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MarketPlace at The Wellington

Wellington, Florida

DESIGNED _____ DEH
DRAWN _____ JS, RO
APPROVED _____ DEH
JOB NUMBER _____ 22-0610
DATE _____ 10-06-23
REVISIONS _____ 11-10-23
_____ 01-12-24
_____ 03-08-24
_____ 10-24-24
_____ 04-09-25

April 09, 2025 8:35:43 a.m.
Drawing: 22-0610 PARK PLACE
AT THE WELLINGTON - SP.DWG

SHEET 1B OF 2

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not to be used for extensions or on other projects except
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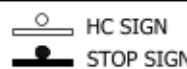
PROPERTY DEVELOPMENT REGULATIONS

EAST - (SOUTH SHORE BLVD.)	FRONT	MINIMUM SETBACK	PROPOSED SETBACK
NORTH - (GREEN VIEW SHORES BLVD.)	SIDE CORNER	30 FEET	30 FEET
SOUTH - (SHEPHERD STREET)	SIDE CORNER	30 FEET	30 FEET
WEST - (SCHOOL PARK)	REAR	30 FEET	30 FEET

NOTE:
BUILDING SETBACKS ADJACENT TO
RESIDENTIAL ZONED PROPERTY SHALL BE 50 FEET

LEGEND

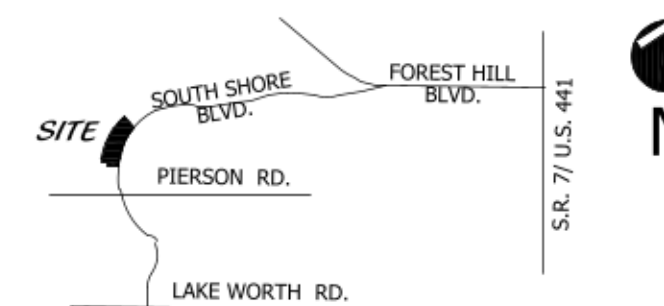
ADA	AMERICAN DISABILITY ACT
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
LAE	LIMITED ACCESS EASEMENT
UE	UTILITY EASEMENT
OH	OVERHANG



LEGAL DESCRIPTION

TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 58, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 17.85 ACRES OF 777,785 S.F.

LOCATION MAP



SITE DATA

PROJECT NAME	MARKETPLACE AT THE WELLINGTON			
RANGE 41, TOWNSHIP 44, SECTION 2021	79-41-44-16-20-001-0000			
PROPERTY CONTROL NUMBERS	79-41-44-16-20-023-0000			
PETITION NUMBER	2023-0004-CPA			
FUTURE LAND USE	COMMERCIAL MIXED USE			
EXISTING PROPOSED ZONING	COMMERCIAL MIXED USE			
PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT			
INTENSITY MEASURES				
DENSITY PER ACRE	5.0	DU/AC		
FLOOR AREA RATIO (FAR)	0.30	FAR		
BUILDING LOT COVERAGE	130,690	SQ. FT.	35.80%	
GROUND FLOOR BUILDING AREA	109,648	SQ. FT.	14.20%	
ARCADIES & COVERED WALKS	21,042	SQ. FT.		
GROUND FLOOR BUILDING AREA				
TOTAL SITE AREA	777,785	AC	17.85	
PROPOSED ROW (TURN LANE) DEDICATION	5,072	SQ. FT.	0.12	
NET SITE AREA	772,713	SQ. FT.	17.74	
MAXIMUM BUILDING HEIGHT	35' *NOTE 1	FEET		
NON RESIDENTIAL USES				
COMMERCIAL (RETAIL)	35,000	SQ. FT.	15.15%	
COMMERCIAL (RESTAURANT)	38,000	SQ. FT.	14.20%	
OFFICE	49,000	SQ. FT.	21.20%	
COMMERCIAL HOTEL (100,000 SF)	80	ROOMS	48.35%	
BAR/LOUNGE	2,300	SQ. FT.		
LOBBY	8,000	SQ. FT.		
MEETING ROOMS	7,500	SQ. FT.		
AMENITY SPACE	10,000	SQ. FT.		
RESIDENTIAL USES				
MULTI-FAMILY (140,500 SF)	89	UNITS		
TOTAL	89	UNITS		
PARKING DATA				
COMMERCIAL (1,250) *NOTE 2	68,000	SQ. FT.	272	
OFFICE (1,250) *NOTE 3	15,000	SQ. FT.	40	
OFFICE IN EXCESS OF 800 SF (1,500) *NOTE 3	34,000	SQ. FT.	68	
HOTEL (1,500) *NOTE 4	100,000	SQ. FT.	178	
RESIDENTIAL (2 PER UNIT (MAX 3 BR) = .25 PER UNIT GUEST SPACES)	89	UNITS	200	
GRADE PARKING			320	
GARAGE PARKING			300	
TOTAL			776	
SOUTH CONTINGENCY PARKING (ASSUMES LOSS OF 108 GRADE AND ADDITION OF 282 GARAGE SP.)			144	
TOTAL			773	
ADA PARKING (INCLUDED IN TOTALS)			37	4.8%
GOLF CART			*NOTE 4	TBD

NOTES
1. ALL BUILDINGS IN EXCESS OF 30' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1.G.5.
2. PER SECTION 7.5.1 (C) MINIMUM OFF-STREET PARKING STANDARDS: HOMES WITH 4 OR MORE BEDROOMS REQUIRE ONE ADDITIONAL SPACE PER BEDROOM. ALL MULTI-FAMILY RESIDENTIAL SHALL PROVIDE 0.25 GUEST SPACES PER UNIT.
3. PER ORDINANCE 2023-14 PARKING FOR COMMERCIAL USES GREATER THAN 10K SQ. FT. ARE PARKING AT 1.5 SP/100 SQ. FT. THE APPLICANT WILL SUBMIT A ULI SHARED PARKING STUDY WITH THE APPLICATION FOR SITE PLAN REVIEW AND APPROVAL PER SECTION 7.5.4(1)(a).
4. DESIGNATED GOLF CART PARKING WILL BE PROVIDED AT TIME OF SITE PLAN REVIEW AND APPROVAL. GOLF CART PARKING WILL BE INCLUDED IN THE ULI SHARED PARKING STUDY.
5. REFER TO SHEET 1B OF 2 FOR CONTINGENCY PARKING PLAN PREPARED PER LDR 6.5.6.A AND APPENDIX D OF THE DEVELOPMENT REVIEW MANUAL.
6. THE LOCATION AND NUMBER OF ADA PARKING SPACES WILL BE CONFIRMED AT TIME OF FINAL SITE PLAN APPROVAL. ADA PARKING WILL CONFORM TO VILLAGE OF WELLINGTON, STATE AND FEDERAL REQUIREMENTS.
7. BASED ON THE PROVISIONS OF ORDINANCE 2023-14 "HOTEL USE" IS PARKED AT 1.25 SPACES PER ROOM PLUS 1 PER EMPLOYEE. ANCILLARY SPACE WITHIN THE HOTEL IS PARKED AT 1 SPACE PER 500 SQ. FT.
8. SITE CIRCULATION SHALL CONFORM TO FIRE RESCUE STANDARDS. ROADS AND ACCESS DRIVES SHALL BE A MINIMUM OF 20' IN WIDTH. FIRE ACCESS ROUTES SHALL PROVIDE A MINIMUM 20' INSIDE RADIUS AND 45' OUTSIDE RADIUS. PORT COCHERS AND COVERED DROP OFFS SHALL MAINTAIN A MINIMUM 130' CLEAR HEIGHT PER FIRE RESCUE STANDARDS.

PROJECT TEAM

BROADVIEW REALTY I LLC
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CONTACT: _____

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CONTACT: BRYAN KELLY

GENERAL NOTES

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

A SIDEWALK EASEMENT IN FAVOR OF THE VILLAGE OF WELLINGTON WILL BE PROVIDE ALONG SOUTH SHORE BLVD.

ALL PORT COCHERS AND COVERED ACCESS AISLES SHALL BE A MINIMUM OF 13'-6" IN CLEAR HEIGHT PER PALM BEACH COUNTY FIRE RESCUE REQUIREMENTS.

ALL CURVED AND CIRCULAR VEHICLE DRIVE ROUTES SHALL MAINTAIN A MINIMUM 20 FOOT INSIDE RADIUS AND 45 FOOT OUTSIDE RADIUS PER PALM BEACH COUNTY FIRE RESCUE STANDARDS.

BUILDING	USE	TOTAL SF	1ST FL		2nd FL		3rd FL		4th FL	
			SQ. FT	USE	SQ. FT	USE	SQ. FT	USE	SQ. FT	USE
A	MIXED USE	10,220	6,040	RESTAURANT	4,180	OFFICE				
B	OFFICE	10,080	5,040	OFFICE	5,040	OFFICE				
C	OFFICE	10,080	5,040	OFFICE	5,040	OFFICE				
D	MIXED USE-R	37,798	12,585	RETAIL (8,685) REST. (3,900)	12,607	RESI	12,606	RESI		
E	MIXED USE-R	26,940	8,980	RETAIL (4,980) REST. (4,000)	8,980	RESI	8,980	RESI		
F	HOTEL	100,000	25,000		25,000	HOTEL	25,000	HOTEL	25,000	HOTEL
G	MIXED USE-R	26,045	8,645	RETAIL (4,524) REST. (4,121)	8,700	RESI	8,700	RESI		
H	MIXED USE-R	34,716	11,550	RETAIL	11,583	RESI	11,583	RESI		
I	MIXED USE-R	19,983	6,653	RETAIL (5,261) REST. (1,392)	6,665	RESI	6,665	RESI		
J	MIXED USE	15,200	7,600	OFFICE (2,200) REST. (5,400)	7,600	OFFICE				
K	MIXED USE	12,950	6,475	OFFICE (4,368) REST. (2,107)	6,475	OFFICE				
L	MIXED USE	10,057	6,040	RESTAURANT	4,017	OFFICE				

Contingency Parking Plan



Scale: 1" = 60'



North