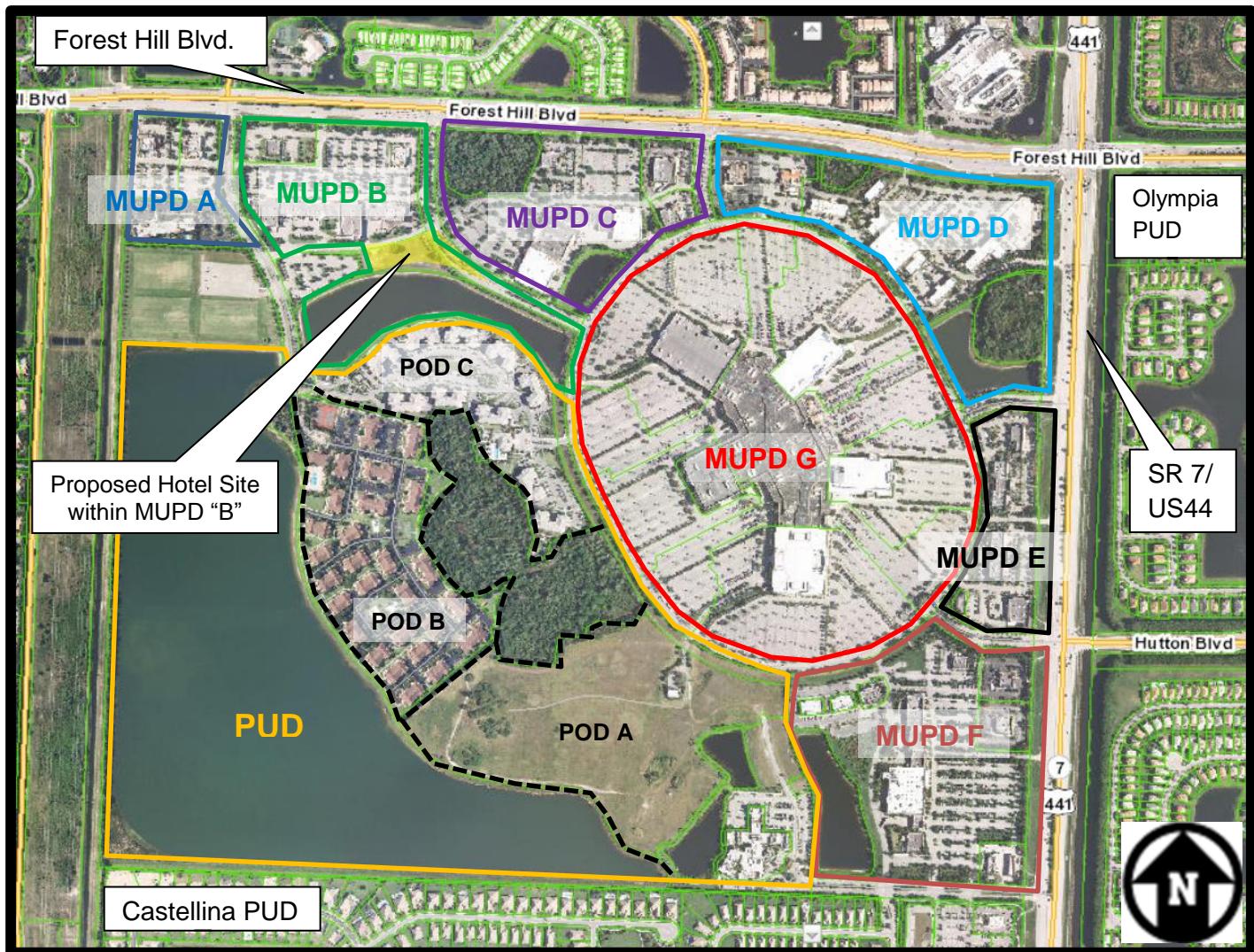


**Exhibit "A"**  
Location Map



**Exhibit "B"**  
Legal Description

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13:

THENCE S87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13:

THENCE CONTINUE S87°44'43" E A DISTANCE OF 684.73 FEET;

THENCE S02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17" E;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.66 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;

THENCE S78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N89°02'07" E A DISTANCE OF 70.31 FEET;

THENCE S00°22'03" E A DISTANCE OF 503.00 FEET;

THENCE S01°58'00" W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;

THENCE S88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S01°53'53" W A DISTANCE OF 1312.60 FEET;

THENCE S01°53'57" W A DISTANCE OF 827.17 FEET;

THENCE N88°05'25" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE N01°52'59" E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 13;

THENCE N01°54'01" E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 466.30 ACRES MORE OR LESS.

**LESS – Metes and Bounds:**

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S01°54'01"W ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 699.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S01°54'01"W ALONG THE SAID WEST LINE OF SAID SECTION 13 A DISTANCE OF 534.48 FEET;

THENCE S88°05'59"W A DISTANCE OF 900.75 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N82°47'11"E;

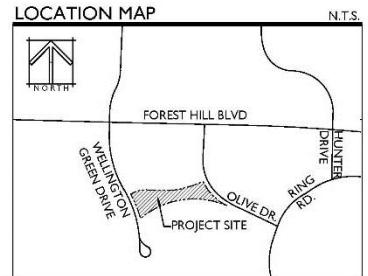
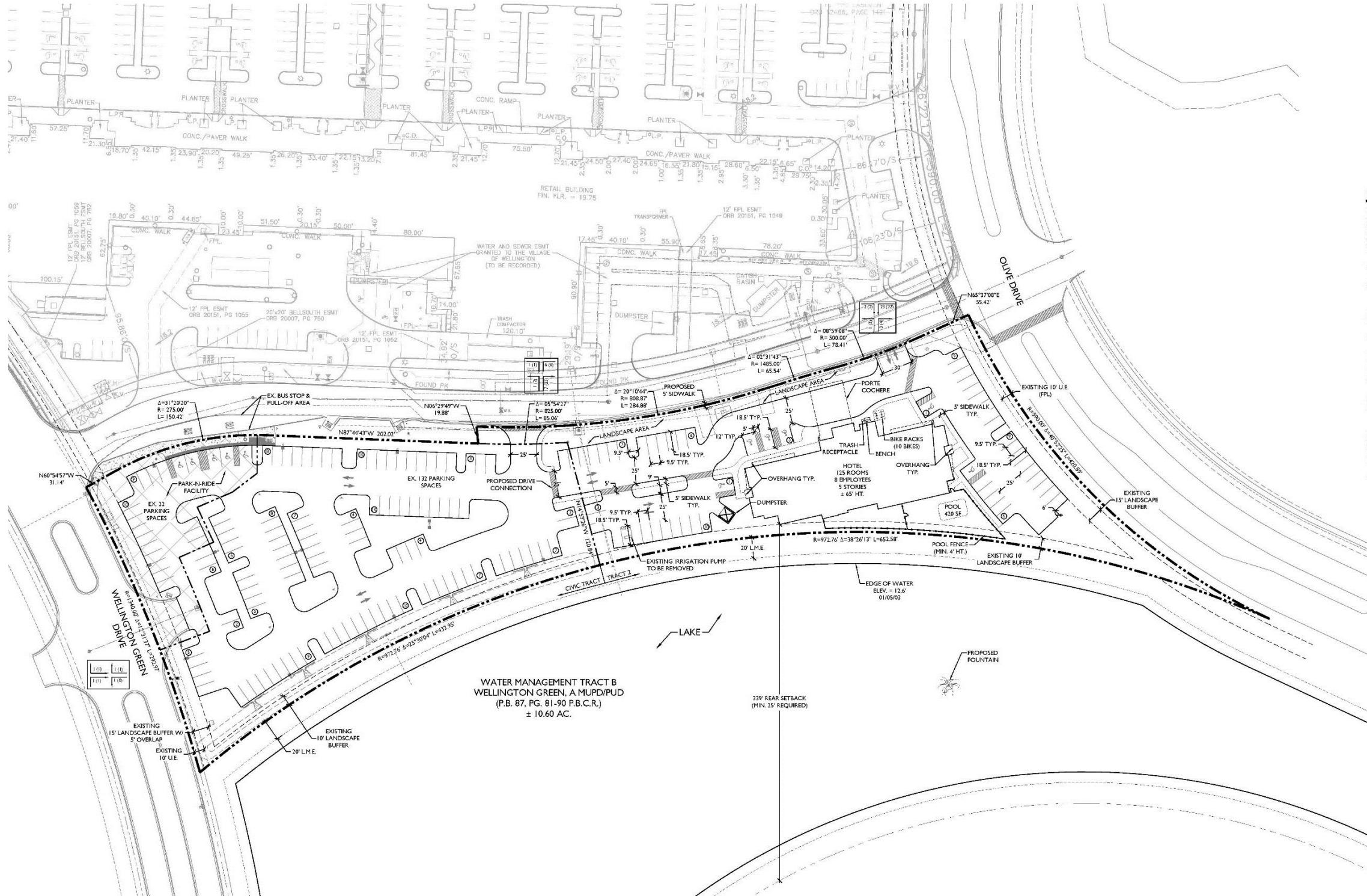
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2631'07" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 538.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N88°05'59"W A DISTANCE OF 680.75 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.00 ACRES, MORE OR LESS

## Exhibit "C"

### MUPD "B" Hotel Conceptual Site Plan



#### SITE DATA

APPLICATION NUMBER	17-102017-06 ASAS6
FUTURE LAND USE DESIGNATION	LSMU(GH)
ZONING DISTRICT	MUPD
OVERLAY DISTRICT	DR1
SECTION/TOWNSHIP/PRANGE	134411
PROPERTY CONTROL NUMBER(S)	73-41-44-13-04-002-0000 73-41-44-13-01-003-0020 95-0908001
CONCURRENCY CASE NUMBER	

SITE AREA	GROSS SITE AREA (INC. CIVIC TRACT/TRACT 2)	3.85 AC (167,706 S.F.)
	NET SITE AREA (TRACT 2 ONLY)	1.78 AC (77,536 S.F.)
	IMPERVIOUS AREA	49,035.98 S.F.
	PERVIOUS AREA	28,927.71 S.F.

GROSS FLOOR AREA (HOTEL)	63,326 S.F.
ACCESSORY USE (MEETING ROOM)	1,500 S.F.
FAR	.38
BUILDING LOT COVERAGE (MAX. 30%)	8%
BUILDING HEIGHT (MAX. 72")	65'
TRAFFIC ANALYSIS ZONE	736

PARKING REQUIRED (1.25 SPACES/ROOM + 1 SPACE/EMPLOYEE)	164 SP
PARKING PROVIDED	164 SP
HOTEL PARCEL	55 SP
CIVIC PARCEL	09 SP
HANDICAP PARKING REQUIRED	6 SP
HANDICAP PARKING PROVIDED	11 SP
BICYCLE PARKING REQUIRED	10 SP
BICYCLE PARKING PROVIDED	10 SP

\*MAX. 72' HT. FOR HOTEL USE PER CONDITION L.C.A.13

#### DEVELOPMENT TEAM

Planner: WGI  
2033 Vista Parkway  
West Palm Beach, FL 33411  
Owner: Birch Development LTD  
2200 Butts Rd, Suite 300  
Boca Raton, FL 33431

Civil Engineer: Thomas Engineering Group  
1000 Corporate Dr., Suite 250  
Fort Lauderdale, FL 33334  
Architect: LK Architecture, Inc.  
345 Riverview, Suite 200  
Wichita, KS 67203

REVISION DATES		
DATE	APPROVAL	NOTES
01/15/17	Initial Submission	
02/21/17	Review/Per Disc Comments	

WELLINGTON GREEN MUPD B CONCEPTUAL SITE PLAN

WGI  
LANDSCAPE DESIGN SERVICES DIVISIONAL  
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL  
TRANSPORTATION // FRANCHISING // NAVIGATION // CREATIVE SERVICES

## **Exhibit “D”**

## Wellington Green Master Plan



W/ENGINEERING // SURVEYING & SUE // CREATIVE SERVICES  
10101 Parkwy, West Palm Beach, FL 33411  
Phone 561.687.2220 [www.WGILDS.com](http://www.WGILDS.com)  
Cert No. 6091 - LB No. 7055

WELLING ON GREEN MALL

VILLAGE OF WELLINGTON, FLORIDA

SITE DATA		
TOTAL SITE AREA		4543.0 AC.
FUTURE LAND USE DESIGNATION		LSIMU OVERLAY
ZONING DISTRICT		MUPD AND PUD
<u>MUPD A</u>		8.67 AC.
TRACT A		8.67 AC.
<u>MUPD B</u>		29.79 AC.
TRACT B		17.10 AC.
WATER MANAGEMENT TRACT B		10.61 AC.
CIVIC TRACT		2.07 AC.
<u>MUPD C</u>		23.92 AC.
TRACT C		18.33 AC.
TRACT C-1		3.00 AC.
WATER MANAGEMENT TRACT C		1.70 AC.
TRACT W-3		3.89 AC.
<u>MUPD D</u>		29.89 AC.
TRACT D		21.78 AC.
TRACT W-1		3.85 AC.
TRACT W-1A		.97 S.F.
TRACT W-1B		0.07 AC.
TRACT W-2		0.77 AC.
WATER MANAGEMENT TRACT E		3.92 AC.
<u>MUPD E</u>		10.26 AC.
TRACT E		10.26 AC.
<u>MUPD F</u>		35.74 AC.
TRACT F		30.98 AC.
4.76 AC. WATER MANAGEMENT TRACT		4.76 AC.
<u>MUPD G</u>		103.18 AC.
TRACT G		97 AC.
TRACT G-1		31 AC.
TRACT G-2		0.92 AC.
TRACT G-3		0.89 AC.
TRACT G-4		1.21 AC.
<u>PUD</u>		21,552 AC.
POD A		46.14 AC.
POD B		25.96 AC.
POD C		17.64 AC.
PARCEL 1A		3.11 AC.
PARCEL 1B		2.53 AC.
TRACT W-5		17.82 AC.
TRACT W-6		1.15 AC.
WATER MANAGEMENT TRACT A		97.97 AC.
2.74 AC. DRAINAGE DETENTION EASEMENT		2.74 AC.

**PUD:**  
TOTAL DWELLING UNITS/CLF UNITS 567 M.F. 620 C.L.F.  
TOTAL GROSS DENSITY 5.52 D.U./A.C.

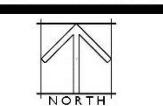
PUD RESIDENTIAL POD DATA				
POD NAME	ACRES	TYPE	TOTAL D.U.	NET DENSITY (D.U./AC)
POD A	39.64	CLF®	620	15.64
POD B	25.96	MPH®	400	15.40
POD C	17.64	MPH®	167	9.47

\*CLF UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES AS PER CONDITION 3.3  
\*THE MULTI-FAMILY UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES UPON  
SUBMITTAL OF NOPC AS PER CONDITION 3.4.  
  
\*FOR DETAILS ON SQUARE FOOTAGE AND UNITS PER BUILDING PLEASE REFER TO THE  
INDIVIDUAL POD SITE PLANS.

SITE DATA AS SHOWN ON PDP	
LAND USE	ACREAGE
COMMERCIAL HIGH (CH)	241.46 AC.
RESIDENTIAL HIGH (HR6)	43.75 AC.
RESIDENTIAL MEDIUM (MR5)	40.00 AC.
WETLANDS/ UPLAND BUFFERS	27.28 AC*
WATER MANAGEMENT TRACTS	125.46 AC.
DRAINAGE DETENTION EASEMENTS	3.95 AC.

LAND USE ACREAGE		
LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
COMMERCIAL HIGH (CH)	185	250
RESIDENTIAL HIGH (HR8)	10	50
RESIDENTIAL MEDIUM (HR5) (CLF USE ONLY)	35	60
WETLAND/BUFFER	27	N/A
ACTIVE PARK	10	N/A
**LAKES/ DRAINAGE CONTROL	132	N/A

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A scale bar diagram consisting of four horizontal segments. The first segment is labeled '125'' above it. The second segment is labeled '250'' above it. The third segment is labeled '500'' above it. The fourth segment is labeled '100'' above it. Below the segments, the text 'SCALE: 1" = 250'-0"' is centered.

DRAWN BY: BRD  
DRAWING #: MP\_Wellington Green MUPD-B.dwg  
E #: NEW PROJECT\_Fairfield Inn@Wellington

Page 1 of 1

**Exhibit "E"**  
Wellington Traffic Consultant's Letter



**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

January 25, 2017

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

**Re: Wellington Green MUPD B Site Plan - #PTC17-001F  
16-10 (2017-06 ASA 56)**

Dear Mr. Newell:

The Village of Wellington has determined that the Development Order for the Wellington Green Mall is still active; therefore, the 4,296 PM peak hour trips are still considered vested. Attached is the Requested Use Matrix that demonstrates that the PM peak hour trips generated by the proposed hotel are within the approved thresholds of the Wellington Green Mall. We have no comments.

Sincerely,

Andrea M. Troutman, P.E.  
President

cc: Cory Lyn Cramer  
Patrick Barthelemy

Attachment