



# Project Standards Manual

## Orange Point PUD Pod I

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Orange Point PUD – Pod I

(Canter)

11800 Lake Worth Rd

Wellington, FL 33414

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## ATTACHMENTS

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- A Survey
- B Approved Site Plan, Landscape, Circulation & Regulating Plans
- C Approved Orange Point PUD Master Plan
- D Project ARB Approval

# Development Description

The site is currently within the Planned Unit Development (PUD) Zoning District and is part of the Orange Point PUD. Residential components of the Orange Point PUD abut the subject site along the East (Pod D-1) and South (Pod G) property boundaries. North of the subject property, across Lake Worth Rd is a public school which is a civic pod of the Orange Point PUD. The subject site is currently designated as Pod D within the PUD with a Private Civic land use on the previously approved Master Plan.

The development proposal includes a Future Land Use Amendment for the southern half portion of Pod D to the Residential C FLU designation and will be comprised of 42 Single-Family dwelling units.



## Architectural Guidelines

The Architectural Guidelines for Pod I of the Orange Point PUD are intended to establish unified architectural character and image between the residential pods of the PUD community. Unified architectural character and image is created through the use of similar, but not necessarily identical, forms, colors, materials, and details. Any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future.

### Residential – Single-Family Dwelling Units

#### ***Scale & Massing***

Building forms should be understated and simple with secondary forms like covered porches, dormers, porticos, chimneys, and balconies incorporated to enhance the street scene and promote outdoor living and connectivity.

#### ***Articulation***

Building articulation shall promote and enhance the vision of the community. Large, unbroken facade are prohibited. The following shall be incorporated:

- Roof plane breaks on each front facade.
- A minimum of 12" in wall plane change.
- Facade articulation at all street-facing elevations and along active side elevations on corners.
- All materials and colors terminate on inside corners.
- Covered entries are a minimum of 6'-0" deep and 8'-0" wide - depending on the elevation type. 25% of all elevation styles may include a smaller footprint.

#### ***Enhanced Architecture***

All elevations facing public streets and open space shall incorporate at least two of the following features:

- Wrap-around porches or covered entries.
- Covered side patios.
- Masonry wainscot
- Window awning
- Standing-seam metal roof
- Consistent column/beam detailing

## I. **Farmhouse Architectural Style**

Farmhouse homes consist of forms that are functional, simplistic and well-proportioned. Roof forms are predominantly gabled with the occasional use of hipped forms at covered entries or wrap-around porches. Primary roof forms are sometimes punctuated by shed or gabled dormers that add variety to the roofscape and provide key visual features. The following elements shall be incorporated to reflect this style:

- Front-facing gables with a minimum roof pitch of 7:12.
- Windows shall be fixed, single-hung, or double-hung and shall be vertically oriented.
- Accent materials shall be highlighted along street-facing elevations and shall vary between style interpretations for a varying streetscape.
- Wrap-around porches or a similar look are encouraged for this style.
- Window and door trim is consistent on all elevations and varies between style interpretations.

For the purposes of variety and market appeal, it is important to allow diverse style interpretations. The following guidelines help establish key features that help differentiate between traditional, transitional and contemporary interpretations.

### Windows & Doors

- Upper and/or lower sashes are divided into 2 lites.
- Trim features more embellished header and sill design different from other interpretations.
- Transom windows reflect a similar muntin/grille design.

### Structural Elements

- Columns are 8"x8" minimum at covered entries (at all covered features preferred). 6"x6" columns may be incorporated if a similar size is not used at other style interpretations.
- Bracketed window awnings provide interest.
- Decorative brackets are used in conjunction with columns, at gables, or building projections and are consistent on all sides.

### Roof Forms

- Shed or gabled dormers are incorporated along street-facing elevations.
- Metal accent roofing is encouraged at covered entries to enhance visual interest.
- Wrap-around front porches are encouraged along street-facing elevations.

### Material

- Board & batten siding is featured as the primary siding material.
- Horizontal siding highlights more secondary building masses and becomes more subdued.
- No masonry is suggested for this interpretation (except for foundation).

## II. Coastal Cottage

The coastal cottage style is inspired by the traditionally quaint and charming low country architecture. Moderate to high-sloping roof forms cover a simple, and pragmatic building form that showcases a one or two-story patio/deck - an element that is often found in coastal environments. The following elements shall be incorporated to reflect this style:

- Moderate to high-sloping, predominantly hipped roofs with roof pitches of 6:12 or greater.
- Slopes of 4:12 can occur at one story elements, and accent bay windows, awnings or similar features.
- Windows are fixed, single hung or casement.
- Trim for this style is 3 1/2" minimum and features decorative header or sill details that are consistent throughout the home.
- Covered entries and decks creating multi-story elements unique to this style are encouraged.

For the purposes of variety and market appeal, it is important to allow diverse style interpretations. The following guidelines help establish key features that help differentiate between traditional, transitional and contemporary interpretations.

### Windows & Doors

- Upper sash and lower sash may be divided into 4 or more lites. Muntin/grille patterns are unique and different from other styles & interpretations.
- Transom windows reflect a similar muntin/grille design.
- Window trim is wider and incorporates overhanging headers and watertable at sills.

### Structural Elements

- Column detailing is consistent on all sides and covered elements.
- High, horizontal screened elements may be incorporated in-between columns to create elements unique to this style.
- Decorative corbels and brackets showcase more embellished profiles and appear to support projecting elements.

Roof Forms

- Exposed rafters at covered entries and decks provide interest and reflect the artisan qualities of this style.
- Projecting bay windows create key focal points.
- Front porches extending the full front elevation are encouraged.

Material

- Horizontal siding is the predominant material.
- Varying siding reveals may be introduced to create hierarchy and interest.

III. **Color**

Color shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structures within the development. For this development, each typical single-family building will have a similar color scheme illustrated below, pending architectural review approval from the Village of Wellington.

Scheme 1 – New Farmhouse

Package:	FH1	FH2	FH3	FH4	FH5	FH6	FH7	FH8
1st Floor (Stucco)	SW 7008 Alabaster	SW 6070 Heron Plume	SW 7516 Kestrel White	SW 7641 Colonnade Gray	SW 6231 Rock Candy	SW 6255 Morning Fog (168 174 177)	SW 6192 Coastal Plain	SW 6511 Snowdrop
Loft & 2nd Floor (Lap Siding)	SW 7008 Alabaster	SW 6070 Heron Plume	SW 7516 Kestrel White	SW 7641 Colonnade Gray	SW 6231 Rock Candy	SW 6255 Morning Fog (168 174 177)	SW 6192 Coastal Plain	SW 6511 Snowdrop
Trim (Includes Sand Finish Stucco)	SW 7008 Alabaster	SW 7655 Stamped Concrete	SW 7551 Greek Villa	SW 7636 Origami White	SW 6255 Morning Fog	SW 6252 Ice Cube (227 228 225)	SW 7626 Zurich White	SW 7005 Pure White
Accent (Board & Batten)	SW 7008 Alabaster	SW 7655 Stamped Concrete	SW 7551 Greek Villa	SW 7636 Origami White	SW 7006 Extra White	SW 6252 Ice Cube (227 228 225)	SW 7626 Zurich White	SW 7005 Pure White
Front Door	SW 6993 Black of Night	SW 2848 Roga Craft Pewter	SW 7595 Sommerler	SW 2811 Rookwood Blue Green	SW 9177 Salty Dog	SW 7625 Mount Etna (61 72 76)	SW 7015 Repose Gray	SW 7650 Ellie Gray
Garage Door	SW 7008 Alabaster	SW 6070 Heron Plume	SW 7551 Greek Villa	SW 7636 Origami White	SW 6255 Morning Fog	SW 6252 Ice Cube (227 228 225)	SW 7626 Zurich White	SW 7005 Pure White
Shutters	SW 6993 Black of Night	SW 2848 Roga Craft Pewter	SW 7595 Sommerler	SW 2811 Rookwood Blue Green	SW 9177 Salty Dog	SW 7625 Mount Etna (61 72 76)	SW 7015 Repose Gray	SW 7650 Ellie Gray
Stone - Cultured Stone Profit (top tier)	Platinum	Platinum	Southwest Blend	Southwest Blend	Platinum	Platinum	Southwest Blend	Platinum
Tile Roof - Boral Saxony 900 Slate*	Dark Charcoal Blend	Stone Mountain Blend	Weathered Ash	Weathered Ash	Dark Charcoal Blend	Dark Charcoal Blend	Stone Mountain Blend	Stone Mountain Blend
Tile Roof - Eagle Roofing Bel Air	Dark Charcoal	Light Gray Range	Rockledge	Rockledge	Dark Charcoal Blend	Dark Charcoal	Dark Charcoal	Light Gray Range
Windows, Railing and Gutters	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze
Pavers - Tremrom 4x8 Brick	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier

\* NOTE: Eagle roof tile preferred but Boral equivalent is also included if supply chain issues continue.

### Scheme 2 – Coastal Cottage

Package	Whites			Tan	Blues		Greiges		Grays		Green Tone Grays	
	Coastal Extra White	Coastal Spare White	Coastal Toque White	Coastal Aged White	Coastal Lullaby	Coastal Niebla Azul	Coastal Knitting Needles	Coastal Amazing Gray	Coastal Uncertain Gray	Coastal Cadet	Coastal Pearl Gray	Coastal Seaside
1st Floor (Stucco or Siding)	SW 7006 Extra White (238 239 234)	SW 6203 Spare White (228 228 221)	SW 7003 Toque White (231 226 218)	SW 9180 Aged White (202 212 205)	SW 9136 Lullaby (203 212 212)	SW 9137 Niebla Azul (182 195 196)	SW 7672 Knitting Needles (195 193 188)	SW 7044 Amazing Gray (190 181 169)	SW 6234 Uncertain Gray (169 176 177)	SW 9143 Cadet (145 153 156)	SW 0052 Pearl Gray (203 206 197)	SW 6204 Sea Salt (205 210 202)
2nd Floor Siding	SW 7006 Extra White (238 239 234)	SW 6203 Spare White (228 228 221)	SW 7003 Toque White (231 226 218)	SW 9180 Aged White (202 212 205)	SW 9136 Lullaby (203 212 212)	SW 9137 Niebla Azul (182 195 196)	SW 7672 Knitting Needles (195 193 188)	SW 7044 Amazing Gray (190 181 169)	SW 6234 Uncertain Gray (169 176 177)	SW 9143 Cadet (145 153 156)	SW 0052 Pearl Gray (203 206 197)	SW 6204 Sea Salt (205 210 202)
3rd Floor Siding	SW 7006 Extra White (238 239 234)	SW 6203 Spare White (228 228 221)	SW 7003 Toque White (231 226 218)	SW 7551 Canvas Tan (220 209 191)	SW 9137 Niebla Azul (182 195 196)	SW 9139 Debonair (144 160 166)	SW 7066 Gray Matters (167 168 162)	SW 7045 Intellectual Gray (188 160 147)	SW 9143 Cadet (145 155 156)	SW 6235 Foggy Day (114 124 127)	SW 0052 Pearl Gray (203 206 197)	SW 6205 Comfort Gray (190 195 187)
4 Trim	SW 7006 Extra White (238 239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7658 Gray Clouds (183 183 178)	SW 7005 Pure White (237 236 230)	SW 7070 Site White (220 222 220)	SW 7008 Extra White (238 239 234)	SW 7067 Cityscape (127 129 136)	SW 7013 Ivory Lace (236 229 216)	SW 7004 Snowbound (237 234 228)	SW 7004 Snowbound (237 234 228)	SW 6203 Spare White (228 228 221)	SW 6203 Spare White (228 228 221)
5 Accent	SW 7006 Extra White (238 239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7651 On The Rocks (208 206 202)	SW 7005 Pure White (237 236 230)	SW 9138 Standee (166 178 181)	SW 7008 Extra White (238 239 234)	SW 7570 Egret White (223 217 207)	SW 7013 Ivory Lace (236 229 216)	SW 6232 Misty (205 210 210)	SW 7004 Snowbound (237 234 228)	SW 6203 Spare White (228 228 221)	SW 6206 Oyster Bay (174 179 169)
6 Front Door	SW 6989 Domino 153 (91 55)	SW 6214 Underseas (124 142 135)	SW 7603 Poolhouse (128 149 160)	SW 6083 Sable (95 79 63)	SW 7076 Cyberspace (68 72 77)	SW 7076 Cyberspace (68 72 77)	SW 7614 Stone Tile (96 110 116)	SW 6206 Oyster Bay (174 179 169)	SW 6232 Misty (205 210 210)	SW 7004 Snowbound (237 234 228)	SW 6223 Stillwater (74 93 95)	SW 7669 Summit Gray (149 148 145)
7 Garage Door	SW 7006 Extra White (238 239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7658 Gray Clouds (183 183 178)	SW 7005 Pure White (237 236 230)	SW 7070 Site White (220 222 220)	SW 7008 Extra White (238 239 234)	SW 7570 Egret White (223 217 207)	SW 7013 Ivory Lace (236 229 216)	SW 6232 Misty (205 210 210)	SW 7004 Snowbound (237 234 228)	SW 6203 Spare White (228 228 221)	SW 6203 Spare White (228 228 221)
8 Shutters	SW 6989 Domino 153 (91 55)	SW 6214 Underseas (124 142 135)	SW 7603 Poolhouse (128 149 160)	SW 6083 Sable (95 79 63)	SW 7076 Cyberspace (68 72 77)	SW 7076 Cyberspace (68 72 77)	SW 7570 Egret White (223 217 207)	SW 6206 Oyster Bay (174 179 169)	SW 6232 Misty (205 210 210)	SW 7004 Snowbound (237 234 228)	SW 6223 Stillwater (74 93 95)	SW 7669 Summit Gray (149 148 145)
Stone - Cultured Stone (Profit floor top)	Southwest Blend	Platinum	Gray	Mojave	Platinum	Platinum	Shale	Platinum	Platinum	Platinum	Southwest Blend	Shale
Windows, Balis, Fence and Gutters	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze
Tile Roof - Boral Savory 900 Slate	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend	Espresso Blend	Stone Mountain Blend	Stone Mountain Blend	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend
Tile Roof - Eagle Roofing Bel Air	Light Gray Range	Santa Paula	Light Gray Range	Bloomingdale Blend	Light Gray Range	Light Gray Range	Light Gray Range	Santa Paula	Light Gray Range	Light Gray Range	Santa Paula	Light Gray Range
Pavers - Tremron 4x8 Brick	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier

#### IV. Accessory Structures

In addition to the guidelines set forth above for the principal residential buildings, the following guidelines address the architectural requirements for specific accessory structures:

1. **Freestanding Structures Excluding Principal Structure:** No freestanding habitable structures in addition to the principal structure shall be permitted. This includes sheds; barns; garages; accessory apartments; home offices; greenhouses; storage buildings; saunas; etc.
2. **Pools & Spas:** Above ground pools are not permitted. Above ground spas are permitted if placed within the rear yard directly behind the rear façade of the principal structure. Above ground spas are not permitted within front or side yard areas that do not align with the rear facade.
3. **Screen Enclosures:** Screen enclosures may have both screened and solid roofs. The overall height of the screen enclosure shall not exceed that of the principal structure.
4. **Fences & Walls:** Fences must be black or bronze aluminum, vertical pickets.
5. **Driveways & Entry Walks:** Driveways and entry walks located in the front of each principal structure shall be paver block. The paver block spec shall be set by ARB approval.
6. **Amateur Radio Towers:** Not permitted.
7. **Satellite Dishes:** Satellite dishes in excess of 40" DIA are not permitted.
8. **Playground Equipment:** Permitted if located within the rear yard directly behind the principal structure. Playground equipment shall not extend into any side yard areas that do not align with the rear facade of the principal structure.
9. **Solar Panels & Equipment:** Solar panels are permitted on all buildings or structures. All piping

and other equipment leading to and from the panels shall be completely concealed behind a parapet, inside a roof or wall, or painted to match the portion of the structure to which they are affixed. Tanks, pumps, and other associated mechanical equipment shall be visually screened from the road and adjacent properties.

10. Pergolas, Arbors, Trellis: If metal, the finish must be either white, black or bronze. If wood, stained and/or painted finish must match accessory color of the principal structure.
11. Landscaping: All landscaping shall be installed and perpetually maintained in accordance with the approved plans, including replacements for any dead, dying or diseased materials.

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# Development Regulations

The project is a residential development (Pod I) comprised of 42 Single-Family dwelling units within the Orange Point PUD. Any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future with Wellington Council approval of this PSM.

## POD I – SINGLE-FAMILY RESIDENTIAL

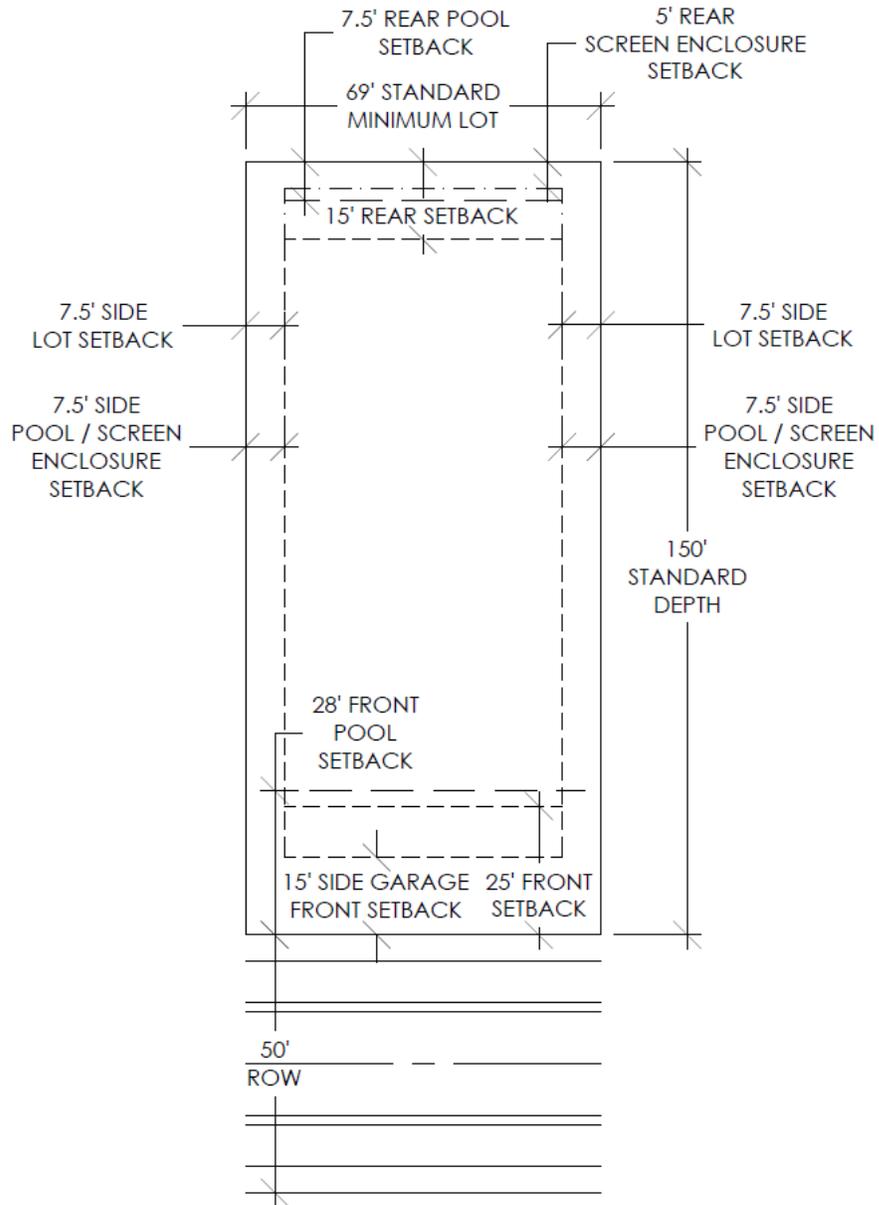
The following table outlines the proposed development regulations for Pod I within the Orange Point PUD project.

<b>Project Development Standards (1)</b>		
<i>Single-Family Residential</i>		
	<b>VOW ULDC (Required)</b>	<b>Requested</b>
<b>Min. Lot Size</b>	6,000 SF	6,000 SF
<b>Min. Lot Width</b>	65'	65'
<b>Min. Lot Depth</b>	75'	75'
<b>Max. Building Coverage</b>	40%	<b>50% (2)</b>
<b>Max. Building Height</b>	35'	35'
<b>Setbacks</b>	Front: 25' Front Side Load Garage: 25' Side Interior: 7.5' Side Street: 15' Rear: 15'	Front: 25' <b>Front Side Load Garage: 15' (2)</b> Side Interior: 7.5 Side Street: 15' Rear: 15'
<b>Accessory Structure Setbacks</b>		
<i>Pool/Spa</i>	Front: 28' Side Interior: 10.5' Side Street: 18' Rear: 10.5'	Front: 28' <b>Side Interior: 7.5' (2)</b> Side Street: 18' <b>Rear: 7.5' (2) (3)</b>
<i>Screen Enclosure</i>	Front: 25' Side Interior: 7.5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 7.5' Side Street: 15' Rear: 5'
<i>Pergolas, Arbors, Trellis, etc. (less than 120 sf)</i>	Front: 25' Side Interior: 5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 5' <b>Side Street: 7.5' (2)</b> Rear: 5'

<b>Parking Regulations</b>		
<i>Single-Family</i>	2 spaces per unit	2 spaces per unit
<i>(1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR as determined by Wellington for the specific standard and/or use/structure. (2) Deviation from standard Village of Wellington Development Regulations. (3) 0' if adjacent to open space or lake (Per LDR).</i>		

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Further development details and internal setback information for the single-family units are illustrated in the image below. Please note that updates will be made once the final product is finalized.



**12** **SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS** **SCALE: 1/32" = 1' - 0"**

NOTES:  
 PERMITTED LOT COVERAGE SHALL BE 50% OF THE GROSS LOT AREA.  
 REFER TO PROJECT STANDARDS MANUAL (PSM) FOR ALL LOT DEVELOPMENT STANDARDS.

Figure 1: Single-Family Typical Lot

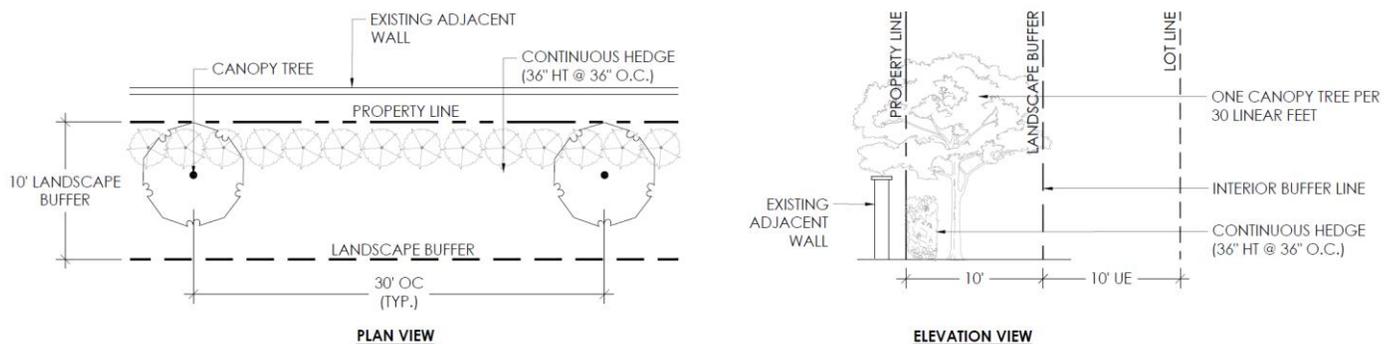
## RECREATION

The amenities within the private recreation areas of the residential development will include a passive park, mail kiosk, sidewalks, benches, tot lot with turf surface and a play structure. The composition of the private recreation area is outlined below.

Private Recreation Required	
Ratio	Area Required
110 sf per resident @ 127 residents (3.02 x 42 units)	0.32 acres
Private Recreation Provided	
<b>Total</b>	<b>0.69 acres</b>

## Landscape Standards

The development shall adhere to the purpose and intent of Wellington’s Landscape Standards outlined in Section 7.3.6. All required landscape buffers and planting criteria will be accommodated for. A Type C Landscape Buffer is required along the north property line and Right-of-Way Buffer is required along the west property line. The typical landscape plans for each lot are also provided below, which currently include three different model types. Any additional model types will mirror the typical landscape plans shown below to the greatest extent possible.

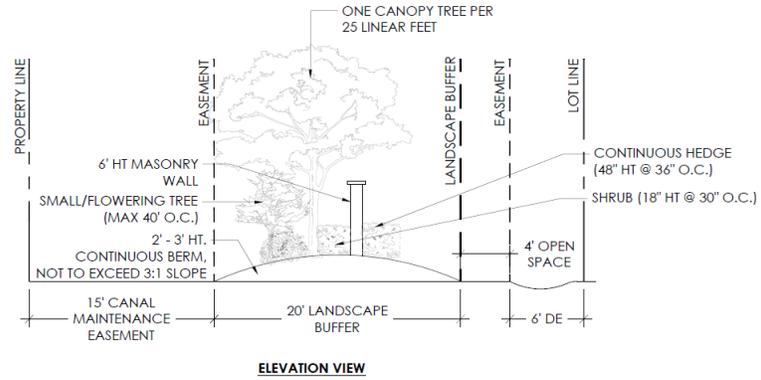
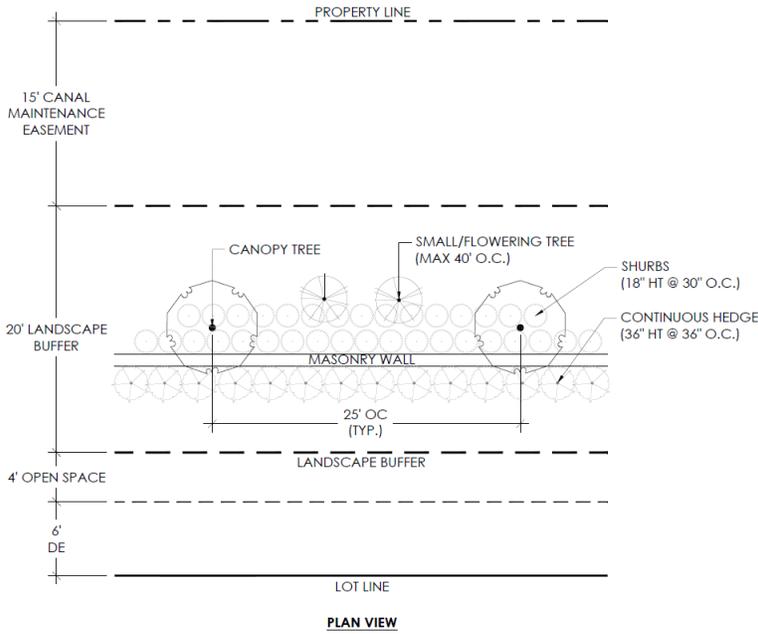


**A TYPE A 10' LANDSCAPE BUFFER (EAST & SOUTH BUFFER)**

SCALE: 1/8" = 1' - 0"

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12' WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.

Figure 2: Type A 10' Landscape Buffer



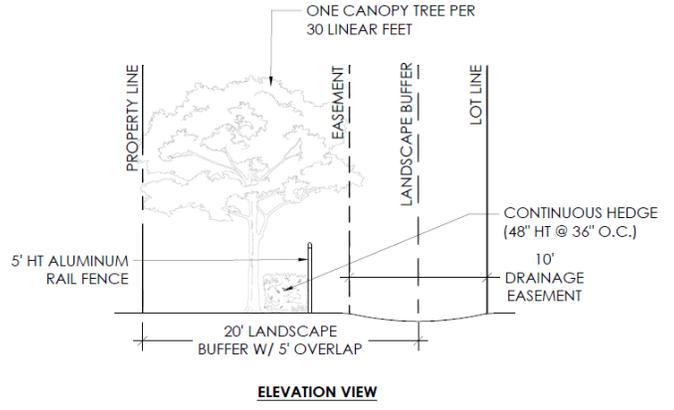
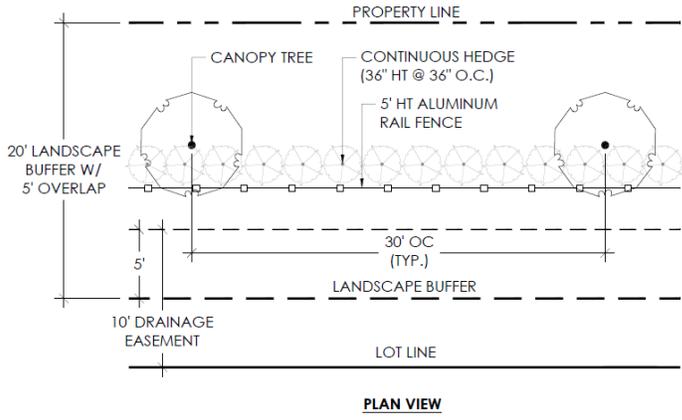
**B TYPE C ROW 20' LANDSCAPE BUFFER (WEST BUFFER - 120TH AVE SOUTH)**

SCALE: 1/8" = 1' - 0"

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12' WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.
- LANDSCAPE BUFFER AND BERM REQUIREMENTS ARE PER LDR SEC.7.3.6.T.

Figure 3: Type C ROW Landscape Buffer

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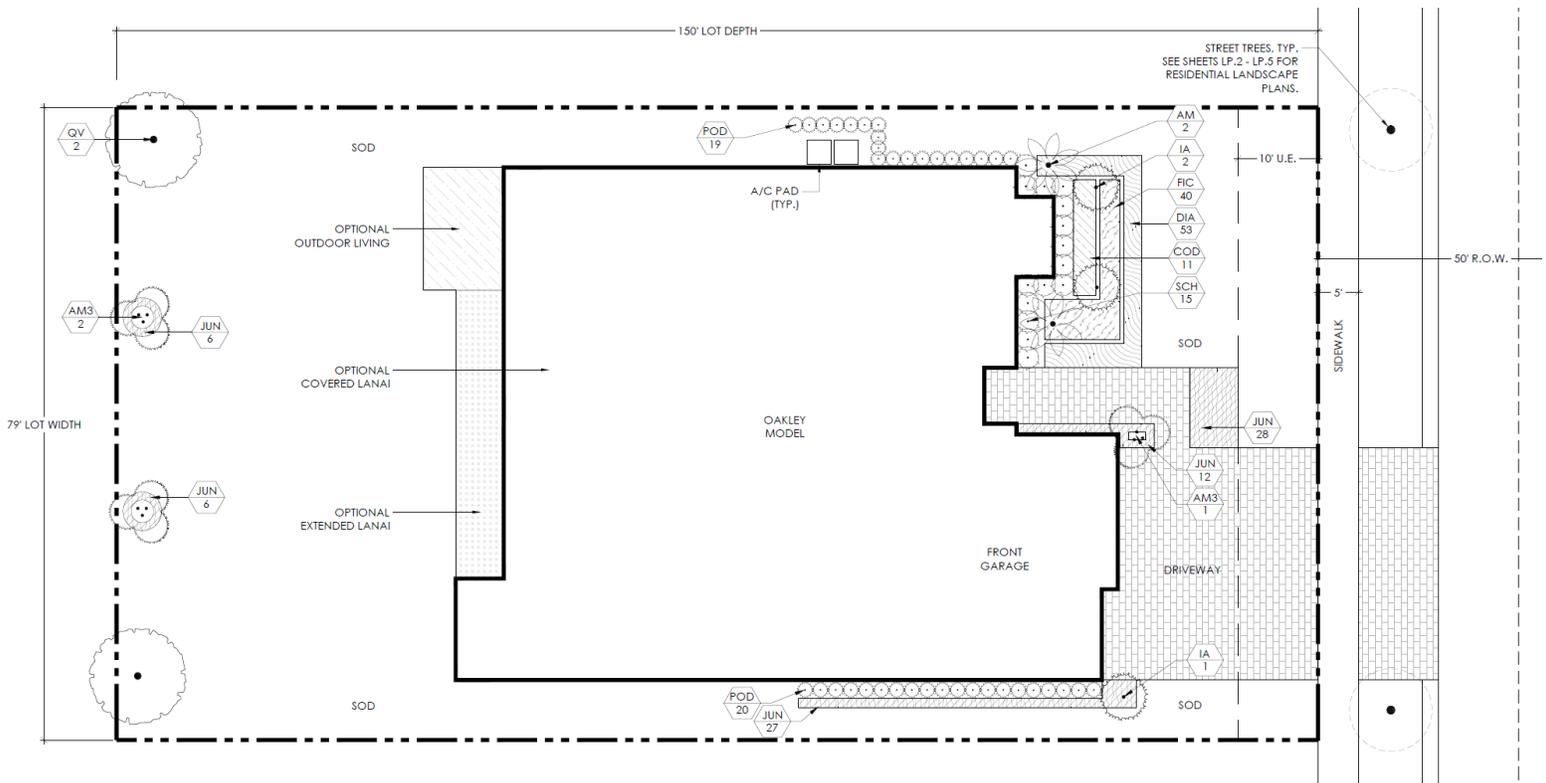
**C TYPE C 20' LANDSCAPE BUFFER (NORTH BUFFER)**

SCALE: 1/8" = 1' - 0"

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.

Figure 4: Type C 20' Landscape Buffer

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PLANT SCHEDULE - LP.7 (SF TYPE 1)				
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
<b>TREES</b>				
AM	2	Adonidia merillii	Christmas Palm	14-16' O.A. HT. SINGLE TRUNK
AM3	3	Adonidia merillii	Christmas Palm	14-16' O.A. HT. TRIPLE TRUNK
IA	3	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4' SPR. 2" CAL.
QV	2	Quercus virginiana	Southern Live Oak	14' HT. X 7" SPR. 2.5" CAL.
<b>SHRUBS</b>				
POD	39	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
SCH	15	Schefflera arboricola	Green Arboricola	18" HT. X 24" SPR.
<b>SHRUB AREAS</b>				
COD	11	Codiaeum variegatum 'Magnificent'	Croton	18" HT X 18" SPR @ 24" O.C.
DIA	53	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	18" HT. X 18" SPR. @ 18" O.C.
FIC	40	Ficus microcarpa 'Green Island'	Green Island Ficus	18" HT. X 12" SPR. @ 18" O.C.
<b>GROUND COVERS</b>				
JUN	79	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	6" HT. X 12" SPR. @ 18" O.C.

PLANTING REQUIREMENT CHART										
79' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 11,850 SQ. FT.	8	8	158	158	79	79	119	119	5	5

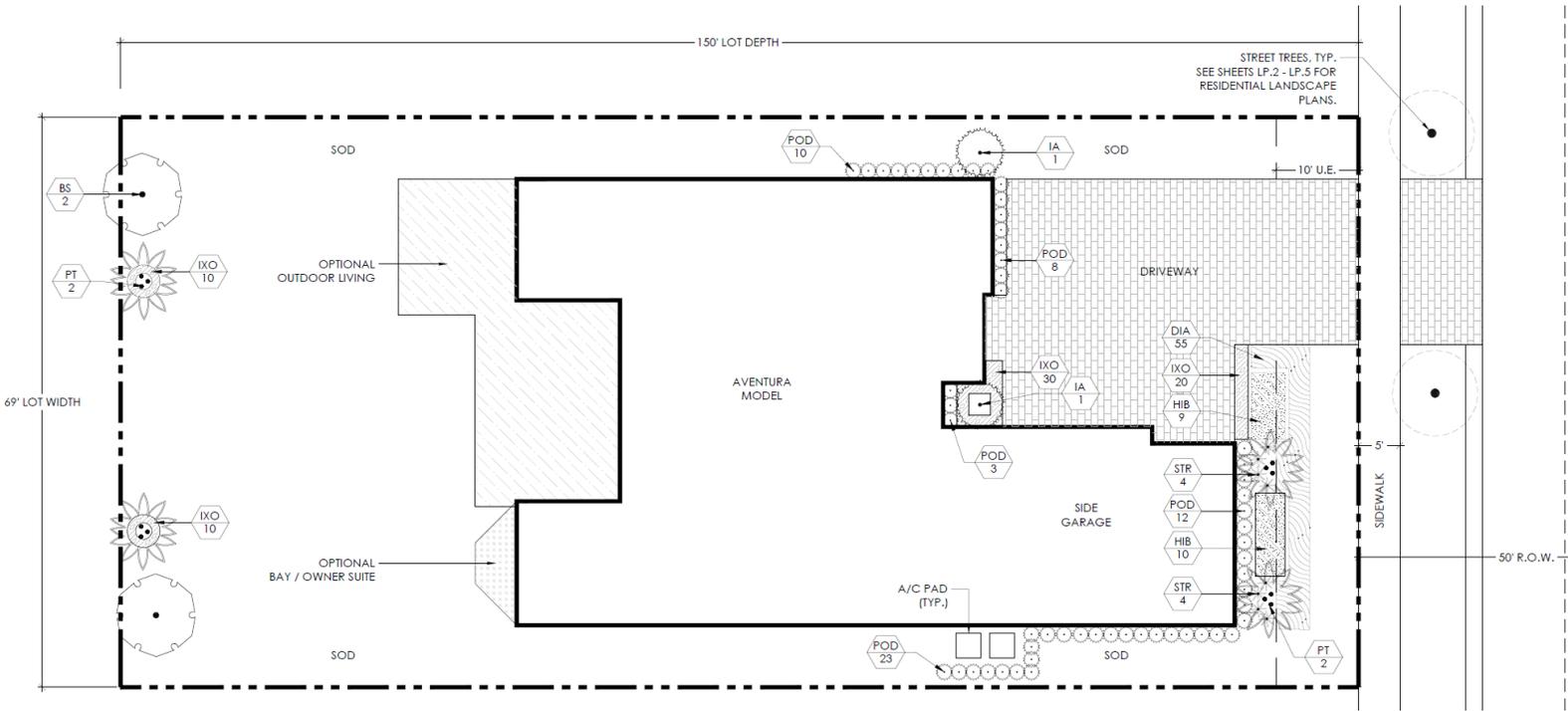
**NOTES:**

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

**ADDITIONAL NOTES:**

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
- FOUNDATION PLANTING (WITH TREES 20" O.C.) SHALL BE PROVIDED ALONG THE SIDE/REAR OF LOTS WITH VISIBILITY FROM THE STREET.
- PODOCARPUS MACROPHYLLUS (SHRUB) IS TO BE USED TO SCREEN ALL ABOVE-GROUND CIVIL WATER, SEWER & FIRE IMPROVEMENTS, MECHANICAL EQUIPMENT, ETC.
- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

Figure 5: Oakley Model Typical Landscape Plan



**PLANT SCHEDULE - LP.8 (SF TYPE 2)**

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
<b>TREES</b>				
BS	2	Bursera simaruba	Gumbo Limbo	12' HT. X 5' SPR., 2.5" CAL.
IA	2	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4' SPR. 2" CAL.
PT	4	Ptychosperma elegans	Alexander Palm	10'-12" G.W., TRIPLE TRUNK
<b>SHRUBS</b>				
POD	56	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
STR	8	Strelitzia reginae	Bird Of Paradise	18" HT X 24" SPR
<b>SHRUB AREAS</b>				
DIA	55	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	18" HT. X 18" SPR. @ 18" O.C.
HIB	19	Hibiscus rosa-sinensis 'Seminole Pink'	Tropical Hibiscus	18" HT. X 18" SPR. @ 24" O.C.
<b>GROUND COVERS</b>				
IXO	70	Ixora coccinea 'Maui Sunset'	Maui Sunset Dwarf Ixora	6" HT X 12" SPR @ 12" O.C.

**PLANTING REQUIREMENT CHART**

69' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%):	PROVIDED SHRUBS IN FRONT PLANE (75%):	REQUIRED TREES IN FRONT PLANE:	PROVIDED TREES IN FRONT PLANE:
LOT SIZE: 10,350 SQ. FT.	7	7	138	138	69	70	104	105	4	4

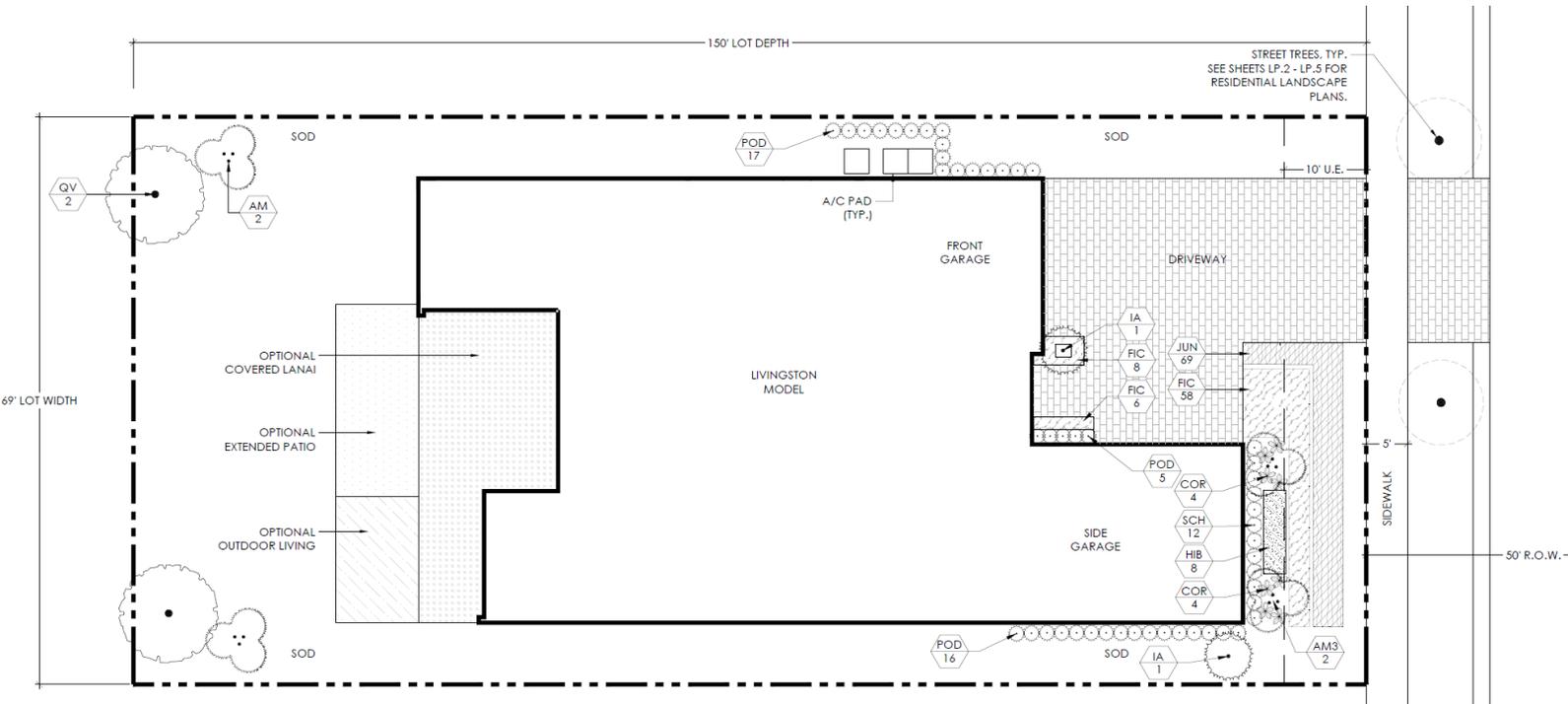
**NOTES:**

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

**ADDITIONAL NOTES:**

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
- FOUNDATION PLANTING (WITH TREES 20" O.C.) SHALL BE PROVIDED ALONG THE SIDE/REAR OF LOTS WITH VISIBILITY FROM THE STREET.
- PODOCARPUS MACROPHYLLUS (SHRUB) IS TO BE USED TO SCREEN ALL ABOVE GROUND CIVIL WATER, SEWER & FIRE IMPROVEMENTS, MECHANICAL EQUIPMENT, ETC.
- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

Figure 6: Aventura Typical Landscape Plan



**PLANT SCHEDULE - LP.9 (SF TYPE 3)**

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
<b>TREES</b>				
AM3	2	Adonia merillii	Christmas Palm	14-16' O.A. HT. TRIPLE TRUNK
AM	2	Adonia merillii	Christmas Palm	14-16' O.A. HT. SINGLE TRUNK
IA	2	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4' SPR. 2" CAL.
QV	2	Quercus virginiana	Southern Live Oak	14' HT. X 7' SPR. 2.5" CAL.
<b>SHRUBS</b>				
COR	8	Cordyline fruticosa 'Red Sister'	Red Sister Ti	18" HT X 18" SPR.
POD	38	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
SCH	12	Schefflera arboricola	Green Arboricola	18" HT. X 24" SPR.
<b>SHRUB AREAS</b>				
FIC	72	Ficus microcarpa 'Green Island'	Green Island Ficus	18" HT. X 12" SPR. @ 18" O.C.
HIB	8	Hibiscus rosa-sinensis 'Seminole Pink'	Tropical Hibiscus	18" HT. X 18" SPR. @ 24" O.C.
<b>GROUND COVERS</b>				
JUN	69	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	6" HT. X 12" SPR. @ 18" O.C.

**PLANTING REQUIREMENT CHART**

69' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%):	PROVIDED SHRUBS IN FRONT PLANE (75%):	REQUIRED TREES IN FRONT PLANE:	PROVIDED TREES IN FRONT PLANE:
LOT SIZE: 10,350 SQ. FT.	7	7	138	138	69	69	104	105	4	4

**NOTES:**

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
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**ADDITIONAL NOTES:**

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
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- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

Figure 7: Livingston Typical Landscape Plan

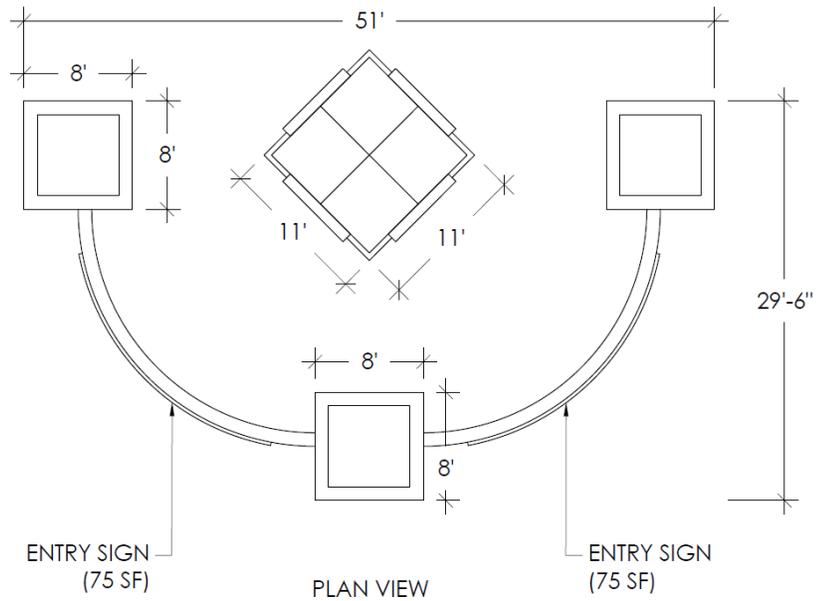
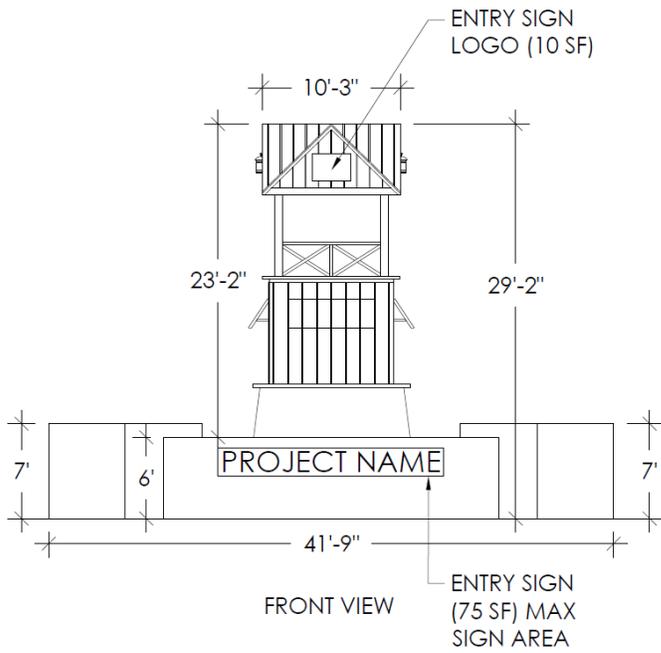
## Signage Regulations

The applicant will indicate the freestanding monument signs on the Site Plan. Signage is provided at the development entrance, consistent in the modern farmhouse style architecture and associated water feature. The detail provided represents a conceptual design of the entrance signage and features and shall be approved through the Village of Wellington Architectural Review Board.



Figure 8: Conceptual Signage

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15 FREE STANDING MONUMENT SIGN DETAIL OR SIMILAR

SCALE: 3/32" = 1' - 0"

Figure 9: Freestanding Sign Detail

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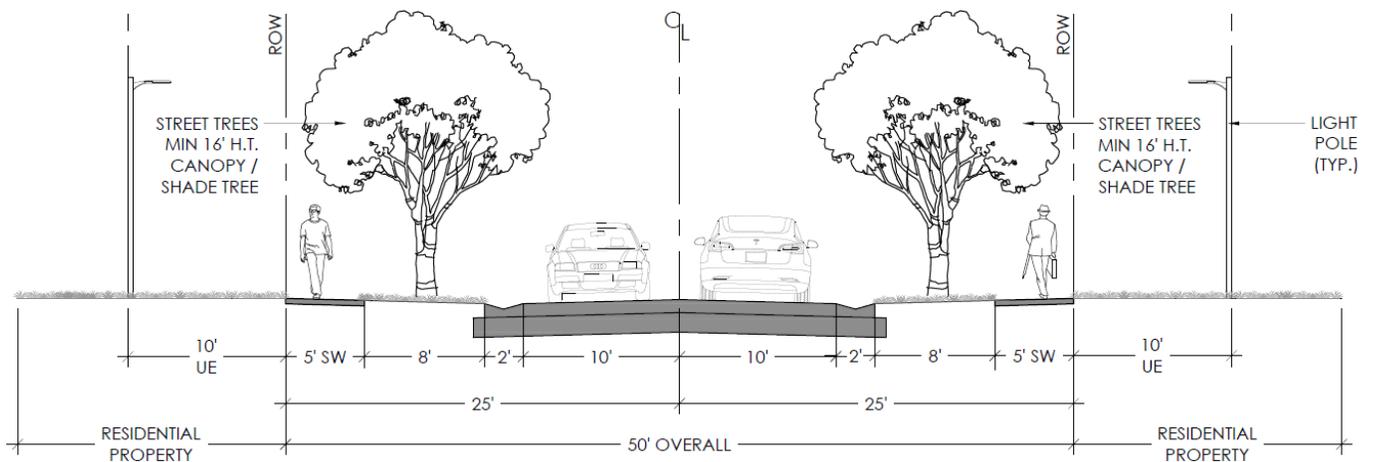
# Circulation

## Pedestrian Circulation

The residential project promotes pedestrian circulation and community connection within the development. The plan has provided open space and private recreational areas with interconnectedness by sidewalks throughout the development. The plan also includes pedestrian connection to 120<sup>th</sup> Ave S. Please refer to the Master Plan Circulation Plan.

## Vehicular Circulation

The residential project provides an interconnected roadway system internal to the development. The following details outline the street section guideline for the internal roadway. Please refer to the Master Plan Circulation Plan.



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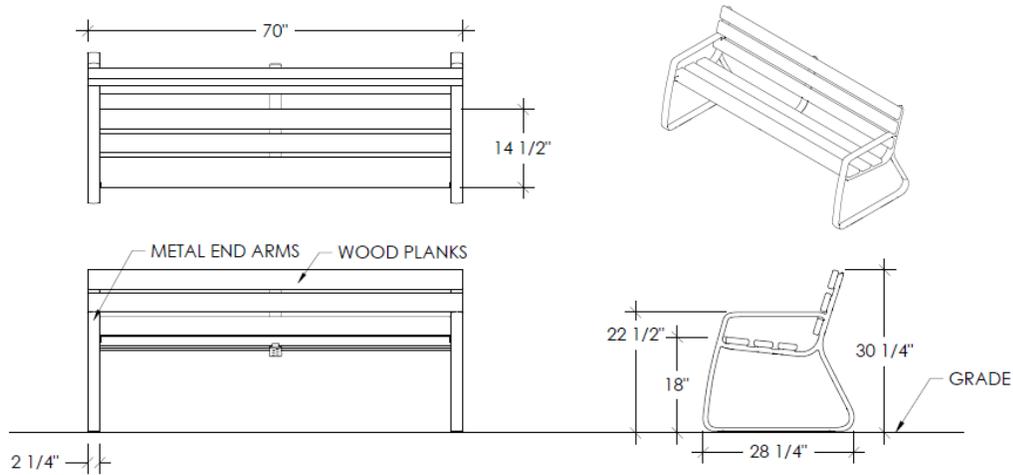
50' ROAD TRACT STREET SECTION

SCALE: 1/8" = 1' - 0"

Figure 10: 50' Road Tract Section

## Site Amenities

Approval by the Village of Wellington Architectural Review Board is required for the project's final site amenities, however conceptual details are provided below.



3 FGP EMBEDDED BENCH, BACKED

SCALE: 1/2" = 1'-0"

Figure 11: Conceptual Bench Detail

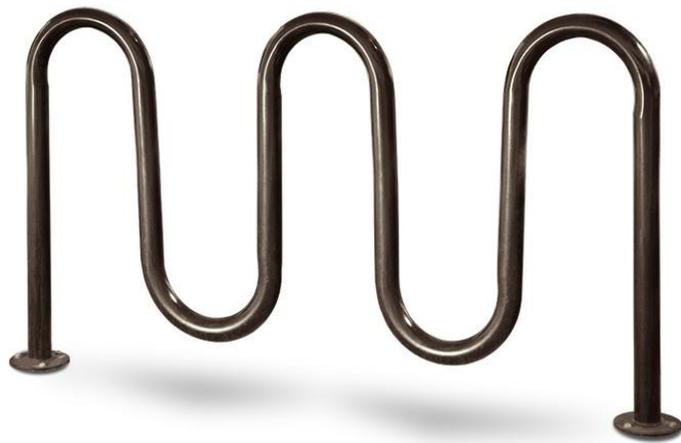


Figure 12: Conceptual Bike Detail



Figure 13: Conceptual Trash Receptacle



14 BUS SHELTER

SCALE: N.T.S.

Figure 14: Conceptual Bus Shelter



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Figure 15: Conceptual Mail Kiosk