



**SCHMIDT  
NICHOLS**

LANDSCAPE ARCHITECTURE  
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

# Player's Club

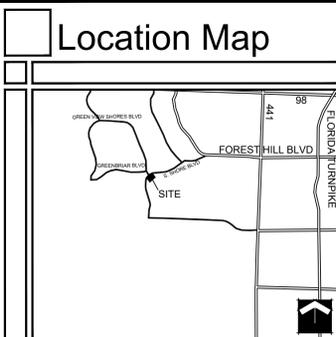
Wellington, Florida

Date: 12/20/18  
Scale: 1" = 40'-0"  
Design By: JES  
Drawn By: BMC  
Checked By: JES  
File No: 849.02  
Job No: 18-31

REVISIONS / SUBMISSIONS

03/04/19	Resubmittal
04/15/19	Resubmittal
05/22/19	Resubmittal

## Site Plan



### Site Data

Petition Number	19-005 (2019-004 ASA2)
Name of Project	Player's Club
Proposed Use	Residential
Existing Future Land Use Designation	Commercial Recreation (CR)
Proposed Future Land Use Designation	Residential F (F)
Existing Zoning District	Ag. Residential/Special Exception/PUD (AR/SE/PUD)
Proposed Zoning District	Ag. Residential/Special Exception/PUD (AR/SE/PUD)
Section, Township, Range	16/44/41
Property Control Numbers	73-41-44-16-01-001-0010 73-41-44-16-01-001-0020 73-41-44-16-00-000-7030
Total Site Area	5.57 ac/ 242,729 s.f.
Number of Units	50
2 Bedroom Units	20
3 Bedroom Units	16
4 Bedroom Units	14
Density	8.98 Units/Acre
Total Gross Floor Area	174,990 s.f.
Main Building	152,300 s.f.
Coach House	22,690 s.f.
Total Floor Area Ratio	0.72
Total Building Coverage	34.9%
Building Height	35' (Plus 1' for every 1' of additional Setback)
Max. Permitted	78'-8"
Main Building Height	29'-6"
Coach Building Height	50%
Impervious Area	50%
Buildings	84,670 s.f.
Pavement/Walks	37,754 s.f.
PerVIOUS Area	50%
Open Space	120,305 s.f.
Number of Stories (Main Building)	5
Number of Stories (Coach House)	3
Parking Required	127
2 Spaces / Unit (1-3 Bedrooms) @ 36 Units =	72 Spaces
3 Spaces / Unit (4 Bedrooms) @ 14 Units =	42 Spaces
0.25 Guest Spaces / Unit @ 50 Units =	13 Spaces
Parking Proposed	138
Handicap Spaces Required	5
Handicap Spaces Provided	6

### Development Regulations

AR/SE/PUD PROPERTY DEVELOPMENT REQUIREMENTS												
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX. FAR	MAX. BLDG COVER	MIN. DENSITY	MAX. DENSITY	MAIN BLDG SETBACKS/SEPARATIONS*						
PROP. CODE	WIDTH	DEPTH				FRONT	SIDE	REAR	STREET	REAR		
RM	65'	75'	35%	8.01	18.0	25'	15'	25'	12'			
RM	864'	398'	34.9%	8.98	8.98	50'	21'	N/A	35'			

COACH HOUSE SETBACKS/SEPARATIONS*			
FRONT	SIDE	REAR	
25'	15'	25'	12'
72'	20'	N/A	264'

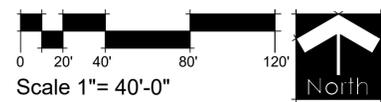
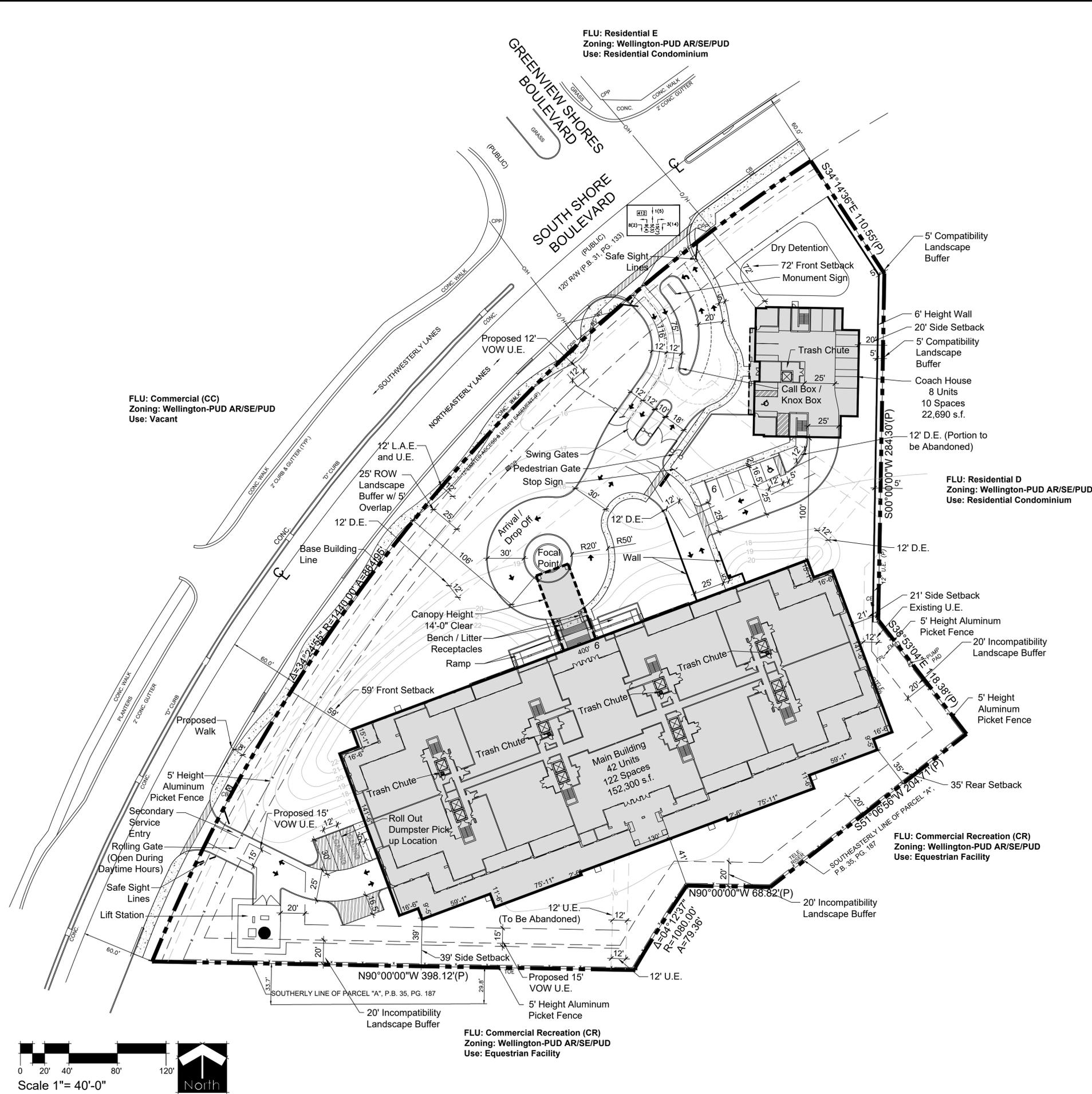
\*Setbacks vary depending on height of each portion of the building

### Development Team

DEVELOPER:	SPERIN LLC 13410 S. SHORE BOULEVARD WELLINGTON, FLORIDA 33414
ARCHITECT:	GARCIA STROMBERG 2365 VISTA PARKWAY, SUITE 16 WEST PALM BEACH, FL 33411 (561) 478-5855
CIVIL/TRAFFIC ENGINEER:	SIMMONS AND WHITE 2531 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	WALLACE SURVEYING 5553 VILLAGE BLVD WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

### Notes

© BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING CORP. DATED 09/17/2018



FLU: Commercial Recreation (CR)  
Zoning: Wellington-PUD AR/SE/PUD  
Use: Equestrian Facility

FLU: Commercial (CC)  
Zoning: Wellington-PUD AR/SE/PUD  
Use: Vacant

FLU: Residential E  
Zoning: Wellington-PUD AR/SE/PUD  
Use: Residential Condominium

FLU: Residential D  
Zoning: Wellington-PUD AR/SE/PUD  
Use: Residential Condominium

FLU: Commercial Recreation (CR)  
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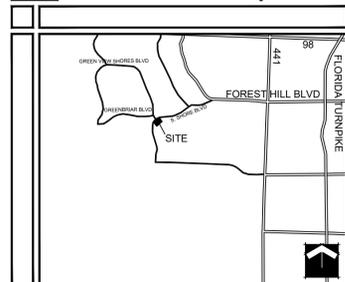
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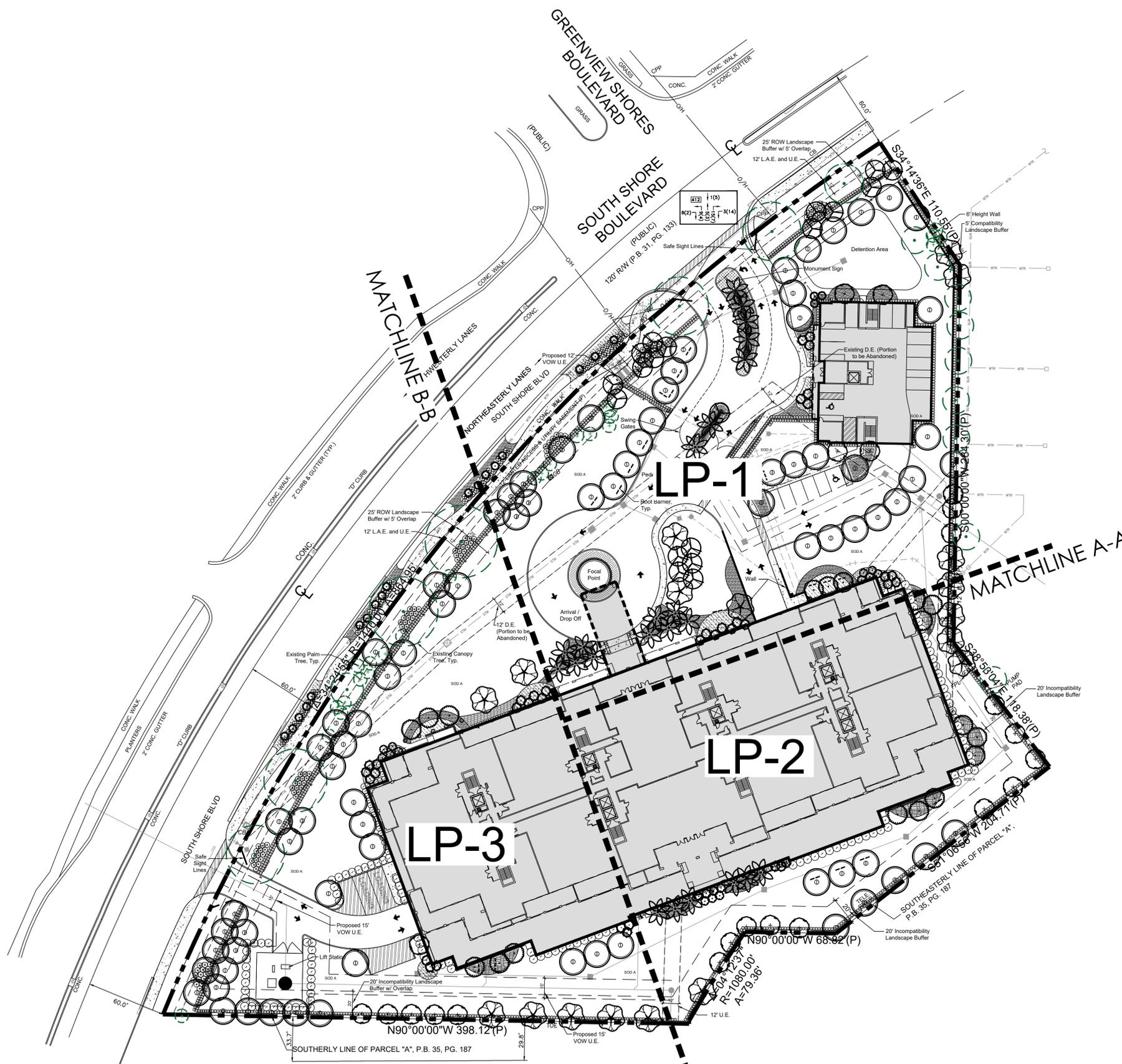
Wellington, Florida

## Location Map



## Player's Club

- LI-1 Landscape Index
- LP-1 Landscape Plan
- LP-2 Landscape Plan
- LP-3 Landscape Plan
- LP-4 Landscape Specifications



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NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Printed name  
FLORIDA REGISTRATION NO. LA 0001638

## Landscape Index



Know what's below.  
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