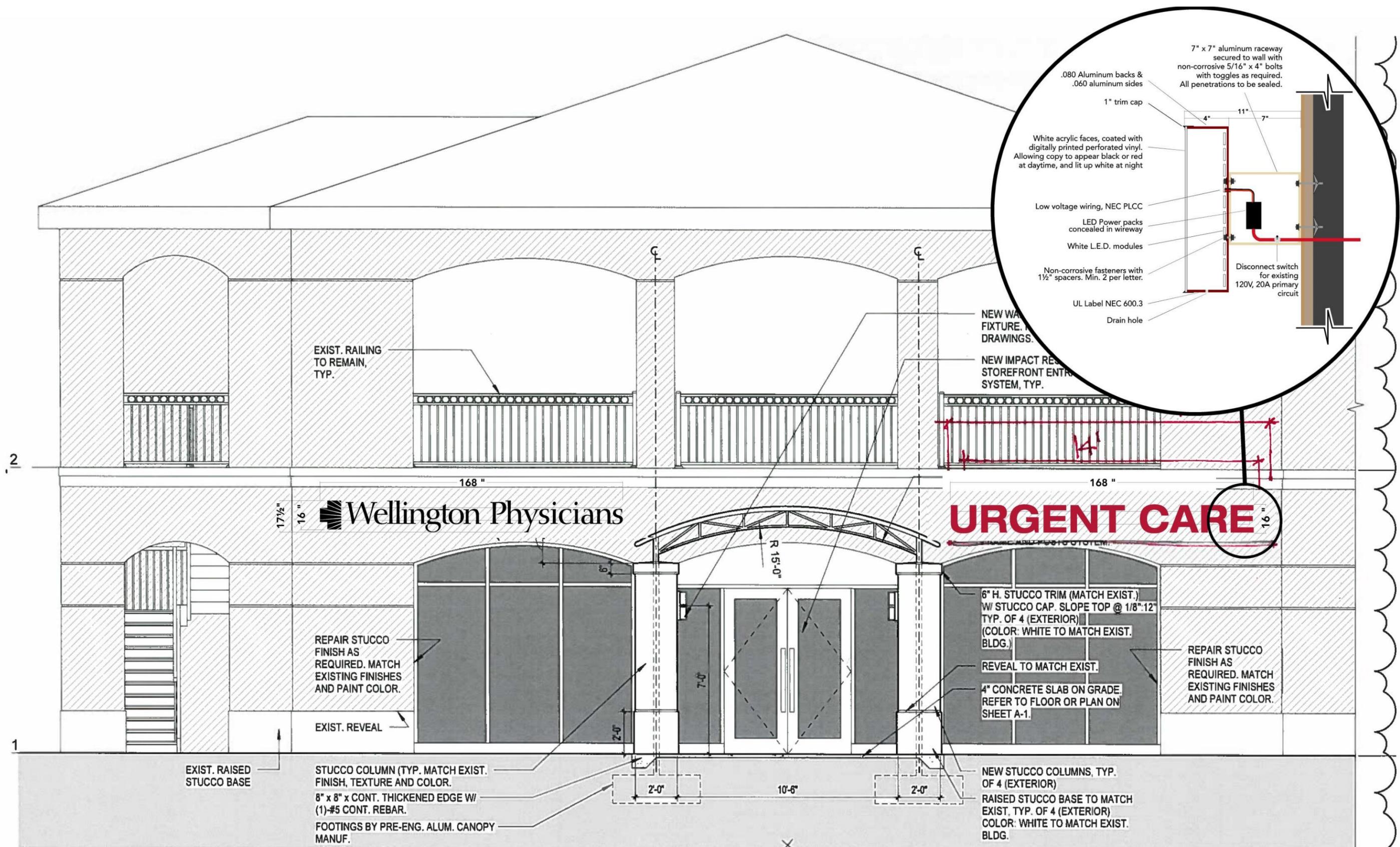


**Staff Report Exhibit "A"**  
Location Map



**Staff Report Exhibit "B"**  
**Proposed Wall Signs**



**South Building Elevation**

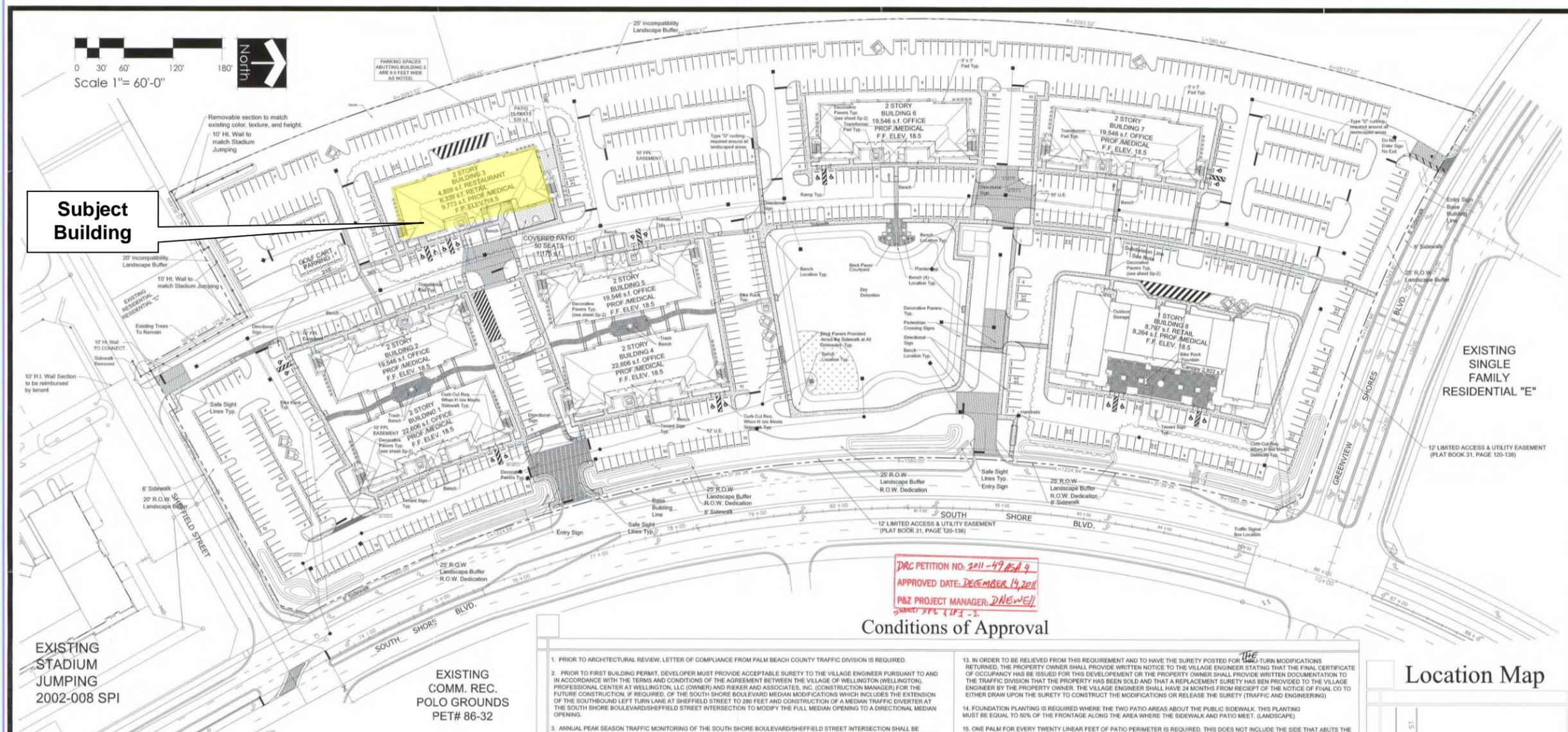
SCALE: 1/4" = 1'-0"



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# Professional Center At Wellington

Village of Wellington, Florida



**Subject Building**

EXISTING STADIUM JUMPING 2002-008 SPI

EXISTING COMM. REC. POLO GROUNDS PET# 86-32

### Site Data

Petition Number	2006-002-ASA-3
Name of Project	Professional Center At Wellington
Proposed Use	Professional Office, Medical Office, Retail, Restaurant
Future Land Use Designation	Community Commercial
Zoning District	Commercial Pod within Wellington P.U.D.
Section, Township, Range	41/44/16
Property Control Numbers	73-41-44-16-00-000-7010 73-41-44-09-02-000-0092
Concurrency Exemption No.	0131005X1
Traffic Analysis Zone	1001
Total Site Area	17.96 a.c.
Total Gross Floor Area	161,378 s.f.
Prof. Office	141,433 s.f.
Max. Med. Office	33,300 s.f.
Retail	15,136 s.f.
Restaurant	4,809 s.f.
Total Floor Area Ratio	.21
Total Building Coverage (Including Overhang of 18,817 s.f.)	14%
Impermeable Area	67%
Buildings	111,431 s.f.
Pavement/Walks	414,785 s.f.
Permeable Area	33%
Open Space	256,122 s.f.
Lake/Retention/Detention	.75 a.c.
Building Height	max. 35'
Number of Stories	2
Parking Required	866 SPACES
Med. Office - 1 Space/200 s.f. @ 53,300 s.f. = 267	
Prof. Office - 1 Space/200 s.f. @ 98,133 s.f. = 441	
Retail - 1 Space/200 s.f. @ 15,136 s.f. = 76	
Restaurant - 1 Space/80 s.f. @ 4,809 s.f. = 60	
Outdoor Seating - 1 Space/80 s.f. @ 1,695 s.f. = 22	
Proposed Parking	868
Handicap Spaces Required	18
Handicap Spaces Proposed	20
Loading Required (15' x 55' Min.)	2
Loading Provided	2



### Conditions of Approval

- PRIOR TO ARCHITECTURAL REVIEW, LETTER OF COMPLIANCE FROM PALM BEACH COUNTY TRAFFIC DIVISION IS REQUIRED.
- PRIOR TO FIRST BUILDING PERMIT, DEVELOPER MUST PROVIDE ACCEPTABLE SURETY TO THE VILLAGE ENGINEER PURSUANT TO AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON (WELLINGTON PROFESSIONAL CENTER AT WELLINGTON, LLC (OWNER) AND RIEKER AND ASSOCIATES, INC. (CONSTRUCTION MANAGER) FOR THE FUTURE CONSTRUCTION. IF REQUIRED, OF THE SOUTH SHORE BOULEVARD MEDIAN MODIFICATIONS WHICH INCLUDES THE EXTENSION OF THE SOUTHBOUND LEFT TURN LANE AT SHEFFIELD STREET TO 280 FEET AND CONSTRUCTION OF A MEDIAN TRAFFIC DIVERTER AT THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION TO MODIFY THE FULL MEDIAN OPENING TO A DIRECTIONAL MEDIAN OPENING.
- ANNUAL PEAK SEASON TRAFFIC MONITORING OF THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION SHALL BE COMPLETED ANNUALLY UNTIL IMPROVEMENTS ARE CONSTRUCTED OR UNTIL 24 MONTHS AFTER LAST CERTIFICATE OF OCCUPANCY. IF IMPROVEMENTS ARE NOT REQUIRED, AS DETERMINED BY THE VILLAGE ENGINEER, SURETY WILL THEN BE RELEASED. UPON COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OUTLINED IN CONDITION NO. 2 ABOVE (THE EXTENSION OF THE SOUTHBOUND LEFT TURN LANE AT SHEFFIELD STREET TO 280 FEET AND CONSTRUCTION OF A MEDIAN TRAFFIC DIVERTER AT THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION), THIS CONDITION WILL BE CONSIDERED SATISFIED AND SURETY MAY THEN BE RELEASED.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE VILLAGE FOR ANY STRUCTURE UNTIL SUCH TIME AS THE CONSTRUCTION OF SOUTH SHORE BOULEVARD FROM GREENVIEW SHORES BOULEVARD TO PIERSON ROAD IS SUBSTANTIALLY COMPLETED. IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON, PROFESSIONAL CENTER AT WELLINGTON, LLC AND RIEKER AND ASSOCIATES, INC. IF THE WORK IS TERMINATED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH PARAGRAPH 16 OF THE AGREEMENT THIS PROVISION SHALL NOT APPLY.
- PETITIONER SHALL PROVIDE AN ANNUAL REPORT IDENTIFYING THE MEDICAL AND PROFESSIONAL OFFICE BUILDING SQUARE FOOTAGE OCCUPANCY AND PERCENTAGE. ADDITIONALLY THE REPORT WILL BE PROVIDED AT TIME OF BUILDING PERMIT FOR TENANT IMPROVEMENTS AND BUSINESS LICENSE. CONDITION OF APPROVAL PRIOR TO BUILDING PERMITS AND BUSINESS LICENSES.
- THIS SITE PLAN IS CERTIFIED PURSUANT TO THE PROVISIONS OF SECTION 5.6 OF THE WELLINGTON LDR. CERTIFICATION CONFIRMS ONLY THAT THE SITE PLAN MEETS THE REQUIREMENTS OF SECTION 5.6 AND AUTHORIZES ONLY THE PARTICULAR SITE CONFIGURATION, LAYOUT AND LEVEL OF IMPACTS. THE CERTIFICATION OF THIS SITE PLAN DOES NOT INDICATE THAT THE PROJECT HAS MET THE REQUIREMENTS OF SECTION 8 OF THE LDR OR OTHER ENGINEERING STANDARDS AND SPECIFICATIONS. APPROVAL FROM THE VILLAGE ENGINEER PURSUANT TO THE REQUIREMENTS OF SECTION 8 SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. MODIFICATIONS REQUIRED BY THE VILLAGE ENGINEER PURSUANT TO SECTION 8 MAY NECESSITATE MODIFICATIONS TO THIS SITE PLAN.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, FINAL APPROVAL BY THE ENGINEERING DEPARTMENT IS REQUIRED FOR THE IMPROVEMENTS SHOWN WITHIN THE PHASE FOR THAT PARTICULAR BUILDING. THE IMPROVEMENTS FOR A PARTICULAR PHASE ARE THOSE ON THE APPROVED SITE PLAN AND PHASING PLAN.
- PRIOR TO COMMENCING WORK, APPLICANT SHALL OBTAIN ALL REQUIRED BUILDING AND ENGINEERING PERMITS.
- NO BUILDING PERMITS SHALL BE ISSUED AFTER DECEMBER 31, 2012. (PALM BEACH COUNTY TRAFFIC AND PLANNING & ZONING)
- THE UNDEVELOPED / UNIMPROVED AREAS OF THE SITE SHALL BE GRASSED / SPRIGGED FOR UNIFORM COVERAGE AND DUST CONTROL PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY AND MAINTAINED IN ACCEPTABLE MANNER (REGULAR MAINTENANCE) AT ALL TIMES. (ENGINEERING AND PLANNING & ZONING)
- NO STORAGE SHALL BE PERMITTED ON THE UNDEVELOPED / UNIMPROVED PHASES OF THIS PROJECT. (PLANNING & ZONING)
- THE PROPERTY OWNER SHALL FUND THE COST OF U-TURN PAVEMENT MODIFICATIONS IF WARRANTED AS DETERMINED BY THE VILLAGE ENGINEER AT THE GREENVIEW SHORES BOULEVARD AND SOUTHSHORE INTERSECTION FOR THE NORTHBOUND U-TURN AT THE SHEFFIELD STREET AND SOUTH SHORE BOULEVARD INTERSECTION FOR THE SOUTHBOUND U-TURN. THE COST OF MODIFICATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY LOCATION AND RIGHT OF WAY OR EASEMENT ACQUISITION. CERTIFICATES OF OCCUPANCIES FOR THE RETAIL SQUARE FOOTAGE SHALL NOT BE ISSUED UNTIL THE PROPERTY OWNER PROVIDES ACCEPTABLE SURETY IN THE FORM OF A CASH BOND OR ESCROW AGREEMENT TO THE VILLAGE OF WELLINGTON IN AN AMOUNT AS DETERMINED BY THE VILLAGE ENGINEER. (TRAFFIC AND ENGINEERING)
- IN ORDER TO BE RELIEVED FROM THIS REQUIREMENT AND TO HAVE THE SURETY POSTED FOR U-TURN MODIFICATIONS RETURNED, THE PROPERTY OWNER SHALL PROVIDE WRITTEN NOTICE TO THE VILLAGE ENGINEER STATING THAT THE FINAL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THIS DEVELOPMENT OR THE PROPERTY OWNER SHALL PROVIDE WRITTEN DOCUMENTATION TO THE TRAFFIC DIVISION THAT THE PROPERTY HAS BEEN SOLD AND THAT A REPLACEMENT SURETY HAS BEEN PROVIDED TO THE VILLAGE ENGINEER BY THE PROPERTY OWNER. THE VILLAGE ENGINEER SHALL HAVE 24 MONTHS FROM RECEIPT OF THE NOTICE OF FINAL GO TO EITHER DRAW UPON THE SURETY TO CONSTRUCT THE MODIFICATIONS OR RELEASE THE SURETY (TRAFFIC AND ENGINEERING)
- FOUNDATION PLANTING IS REQUIRED WHERE THE TWO PATIO AREAS ABOUT THE PUBLIC SIDEWALK. THIS PLANTING MUST BE EQUAL TO 50% OF THE FRONTAGE ALONG THE AREA WHERE THE SIDEWALK AND PATIO MEET. (LANDSCAPE)
- ONE PALM FOR EVERY TWENTY LINEAR FEET OF PATIO PERIMETER IS REQUIRED. THIS DOES NOT INCLUDE THE SIDE THAT ABUTS THE BUILDING. (LANDSCAPE)
- SHRUBS IN THE ABOVE REQUIRED FOUNDATION PLANTING AREAS ARE TO BE INSTALLED AT 36" HT. MINIMUM. PALMS ARE 6' CT MINIMUM. (LANDSCAPE)
- FENCES MAY NOT BE VINYL COATED CHAIN LINK PER THE ARCHITECT'S PLAN. ALUMINUM DECORATIVE FENCE OR BETTER MUST BE USED. (LANDSCAPE)
- PATIO SURFACING MATERIALS MUST BE SPECIFIED ON THE LANDSCAPE PLANS. (LANDSCAPE)
- ARCHITECTURAL, ENGINEERING AND LANDSCAPE PLANS MUST BE CONSISTENT AND MEET THE REQUIREMENTS SHOWN ABOVE. (LANDSCAPE)
- OUTDOOR STORAGE OR DISPLAY SHALL NOT BE PERMITTED ON-SITE AT ANY TIME. (PLANNING & ZONING)

\* See sheets 1 - 5 of Civil Engineering Documents for additional phasing conditions

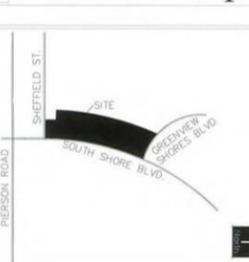
### Development Regulations

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			FAR	PERV. AREA	BLDG. COVER	MAX. BLDG. HEIGHT	SETBACKS/SEPARATIONS		
	SIZE	WIDTH	DEPTH					FRONT	REAR	SIDE
CC	100'	200'	35'	n/a	25%	35'	25'	C-20'	25'	C-20'
PUD	A.C.	100'	200'	35'	n/a	25%	35'	R-40'	25'	R-40'
CC PUD	17.96 A.C.	2,144'	514'	.21	33%	14%	35'	97'	220'	106'

### Subdivision Note

APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO SECTION 8.6.2, SUBDIVISION OF COMMERCIAL AND INDUSTRIAL BUILDING SITES OF THE LDR AS SHOWN HEREIN. ALL PARKING WITHIN THIS AREA ARE 9.5 FEET WIDE.

### Location Map



### Development Team

DEVELOPER: BROADVIEW REALTY I, LLC  
14442 PIERSON ROAD  
WELLINGTON, FLORIDA 33414

ENGINEER/PLANNER/SURVEYOR: SEXTON ENGINEERING ASSOCIATES, INC.  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE: 561-782-3122

LANDSCAPE ARCHITECT: JON E. SCHMIDT AND ASSOCIATES  
2247 PALM BEACH LAKES BLVD., SUITE 101  
WEST PALM BEACH, FLORIDA 33409

### REVISIONS / SUBMISSIONS

- 7/25/06 Revised Dumpsters
- 8/25/06 DRC Submittal
- 9/11/06 Comments
- 9/29/06 New Drainage
- 10/16/06 Issued For Permit
- 11/8/07 New Base/Civil
- 04/30/07 Tree Protection Detail
- 12/13/2007 Add Phasing
- 1/9/08 Site Revisions/COA
- 2/5/08 COA
- 3/12/2008 Adjust Wall Location
- 4/15/2008 Village Comments
- 7/15/2008 New Footprint
- 9/23/2008 DRC Comments
- 10/22/2008 Village Comments
- 10/23/2008 Cert. Comments
- 11/16/2011 Site Plan Amendment
- 12/22/2011 Per DRC Comments
- 01/11/2012 Add DRC Conditions

Site Plan RECEIVED  
JAN 12 2012  
VILLAGE OF WELLINGTON  
PLANNING & CODE DEPARTMENT

11-16-2011 Site Plan Update By:

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS

80 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33409  
PHONE 561-782-3122 FAX 561-782-3168  
FL REGISTRATION 00000893, E0001064