Exhibit A - Site Plan

Project Team

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SURVEYOR
WALLACE SURVEYING
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WEST PALM BEACH, FLORIDA 33407
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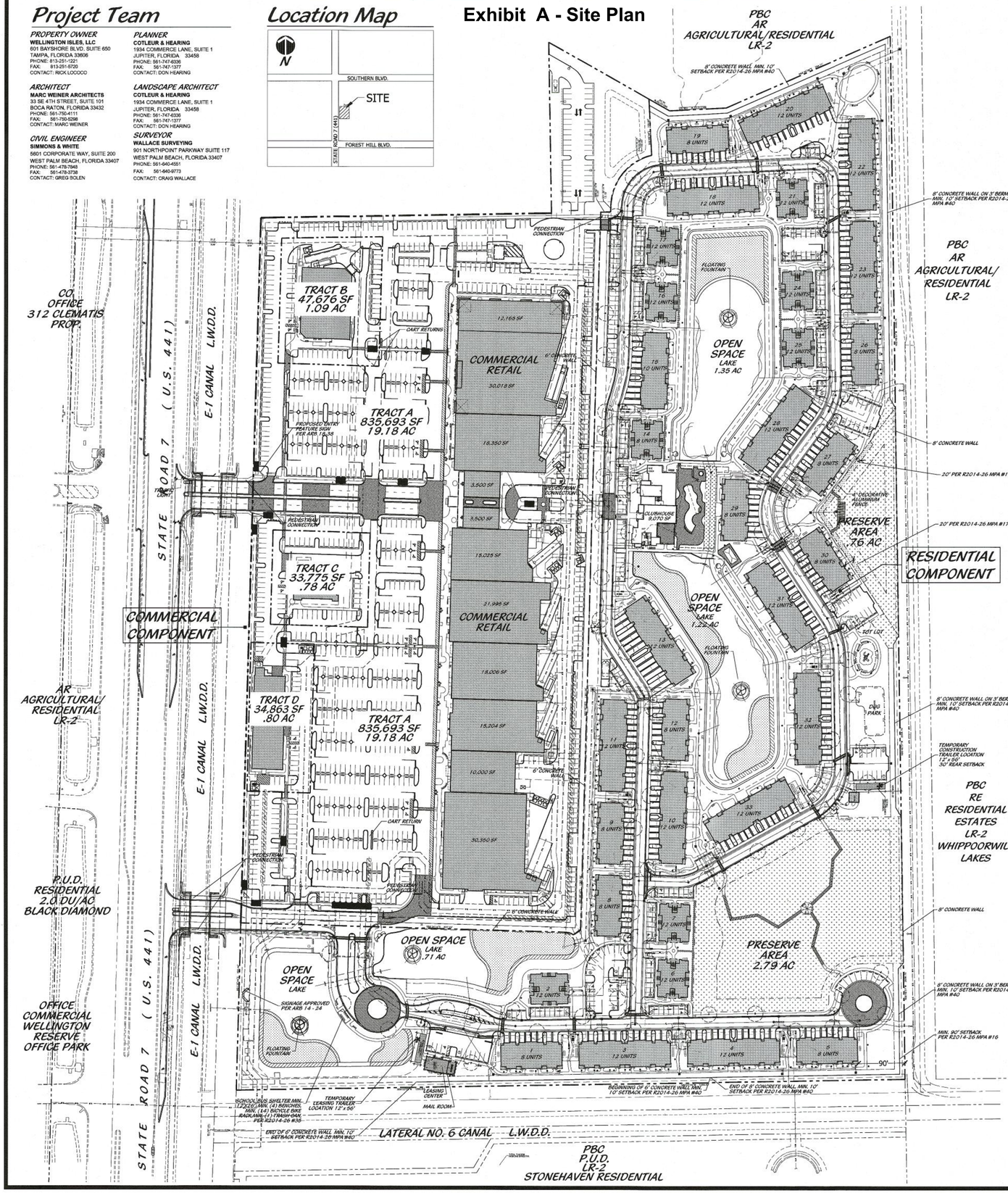
FAX: 561-640-9773
CONTACT: CRAIG WALLACE

Location Map



Commercial Site Data

PCN: 73-42-44-06-06-005-0000
SECTION: 06, TOWNSHIP: 44, RANGE: 42

EXISTING LAND USE DESIGNATION:	MIXED USE
FUTURE LAND USE DESIGNATION:	MIXED USE
PROPOSED FUTURE LAND USE DESIGNATION:	MIXED USE TYPE 1
ZONING DESIGNATION:	MUPD
PROPOSED ZONING DESIGNATION:	MXPD
VILLAGE PETITION NUMBER:	2002-024-SP1, 18-37 (2018-13 WASA1)
FLOOD ZONE	B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	998,143.00	22.914	42.77%
OPEN SPACE (LAKES AND TRACT L3)	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%

PARCEL DATA	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - COMMERCIAL / OFFICE	998,143.00	22.914	42.77%
PARCEL B - MULTI-FAMILY RESIDENTIAL	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%

PROPOSED USES		
PARCEL A - RETAIL	209,326.00	SQ.FT.
TOTAL GROSS BUILDING AREA	209,326.00	MAXIMUM SQ.FT.

BUILDING DATA		
MAXIMUM BUILDING HEIGHT		35 FEET
BUILDING STORIES	1, 2 & 3	STORIES
PHASING		1 PHASE
NUMBER OF BUILDINGS		4 BUILDINGS
TYPE OF OWNERSHIP		PRIVATE

OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	82.21%
PLAZAS AND WALKWAYS	44,339.18	1.018	17.79%
TOTAL	249,193.09	5.721	100.0%

SITE AREA CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS			
GREEN SPACE	204,853.91	4.703	20.52%
SUB-TOTAL	204,853.91	4.703	20.52%
IMPERVIOUS			
BUILDING LOT COVERAGE	209,326.00	4.805	20.97%
VEHICULAR USE AREAS	539,623.91	12.388	54.06%
WALKS, COURTYARDS & PLAZAS	44,339.18	1.018	4.44%
SUB-TOTAL	793,289.09	18.211	79.48%
TOTAL	998,143.00	22.914	100.00%

PARKING CALCULATIONS	REQUIRED	PROPOSED
RETAIL (1/200) FOR 163,142 SQ.FT.	816	988
MUPD REDUCTION 45,000 SQ.FT. @ 1/500 SQ.FT.	90	
TOTAL	906	988
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21

LOADING ZONES	REQUIRED	PROPOSED
RETAIL (209,326 SQ.FT.)		
1 LOADING SPACE PER 1ST 10,000 SQ.FT.	1	1
1 LOADING SPACE EACH ADD. 100,000 SQ.FT.	2	9
TOTAL	3	10

PEDESTRIAN AMENITIES		
BIKE RACKS (5% OF REQUIRED PARKING)	45	45

Conditions of Approval

1. THIS SITE PLAN IS CERTIFIED PURSUANT TO THE PROVISIONS OF SECTION 5.6 OF THE WELLINGTON LDR. CERTIFICATION CONFIRMS THAT THE SITE PLAN MEETS THE REQUIREMENTS OF SECTION 5.6 AND AUTHORIZES ONLY THE PARTICULAR SITE CONFIGURATION, LAYOUT AND LEVEL OF IMPACTS. THE CERTIFICATION OF THIS SITE PLAN DOES NOT ASSURE THAT THE PROJECT HAS MET THE REQUIREMENTS OF ARTICLE 8 OF THE LDR OR OTHER ENGINEERING AND ZONING CODES. PRIOR TO THE ISSUANCE OF THE VILLAGE ENGINEER PURSUANT TO THE REQUIREMENTS OF ARTICLE 8 OF THE LDR SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. MODIFICATIONS REQUIRED BY WELLINGTON'S ENGINEERING DEPARTMENT PURSUANT TO ARTICLE 8 MAY NECESSITATE MODIFICATIONS TO THIS SITE PLAN. (ENGINEERING)
2. SHALL COMPLY WITH THE CONDITIONS OF ORDINANCE NO. 2014 - 20, ORDINANCE NO. 2014 - 21 AND RESOLUTION NO. R2014 - 26. (PLANNING)
3. PROVIDE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) CERTIFICATION OF SILVER OR HIGHER FOR THE BUILDINGS WITHIN PHASE 2 TO THE WELLINGTON PLANNING AND ZONING DIVISION. THE NAHB CERTIFICATION SHALL BE PROVIDED WITHIN SIX (6) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH BUILDING. (PLANNING)
4. PRIOR TO COMMENCING WORK, THE APPLICANT IS REQUIRED TO OBTAIN ALL NECESSARY APPROVALS/PERMITS. (ENGINEERING)
5. PRIOR TO COMMENCING WORK AND THE ISSUANCE OF ANY BUILDING PERMITS, THE APPLICANT IS REQUIRED TO OBTAIN SFWMD PERMITS, AND DEVELOPMENT PERMIT, AND ALL NECESSARY ENGINEERING PERMITS. (ENGINEERING)
6. APPROVAL IS SUBJECT TO SFWMD PERMIT APPROVAL. ANY CHANGES RESULTING FROM SFWMD SHALL REQUIRE MODIFICATION TO THE SITE PLAN AND APPROVAL FROM DRC. (ENGINEERING)
7. PRIOR TO ISSUANCE OF ANY TEMPORARY CERTIFICATES OF OCCUPANCY (T.C.O) OR FINAL CERTIFICATES OF OCCUPANCY (C.O.), FINAL APPROVAL IS REQUIRED FROM THE ENGINEERING DEPARTMENT. FINAL APPROVAL ITEMS SHALL INCLUDE BUT ARE IN NO WAY LIMITED TO FINAL WALK-THROUGH, COMPLETION OF PUNCH LIST ITEMS, ENGINEER'S CERTIFICATION OF COMPLETION, AND APPROVAL OF RECORD DRAWINGS. (ENGINEERING)
8. IN ORDER TO COMPLY WITH THE MANDATORY TRAFFIC PERFORMANCE STANDARDS IN PLACE AT THE TIME OF THIS APPROVAL, NO BUILDING PERMITS FOR THE SITE SHALL BE ISSUED AFTER DECEMBER 31, 2018. A TIME EXTENSION FOR THIS CONDITION MAY BE APPROVED BASED ON A TRAFFIC STUDY WHICH COMPLIES WITH THE MANDATORY TRAFFIC PERFORMANCE STANDARDS IN PLACE AT THE TIME OF THE REQUEST. (TRAFFIC)
9. THE DEVELOPER SHALL MAKE A PROPORTIONATE SHARE PAYMENT OF $408,289, WHICH REPRESENTS THE PROPERTY OWNER'S RESIDENTIAL PROPORTIONATE SHARE OF THE IMPROVEMENTS TO THE INTERCHANGE AT STATE ROAD 80 AND STATE ROAD 7. THE PAYMENT MUST BE MADE BEFORE THE FIRST BUILDING PERMIT IS ISSUED FOR THE MULTI-FAMILY APARTMENTS. THIS PAYMENT SHALL BE MADE TO PALM BEACH COUNTY AND IS REQUIRED FOR COMPLIANCE WITH THE COUNTYWIDE TRAFFIC PERFORMANCE STANDARDS. (TRAFFIC)
10. PRIOR TO THE ISSUANCE OF CERTIFICATES OF COMPLETION/OCCUPANCY, FINAL INSPECTION AND APPROVAL IS REQUIRED FROM THE PLANNING AND ZONING DIVISION TO ENSURE COMPLIANCE WITH ALL APPROVED MASTER PLAN, LANDSCAPE PLANS, CONDITIONS OF APPROVAL, ON/OFF-SITE IMPROVEMENTS, BUILDING ELEVATIONS, ARCHITECTURAL DETAILS, COLORS, SITE AMENITIES, SIGNAGE, ETC. (PLANNING)

NOTE: SEE SHEET 2 OF 7 FOR GENERAL NOTES

Legal Description

THE SOUTH ONE-HALF (S 1/2) OF TRACT 32 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH:
THAT PORTION OF THE PLATTED 30-FOOT RIGHT-OF-WAY LYING BETWEEN THE SOUTH BOUNDARY LINE OF THE SOUTH ONE-HALF (S 1/2) OF LOTS 32 AND THE SOUTH BOUNDARY LINE OF LOTS 33 AND 34 AND THE NORTH BOUNDARY LINE OF THE SOUTH ONE-HALF (S 1/2) OF TRACT 34, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS THE FOLLOWING DESCRIBED PARCEL:
(PER OFFICIAL RECORDS BOOK 1920, PAGE 319)
BEGINNING AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NE1/4 CORNER OF TRACT 34, THENCE SOUTH 66 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 347.72 FEET, THENCE SOUTH 87 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 168.12 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF TRACT 34, THENCE NORTH 87 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 659.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,333,466 SQUARE FEET OR 53.569 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NOTES:
BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST. (07/44/42)

Residential Site Data

PCN: 72-42-44-06-00-001-0000
SECTION: 06, TOWNSHIP: 44, RANGE: 42

EXISTING FLU DESIGNATION:	MIXED USE
PROPOSED FLU DESIGNATION:	MIXED USE TYPE 1
EXISTING ZONING DESIGNATION:	MUPD
PROPOSED ZONING DESIGNATAION:	MXPD
VILLAGE PETITION NUMBERS:	2013-64, 15-103 (2015-55 ASA 4)
FUTURE LAND USE AMENDMENT	CPA 2
DEVELOPMENT ORDER AMENDMENT	DOA 3
MASTER PLAN	MPA 2
SITE PLAN	SP 4
FLOOD ZONE	B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	998,143.00	22.914	42.77%
OPEN SPACE (LAKES)	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%

SITE AREA:	SQUARE FEET	ACRES	PERCENTAGE
PHASE I - COMMERCIAL PLAT AREA	998,143.00	22.914	42.77%
PHASE II - RESIDENTIAL PLAT AREA	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%

PROPOSED BUILDING USES (FLOOR AREA)		
RESIDENTIAL	596,928.00	SQ.FT.
CLUB HOUSE	9,070.00	SQ.FT.
LEASING OFFICE	1,894.00	SQ.FT.
MAINTENANCE BLDG.	936.00	SQ.FT.
TOTAL GROSS BUILDING AREA	608,828.00	SQ.FT.

RESIDENTIAL BUILDING DATA:		
MAXIMUM BUILDING HEIGHT		35 FEET
BUILDING STORIES		1 & 3 STORIES
PHASING		1 PHASE
DWELLING UNITS (TYPE 1 MXD)		350 DU
DWELLING UNITS PER ACRE (TYPE 1 MXD)		6.53 DU/ACRE
TYPE OF OWNERSHIP		RENTAL
RESIDENTIAL FAR		0.46
TOTAL SITE FAR	REQ	0.50
	PRO.	0.35

LAND USE ALLOCATION:	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREA	278,194.95	6.386	20.83%
OPENSPACE, BUFFERS & PLAZAS	379,568.48	8.714	28.43%
LAKES (INCLUDING L.M.E.) & TRACT L3	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL	1,335,339.00	30.655	85.80%

OPEN SPACE CALCULATIONS:	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS			
OPENSPACE & BUFFERS (GREENSPACE)	292,167.28	6.707	21.88%
LAKES (INCLUDING L.M.E.) & TRACT L3	288,568.00	6.624	21.61%
PRESERVE (GREEN SPACE)	154,879.00	3.556	11.60%
SUB-TOTAL	735,614.28	16.887	55.09%
IMPERVIOUS			
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREAS	278,194.95	6.386	20.83%
WALKS, COURTYARDS & PLAZAS	87,401.20	2.006	6.55%
	599,724.72	13.768	44.91%
TOTAL	1,335,339.00	30.655	100.00%

PARKING CALCULATIONS:	REQUIRED	PROPOSED
RESIDENTIAL - 1 BEDROOMS (1.75 SPACES EA. DU)	182	182
RESIDENTIAL - 2 BEDROOMS (1.75 SPACES EA. DU)	261	261
RESIDENTIAL - 3 BEDROOMS (2 SPACES EA. DU)	150	150
RESIDENTIAL - 4 BEDROOMS (2 SPACES EA. DU)	44	44
RESIDENTIAL - GUEST(.25 SPACES EA. DU)	88	100
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ.FT.)	36	36
TOTAL	761	773

SETBACKS:	REQUIRED	PROPOSED
MF BUILDINGS		
NORTH PROPERTY LINE	30' MIN	30'
SOUTH PROPERTY LINE	30' MIN	30'
WEST PROPERTY LINE	30' MIN	>100' *
EAST PROPERTY LINE	30' MIN	30'
BUILDING 5 - PER MPA #16	90' MIN	90'
BUILDING 27 - PER MPA #17	20' MIN	20'
BUILDING 30 - PER MPA #17	20' MIN	20'

* SETBACK SHALL BE MEASURED FROM THE OVERALL ISLA VERDE PROJECT PROPERTY LINES

MONUMENT SIGN		
NORTH PROPERTY LINE	5' MIN	27'
SOUTH PROPERTY LINE	5' MIN	10'
WEST PROPERTY LINE	5' MIN	10'
EAST PROPERTY LINE	5' MIN	NA
LEASING CENTER BUILDING		
NORTH PROPERTY LINE	30' MIN	>100'
SOUTH PROPERTY LINE	20' MIN	21'
WEST PROPERTY LINE	30' MIN	>100'
EAST PROPERTY LINE	30' MIN	>100'
TRASH COMPACTOR		
NORTH PROPERTY LINE	25' MIN	>100'
SOUTH PROPERTY LINE	25' MIN	>100'
WEST PROPERTY LINE	25' MIN	26'
EAST PROPERTY LINE	25' MIN	>100'
RESIDENTIAL DISTRICT	100' MIN	>100'

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JUN 27 2018

UNIT MIX

Unit Mix Per Building									
Unit Type	Type I	Type I.1	Type II.1	Type II.2	Type III.1	Type III.2	Type V.1		
No. of Stories	3	2	3*	3	3*	3	3		
No. of Bldgs	8	1	7	3	5	8	1	Totals	
	(12 Units /Bldg)	(8 Units /Bldg)	(8 Units /Bldg)	(8 Units /Bldg)	(12 Units /Bldg)	(12 Units /Bldg)	(10 Units /Bldg)		
A - 1 BR	96	8	0	0	0	0	0	104	
B - 2 BR	0	0	14	6	20	32	3	75	
BE - 2 BR	0	0	14	6	10	16	2	48	
C - 2 BR	0	0	14	0	10	0	2	26	
D - 3 BR	0	0	14	6	20	32	3	75	
E - 4 BR	0	0	0	6	0	16	0	22	
Totals	96	8	56	24	60	96	10	350	

Unit Mix		
Unit Type	Total Unit Number	Percentage of Mix
1 Bedroom	104	29.71%
2 Bedroom	149	42.57%
3 Bedroom	75	21.43%
4 Bedroom	22	6.29%
Totals	350	100.00%

* 2 STORY FACADE FACING WHIPPOORWILL. SEE ARCHITECTURAL PLANS.

VILLAGE OF WELLINGTON
PETITION NO. 18-37 (2018-13 WASA1)
APPROVED DATE: JUNE 28, 2018
P&Z PROJECT MANAGER: D. NEWELL
SP 1 OF 7, SP 1 OF 1 AND LP 1 OF 1

Site Plan

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'

North

Cotleur Hearing
Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Isla Verde Commercial

Wellington Isles, LLC
Village of Wellington, Florida

DESIGNED	DTS
DRAWN	RO
APPROVED	DEH
JOB NUMBER	04-1216.03
DATE	10-17-13
REVISIONS	12-16-13
02-03-15	02-13-14
04-28-15	03-20-14
06-01-15	12-01-14
09-23-15	12-23-14
11-16-15	01-12-15
06-21-18	02-09-16

June 21, 2018 3:27:49 p.m.
Drawing: 04-1216 SUB.DWG

SHEET 1 OF 7

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