

I. PETITION DESCRIPTION

Petitions: a.) Comprehensive Plan Amendment: 2013-64 CPA 2
b.) Rezoning: 2013-64 REZ 2
c.) Master Plan Amendment: 2013-64 MPA 2

Project Name: Isla Verde at Wellington

Owner/Petitioner/
Applicant: Isla Verde, LLC
7900 Glades Road, Suite 600
Boca Raton, FL. 33434

Wellington Isles, LLC
601 Bayshore Blvd. Suite 500
Tampa, FL. 33606

Agent: Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL. 33458

Request: The petitioner is requesting:
a.) A Comprehensive Plan Amendment to increase the allowed residential units from 230 to 360 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold; and
b.) A Rezoning from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD); and
c.) A Master Plan Amendment to allow 360 multi-family units and amend conditions of approval.

II. SITE DATA

Existing Use: Commercial / Residential

Parcel Size: 53.57 acres

Existing
Land Use: Mixed Use

Existing
Zoning District: Multiple Use Planned Development (MUPD)

Parcel

Control No's.: 73-42-44-06-10-001-0000 and 73-42-44-06-10-023-0000

Location: The subject property is located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard. Exhibit "A" is a location map of the Isla Verde at Wellington site. Exhibit "B" is the legal description of the Isla Verde property.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Land Use	Future Land Use	Zoning District
North	Toys "R" Us/Babies "R" Us and Office	RPB IND	RPB Industrial
South	Stonehaven Estates Single Family Residential Development	PBC Residential (LR-2)	PBC Planned Unit Development
East	Whippoorwill Lakes Single Family Residential Development	PBC Residential (LR-2)	PBC Residential Estate (RE)
West	RPB Commercial PBC vacant Wellington Reserve Black Diamond Residential	RPB Commercial Village PBC Low Residential 2 Wellington Office Commercial Wellington Residential C	RPB Office Commercial PBC AR Wellington MUPD Wellington PUD

IV. SITE HISTORY

The Isla Verde at Wellington (f.k.a. The Commons at Wellington) parcel was annexed into Wellington on January 27, 2004 by Ordinance No. 2003-01. The Comprehensive Plan Mixed Use Future Land Use Map (FLUM) designation was adopted October 26, 2004 by Ordinance No. 2003 – 17. The Rezoning (Ordinance No. 2006-12) and Master Plan (Resolution No. 006 - 04) were both adopted on June 13, 2006.

A Development Order Amendment (DOA) to revise master plan conditions of approval and to designate the residential portion with related infrastructure as Phase II was approved on October 9, 2007 with Resolution No. 2007-86.

A Development Order Amendment (DOA) and Master Plan Amendment (MPA) to re-designate land area from residential to commercial and reduce the residential from 245 units to 230 units and reconfigure the Master Plan layout was adopted by Council on May 24, 2011 by Ordinance No. 2011-06 and Resolution No. 2011-35.

The agent Cotleur & Hearing, Inc., on behalf of the property owner/petitioner initially submitted Comprehensive Plan Amendment 2013-64 CPA 2, Development Order Amendment 2013-64 DOA 2 and Master Plan Amendment 2013-64 MPA 2 petitions to increase the allowed residential units from 230 to 360 dwelling units, update the future land use map (FLUM) designation to the current Mixed Use Type 1 designation, designate the maximum development threshold and amend conditions of approval. The Development Order

Amendment (2013-64 DOA 2) request was to amend conditions of the Multiple Use Planned Development (MUPD) zoning designation approved by Ordinance No. 2006-12. Since this project's original approval there have been amendments to both Wellington's Comprehensive Plan Mixed Use FLUM and Land Development Regulations (LDR) Mixed Use Planned Development District (MXPD) zoning designation. The MXPD zoning designation was adopted to be a compatible zoning designation for the Mixed Use FLUM designation. With the requested amendments by the applicant, it was determined the project's zoning should be changed from the previously approved MUPD designation to the MXPD zoning designation in order to be compatible with the current Mixed Use FLUM designation. The Development Order Amendment 2013-64 DOA 2 petition was subsequently changed to a Rezoning 2013-64 REZ 2 petition.

The Isla Verde commercial portion is currently developed and the eastern residential portion is still vacant.

V. DEVELOPMENT REVIEW COMMITTEE (DRC)

The Comprehensive Plan Amendment 2013-64 CPA 2, Rezoning 2013-64 REZ 2 (formerly 2013-64 DOA 2) and Master Plan Amendment 2013-64 MPA 2 were certified for the public hearing process at the January 8, 2014 DRC meeting.

VI. APPLICABLE STATE STATUTORY PROVISIONS

The Comprehensive Plan Amendment (CPA) petition will be processed in accordance with Section 163.3184 of the Florida Statutes regarding processing of amended comprehensive plans and comprehensive plan text amendments.

VII. STAFF ANALYSIS

The petitioner is requesting: a.) a Comprehensive Plan Amendment to increase the allowed residential units from 230 to 360 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold; b.) a Rezoning from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD); and c.) a simultaneous supportive Master Plan Amendment to allow 360 multi-family units and amend conditions of approval.

a.) Comprehensive Plan Amendment

This Comprehensive Plan Amendment (CPA) will increase the allowed multi-family residential units from the approved 230 townhouse dwelling units to 360 rental dwelling units. With the requested amendment the petitioner will update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold of the project as required by the current Wellington Comprehensive Plan Mixed Use Future Land Use Map (FLUM) designation. The proposed change will increase the approved residential portion of the Isla Verde project by an additional 130 multi-family residential units. This proposed CPA will not change the approved commercial portion of the project.

Staff notes Ordinances approving the Mixed Use FLUM designations are required to include site specific conditions that limit the use of the site and any substantive change to be

considered as a regular comprehensive plan amendment. This request to change site specific use limitations will not change the property's FLUM designation of Mixed Use, only the previously approved designated number and type of residential units.

The Wellington Comprehensive Plan requires CPA applications to specify the type of Mixed Use development being requested. The petitioner has requested a Type I Mixed Use designation. The Comprehensive Plan requires Mixed Use applications between 10 and 30 acres consist of a minimum of three separate land use types with a maximum 60 percent of site area allocated to a single use type. The petitioner is proposing Conservation Land Use at 3.56 acres (6.64%), Open Space Land Use at 6.62 acres (12.37%), a combination Commercial/Office Land Use at 22.91 acres (42.77%) and Residential Land Use at 20.48 acres (38.22%) for this Type I Mixed Use project. Below is a chart of the approved and proposed square footages, acreages and their respective percentage within this overall project.

Use	Approved	Proposed
Conservation (Preserve)	3.55 acres Not less than 3.23 acres	3.56 acres minimum (6.64%)
Open Space	6.60 acres Not less than 6.60 acres	6.62 acres (12.37%)
Commercial	22.92 acres Not more than 210,000 square feet	22.91 acres (42.77%) Maximum 210,000 square feet
Residential	20.48 acres Not more than 230 townhouse dwellings Units	20.48 acres (38.22%) Maximum 360 multi-family rental units

The current approved Isla Verde Master Plan (Exhibit "C") provided specific development information that complied with the requirements of the Mixed Use FLUM designation. The proposed Master Plan (Exhibit "D") indicates the maximum square footage / units, types of uses, density, building height, minimum setback for proposed buildings and vehicular/pedestrian circulation which still complies with the Mixed Use FLUM designation. The maximum building height allowed is 35 feet per previous condition of approval adopted by Resolution No.'s 2006 – 04, 2007-86 and 2011-35. The proposed three-story 360 multi-family rental units will be located in the east and southern portion of the site with a proposed 20 feet wide landscape buffer. A six (6) feet concrete wall is proposed along the south and east buffers which is adjacent to existing single family development. The existing homes along the south and east property lines of the project are separated by approximately 100 feet on the south and approximately 40 feet on the east from the proposed 360 multi-family units.

The Wellington Land Development Regulations (LDR) Multiple Use Planned Development (MUPD) and Mixed Use Planned Development District (MXPDP) zoning designation both have no setback regulations for residential. The MUPD zoning designation is for multiple/mixed commercial uses. The LDR does allow Council to approve flexible development regulations on the master plan for project's with MUPD or MXPDP designation. The previously approved

Isla Verde Master Plan (Exhibit “C”) indicated setbacks of 20 feet for all the two-story residential buildings along the south and east property lines. The proposed master plan (Exhibit “D”) indicate a measured setback of 30 feet from north, south and east property lines for these proposed three-story multi-family residential apartment buildings. The one-story leasing office/mail room building setback is indicated as 20 feet from the south property line. Staff recommends approval of a minimum 30 feet setback for the multi-family three-story residential apartment buildings from the overall project’s north, south, east and west property lines. The additional 10 feet over the master plan approved 20 feet setback will help to minimize impact of the three-story residential buildings on the existing single family residential properties to the south and east. Also the proposed accessory one-story buildings (office/mail room, maintenance building and clubhouse) shall be setback a minimum of 20 feet from the overall project’s north, south and east property lines and minimum 30 feet from the overall project west property line.

The previous master plan had a condition of approval that limit residential structures to two-story but did not indicate a building height. The applicant is proposing the multi-family three-story residential buildings façade along the east and south property lines to have a two-story appearance facing the adjacent one and two-story single family homes to the east and south. Staff recommends no portion of buildings within 50 feet of the south and east property lines exceed two-story and a building height of 25 feet as measured to the midpoint of the roof.

The current approved Master Plan (Exhibit “C”) has 230 townhouse units were based on the Comprehensive Plan in effect at the time which allowed residential density to be calculated based only on the acreage of Residential and Open Space land area which totaled 27.08 acres. Using the density multiplier for a maximum of 10 units per acre of the Residential Land Use the petitioner could have originally requested up to 271 units but only requested 230 units. The Wellington Comprehensive Plan was amended after this project’s original Mixed Use development approval and the current Mixed Use Type 1 category density multiplier in the Comprehensive Plan now allows 100 percent of the gross project land area of 53.57 acres and not limited to the residential 20.48 acres to be used for calculating the maximum allowed residential density for a Mixed Use Type 1 designation. The current density multiplier of 12 units per acre determined by using 100 percent of the gross project area of 53.57 acres could allow up to a potential of 642 units but the petitioner is requesting a maximum of 360 multi-family units.

The petitioner is proposing to construct the 360 multi-family residential apartment buildings in accordance with the National Association of Home Builders (NAHB) standards for Gold Rated Green Buildings. The NAHB requires all proposed buildings to address six core areas: Lot Design, Preparation, and Development; Resource Efficiency; Energy Efficiency; Water Efficiency; Indoor Environmental Quality; and Operation, Maintenance, and Building Owner Education. The proposed buildings will incorporate energy efficient and sustainable measures which includes: Solar powered roof vents; Energy star appliances; Low flow water fixtures; Insulated plumbing pipes; Energy efficient exterior building and walkway lighting; Water Sense Irrigation system; Kitchen USB outlets; Native, Drought Tolerant landscaping; Use of recycled building and construction materials; Two electric car stations; All garages are pre-

wired for electric car chargers; Low VOC construction; etc. The applicant has indicated other similar projects completed to these NAHB Gold standards have considerable lower operating and utility costs.

Also the applicant has requested the residential portion of the project to qualify for Land Development Regulations (LDR) Section 5.1.17. Targeted Expedited Permitting Program (TEPP). The TEPP is intended for companies establishing new business that create value-added employment or buildings obtaining a Leadership in Environmental Engineering and Design (LEED) Silver or higher. The applicant is requesting to use the National Association of Home Builders (NAHB) standard which is the only residential green rating system to have earned the approval of the American National Standards Institute and is the green rating system they have used on other projects. The Wellington Comprehensive Plan Conservation Element Policy 1.6.2. and Housing Element Policy 1.9.5 does allow for the use of other green building rating systems other than LEED.

This CPA request to increase the allowed multi-family residential units is in compliance with the following specific requirements of the Wellington Comprehensive Plan;

Land Use Element Policy 1.3.25. Mixed Use -- *The Mixed Use designation is designed for new development or redevelopment of existing sites which and is characterized by a variety of integrated land use types. The intent of the district is to provide for a mixture of uses on single parcels in order to develop or redevelop sites which are sensitive to the surrounding uses, obtain the desired character of the community, and ensure the availability of capacity of public facilities to serve proposed developments. This designation is also intended to foster infill development, to deter urban sprawl and to lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project, The minimum criteria established below are to be used for development of sites designated Mixed Use.*

Land Use Element Policy 1.3.25. Mixed Use.15.D. *Each application for the Mixed Use designation shall include a conceptual master plan to specify maximum development threshold, specifying types of uses, density, intensity and impacts of development proposed for a particular site.*

Land Use Element Policy 1.3.25. Mixed Use.15.E.(2) *identification of the maximum number of square feet, or other applicable type of measurement such as number of students, for each nonresidential use to be established; and*

Land Use Element Policy 1.3.25. Mixed Use.15.E.(7) *identification of other specific development limitations such as building height, building location, building design, natural resources protection, etc.*

Land Use Element Innovative Planning Objective 1.5 *Wellington shall adopt Land Development Regulations that encourage the use of innovative planning and development strategies such as Cluster Development, Planned Unit Developments, Traditional Neighborhood Developments, Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the **community** and an efficient use of resources and facilities. Such uses are components of Wellington's GHG reduction strategies. These regulations shall be consistent with the density and intensity measures in the underlying land*

use plan category except as herein noted. This objective shall be made measurable by its implementing policies. Land Development Regulations have been adopted for planned unit developments and for mixed use developments.

Housing Element Policy 1.9.1 *Wellington shall continue to promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and support multi-modal transportation options by ensuring land use and zoning categories permit such development.*

Housing Element Policy 1.9.3 *Wellington shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes by adoption of mixed use land development regulations.*

Housing Element Policy 1.9.5 *Wellington shall continue to encourage developers to comply with green certification standards found within Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental, and commercial building standards by offering incentives to qualifying development such as Wellington's Expedited Permitting program.*

Conservation Element Policy 1.6.2. *Wellington shall explore development of incentives for the private construction of structures built to LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.*

The approved Mixed Use FLUM designation remains consistent with the Comprehensive Plan as stated originally in the findings when Ordinance No. 2003 – 17 was approved. Staff has concluded this proposed development request is consistent with Wellington's Comprehensive Plan and the current Mixed Use FLUM designation. The Wellington FLUM will only be amended to include an adopted date, ordinance number and Mixed Use Type 1 designation for the Isla Verde project. Staff is also recommending conditions of approval that will minimize potential impact on the existing single family residential properties to the south and east.

b.) Rezoning:

This Rezoning request is to change the Wellington Land Development Regulations (LDR) zoning designation of the Isla Verde project from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD). When reviewing the proposed amendment to the previously approved MUPD zoning conditions (Ordinance No. 2006-12) it was determined the zoning should now be changed to the MXPD zoning designation in order to be consistent with the current Mixed Use FLUM designation. Since this project's original approval there have been amendments to both Wellington's Comprehensive Plan Mixed Use FLUM and Land Development Regulations (LDR) for the Mixed Use Planned Development District (MXPD) zoning designation. The recently adopted MXPD zoning allows a mix of uses which include residential, office, commercial, industrial, institutional, etc. and was established for the development of sites designated with a Mixed Use land use. Staff notes the current MUPD zoning regulations do not allow for residential uses. The applicant's original Development Order Amendment (2013-64 DOA 2) request to amend conditions of Ordinance No. 2006-12 was therefore changed to a Rezoning (2013-64 REZ 2) petition.

Staff has concluded this proposed rezoning request will now be consistent with both Wellington's Land Development Regulations (LDR) for Mixed Use Planned Development District (MXPD) zoning designation and the current Comprehensive Plan Mixed Use FLUM designation.

c.) Master Plan Amendment:

The petitioner is also requesting a supportive master plan amendment to allow 360 multi-family rental units. As indicated above this amendment is proposing to increase the approved units by an additional 130 units and reconfigure the previously approved Isla Verde residential layout. The overall Isla Verde site currently has approximately 209,326 square feet of mixed retail uses on the commercial portion and the residential portion (Phase II) still remains vacant. Exhibit "D" is the proposed Isla Verde Master Plan with the proposed 360 residential units.

After increasing the residential tabular by 130 units and reconfiguring the residential portion this project will remain consistent with Wellington's Comprehensive Plan and Land Development Regulations (LDR). All applicable building heights, setbacks/separations, open space and parking requirements will remain as previously approved with no other proposed changes. This proposed amendment will not adversely impact the surrounding residential areas as the use of this project will remain a mixed use. The proposed master plan does indicate a total of 34 three-story residential buildings, minimum setbacks, open space and combination perimeter landscape/wall buffer to minimize potentially negative impacts to the adjacent single family residential properties. The principal access to the site is on the project's west property line with a designated traffic signal at State Road 7/ US 441 and Isla Verde Drive/Old Hammock Way. There is a secondary right in/right out only access point south of the signal. Also cross access to the north is provided to promote inter-connectivity between parcels along the State Road 7 corridor. The previously approved Isla Verde Master Plan (Exhibit "C") has been included for comparative purposes.

The Palm Beach County (PBC) Traffic Division has reviewed and approved with conditions the traffic impact analysis submitted. The PBC Traffic Division letter (Exhibit "E") has recommended conditions for proportionate share payment of improvements to the interchange at State Road 80 (Southern Boulevard) and State Road 7. The traffic impact analysis was also reviewed and accepted by Wellington's Traffic Consultant for compliance with Traffic Performance Standards. Exhibit "F" is the Traffic Consultant letter with the two (2) conditions of approval.

Staff is recommending conditions of approval that will minimize potential impacts of this development on surrounding residential properties

VIII. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the property was posted. All notices advised the public that a hearing on the proposed ordinance/resolution would take place on as noted below:

Planning, Zoning and Adjustment Board Meeting

CPA, REZ and MPA:

Mailings: on or before April 22, 2014

Newspaper: on or before April 22, 2014

Posted Signs: on or before April 22, 2014

Meeting Date: May 7, 2014

As of April 23, 2014 when this staff report was prepared, staff has not received any comments from the public for or against the amendments.

IX. PLANNING, ZONING AND ADJUSTMENT BOARD

The Isla Verde at Wellington Comprehensive Plan Amendment, Rezoning and Master Plan Amendment petitions are scheduled to be heard at the May 7, 2014 Planning, Zoning and Adjustment Board (PZAB) meeting.

X. COUNCIL

The first reading of Comprehensive Plan Amendment is tentatively scheduled to be heard at the June 10, 2014 Council meeting.

XI. STAFF RECOMMENDATION

- a.) Based on the findings and consistency with Wellington's Comprehensive Plan Mixed Use regulations, staff recommends approval of Ordinance No. 2014 – 20, a Comprehensive Plan Amendment (Petition Number 2013-64 CPA 2) to increase the allowed residential units from 230 to 360 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold for the 53.57 acre parcel known as Isla Verde at Wellington, located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard, as legally described in Exhibit "B," subject to the conditions of approval listed in Ordinance No. 2014 – 20.
- b.) Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval of Ordinance No. 2014 – 21, a Rezoning (Petition Number 2013-64 REZ 2) from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD) for the 53.57 acre parcel known as Isla Verde at Wellington, located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard, as legally described in Exhibit "B."
- c.) Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval of Resolution No. 2014 – 26, a Master Plan Amendment (Petition Number 2013-64 MPA2) to allow 360 multi-family units and amend conditions of approval for the 53.57 acre parcel known as Isla Verde at Wellington, located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard, as legally described in Exhibit "B," subject to the conditions of approval listed in Resolution No. 2014 – 26.

List of Exhibits

Exhibit "A"	Location Map
Exhibit "B"	Legal Description of Isla Verde
Exhibit "C"	Current Approved Isla Verde Master Plan
Exhibit "D"	Proposed Isla Verde Master Plan
Exhibit "E"	Palm Beach County (PBC) Traffic Division Letter (Dated March 21, 2014)
Exhibit "F"	Wellington Traffic Consultant's Letter (Dated March 20, 2014)

Exhibit "A"
Location Map



Exhibit "B"

Legal Description of Isla Verde

ALL OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

ALL OF ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



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 of Wellington

Pebb Enterprises
Village of Wellington, Florida

DESIGNED: DEH
DRAWN: JEP
APPROVED: DEH
JOB NUMBER: 04-1216
DATE: 09-08-05
REVISIONS: 02-23-06
01-27-11 06-23-06 03-13-06
03-07-11 05-23-06 03-21-06
03-28-11 11-17-06 04-19-06
06-21-11 05-24-07 05-12-06
12-13-10 08-10-06

June 21, 2011 9:51:23 a.m.
Drawing: 041216-BASIS, FINAL.DWG (DWG)

SHEET M1 OF 36

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Commercial Site Data

PCN: 73-42-44-06-05-000
SECTION: 06, TOWNSHIP: 44, RANGE: 42
EXISTING LAND USE DESIGNATION: MIXED USE
FUTURE LAND USE DESIGNATION: MIXED USE
ZONING DESIGNATION: MUPD
VILLAGE PETITION NUMBER: 2002-024-MPA 1
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,802.00	20.475	36.32%
COMMERCIAL	986,143.00	22.614	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	2,333,492.00	53.569	100.00%

PANSEL DATA:	SQUARE FEET	ACRES	PERCENTAGE
PANSEL A - COMMERCIAL / OFFICE	986,143.00	22.614	42.77%
PANSEL B - MULTI-FAMILY RESIDENTIAL	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,492.00	53.569	100.00%

PROPOSED USES:	SQUARE FEET	ACRES	PERCENTAGE
PANSEL A - RETAIL	200,326.00	4.581	8.52%
TOTAL GROSS BUILDING AREA	200,326.00	4.581	8.52%

BUILDING DATA:	SQUARE FEET	ACRES	PERCENTAGE
MAXIMUM BUILDING HEIGHT	50 FEET		
BUILDING STORES	1 STORES		
PHASING	4 PHASES		
NUMBER OF BUILDINGS	4 BUILDINGS		
TYPE OF OWNERSHIP	PRIVATE		

OPEN SPACE CALCULATIONS:	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	8.71%
OPEN SPACE (LAKES AND TRACT L3)	44,309.14	1.018	1.77%
TOTAL	249,163.05	5.721	10.00%

PERCENTAGE CALCULATIONS:	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	204,853.91	4.703	10.10%
GREEN SPACE	204,853.91	4.703	10.10%

IMPERVIOUS:	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	200,326.00	4.581	20.67%
VEHICULAR USE AREAS	539,623.91	12.388	54.36%
WALKS, COURTYARDS & PLAZAS	44,309.14	1.018	4.44%
SUB-TOTAL	784,259.05	18.211	79.88%

TOTAL:	SQUARE FEET	ACRES	PERCENTAGE
	986,143.00	22.614	100.00%

PARKING CALCULATIONS:	REQUIRED	PROPOSED
RETAIL (1,000 FOR 100,000 SQ. FT.)	816	986
MUPD REDUCTION 45,000 SQ. FT. @ 1,000 SQ. FT.	90	90
TOTAL	906	986

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
RETAIL (200,000 SQ. FT.)	1	1
LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

LOADING ZONES:	REQUIRED	PROPOSED
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LOADING SPACE PER 1ST 10,000 SQ. FT.	2	2
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LOADING SPACE EACH ADD. 10,000 SQ. FT.	3	10

PEDESTRIAN AMENITIES:	REQUIRED	PROPOSED
BIKE RACKS (5% OF REQUIRED PARKING)	45	45
TRASH RECEPTACLES	1	1
BENCHES	1	1

Residential Site Data

PCN: 73-42-44-06-05-000
SECTION: 06, TOWNSHIP: 44, RANGE: 42
EXISTING LAND USE DESIGNATION: MIXED USE
FUTURE LAND USE DESIGNATION: MIXED USE
ZONING DESIGNATION: MUPD
VILLAGE PETITION NUMBER: 2002-024-MPA 1
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,802.00	20.475	36.32%
COMMERCIAL	986,143.00	22.614	42.77%
OPEN SPACE (LAKES)	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL SITE AREA	2,333,492.00	53.569	100.00%

SITE AREA:	SQUARE FEET	ACRES	PERCENTAGE
PANSEL B - RESIDENTIAL PLAT AREA	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,492.00	53.569	100.00%

PROPOSED USES (FLOOR AREA RATIO):	SQ. FT.	PERCENTAGE
RESIDENTIAL	527,802.00	22.61%
CLUB HOUSE	2,707.00	0.12%
GATE HOUSE	111.00	0.00%
TOTAL GROSS BUILDING AREA	530,610.00	22.73%

RESIDENTIAL BUILDING DATA:	SQ. FT.	PERCENTAGE
MAXIMUM BUILDING HEIGHT	30 FEET	
BUILDING STORES	2 STORES	
PHASING	1 PHASE	
DWELLING UNITS	200 DU	
DWELLING UNITS PER ACRE	7.50 DU/ACRE	
TYPE OF OWNERSHIP	CONDOMINIUM	
TOTAL FLOOR AREA RATIO (MAX 30%)	38.79% SQ. FT.	

LAND USE ALLOCATION:	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	247,702.49	5.686	10.59%
VEHICULAR USE AREA	208,568.57	4.730	19.87%
OPENSPACE BUFFERS & PLAZAS	377,387.94	8.666	37.10%
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	57.23%

OPEN SPACE CALCULATIONS:	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	207,771.44	4.730	22.31%
OPENSPACE BUFFERS (GREENSPACE)	288,568.57	6.624	21.81%
LAKES (INCLUDING L.M.E.) & TRACT L3	154,879.00	3.556	11.80%
PRESERVE (GREEN SPACE)	154,879.00	3.556	11.80%
SUB-TOTAL	706,198.01	16.266	68.82%

IMPERVIOUS:	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	247,702.49	5.686	10.59%
VEHICULAR USE AREAS	208,568.57	4.730	19.86%
WALKS, COURTYARDS & PLAZAS	79,017.50	1.808	5.96%
TOTAL	535,288.56	12.224	44.48%

TOTAL:	SQUARE FEET	ACRES	PERCENTAGE
	1,335,339.00	30.655	100.00%

PARKING CALCULATIONS:	REQUIRED	PROPOSED
RESIDENTIAL - 1 BEDROOMS (2 SPACES EA. DU)	400	400
RESIDENTIAL - GUESTS (2 SPACES EA. DU)	10	10
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ. FT.)	11	11
TOTAL	421	421

PARKING CALCULATIONS:	REQUIRED	PROPOSED
RESIDENTIAL - 1 BEDROOMS (2 SPACES EA. DU)	400	400
RESIDENTIAL - GUESTS (2 SPACES EA. DU)	10	10
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ. FT.)	11	11
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TOTAL	421	421

MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 44 EAST. (071441Q)

Project Team

PROPERTY OWNER
WELLINGTON ISLES, LLC
501 BAYSHORE BLVD., SUITE 100
JUPITER, FLORIDA 33408
PHONE: 561-750-4111
FAX: 561-750-4111
CONTACT: GREG BOKER

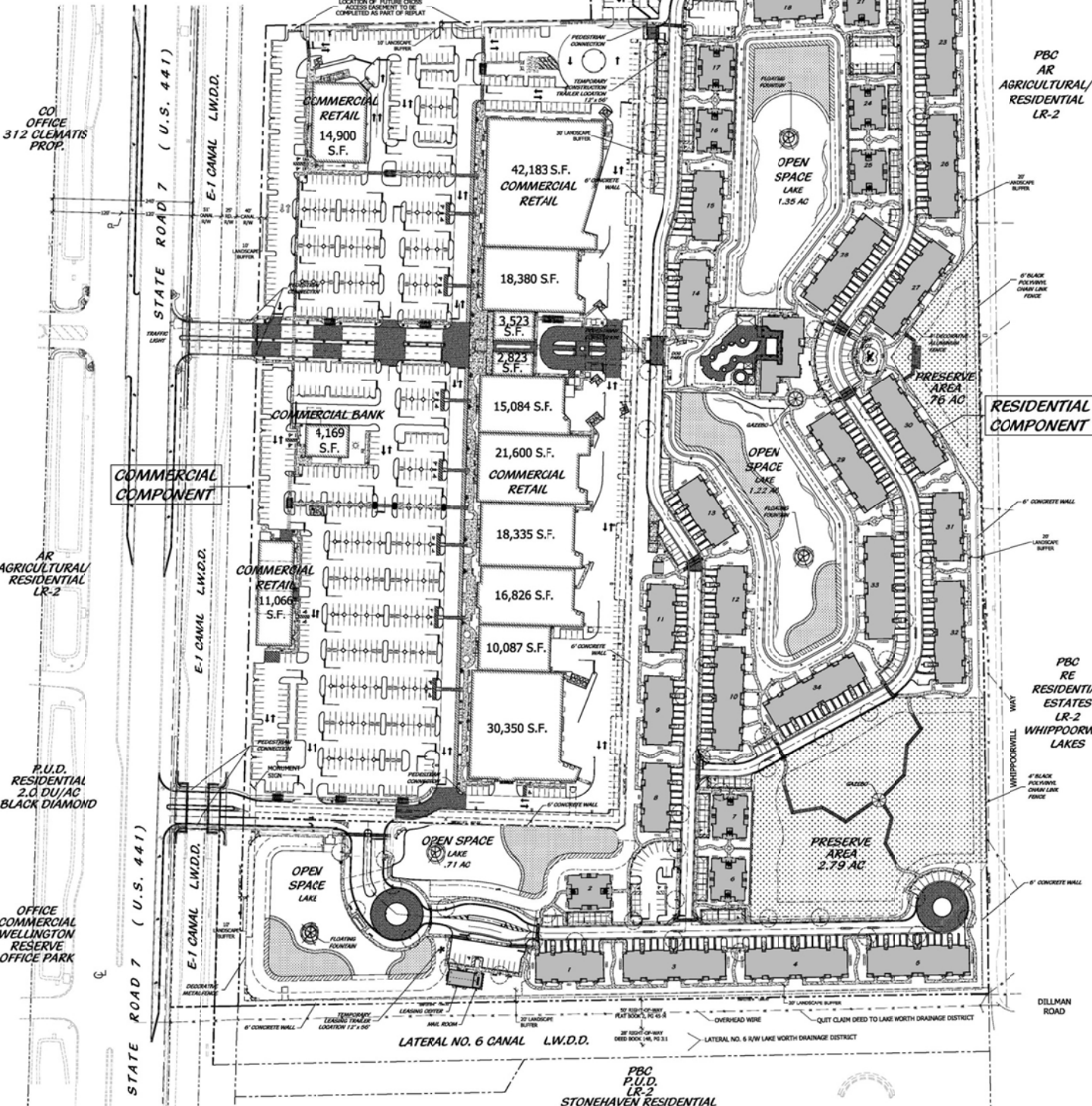
PLANNER
COTLEUR & HEARING
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FLORIDA 33408
PHONE: 561-750-4111
FAX: 561-750-4111
CONTACT: DON HEARING

ARCHITECT
MARC WEINER ARCHITECTS
33 BE 4TH STREET, SUITE 200
ROCKATON, FLORIDA 33409
PHONE: 561-750-4111
FAX: 561-750-4111
CONTACT: MARC WEINER

LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FLORIDA 33408
PHONE: 561-750-4111
FAX: 561-750-4111
CONTACT: DON HEARING

CIVIL ENGINEER
SIMMONS & WHITE
3501 CORPORATE WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7474
FAX: 561-478-7358
CONTACT: GREG BOKER

SURVEYOR
WALLACE SURVEYING
901 NORTHPOINT PARKWAY SUITE 117
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-640-6450
FAX: 561-640-6475
CONTACT: CRAIG WALLACE



Commercial Site Data

PCN: 7343-44-05-05-000
SECTION: 06, TOWNSHIP: 44, RANGE: 42
EXISTING FLOOD DESIGNATION: M2
FUTURE LAND USE DESIGNATION: M2
ZONING DESIGNATION: M2
VILLAGE PETITION NUMBER: 2003-034-SP-1
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	881,882.00	20.475	38.22%
COMMERCIAL	886,143.00	22.914	42.77%
OPEN SPACE (LAKES AND TRACT L)	285,936.00	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

PARCEL:	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - COMMERCIAL/ OFFICE	886,143.00	22.914	42.77%
PARCEL B - MULTIFAMILY RESIDENTIAL	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%

PROPOSED USES

PARCEL:	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - RETAIL	209,326.00	4.793	20.52%
TOTAL GROSS BUILDING AREA	209,326.00	4.793	20.52%

BUILDING DATA

MAXIMUM BUILDING HEIGHT	35 FEET
BUILDING STORIES	1 STORIES
PHASING	1 PHASE
NUMBER OF BUILDINGS	4 BUILDINGS
TYPE OF OWNERSHIP	PRIVATE

OPEN SPACE CALCULATIONS

GREEN SPACE	SQUARE FEET	ACRES	PERCENTAGE
PLAZAS AND WALKWAYS	204,853.91	4.703	8.21%
TOTAL	204,853.91	4.703	8.21%

SITE AREA CALCULATIONS

PERVIOUS	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	20.52%
IMPERVIOUS	209,326.00	4.793	20.52%
BUILDING LOT COVERAGE	209,326.00	4.793	20.52%
VEHICULAR USE AREAS	538,623.91	12.368	54.06%
WALKS, COURTYARDS & PLAZAS	44,336.18	1.018	4.46%
SUB-TOTAL	793,289.09	18.211	79.48%
TOTAL	886,143.00	22.914	100.00%

PARKING CALCULATIONS

RETAIL (1000) FOR 103,142 SQ. FT.	816	PROPOSED
MUPD REDUCTION 45,000 SQ. FT. @ 1000 SQ. FT.	90	PROPOSED
TOTAL	906	PROPOSED
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21

LOADING ZONES

RETAIL (200,326 SQ. FT.)	REQUIRED	PROPOSED
1 LOADING SPACE PER 1ST 10,000 SQ. FT.	1	1
1 LOADING SPACE EACH ADD. 100,000 SQ. FT.	2	2
TOTAL	3	3

PEDESTRIAN AMENITIES

BIKE RACKS (2% OF REQUIRED PARKING)	40	40
TRASH RECEPTACLES	1	1
BENCHES	1	1

RESIDENTIAL SITE DATA

PCN: 7343-44-05-05-000
SECTION: 06, TOWNSHIP: 44, RANGE: 42
EXISTING FLOOD DESIGNATION: M2
FUTURE LAND USE DESIGNATION: M2
ZONING DESIGNATION: M2
VILLAGE PETITION NUMBER: 2003-034-SP-1
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RETAIL (1000) FOR 103,142 SQ. FT.	816	PROPOSED
MUPD REDUCTION 45,000 SQ. FT. @ 1000 SQ. FT.	90	PROPOSED
TOTAL	906	PROPOSED
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21

LOADING ZONES

RETAIL (200,326 SQ. FT.)	REQUIRED	PROPOSED
1 LOADING SPACE PER 1ST 10,000 SQ. FT.	1	1
1 LOADING SPACE EACH ADD. 100,000 SQ. FT.	2	2
TOTAL	3	3

PEDESTRIAN AMENITIES

BIKE RACKS (2% OF REQUIRED PARKING)	40	40
TRASH RECEPTACLES	1	1
BENCHES	1	1

General Notes

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INVISIBLE WASTE SYSTEMS AND TRASH COMPACTOR WITH RECYCLING.

NAME SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON AND MASTER SIGN PLAN.

THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE PROTECTED WITH BARRIERS AND SITE LIGHTING.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS. THE VILLAGE OF WELLINGTON CODE (S) SHALL GOVERN IN THE EVENT OF A CONFLICT.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDENSERS AND ALUM SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF EACH EQUIPMENT AT THE TIME OF PLANTING (2" MINIMUM).

TWENTY-FOUR (24) INCH REDWOOD ROOT BARRIERS SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN 60' (60' FEET) OF CURBS OR SIDEWALKS. ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ROOT BARRIERS, IN ACCORDANCE WITH THE LOCAL UTILITY AUTHORITY CRITERIA, SHALL BE PROVIDED FOR ALL SIDEWALKS AND DRIVEWAYS. ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 15 FEET IN WIDTH PER THE LANS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

5' X 12' SAFE SIGHT TRIANGLE SHALL BE INDICATED AT THE PROJECTS ENTRY ROAD. ALL PLANT MATERIAL, METHODS, SIZES, SPACING, TISSUE, SHALL BE MAINTAINED BELOW 3' IN HEIGHT OR ABOVE 6' IN HEIGHT AS MEASURED FROM FINISHED GRADE.

THE PHOTOCELL PLANT WILL REFLECT METAL LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL TREES PLANTED UNDER OR ADJACENT TO FINAL POWER LINES WILL COMPLY WITH THE FINAL TREE PLANT GUIDE.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL AND ALL STRIPING WITHIN PAVED BROOKS AREAS SHALL BE PAVED BROOKS OF APPROPRIATE COLOR IN ACCORDANCE WITH LOR.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.

TREES PLANTED A MINIMUM OF 15 FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.

A 4' SETBACK IS REQUIRED FOR TREES AND LIGHT POLES. IF PROPOSING CURB AND GUTTER, A 6 FEET SETBACK IS REQUIRED FOR VALLEY CURB.

ALL WATER METERS ARE CLEAR OF PLANTS. AT LEAST 5 FEET AROUND THE METER.

DOGPOOT PET STATIONS SHALL BE DISTRIBUTED THROUGHOUT THE PLAN APPROXIMATELY EVERY 300'

PARKING SHALL BE ASSIGNED TO INDIVIDUAL UNIT OWNERS FOR PARKING MANAGEMENT. VISITOR AND PUBLIC PARKING SHALL BE CLEARLY DEFINED.

PROVISIONS FOR ELECTRIC CAR CHARGING WILL BE PROVIDED WITHIN GARAGES OF EACH OF THE TOWNHOUSE UNITS. TWO COMMON ELECTRIC CHARGING STATIONS PROVIDED ON SITE FOR SITE PLAN. ADDITIONAL STATIONS WILL BE PROVIDED IF DEMAND WARRANTS.

ALL PAVED AREAS TO BE EITHER ALL STAMPED CONCRETE OR ALL DECORATIVE PAVERS.

CLEAR ACCESS WITH STEPPING STONES WILL BE PROVIDED FOR EMERGENCY AND PEDESTRIAN ACCESS IN THE REAR OF TYPE 1 BUILDINGS AT PRESERVE AREAS.

Legal Description

THE SOUTH ONE-HALF (1/2) OF TRACT 32 AND ALL OF TRACTS 33 AND 34 B THROUGH 34 BLOCK 2, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH THE PLATTED 30-FOOT RIGHT-OF-WAY BETWEEN THE SOUTH BOUNDARY LINE OF THE SOUTH ONE-HALF (1/2) OF TRACT 32 AND THE SOUTH BOUNDARY LINE OF TRACT 33, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS THE FOLLOWING DESCRIBED PARCELS:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 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821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024,

Exhibit "E" Palm Beach County Traffic Division Letter



Department of Engineering and Public Works

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 584-4000
FAX: (561) 684-4050
www.pbcgov.com

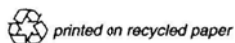
Palm Beach County Board of County Commissioners

Priscilla A. Taylor, Mayor
Paulette Burdick, Vice Mayor
Hal R. Valeche
Shelley Vana
Steven L. Abrams
Mary Lou Berger
Jess R. Santamaria

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"



March 21, 2014

Mr. Timothy Stillings
Director of Planning and Development
Village of Wellington
12300 Forrest Hill Boulevard
Wellington, FL 33414

RE: Isla Verde MXD
PBC Project#: 140108
Traffic Performance Standards Review

Dear Tim:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed mixed use project entitled; **Isla Verde MXD**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land

Location:	East side of SR-7, south of Pioneer Road.
Municipality:	Wellington/Royal Palm Beach
PCN #:	72-42-44-06-07-001-0000 – and 8 more on File.
Existing Uses:	264,682 SF General Retail (55,962 SF in place since 2012), 24,500 SF General Office, and 5,500 SF Medical Office.
Approved Uses:	275,400 SF General Retail, 13,532 SF Furniture Store, 24,500 SF General Office, 5,500 SF Medical Office and 245 MF Residential Units – PBC Approval #130804. BO 2015.
Proposed Uses:	294,473 SF General Retail, 24,500 SF General Office, 5,500 SF Medical Office and 360 MF Residential Units (Apartments).
New Daily Trips:	11,865 – Vested not included.
New PH Trips:	397 AM and 1122 PM – Vested not included.
Build-Out Date:	End of Year 2018

Based on our review, the Traffic Division has determined the revised development plan and build-out for the previously approved mixed use project meets the Traffic Performance Standards of Palm Beach County, under the following condition:

- The developer shall pay a total of \$430,491 to Palm Beach County for the proportionate share (3.91% of added capacity) of optimal future improvements at the interchange of SR-7 with SR-80 (Southern Boulevard).



Mr. Timothy Stillings
Isla Verde MXD
March 21, 2014
Page 2

Also, note all previous conditions for this development (PBC Project # 30105) which may not be completed already, remain applicable.

No building permits are to be issued by the Village after the build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at matefi@pbcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Atefi", is written over the typed name.

Masoud Atefi, MSCE
TPS Administrator, Municipalities, Traffic Engineering Division

MA:sf

cc: Chris W. Heggen PE., - Kimley-Horn & Associates, Inc.
Steve Bohovsky, Technical Assistant III, Traffic Division
Rebecca J. Mulcahy PE., - PTC

File: General - TPS - Mun - Traffic Study Review
F:\Traffic\MA\Admin\Approvals\2014\140108.doc

Exhibit "F"
Wellington Traffic Consultant's Letter

PTC

Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

March 20, 2014

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

Re: Isla Verde Residential - #PTC13-001N
Site Plan, Master Plan and Development Order Amendment 2013-64
SP 4, MPA 2, DOA 3 (HTE 13-125)

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. has completed our review of the traffic impact analysis dated March 10, 2014 with follow-up analyses dated March 18, 2014 for the above referenced project. The project is summarized below and includes properties in both Wellington and Royal Palm Beach:

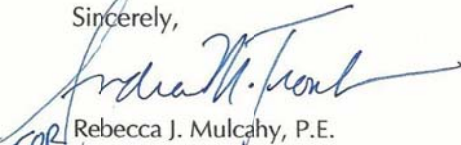
Proposed Uses:	278,820 SF General Commercial (Retail) 24,500 SF General Office 5,500 SF Medical Office 360 DUs Multi-family Apartments
Existing Uses:	264,862 SF General Commercial (Retail) 24,500 SF General Office 5,500 SF Medical Office
Net New Trips:	2,551 Daily 155 AM Peak (28 IN/127 OUT) 212 PM Peak (135 IN/77 OUT)
Buildout Date:	December 31, 2018

The resubmitted traffic impact analysis responded to all of our comments. Based on our review, we have determined that the proposed project meets the Traffic Performance Standards of Wellington with the following conditions of approval:

1. 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.

2. The developer shall make a proportionate share payment of \$406,269, 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.

Sincerely,


FOR Rebecca J. Mulcahy, P.E.
Vice President

cc: David Flinchum, AICP, ASLA
Bill Riebe, P.E.
Tim Stillings, AICP
Masoud Atefi, MSCE