

**Exhibit A - MUPD B Site Plan**

Forest Hill Boulevard

**SIGN #58**  
APPROVED PER  
R-2011-42

**\* PERIMETER SIGNS REQUIRE  
MODIFIED DRI CONDITIONS  
OF APPROVAL. DFI/DN**

25' LANDSCAPE BUFFER

**LIMITS OF WORK**

**LIMITS OF WORK**

TRUCK TURN

1" = 30'

SITE PLAN

NORTH

1" = 20'



**SITE DATA**

SITE AREA	16,140 SF	37 AC
GREEN (PERVIOUS) AREA	6,700 SF	41.5%
PAVEMENT AND SIDEWALK AREA	4,586 SF	29.0%
BUILDING AREA (INCLUDING 642 SF OF OUTDOOR SEATING)	4,754 SF	29.5%
<b>53 87 SF</b>		
PETITION NUMBER	2000-12 ASA 40	
PROJECT NUMBER	5000-345	
PROPOSED USES	RESTAURANT	
FUTURE LAND USE	LS/MU OVERLAY (CH)	
ZONING	MUPD	
SECTION/TOWNSHIP/RANGE	S13/T44/R41E	
CONCURRENCY CASE #	95-0908001	
OVERLAY DISTRICT	DRI	
TRAFFIC ANALYSIS ZONE	736	
ZONING	MUPDA / PUD	
FLU DESIGNATION	REGIONAL COMMERCIAL/LSMU	
BUILDING HEIGHT	MAX 35'	PROPOSED 24'-8"
PROPOSED PARKING	95 REGULAR	4 HANDICAP
	TOTAL 99	

**CONTACTS**

**OWNER / DEVELOPER**  
SCHMIER & FLERRING PROPERTIES, INC  
7777 GLADES ROAD, SUITE 310  
BOCA RATON, FLORIDA 33434-4195  
PHONE: 561-483-8400

**CIVIL ENGINEER**  
INTERPLAN, LLC  
933 LEE ROAD, SUITE 120  
ORLANDO, FLORIDA 32811  
PHONE: 407-645-5008  
FAX: 407-629-9124

**LANDSCAPE ARCHITECT**  
INTERPLAN, LLC  
933 LEE ROAD, SUITE 120  
ORLANDO, FLORIDA 32811  
PHONE: 407-645-5008  
FAX: 407-629-9124

**ARCHITECT**  
INTERPLAN MIDWEST  
ONE SOUTH 280 SUMMITT AVENUE  
SUITE D  
OAKBROOK TERRANCE, IL 60181  
PHONE: 630-932-2336  
FAX: 630-932-2339

**ELECTRIC**  
FLORIDA POWER AND LIGHT  
500 BUSINESS PARKWAY  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE: 561-790-5045

**TELEPHONE**  
BELL SOUTH  
BELL SOUTH TELECOMMUNICATIONS, INC.  
2021 SOUTH MILITARY TRAIL  
WEST PALM BEACH, FLORIDA 33415  
PHONE: 561-439-9190

**NATURAL GAS**  
FLORIDA PUBLIC UTILITIES  
401 SOUTH DIXIE HIGHWAY  
WEST PALM BEACH, FLORIDA 33401  
PHONE: 561-838-1717

**WATER/SEWER**  
VILLAGE OF WELLINGTON  
12794 WEST FOREST HILL, SUITE 11A  
WELLINGTON, FLORIDA 33414  
PHONE: 561-791-4010

**WASTE MANAGEMENT**  
WASTE MANAGEMENT OF PALM BEACH  
651 INDUSTRIAL WAY  
BOYNTON BEACH, FLORIDA 33426  
PHONE: 561-547-4000

**USE REQUIREMENTS**

PROJECT: WELLINGTON GREEN/APPLEBEE'S  
PROPERTY ID#: 73414413010020000

DRAINAGE: STORMWATER MANAGEMENT BY MASTER POND FOR WELLINGTON GREEN.

SURFACE WATER: THE SUBJECT SITE DOES NOT HAVE EXISTING SURFACE WATER BODIES, STREAMS, OR CANALS ON SITE OR WITHIN 50' OF THE SITE.

NATURAL VEGETATION: THERE ARE NO UPLAND WILDLIFE HABITATS IDENTIFIED ON SITE.

FLOOD ZONE: ZONE B, FEMA PANEL # 120192 0100 B, DATED OCTOBER 15, 1982

**VILLAGE OF WELLINGTON**  
PETITION NO. 2014-43 V.A.9.2  
APPROVED DATE: July 30, 2014  
P&Z PROJECT MANAGER: D. NEWELL

15' X 42' COVERED ROOF PATIO WITH  
WOOD FRAMED PERGOLA AND STUCCO  
FINISHED HALF WALL.

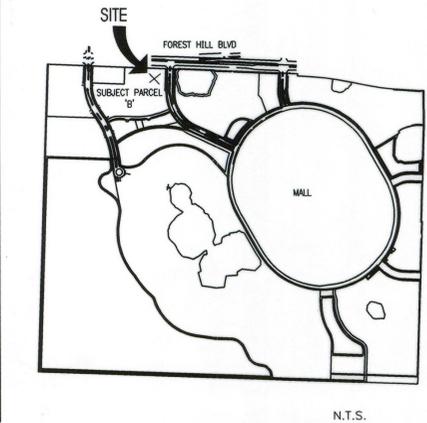
**LEGAL DESCRIPTION**

TRACT "B" WELLINGTON GREEN, A MUPD/PUD,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LESS THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING AT THE NORTHWEST CORNER OF SAID  
PARCEL "B"; THENCE S87°44'43"E ALONG THE NORTH  
LINE THEREOF, A DISTANCE OF 445.83 FEET;  
THENCE S02°15'00"W, A DISTANCE OF 226.43 FEET;  
THENCE N87°44'43"W, A DISTANCE OF 445.83 FEET  
TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF  
PARCEL "1A" (ALSO KNOWN AS WELLINGTON GREEN  
DRIVE); THENCE N02°15'00"E ALONG THE AFORESAID  
EAST RIGHT-OF-WAY, A DISTANCE OF 226.43 FEET  
TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF  
WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 644,134 SQUARE FEET/14.7873 ACRES,  
MORE OR LESS.

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

**VICINITY MAP**



**GENERAL NOTES**

- PROJECT WILL BE COMPLETED IN ONE PHASE.
- PROPOSED USE: RESTAURANT
- MONUMENT SIGNAGE SHALL COMPLY WITH THE WELLINGTON GREEN MASTER
- SITE LIGHTING SHALL CONFORM WITH STANDARDS AND SPECIFICATIONS OF THE PALM BEACH COUNTY SITE LIGHTING ORDINANCE AS PREVIOUSLY APPROVED.
- PRIVATE EASEMENT AGREEMENT ADDRESSING OWNERSHIP AND MAINTENANCE OF COMMON PRIVATE UTILITIES WILL BE PROVIDED PRIOR TO CONSTRUCTION PLAN
- SEWAGE COLLECTION SYSTEM ON SITE WILL BE OWNED AND OPERATED BY THE PROPERTY OWNER.
- THIS DEVELOPMENT PLAN MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS ENGINEERING UPON RESUBMITTAL FOR REVISIONS.
- COMMERCIAL SQUARE FOOTAGE: 4,754 SF
- SITE LIGHTING IS PER MASTER DEVELOPMENT AND NO MODIFICATIONS TO THE PHOTOMETRICS IS PROPOSED.
- FACIA SIGNS SHALL ALSO COMPLY WITH THE MASTER SIGN PLAN. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

**LEGEND**

PROPOSED STORM PIPE	---
PROPOSED SANITARY SEWER PIPE	---
PROPOSED WATER LINE	---
GRADE BREAK	---
DRAINAGE STRUCTURE (INLET)	■
SANITARY CLEANOUT	○
PROPOSED SITE GRADE	xxx
MANHOLE	○
EXISTING GRADES	76.4
PROPOSED CONTOURS (BY DEVELOPER)	84.0

**INTERPLAN**

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

AA 004320  
CA 8660

933 LEE ROAD, FIRST FLOOR  
ORLANDO, FLORIDA 32810  
PH 407.645.5008  
FX 407.629.9124

SEAL:  
ROBERT ZIEGENFUSS, P.E.  
FL REG. #56752

**CONSULTANT:**

NO.	DATE	REMARKS
1	08/31/06	ORC COMMENTS
3	10-3-06	ORC COMMENTS

**FLORIDA APPLE 1, LLC**  
Applebee's Neighborhood Grill & Bar  
Wellington Green  
10600 Forest Hill Boulevard



PROJECT NO: 2006.0178  
PROJECT NO: 2006.0030  
DATE: 06-26-06

**C1DP**

CHECKED:

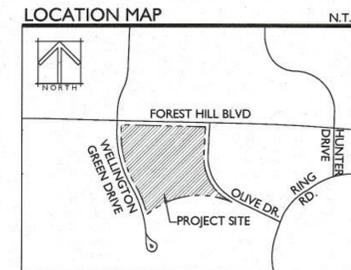
WELLINGTON GREEN / APPLEBEE'S D.P.  
SW CORNER OF FOREST HILL BOULEVARD  
AND FORTUNE DRIVE  
VILLAGE OF WELLINGTON, FLORIDA  
PARCEL ID 73414413010020000

Approved by: [Signature]  
Planning & Zoning  
Engineering  
Building  
Landscape  
Traffic

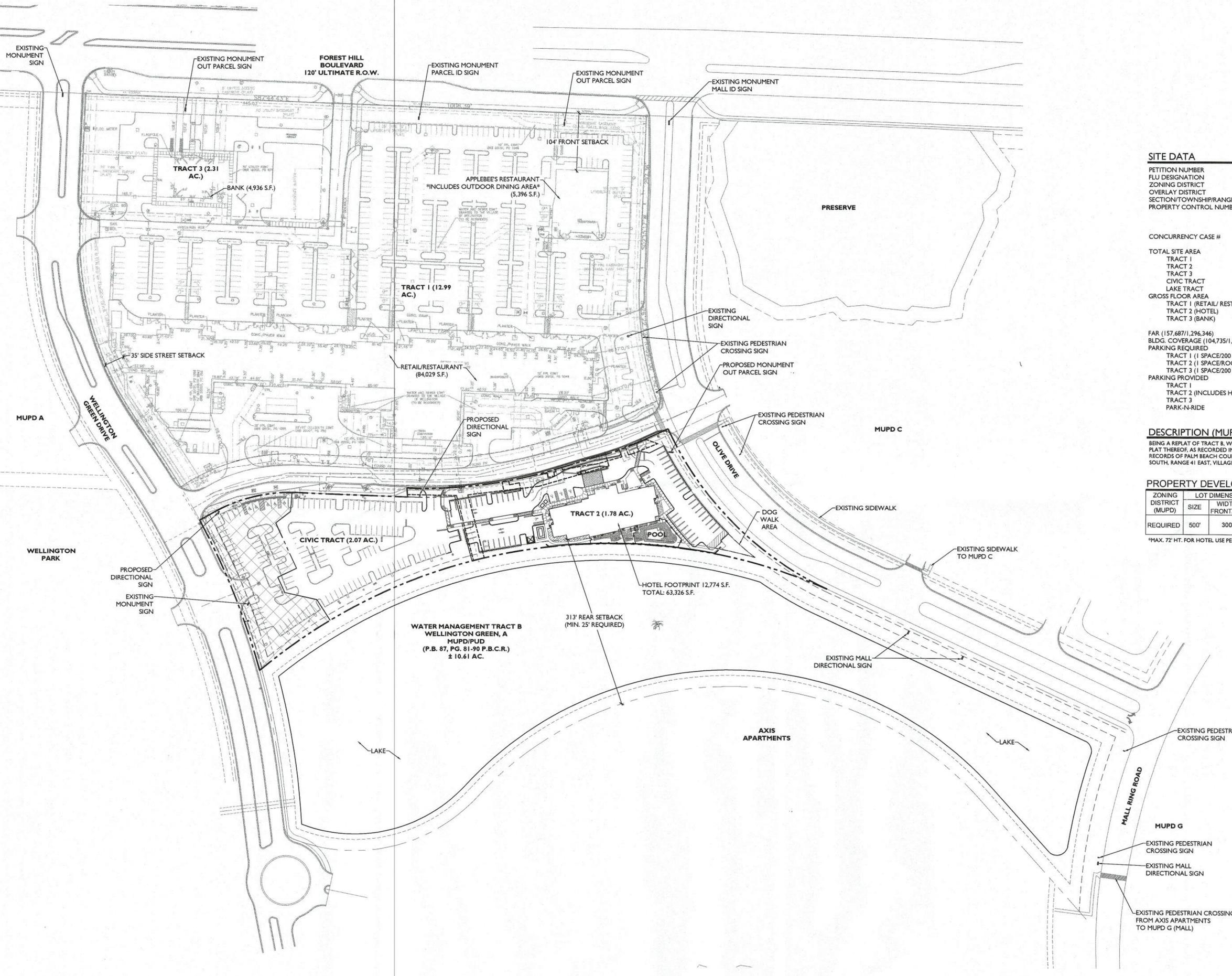
DATE SUBMITTED: [Redacted]  
EXHIBIT NO: [Redacted]  
APPROVED DATE: 9/27/06

**FINAL PLAN**  
CERTIFIED AT  
SEPTEMBER 30, 2006

Approved by Village of Wellington  
PLANNING, ZONING & BUILDING DEPT.  
DATE: 10/30/06  
APPROVED WITH CONDITIONS



**WELLINGTON GREEN MUPD B**  
**OVERALL SITE PLAN**  
 WELLINGTON, FLORIDA



**SITE DATA** 18-95/2018-38 ASA 58

PETITION NUMBER: 17-142/2017-82 WASA 56  
 FLU DESIGNATION: LS/MU(CH)  
 ZONING DISTRICT: MUPD  
 OVERLAY DISTRICT: DRI  
 SECTION/TOWNSHIP/RANGE: 13/44/41  
 PROPERTY CONTROL NUMBER(S): 73-41-44-13-04-001-0000 (TRACT 1)  
 73-41-44-13-04-002-0000 (TRACT 2)  
 73-41-44-13-04-003-0000 (TRACT 3)  
 73-41-44-13-01-003-0020 (CIVIC TRACT)  
 95-0908001

CONCURRENCY CASE #

TOTAL SITE AREA: 29.76 AC. (1,296,346 S.F.)  
 TRACT 1: 12.99 AC.  
 TRACT 2: 1.78 AC.  
 TRACT 3: 2.31 AC.  
 CIVIC TRACT: 2.07 AC.  
 LAKE TRACT: 10.61 AC.

GROSS FLOOR AREA: 157,687 S.F.  
 TRACT 1 (RETAIL/RESTAURANT): 89,425 S.F.  
 TRACT 2 (HOTEL): 63,326 S.F.  
 TRACT 3 (BANK): 4,936 S.F.

FAR (157,687/1,296,346): .12  
 BLDG. COVERAGE (104,735/1,296,346): 8%  
 PARKING REQUIRED: 612  
 TRACT 1 (1 SPACE/200 S.F. GROSS FLOOR AREA): 447  
 TRACT 2 (1 SPACE/ROOM + 1 SPACE/EMPLOYEE): 140  
 TRACT 3 (1 SPACE/200 S.F.): 25  
 PARKING PROVIDED: 740  
 TRACT 1: 494  
 TRACT 2 (INCLUDES HOTEL PARKING ON CIVIC TRACT): 140  
 TRACT 3: 58  
 PARK-N-RIDE: 48

**DESCRIPTION (MUPD B)**  
 BEING A REPLAT OF TRACT B, WELLINGTON GREEN A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT (MUPD)	LOT DIMENSIONS			MAX. HEIGHT	BLDG COVER	MIN. SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH			FRONT	SIDE	STREET	REAR
REQUIRED	500'	300'	300'	35'	30%	30'	C-15' R-30'	30'	C-20' R-30'

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

**REVISION DATES**

DATE	APPROVAL	NOTES
01/23/17		INITIAL SUBMITTAL
02/02/17		REVISIONS PER CAC COMMENTS
02/02/17		REVISIONS PER CAC COMMENTS
02/02/17		REVISIONS PER CAC COMMENTS
02/02/17		REVISIONS PER CAC COMMENTS
02/02/17		CAC REVISIONS
02/02/17		CAC REVISIONS
02/02/17		PROCA SET PLAN AMENDMENT SUBMITTAL
02/02/17		PROCA SET PLAN AMENDMENT SUBMITTAL
02/02/17		PROCA SET PLAN AMENDMENT SUBMITTAL
02/02/17		PROCA SET PLAN AMENDMENT SUBMITTAL
02/02/17		PROCA SET PLAN AMENDMENT SUBMITTAL

**AMENDMENTS**

**ZONING STAMP**

VILLAGE OF WELLINGTON  
 PETITION NO. 18-95/2018-38 ASA 58  
 APPROVED DATE: January 28, 2019  
 P&Z PROJECT MANAGER: D. MENEK  
 SHEETS: SPI-2, RPI-1 & LPI-5

**RECEIVED**  
 JAN 24 2019  
 VILLAGE OF WELLINGTON  
 PLANNING AND ZONING DEPARTMENT

DRAWN BY: CMR/GPW  
 DRAWING #: SP\_FairField Im.dwg  
 FILE #: 2559.00

**SHEET #**  
**SP. I**

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