023
 SCALE 1" = 100' SHEET 1 OF 2

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Conditions of Approval:

1. All previously applied conditions of approval remain in effect. (PLANNING)
2. This Site Plan meets the requirements of Wellington's LDR related to Site Plan and Final Subdivision Plans and is certified for the particular subdivision design for Tract G-1 of Blue Cypress only. Any changes due to engineering, utilities, or building permits may require a future site plan amendment or other approvals. (PLANNING AND ZONING)
3. Tract G-1 is required to be platted. The plat shall be approved, and recorded, prior to the issuance of any building/land development permits (LDP). (ENGINEERING)
4. A Land Development Permit must be submitted to, reviewed by, and approved by the Wellington Engineering Department prior to any earthwork or any construction activities taking place on the property. (ENGINEERING)
5. A landscape permit for the installation of the street trees and the landscape buffers shall be applied for, approved, and closed prior to the issuance of building permits for the individual lots. (PLANNING)
6. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application along with a bond in the amount of 100% of the cost estimate. (PLANNING AND ZONING)
7. For purposes of setbacks, the front of Lot 1 is the north side of the property, rear is the south side of the property, and the east and west are side corners. (PLANNING AND ZONING)
8. Lots 1, 4 & 6 shall be accessed from Blue Cypress Lane only. Lots 2 and 3 shall be accessed from Blue Cypress Trail only. No lot shall have access from Blue Cypress Boulevard. (PLANNING)
9. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or in areas obstructing line of sight for pedestrians or vehicles. (ENGINEERING)
10. The applicant is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the developer has reserved capacity through payment of Water, Sewer and Fire Capacity Fees. (CONDITION)
11. A Developers Agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. Payment of capacity fees per Village Resolution R2018-35 shall be required to reserve capacity. The Developers agreement must be executed and approved by Village Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by the Village Utility Director. The Developers Agreement conditions should be coordinated during the Site Plan Approval process. (CONDITION)
12. Water, Sewer and Fire Line Capacity fees are based on the Wellington Water and Wastewater Rates and Charges Fiscal Year 2022. Applicant is encouraged to review capacity fees. These fees are due prior to the approval of the Developers agreement by Village Council. (CONDITION)
13. Developer is responsible for the funding and construction of all improvements/upgrades that the Utility determines are necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan. (CONDITION)
14. Applicant is advised that a new lift station or improvements/upgrades to the existing lift station 43 are required for the additional flow from both the Blue Cypress PUD and Blue Cypress Lane Tract G-1 developments. Applicant will be required to fund a proportionate share of the new lift station or the improvements/upgrades that the Utility determined are necessary. (CONDITION)
15. The applicant must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (CONDITION)
16. Existing water and sewer services that are abandoned in place shall be removed and their easements shall be properly vacated and abandoned. (CONDITION)

SITE PLAN
CONDITIONS OF APPROVAL

PROJ. NO. 2269 DATE 08/23/2023
SCALE 1" = 100' SHEET 2 OF 2

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