

I. PETITION DESCRIPTION

Petitions: a.) Comprehensive Plan Amendment: 2013-64 CPA 2
b.) Rezoning: 2013-64 REZ 2

Project Name: Isla Verde at Wellington

Owner/Petitioner/
Applicant: Isla Verde, LLC
7900 Glades Road, Suite 600
Boca Raton, FL. 33434
Wellington Isles, LLC
601 Bayshore Blvd. Suite 500
Tampa, FL. 33606

Agent: Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL. 33458

Request: The petitioner is requesting:
a.) A Comprehensive Plan Amendment to increase the allowed residential units from 230 to 350 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold; and
b.) A Rezoning from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD).

II. SITE DATA

Existing Use: Commercial / Residential

Parcel Size: 53.57 acres

Existing
Land Use: Mixed Use

Existing
Zoning District: Multiple Use Planned Development (MUPD)

Parcel
Control No's.: 73-42-44-06-10-001-0000 and 73-42-44-06-10-023-0000

Location: The subject property is located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard. Exhibit "A" is a location map of the Isla Verde at Wellington site. Exhibit "B" is the legal description of the Isla Verde property.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Land Use	Future Land Use	Zoning District
North	Toys "R" Us/Babies "R" Us and Office	RPB IND	RPB Industrial
South	Stonehaven Estates Single Family Residential Development	PBC Residential (LR-2)	PBC Planned Unit Development
East	Whippoorwill Lakes Single Family Residential Development	PBC Residential (LR-2)	PBC Residential Estate (RE)
West	RPB Commercial PBC vacant Wellington Reserve Black Diamond Residential	RPB Commercial Village PBC Low Residential 2 Wellington Office Commercial Wellington Residential C	RPB Office Commercial PBC AR Wellington MUPD Wellington PUD

IV. SITE HISTORY

The Isla Verde at Wellington (f.k.a. The Commons at Wellington) parcel was annexed into Wellington on January 27, 2004 by Ordinance No. 2003-01. The Comprehensive Plan Mixed Use Future Land Use Map (FLUM) designation was adopted October 26, 2004 by Ordinance No. 2003 – 17. The Rezoning (Ordinance No. 2006-12) and Master Plan (Resolution No. 006 - 04) were both adopted on June 13, 2006.

A Development Order Amendment (DOA) to revise master plan conditions of approval and to designate the residential portion with related infrastructure as Phase II was approved on October 9, 2007 with Resolution No. 2007-86.

A Development Order Amendment (DOA) and Master Plan Amendment (MPA) to re-designate land area from residential to commercial and reduce the residential from 245 units to 230 units and reconfigure the Master Plan layout was adopted by Council on May 24, 2011 by Ordinance No. 2011-06 and Resolution No. 2011-35.

The agent Coteleur & Hearing, Inc., on behalf of the property owner/petitioner initially submitted Comprehensive Plan Amendment 2013-64 CPA 2, Development Order Amendment 2013-64 DOA 2 and Master Plan Amendment 2013-64 MPA 2 petitions to increase the allowed residential units from 230 to 360 dwelling units, update the future land use map (FLUM) designation to the current Mixed Use Type 1 designation, designate the maximum development threshold and amend conditions of approval. The Development Order Amendment (2013-64 DOA 2) request was to amend conditions of the Multiple Use Planned Development (MUPD) zoning designation approved by Ordinance No. 2006-12. Since this project's originally approval there have been amendments to both Wellington's Comprehensive Plan Mixed Use FLUM and Land Development Regulations (LDR) Mixed Use Planned Development District (MXPD) zoning designation. The MXPD zoning designation was adopted to be a compatible zoning designation for the Mixed Use FLUM designation. With the requested amendments by the applicant, it was determined the

project's zoning should be changed from the previously approved MUPD designation to the MXPD zoning designation in order to be compatible with the current Mixed Use FLUM designation. The Development Order Amendment 2013-64 DOA 2 petition was subsequently changed to a Rezoning 2013-64 REZ 2 petition.

The Isla Verde commercial portion is currently developed and the eastern residential portion is still vacant.

V. DEVELOPMENT REVIEW COMMITTEE (DRC)

The Comprehensive Plan Amendment 2013-64 CPA 2, Rezoning 2013-64 REZ 2 (formerly 2013-64 DOA 2) and Master Plan Amendment 2013-64 MPA 2 were certified for the public hearing process at the January 8, 2014 DRC meeting.

VI. APPLICABLE STATE STATUTORY PROVISIONS

The Comprehensive Plan Amendment (CPA) petition will be processed in accordance with Section 163.3184 of the Florida Statutes regarding processing of amended comprehensive plans and comprehensive plan text amendments.

VII. STAFF ANALYSIS

The petitioner is requesting: a.) a Comprehensive Plan Amendment to increase the allowed residential units from 230 to 350 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold; and b.) a Rezoning from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD). Staff is currently processing a simultaneous supportive Master Plan Amendment to allow 350 multi-family units and amend conditions of approval which will be on a future Council agenda.

a.) Comprehensive Plan Amendment

This Comprehensive Plan Amendment (CPA) will increase the allowed multi-family residential units from the approved 230 townhouse dwelling units to 350 rental dwelling units. With the requested amendment the petitioner will update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold of the project as required by the current Wellington Comprehensive Plan Mixed Use Future Land Use Map (FLUM) designation. The proposed change will increase the approved residential portion of the Isla Verde project by an additional 120 multi-family residential units. This proposed CPA will not change the approved commercial portion of the project.

Staff notes Ordinances approving the Mixed Use FLUM designations are required to include site specific conditions that limit the use of the site and any substantive change to be considered as a regular comprehensive plan amendment. This request to change site specific use limitations will change the property's FLUM designation to Mixed Use Type 1, previously approved designated number and type of residential units.

The Wellington Comprehensive Plan requires CPA applications to specify the type of Mixed Use development being requested. The petitioner has requested a Type I Mixed Use

designation. The Comprehensive Plan requires Mixed Use applications with more than 30 acres to consist of a minimum of four (4) separate land use types with a maximum 60 percent of site area allocated to a single use type. The petitioner is proposing Conservation Land Use at 3.56 acres (6.64%), Open Space Land Use at 6.62 acres (12.37%), a combination Commercial/Office Land Use at 22.91 acres (42.77%) and Residential Land Use at 20.48 acres (38.22%) for this Type I Mixed Use project. Below is a chart of the approved and proposed square footages, acreages and their respective percentage within this overall project.

Use	Approved	Proposed
Conservation (Preserve)	3.55 acres Not less than 3.23 acres	3.56 acres minimum (6.64%)
Open Space	6.60 acres Not less than 6.60 acres	6.62 acres (12.37%)
Commercial	22.92 acres Not more than 210,000 square feet	22.91 acres (42.77%) Maximum 210,000 square feet
Residential	20.48 acres Not more than 230 townhouse dwellings Units	20.48 acres (38.22%) Maximum 360 multi-family rental units

The current approved Isla Verde Master Plan (Exhibit “C”) provided specific development information that complied with the requirements of the Mixed Use FLUM designation. The conceptual Master Plan (Exhibit “D”) indicates the maximum square footage / units, types of uses, density, building height, minimum setback for proposed buildings and vehicular/pedestrian circulation which complies with the Mixed Use Type 1 FLUM designation. The maximum building height allowed is 35 feet and two-story for the residential structures per previous condition of approval adopted by Resolution No.’s 2006 – 04, 2007-86 and 2011-35. The proposed three-story 350 multi-family rental units will be located in the east and southern portion of the site with a proposed 20 feet wide landscape buffer. A eight (8) feet concrete wall and minimum two (2) foot high berm is proposed along portions of the north, south and east buffers which is adjacent to existing single family development. The south and east buffers will have portions that incorporate a six (6) or eight (8) feet concrete wall with no berm. The existing homes along the south and east property lines of the project are separated by approximately 100 feet on the south and approximately 40 feet on the east from the proposed 350 multi-family units.

The Wellington Land Development Regulations (LDR) Multiple Use Planned Development (MUPD) and Mixed Use Planned Development District (MXPD) zoning designation both have no setback regulations for residential. The MUPD zoning designation is for multiple/mixed commercial uses. The LDR does allow Council to approve flexible development regulations on the master plan for project’s with MUPD or MXPD designation. The previously approved Isla Verde Master Plan (Exhibit “C”) indicated setbacks of 20 feet for all the two-story residential buildings along the south and east property lines. The conceptual master plan (Exhibit “D”) indicate a measured setback of 30 feet from north, south and east property lines

for these proposed three-story multi-family residential apartment buildings. The one-story leasing office/mail room building setback is indicated as 20 feet from the south property line. Staff recommends approval of a minimum 30 feet setback for the multi-family three-story residential apartment buildings from the overall project's north, south, east and west property lines. The additional 10 feet over the previous master plan approved 20 feet setback will help to minimize impact of the three-story residential buildings on the existing single family residential properties to the south and east. Also the proposed accessory one-story buildings (office/mail room, maintenance building and clubhouse) shall be setback a minimum of 20 feet from the overall project's north, south and east property lines and minimum 30 feet from the overall project west property line.

The previous master plan had a condition of approval that limited residential structures to two-story and building height of 35 feet. The applicant is proposing the multi-family three-story residential buildings façade along the east and south property lines to have a two-story appearance facing the adjacent one and two-story single family homes to the east and south. Staff recommends no portion of buildings within 40 feet of the south and east property lines exceed two-story and a building height of 25 feet as measured to the midpoint of the roof.

The current approved Master Plan (Exhibit "C") has 230 townhouse units were based on the Comprehensive Plan in effect at the time which allowed residential density to be calculated based only on the acreage of Residential and Open Space land area which totaled 27.08 acres. Using the density multiplier for a maximum of 10 units per acre of the Residential Land Use the petitioner could have originally requested up to 271 units but only requested 230 units. The Wellington Comprehensive Plan was amended after this project's original Mixed Use development approval. The current Mixed Use Type 1 category density multiplier in the Comprehensive Plan now allows 100 percent of the gross project land area of 53.57 acres to be used in determining the maximum allowed residential density. As indicated above the previous Comprehensive Plan allowed residential density to be calculated based only on residential (20.48 acres) and open space (6.62 acres) land areas.

The current density multiplier of 12 units per acre determined by using 100 percent of the gross project area of 53.57 acres could allow up to a potential of 642 units but the petitioner is requesting a maximum of 350 multi-family units. The Wellington Comprehensive Plan allows a maximum floor area ratio of 0.50 for the Mixed Use future land use map designation. The Isla Verde at Wellington project will have a floor area ratio of 0.35 with the approved commercial 210,000 square feet and proposed residential portion building area of 606,758 square feet.

The petitioner is proposing to construct the 350 multi-family residential apartment buildings in accordance with the National Association of Home Builders (NAHB) standards for Gold Rated Green Buildings. The NAHB requires all proposed buildings to address six core areas: Lot Design, Preparation, and Development; Resource Efficiency; Energy Efficiency; Water Efficiency; Indoor Environmental Quality; and Operation, Maintenance, and Building Owner Education. The proposed buildings will incorporate energy efficient and sustainable measures which includes: Solar powered roof vents; Energy star appliances; Low flow water fixtures; Insulated plumbing pipes; Energy efficient exterior building and walkway lighting; Water

Sense Irrigation system; Kitchen USB outlets; Native, Drought Tolerant landscaping; Use of recycled building and construction materials; Two electric car stations; All garages are pre-wired for electric car chargers; Low VOC construction; etc. The applicant has indicated other similar projects completed to these NAHB Gold standards have considerable lower operating and utility costs.

Also the applicant has requested the residential portion of the project to qualify for Land Development Regulations (LDR) Section 5.1.17. Targeted Expedited Permitting Program (TEPP). The TEPP is intended for companies establishing new business that create value-added employment or buildings obtaining a Leadership in Environmental Engineering and Design (LEED) Silver or higher. The applicant is requesting to use the National Association of Home Builders (NAHB) standard which is the only residential green rating system to have earned the approval of the American National Standards Institute and is the green rating system they have used on other projects. The Wellington Comprehensive Plan Conservation Element Policy 1.6.2. and Housing Element Policy 1.9.5 does allow for the use of other green building rating systems other than LEED.

This CPA request to increase the allowed multi-family residential units is in compliance with the following specific requirements of the Wellington Comprehensive Plan;

Land Use Element Policy 1.3.25. Mixed Use -- *The Mixed Use designation is designed for new development or redevelopment of existing sites which and is characterized by a variety of integrated land use types. The intent of the district is to provide for a mixture of uses on single parcels in order to develop or redevelop sites which are sensitive to the surrounding uses, obtain the desired character of the community, and ensure the availability of capacity of public facilities to serve proposed developments. This designation is also intended to foster infill development, to deter urban sprawl and to lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project, The minimum criteria established below are to be used for development of sites designated Mixed Use.*

Land Use Element Policy 1.3.25. Mixed Use.15.D. *Each application for the Mixed Use designation shall include a conceptual master plan to specify maximum development threshold, specifying types of uses, density, intensity and impacts of development proposed for a particular site.*

Land Use Element Policy 1.3.25. Mixed Use.15.E.(2) *identification of the maximum number of square feet, or other applicable type of measurement such as number of students, for each nonresidential use to be established; and*

Land Use Element Policy 1.3.25. Mixed Use.15.E.(7) *identification of other specific development limitations such as building height, building location, building design, natural resources protection, etc.*

Land Use Element Innovative Planning Objective 1.5 *Wellington shall adopt Land Development Regulations that encourage the use of innovative planning and development strategies such as Cluster Development, Planned Unit Developments, Traditional Neighborhood Developments, Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the **community** and an efficient use of resources and*

facilities. Such uses are components of Wellington's GHG reduction strategies. These regulations shall be consistent with the density and intensity measures in the underlying land use plan category except as herein noted. This objective shall be made measurable by its implementing policies. Land Development Regulations have been adopted for planned unit developments and for mixed use developments.

Housing Element Policy 1.9.1 *Wellington shall continue to promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and support multi-modal transportation options by ensuring land use and zoning categories permit such development.*

Housing Element Policy 1.9.3 *Wellington shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes by adoption of mixed use land development regulations.*

Housing Element Policy 1.9.5 *Wellington shall continue to encourage developers to comply with green certification standards found within Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental, and commercial building standards by offering incentives to qualifying development such as Wellington's Expedited Permitting program.*

Conservation Element Policy 1.6.2. *Wellington shall explore development of incentives for the private construction of structures built to LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.*

As indicated above the petitioner is also requesting a supportive rezoning and master plan amendment request to increase the approved units by an additional 120 units and reconfigure the previously approved Isla Verde residential layout. The overall Isla Verde site currently has approximately 209,326 square feet of mixed retail uses on the commercial portion and the residential portion (Phase II) still remains vacant. Exhibit "D" is the conceptual Isla Verde Master Plan with the proposed 350 residential units. After increasing the residential tabular by 120 units and reconfiguring the residential portion this project will remain consistent with Wellington's Comprehensive Plan and Land Development Regulations (LDR).

The conceptual master plan (Exhibit "D") does indicate a total of 3 three-story residential buildings, minimum setbacks, open space and combination perimeter landscape/wall buffer to minimize potentially negative impacts to the adjacent single family residential properties. The principal access to the site is on the project's west property line with a designated traffic signal at State Road 7/ US 441 and Isla Verde Drive/Old Hammock Way. There is a secondary right in/right out only access point south of the signal. Also cross access to the north is provided to promote inter-connectivity between parcels along the State Road 7 corridor. The previously approved and conceptual Isla Verde Master Plan (Exhibit "C" and "D") are both included for comparative purposes.

Staff has concluded this proposed development request is consistent with Wellington's Comprehensive Plan and the current Mixed Use Type 1 FLUM designation. This proposed Mixed Use Type 1 FLUM designation is consistent with the findings as stated originally when the previous Mixed Use FLUM designation (Ordinance No. 2003 – 17) was approved. The Wellington FLUM will be amended to include an adopted date, ordinance number and Mixed

Use Type 1 designation for the Isla Verde project. Staff is also recommending conditions of approval that will minimize potential impact on the existing single family residential properties to the south and east.

a.) Rezoning:

This Rezoning request is to change the Wellington Land Development Regulations (LDR) zoning designation of the Isla Verde project from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPD). When reviewing the proposed amendment to the previously approved MUPD zoning conditions (Ordinance No. 2006-12) it was determined the zoning should now be changed to the MXPD zoning designation to be consistent with the current Mixed Use FLUM designation. Since this project's original approval there have been amendments to both Wellington's Comprehensive Plan Mixed Use FLUM and Land Development Regulations (LDR) for the Mixed Use Planned Development District (MXPD) zoning designation. The current MUPD zoning designation does not allow residential use. The recently adopted MXPD zoning allows a mix of uses which include residential, office, commercial, industrial, institutional, etc. and was established for the development of sites designated with a Mixed Use land use. Staff notes the current MUPD zoning regulations do not allow for residential uses. The applicant's original Development Order Amendment (2013-64 DOA 2) request to amend conditions of Ordinance No. 2006-12 was therefore changed to a Rezoning (2013-64 REZ 2) petition.

Staff has concluded this proposed rezoning request will now be consistent with both Wellington's Land Development Regulations (LDR) for Mixed Use Planned Development District (MXPD) zoning designation and the current Comprehensive Plan Mixed Use Type 1 FLUM designation.

The Palm Beach County (PBC) Traffic Division has reviewed and approved with conditions the traffic impact analysis submitted. The PBC Traffic Division letter (Exhibit "E") has recommended conditions for proportionate share payment of improvements to the interchange at State Road 80 (Southern Boulevard) and State Road 7. The traffic impact analysis was also reviewed and accepted by Wellington's Traffic Consultant for compliance with Traffic Performance Standards. Exhibit "F" is the Traffic Consultant letter with the two (2) conditions of approval.

VIII. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the property was posted. All notices advised the public that a hearing on the proposed ordinance/resolution would take place on as noted below:

Planning, Zoning and Adjustment Board Meeting

CPA, REZ and MPA:

Mailings/Newspaper/Posted Signs: on or before April 22, 2014
Meeting Date: May 7, 2014

Council Meeting

CPA (1st reading):

Mailings/Newspaper/Posted Signs: on or before June 23, 2014
Meeting Date: July 8, 2014 (Postponed to August 12, 2014)

CPA (2nd reading) and REZ (1st reading):

Mailings/Newspaper/Posted Signs: on or before September 8, 2014
Meeting Date: September 23, 2014

As of August 15, 2014 when this staff report was prepared, staff has received several inquiries on the proposed project from adjacent property owners in the Whippoorwill Estates and Stonehaven Estates residential developments along the east and south property lines.

IX. PLANNING, ZONING AND ADJUSTMENT BOARD

At the May 7, 2014 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommend denial (6 - 0) of Ordinance No. 2014 – 20, a Comprehensive Plan Amendment (Petition Number 2013-64 CPA 2); Ordinance No. 2014 – 21, a Rezoning (Petition Number 2013-64 REZ 2); and Resolution No. 2014 – 26, a Master Plan Amendment (Petition Number 2013-64 MPA 2).

The Board (PZAB) received several objections to the proposed project from the public in reference to increase in multi-family residential units, increase in building height from two-story to three-story, change from townhouse units to rental units, limited access to the residential portion of the Isla Verde site and potential traffic increase along State Road 7.

At the meeting the applicant requested amendments to recommended Condition of Approval Number 14 and 33 of Resolution No. 2014 – 26 (Master Plan Amendment Petition Number 2013-64 MPA 2). The change to Condition Number 14 is from 50 feet to 40 feet setback for portion of the building that exceeds 25 feet in height and change to Condition Number 33 is to incorporate a minimum two (2) foot high berm with the proposed six (6) foot high wall along the north, south and east perimeter property lines. Also a new condition was proposed to install tress with a minimum height of 20 feet when adjacent to the building along east perimeter property line.

X. COUNCIL

At the first scheduled Council reading of the Comprehensive Plan Amendment on July 8, 2014 the applicant requested a postponement to the August 12, 2014 meeting. The postponement request was to continue discussions with Whippoorwill Estates POA and Stonehaven Estates HOA. The Council approved the requested postponement to the August 12, 2014 meeting and additional public notices were not required.

At the first reading of the CPA on August 12, 2014, the applicant requested to change from 360 to 350 dwelling units; reconfigure the buildings locations and add new conditions of both approval to the proposed master plan resolution. At the Council meeting representatives of both Whippoorwill Estates POA and Stonehaven Estates HOA indicated that previous concerns were addressed, they have entered into a third party agreement with the developer/applicant and are in support of the revised plans. Council voted (5-0) to transmit Ordinance No. 2014-20 (Comprehensive Plan Amendment 2013-64 CPA 2) to the

Department of Economic Opportunity (DEO) (State Land Planning Agency) in accordance with Section 163.3184 of the Florida Statutes.

XI. STAFF RECOMMENDATION

- a) Based on the findings and consistency with Wellington's Comprehensive Plan Mixed Use regulations, staff recommends approval of Ordinance No. 2014 – 20, a Comprehensive Plan Amendment (Petition Number 2013-64 CPA 2) to increase the allowed residential units from 230 to 350 dwelling units, update the future land use map designation to the current Mixed Use Type 1 designation and designate the maximum development threshold for the 53.57 acre parcel known as Isla Verde at Wellington, located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard, as legally described in Exhibit "B," subject to the conditions of approval listed in Ordinance No. 2014 – 20.
- b) Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval of Ordinance No. 2014 – 21, a Rezoning (Petition Number 2013-64 REZ 2) from Multiple Use Planned Development (MUPD) to Mixed Use Planned Development District (MXPDP) for the 53.57 acre parcel known as Isla Verde at Wellington, located on the east side of State Road 7, approximately 1/2 mile north of Forest Hill Boulevard, as legally described in Exhibit "B."

List of Exhibits

Exhibit "A"	Location Map
Exhibit "B"	Legal Description of Isla Verde
Exhibit "C"	Current Approved Isla Verde Master Plan
Exhibit "D"	Conceptual Isla Verde Master Plan
Exhibit "E"	Palm Beach County (PBC) Traffic Division Letter (Revised June 3, 2014)
Exhibit "F"	Wellington Traffic Consultant's Letter (Dated March 20, 2014)

Exhibit "A"
Location Map

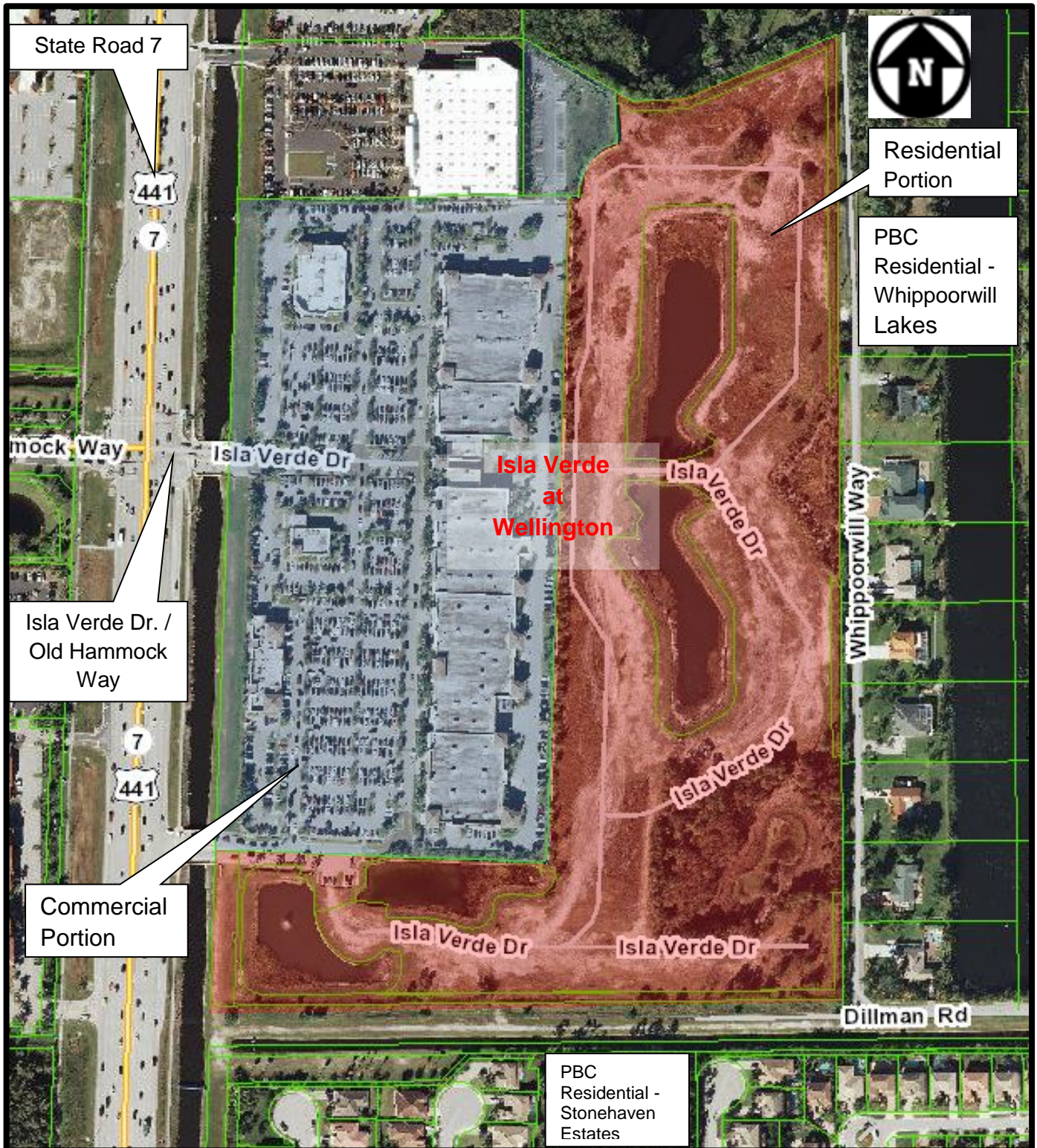


Exhibit "B"

Legal Description of Isla Verde

ALL OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

ALL OF ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Exhibit "C"
Current Approved Isla
Verde Master Plan



Cotleur
Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

ISLA VERDE of Wellington

Pebb Enterprises

Village of Wellington, Florida

Commercial Site Data

PCN: 73-42-44-06-05-0000 SECTION: 06, TOWNSHIP: 44, RANGE: 42 EXISTING LAND USE DESIGNATION: FUTURE LAND USE DESIGNATION: ZONING DESIGNATION: VILLAGE PETITION NUMBER: FLOOD ZONE			
MIXED USE MIXED USE MUPD 2002-024-MPA-1 B			
MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	986,143.00	22.914	42.77%
OPEN SPACE (LAKES AND TRACT L3)	288,568.00	6.624	12.37%
PRESERVE	154,878.00	3.556	6.64%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%
PARCEL DATA	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - COMMERCIAL / OFFICE	986,143.00	22.914	42.77%
PARCEL B - MULTI-FAMILY RESIDENTIAL	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%
PROPOSED USES			
PARCEL A - RETAIL	209,326.00	SQ. FT.	
TOTAL GROSS BUILDING AREA	209,326.00	MAXIMUM SQ. FT.	
BUILDING DATA			
MAXIMUM BUILDING HEIGHT	50 FEET		
BUILDING STORES	1 STORES		
PHASING	1 PHASE		
NUMBER OF BUILDINGS	4 BUILDINGS		
TYPE OF OWNERSHIP	PRIVATE		
OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	8.21%
PLAZAS AND WALKWAYS	44,338.19	1.018	1.77%
TOTAL	249,192.00	5.721	100.00%
SITE AREA CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	204,853.91	4.703	10.52%
GREEN SPACE	204,853.91	4.703	20.52%
SUB-TOTAL	204,853.91	4.703	20.52%
IMPERVIOUS	209,326.00	4.805	20.97%
BUILDING LOT COVERAGE	539,623.91	12.388	54.06%
VEHICULAR USE AREAS	44,338.19	1.018	4.44%
WALKS, COURTYARDS & PLAZAS	209,326.00	4.805	79.48%
SUB-TOTAL	793,289.00	18.211	79.48%
TOTAL	998,143.00	22.914	100.00%
PARKING CALCULATIONS			
RETAIL (1200 FOR 103,142 SQ. FT.)	616	986	
MUPD REDUCTION 45,000 SQ. FT. @ 1:500 SQ. FT.	90		
TOTAL	606	986	
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21	
LOADING ZONES			
RETAIL (209,326 SQ. FT.)	1	1	
1 LOADING SPACE PER 10,000 SQ. FT.	1	1	
1 LOADING SPACE EACH ADD. 100,000 SQ. FT.	2	8	
TOTAL	3	10	
PEDESTRIAN AMENITIES			
BIKE RACKS (5% OF REQUIRED PARKING)	45	45	
TRASH RECEPTACLES	1	1	
BENCHES	1	1	

General Notes

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING.
RAMP SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON AND MASTER SIGN PLAN.
THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.
ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS. THE VILLAGE OF WELLINGTON CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.
ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALUM SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING (24" MINIMUM).
TWENTY-FOUR (24") INCH RIGID RIBBON ROOT BARRIER SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN SIX (6") FEET OF CURBS OR SIDEWALKS. ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
ROOT BARRIER, IN ACCORDANCE WITH THE LOCAL UTILITY AUTHORITY CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND UTILITIES.
ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDRS.
ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.
ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS. ALL PLANT MATERIAL WITHIN SAFE SIGHT TRIANGLE SHALL BE MAINTAINED BELOW 30" IN HEIGHT OR ABOVE 6'-0" IN HEIGHT AS MEASURE FROM FINISHED GRADE.
THE PHOTOMETRIC PLAN WILL REFLECT INITIAL LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.
ALL TREES PLANTED UNDER OR ADJACENT TO FINAL POWER LINES WILL COMPLY WITH THE FINAL RIGHT TREE PLACE GUIDELINES.
ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL AND ALL STRIPING WITH PAVED BRICKS. AREAS SHALL BE PAVER BRICKS OF APPROPRIATE COLOR IN ACCORDANCE WITH LDR.
ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL VALISE.
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.
TREES PLANTED A MINIMUM OF 15 FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.
A 4' SETBACK IS REQUIRED FOR TREES AND LIGHT POLES. IF PROPOSING CURB AND GUTTER, A 6 FEET SETBACK IS REQUIRED.
ALL WATER METERS ARE CLEAR OF PLANTS. AT LEAST 5 FEET AROUND THE METER.

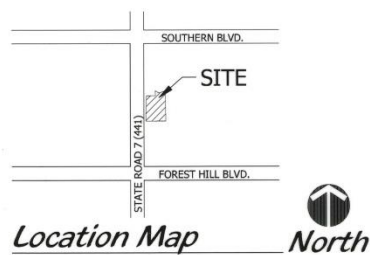
Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 7.12.11
PER R2011-35
Approved May 24, 2011

Residential Site Data

PCN: 73-42-44-06-05-0000 SECTION: 06, TOWNSHIP: 44, RANGE: 42 EXISTING LAND USE DESIGNATION: FUTURE LAND USE DESIGNATION: ZONING DESIGNATION: VILLAGE PETITION NUMBER: FLOOD ZONE			
MIXED USE MIXED USE MUPD 2002-024-MPA-1 B			
MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	986,143.00	22.914	42.77%
OPEN SPACE (LAKES)	288,568.00	6.624	12.37%
PRESERVE	154,878.00	3.556	6.64%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%
SITE AREA	SQUARE FEET	ACRES	PERCENTAGE
PARCEL B - RESIDENTIAL PLAT AREA	1,335,339.00	30.655	57.23%
TOTAL SITE AREA	2,333,482.00	53.569	100.00%
PROPOSED USES (FLOOR AREA RATIO)			
RESIDENTIAL	527,862.00	SQ. FT.	
CLUB HOUSE	2,767.00	SQ. FT.	
GATE HOUSE	110	SQ. FT.	
TOTAL GROSS BUILDING AREA	530,739	SQ. FT.	
RESIDENTIAL BUILDING DATA			
MAXIMUM BUILDING HEIGHT	30 FEET		
BUILDING STORES	2 STORES		
PHASING	1 PHASE		
DWELLING UNITS	230 DU		
DWELLING UNITS PER ACRE	7.50 DU/ACRE		
TYPE OF OWNERSHIP	CONDOMINIUM		
TOTAL FLOOR AREA RATIO (MAX 50%)	39.75% SQ. FT.		
LAND USE ALLOCATION	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	247,702.49	5.686	18.55%
VEHICULAR USE AREA	265,586.57	6.120	19.97%
OPENSPACE, BUFFERS & PLAZAS	377,592.94	8.688	28.28%
LAKES (INCLUDING L.M.E.) & TRACT L3	288,568.00	6.624	12.37%
PRESERVE	154,878.00	3.556	6.64%
TOTAL	1,335,339.00	30.655	85.80%
OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	297,971.44	6.840	22.31%
OPENSPACE & BUFFERS (GREENSPACE)	288,568.00	6.624	21.81%
LAKES (INCLUDING L.M.E.) & TRACT L3	154,878.00	3.556	11.80%
PRESERVE (GREEN SPACE)	171,418.44	17.020	55.52%
SUB-TOTAL	912,835.88	20.999	85.52%
IMPERVIOUS	247,702.49	5.686	18.55%
BUILDING LOT COVERAGE	265,586.57	6.120	19.96%
VEHICULAR USE AREAS	79,621.50	1.828	5.96%
WALKS, COURTYARDS & PLAZAS	993,620.56	13.635	44.48%
TOTAL	1,335,339.00	30.655	100.00%
PARKING CALCULATIONS			
RESIDENTIAL - 3 BEDROOMS (2 SPACES EA. DU)	460	605	(INC. 422 TAN)
RESIDENTIAL - GUEST/25 SPACES EA. DU	58	70	
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ. FT.)	11	11	
TOTAL	529	1,086	

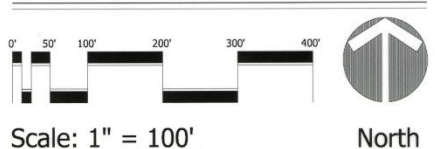
Legal Description

THE SOUTH ONE-HALF (S 1/2) OF TRACT 33 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.
TOGETHER WITH:
THAT PORTION OF THE PLATTED 30-FOOT RIGHT-OF-WAY LYING BETWEEN THE SOUTH BOUNDARY LINE OF THE SOUTH ONE-HALF (S 1/2) OF LOTS 32 AND THE SOUTH BOUNDARY LINE OF LOTS 33 AND 34 AND THE NORTH BOUNDARY LINE OF LOTS 43, 44, 45, BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.
AND LESS THE FOLLOWING DESCRIBED PARCEL:
(PER OFFICIAL RECORDS BOOK 1920, PAGE 319)
BEGINNING AT THE NORTHEAST CORNER (NE 1/4) CORNER OF TRACT 34, THENCE SOUTH 66 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 347.72 FEET, THENCE SOUTH 87 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 109.87 FEET, THENCE NORTH 40 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 267.30 FEET TO THE NORTHWEST CORNER OF TRACT 33, THENCE NORTH 88 DEGREES 53 MINUTES 40 SECONDS EAST, A DISTANCE OF 659.88 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2,333,486 SQUARE FEET OR 53.569 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
NOTES:
BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST. (07/44/42)



PETITION: 2002-024-MPA 1

Master Plan



DESIGNED	DEH
DRAWN	JEP
APPROVED	DEH
JOB NUMBER	04-1216
DATE	09-08-05
REVISIONS	02-23-06
01-27-11	08-23-06 03-13-06
03-07-11	10-23-06 03-21-06
03-28-11	11-17-06 04-19-06
06-21-11	05-24-07 05-12-06
	12-13-10 08-10-06

June 21, 2011 9:51:23 a.m.
Drawing: 041216 BASE - FINAL.DWG

SHEET M1 OF 36

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Project Team

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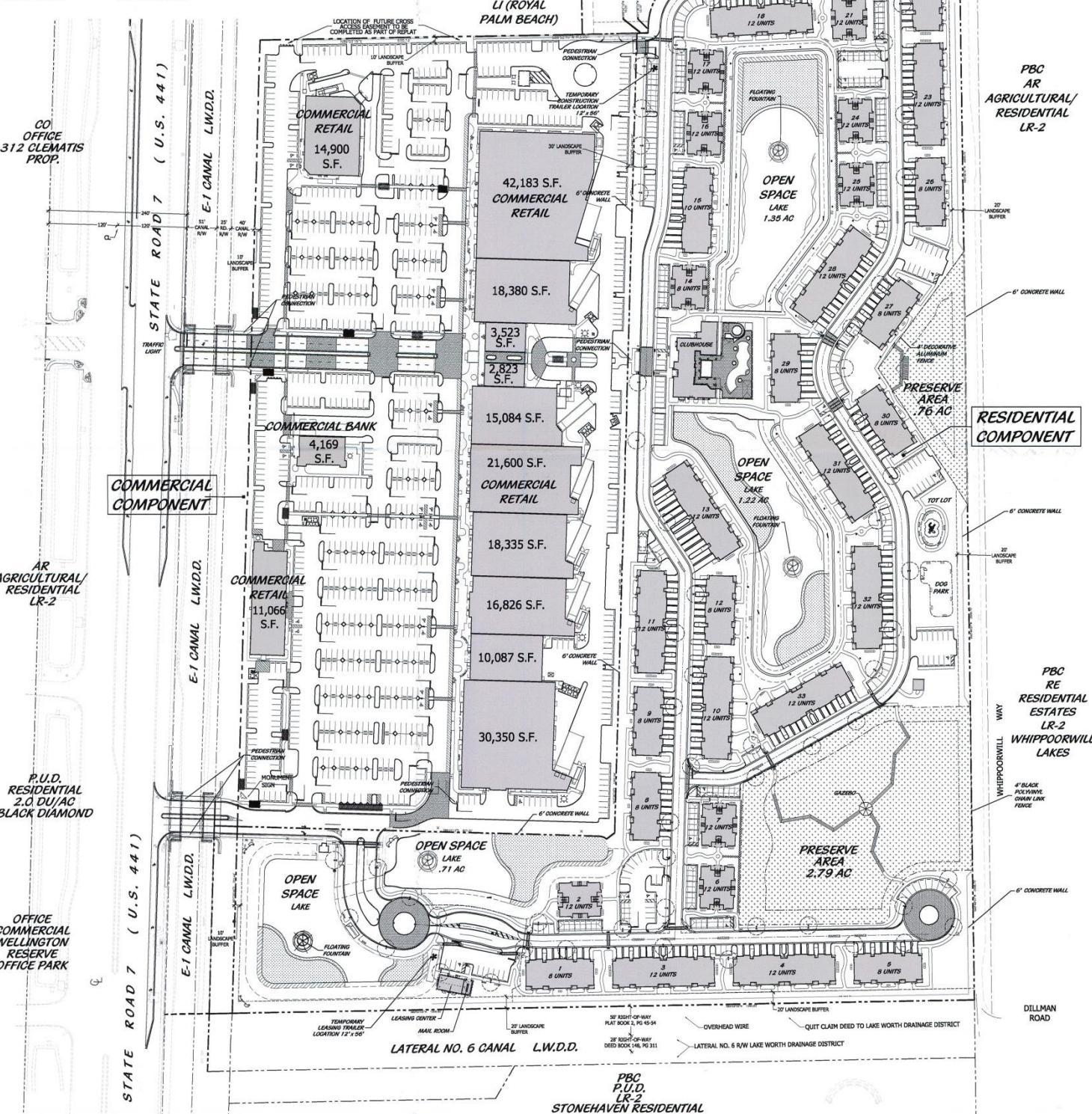
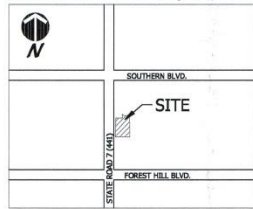
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FAX: 561-640-4475
CONTACT: CRAIG WALLACE

Location Map



Commercial Site Data

SECTION 06, TOWNSHIP 44, RANGE 42
EXISTING LAND USE DESIGNATION: MIXED USE
FUTURE LAND USE DESIGNATION: MIXED USE TYPE 1
PROPOSED FUTURE LAND USE DESIGNATION: MIXED USE TYPE 1
ZONING DESIGNATION: MUPD
PROPOSED ZONING DESIGNATION: MUPD
VILLAGE PETITION NUMBER: 2002-034-SP1
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	986,143.00	22.914	42.77%
OPEN SPACE (LAKES AND TRACT L3)	208,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL SITE AREA	2,333,462.00	53.569	100.00%

PARCEL DATA	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - COMMERCIAL / OFFICE	986,143.00	22.914	42.77%
PARCEL B - MULTI-FAMILY RESIDENTIAL	1,335,319.00	30.655	57.23%
TOTAL SITE AREA	2,333,462.00	53.569	100.00%

PROPOSED USES
PARCEL A - RETAIL: 209,326.00 SQ.FT.
TOTAL GROSS BUILDING AREA: 209,326.00 MAXIMUM SQ.FT.

BUILDING DATA	SQUARE FEET	ACRES	PERCENTAGE
MAXIMUM BUILDING HEIGHT	36 FEET		
BUILDING STORES	1 STORES		
PHASING	1 PHASE		
NUMBER OF BUILDINGS	4 BUILDINGS		
TYPE OF OWNERSHIP	PRIVATE		

OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	8.21%
PLAZAS AND WALKWAYS	44,338.15	1.018	17.79%
TOTAL	249,192.06	5.721	100.00%

SITE AREA CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	204,853.91	4.703	20.52%
GREEN SPACE	204,853.91	4.703	20.52%
SUB-TOTAL	204,853.91	4.703	20.52%

IMPERVIOUS	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	209,326.00	4.805	20.97%
VEHICULAR USE AREAS	539,623.91	12.389	54.06%
WALKS, COURTYARDS & PLAZAS	44,338.15	1.018	4.44%
SUB-TOTAL	793,288.06	18.211	79.46%
TOTAL	998,143.00	22.914	100.00%

PARKING CALCULATIONS	REQUIRED	PROPOSED
RETAIL (1000) FOR 183,142 SQ.FT.	816	988
MUPD REDUCTION 45,000 SQ.FT. @ 19000 SQ.FT.	80	908
TOTAL	896	988
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21

LOADING ZONES	REQUIRED	PROPOSED
RETAIL (209,326 SQ.FT.)	1	1
1 LOADING SPACE PER 150,000 SQ.FT.	2	9
1 LOADING SPACE EACH ADD. 100,000 SQ.FT.	3	10
TOTAL	6	10

PEDESTRIAN AMENITIES
BIKE RACKS (6% OF REQUIRED PARKING): 45 45

Residential Site Data

SECTION 06, TOWNSHIP 44, RANGE 42
EXISTING LAND USE DESIGNATION: MIXED USE
FUTURE LAND USE DESIGNATION: MIXED USE TYPE 1
PROPOSED FUTURE LAND USE DESIGNATION: MIXED USE TYPE 1
ZONING DESIGNATION: MUPD
PROPOSED ZONING DESIGNATION: MUPD
VILLAGE PETITION NUMBER: 2013-54
FUTURE LAND USE AMENDMENT: DCA 3
DEVELOPMENT ORDER AMENDMENT: MPA 2
MASTER PLAN: SP 4
SITE PLAN: B
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	986,143.00	22.914	42.77%
OPEN SPACE (LAKES)	208,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL SITE AREA	2,333,462.00	53.569	100.00%

SITE AREA:	SQUARE FEET	ACRES	PERCENTAGE
PHASE I - COMMERCIAL PLAT AREA	986,143.00	22.914	42.77%
PHASE II - RESIDENTIAL PLAT AREA	1,335,319.00	30.655	57.23%
TOTAL SITE AREA	2,333,462.00	53.569	100.00%

PROPOSED BUILDING USES (FLOOR AREA)

	SQ.FT.
RESIDENTIAL	596,928.00
CLUB HOUSE	7,000.00
LEASING OFFICE	1,894.00
MAINTENANCE BLDG.	698.00
TOTAL GROSS BUILDING AREA	606,720.00

RESIDENTIAL BUILDING DATA:

	36 FEET
MAXIMUM BUILDING HEIGHT	1 & 3 STORES
PHASING	1 PHASE
DWELLING UNITS (TYPE 1 MIX)	350 DU
DWELLING UNITS PER ACRE (TYPE 1 MIX)	6.53 DU/ACRE
TYPE OF OWNERSHIP	RENTAL
RESIDENTIAL FAN	0.46
TOTAL SITE FAN	0.50

LAND USE ALLOCATION:

	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREA	278,194.95	6.386	20.83%
OPENSPACE, BUFFERS & PLAZAS	278,068.48	6.714	28.43%
LAKES (INCLUDING L.M.E.) & TRACT L3	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
TOTAL	1,335,839.00	30.655	68.00%

OPEN SPACE CALCULATIONS:

	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	202,167.28	4.707	21.58%
GREENSPACE & BUFFERS (GREENSPACE)	288,568.00	6.624	21.61%
LAKES (INCLUDING L.M.E.) & TRACT L3	154,879.00	3.556	11.60%
PRESERVE (GREEN SPACE)	154,879.00	3.556	11.60%
SUB-TOTAL	799,614.28	18.447	68.00%

IMPERVIOUS:

	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREAS	278,194.95	6.386	20.83%
WALKS, COURTYARDS & PLAZAS	278,068.48	6.714	28.43%
TOTAL	790,392.00	18.441	68.00%

PARKING CALCULATIONS:

	REQUIRED	PROPOSED
RESIDENTIAL - 1 BEDROOMS (175 SPACES EA. DU)	182	182
RESIDENTIAL - 2 BEDROOMS (175 SPACES EA. DU)	281	281
RESIDENTIAL - 3 BEDROOMS (2 SPACES EA. DU)	150	150
RESIDENTIAL - 4 BEDROOMS (2 SPACES EA. DU)	44	44
RESIDENTIAL - 5+ BEDROOMS (2 SPACES EA. DU)	88	103
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ.FT.)	25	25
TOTAL	762	788

SETBACKS:

	REQUIRED	PROPOSED
MP BUILDINGS		
NORTH PROPERTY LINE	N/A	28' MIN
SOUTH PROPERTY LINE	N/A	28' MIN
WEST PROPERTY LINE	N/A	19' MIN
EAST PROPERTY LINE	N/A	30' MIN
BUILDING SEPARATION	29'	29' MIN
MONUMENT SIGN		
FRONT	5'	9'
REAR	5'	9'
SIDE	5'	11'
LEASING CENTER BUILDING		
FRONT	20'	N/A
REAR	20'	20'
SIDE	20'	N/A
TRASH COMPACTOR		
FRONT	N/A	N/A
REAR	N/A	N/A
SIDE	20'	20'

General Notes

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INVISIBLE WASTE SYSTEMS AND TRASH COMPACTOR WITH RECYCLING.

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

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON AND MASTER SIGN PLAN.

THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND UTILITIES AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND STREET LIGHTING.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS. THE VILLAGE OF WELLINGTON CODE (LDRTS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

ALL ABOVE GROUND UTILITIES (E.G. TRANSFORMERS, SWITCH BOARDS, AIR CONDENSERS AND ALUM) SHALL BE FULLY COVERED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING (24" MINIMUM).

TWENTY-FOUR (24") INCH RIDGED ROOT BARRIER SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN 15' (6") FEET OF CURB OR SIDEWALK. ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ROOT BARRIER, IN ACCORDANCE WITH THE LOCAL UTILITY AUTHORITY CRITERIA, SHALL BE PROVIDED FOR TREES AND PLANTS ADJACENT TO UNDERGROUND UTILITIES.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5' FEET IN WIDTH PER THE LDRTS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

3" X 15" SAFE SIGN TRIANGLE SHALL BE PROVIDED AT ALL PRODUCTS ENTRY ROADS. ALL PLANT MATERIAL WITHIN SAFE SIGN TRIANGLE SHALL BE MAINTAINED BELOW 30" IN HEIGHT OR ABOVE 6'-0" IN HEIGHT AS MEASURE FROM FINISHED GRADE.

THE PHOTOGRAPHIC PLAN WILL REFLECT INITIAL LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL TREES PLANTED UNDER OR ADJACENT TO PHIL POWER LINES WILL COMPLY WITH THE PHIL RIGHT TREE PLACEMENT GUIDELINES.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL AND ALL STRIPING WITHIN PAVED BRICKS. AREAS SHALL BE PAVER BRICKS OF APPROPRIATE COLOR IN ACCORDANCE WITH LIR.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.

TREES PLANTED A MINIMUM OF 15' FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.

A 4" SETBACK IS REQUIRED FOR TREES AND LIGHT POLES. IF PROPOSING CURB AND GUTTER, A 6' FEET SETBACK IS REQUIRED FOR VALLEY CURB.

ALL WATER METERS ARE CLEAR OF PLANTS. AT LEAST 5' FEET AROUND THE METER.

DOGPOT FET STATIONS SHALL BE DISTRIBUTED THROUGHOUT THE PLAN APPROXIMATELY EVERY 500'.

PARKING SHALL BE ASSIGNED TO INDIVIDUAL UNIT OWNERS FOR PARKING MANAGEMENT. VISITOR AND PUBLIC PARKING SHALL BE CLEARLY IDENTIFIED.

PROVISIONS FOR ELECTRIC CAR CHARGING WILL BE PROVIDED WITHIN GARAGES OF EACH OF THE TOWNHOUSE UNITS. TWO COMMON ELECTRIC CHARGING STATIONS PROVIDED ON SITE PER SITE PLAN. ADDITIONAL STATIONS WILL BE PROVIDED IF DEMAND WARRANTS.

ALL PAVED AREAS TO BE EITHER ALL STAMPED CONCRETE OR ALL DECORATIVE PAVERS.

CLEAR ACCESS WITH STEPPING STONES WILL BE PROVIDED FOR EMERGENCY AND PEDESTRIAN ACCESS IN THE REAR OF TYPE 1 BUILDINGS AT PRESERVE AREAS.

Legal Description

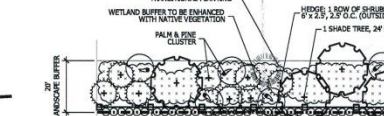
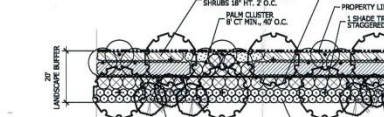
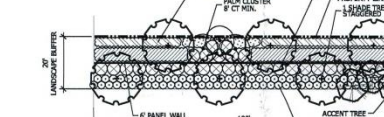
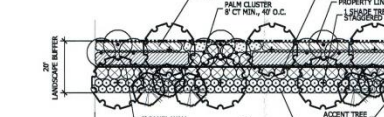
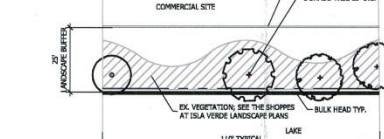
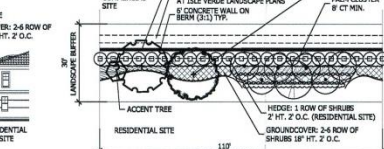
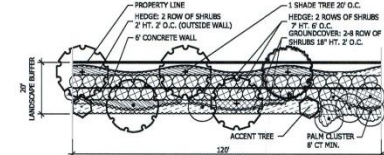
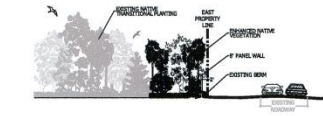
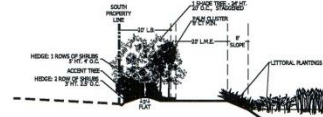
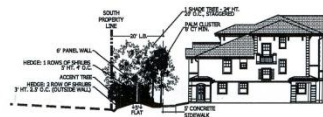
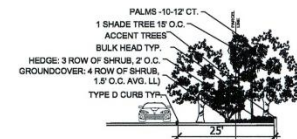
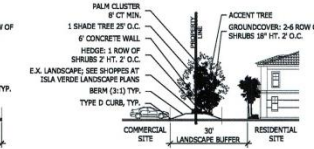
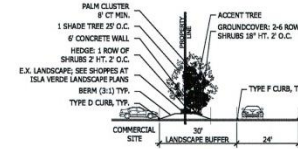
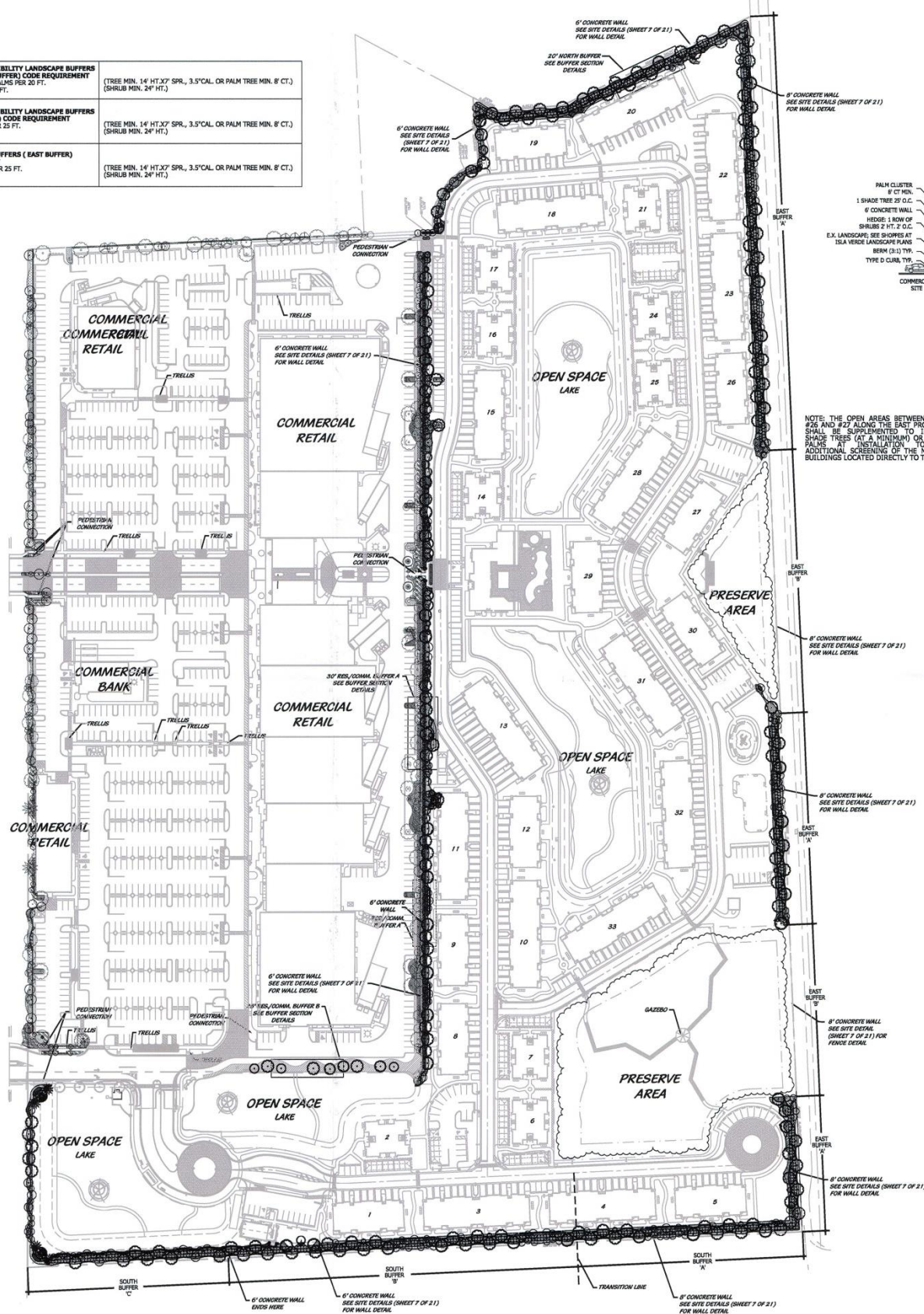
THE SOUTH ONE-HALF (S 1/2) OF TRACT 32 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, PALM BEACH ESTATES, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH THE PLATTED 30-FOOT RIGHT-OF-WAY (ROW) BETWEEN THE SOUTH BOUNDARY OF THE SOUTH ONE-HALF (S 1/2) OF TRACT 32 AND THE SOUTH BOUNDARY OF TRACT 33 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, PALM BEACH ESTATES, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

AND LESS THE FOLLOWING DESCRIBED PARCELS:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960,

PERIMETER INCOMPATIBILITY LANDSCAPE BUFFERS (NORTH AND SOUTH BUFFER) CODE REQUIREMENT 1 TREE OR 3 PALMS PER 25 FT. 1 SHRUB PER 2 FT.	(TREE MIN. 14' HT. X 7" DBH, 3.5" CAL. OR PALM TREE MIN. 8' CT.) (SHRUB MIN. 24" HT.)
PERIMETER COMPATIBILITY LANDSCAPE BUFFERS (RES/COMM BUFFER) CODE REQUIREMENT 1 TREE OR 3 PALMS PER 25 FT. 1 SHRUB PER 2 FT.	(TREE MIN. 14' HT. X 7" DBH, 3.5" CAL. OR PALM TREE MIN. 8' CT.) (SHRUB MIN. 24" HT.)
ROW LANDSCAPE BUFFERS (EAST BUFFER) CODE REQUIREMENT 1 TREE OR 3 PALMS PER 25 FT. 1 SHRUB PER 2 FT.	(TREE MIN. 14' HT. X 7" DBH, 3.5" CAL. OR PALM TREE MIN. 8' CT.) (SHRUB MIN. 24" HT.)



NORTH BUFFER
Scale: 1" = 30'

RES/COMM BUFFER A
Scale: 1" = 30'

RES/COMM BUFFER B
Scale: 1" = 30'

SOUTH BUFFER A
Scale: 1" = 30'

SOUTH BUFFER B
Scale: 1" = 30'

SOUTH BUFFER C
Scale: 1" = 30'

EAST BUFFER A
Scale: 1" = 30'

EAST BUFFER B
Scale: 1" = 30'

Conceptual Landscape Buffer Plan

0' 50' 100' 200' 300' 400'
Scale: 1" = 100'



**Cotleur
Hearing**
Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Isla Verde Residential

Wellington Isles, LLC
Village of Wellington, Florida

RECEIVED
AUG - 7 2014
VILLAGE OF WELLINGTON
PZ & ZONING DEPARTMENT

DESIGNED	DEH
DRAWN	RH
APPROVED	DEH
JOB NUMBER	04-1216.03
DATE	10-17-13
REVISIONS	02-13-14
	03-20-14
	07-28-14

August 07, 2014 9:09:59 a.m.
Drawn by: 041216.03 LANDSCAPE BUFFER.DWG

SHEET 2 OF 2
© COTLEUR HEARING INC.
These drawings are the property of the architect and are not to be used for construction or in other projects without the written consent of the architect. Immediately upon completion of the project, the drawings shall be returned to the architect.

Exhibit "E" Palm Beach County Traffic Division Letter



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Priscilla A. Taylor, Mayor
Paulette Burdick, Vice Mayor

Hal R. Valeche
Shelley Vana

Steven L. Abrams
Mary Lou Berger
Jess R. Santamaria

County Administrator

Robert Weisman

June 3, 2014

Mr. Timothy Stillings
Director of Planning and Development
Village of Wellington
12300 Forrest Hill Boulevard
Wellington, FL 33414

**RE: Isla Verde MXD – Revised Letter
PBC Project#: 140108
Traffic Performance Standards Review**

Dear Tim:

The Palm Beach County Traffic Division has reviewed the traffic study for the proposed mixed use project entitled; **Isla Verde MXD**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land.

Location:	East side of SR-7, south of Pioneer Road.
Municipality:	Wellington/Royal Palm Beach
PCN #:	72-42-44-06-07-001-0000 – and 8 more on File.
Existing Uses:	264,682 SF General Retail (55,962 SF in place since 2012), 24,500 SF General Office, and 5,500 SF Medical Office.
Approved Uses:	275,400 SF General Retail, 13,532 SF Furniture Store, 24,500 SF General Office, 5,500 SF Medical Office and 245 MF Residential Units – PBC Approval #130804. BO 2015.
Proposed Uses:	278,820 SF General Retail, 24,500 SF General Office, 5,500 SF Medical Office and 360 MF Residential Units (Apartments).
New Daily Trips:	11,865 – Vested not included.
New PH Trips:	397 AM and 1122 PM – Vested not included.
Build-Out Date:	End of Year 2018

Based on our review, the Traffic Division has determined the revised development plan and build-out for the previously approved mixed use project meets the Traffic Performance Standards of Palm Beach County, under the following condition:

- The developer shall pay a total of \$430,491 to Palm Beach County for the proportionate share (3.91% of added capacity) of optimal future improvements at the interchange of SR-7 with SR-80 (Southern Boulevard).

"An Equal Opportunity
Affirmative Action Employer"



RECEIVED

JUN - 9 2014

VILLAGE OF WELLINGTON
PZ & CODE DEPARTMENT

Mr. Timothy Stillings
Isla Verde MXD
June 3, 2014
Page 2

Also, note all previous conditions for this development (PBC Project # 30105) which may not be completed already, remain applicable.

No building permits are to be issued by the Village after the build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030 or e-mail to matefi@pbcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Atefi", is written over the typed name.

Masoud Atefi, MSCE
TPS Administrator, Municipalities, Traffic Engineering Division

MA:sf

cc: Chris W. Heggen PE., - Kimley-Horn & Associates, Inc.
Steve Bohovsky, Technical Assistant III, Traffic Division
Rebecca J. Mulcahy PE., - PTC

File: General - TPS - Mun - Traffic Study Review
F:\Traffic\MAAdminApprovals\2014\140108R.doc

Exhibit "F"
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

March 20, 2014

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

Re: Isla Verde Residential - #PTC13-001N
Site Plan, Master Plan and Development Order Amendment 2013-64
SP 4, MPA 2, DOA 3 (HTE 13-125)

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. has completed our review of the traffic impact analysis dated March 10, 2014 with follow-up analyses dated March 18, 2014 for the above referenced project. The project is summarized below and includes properties in both Wellington and Royal Palm Beach:

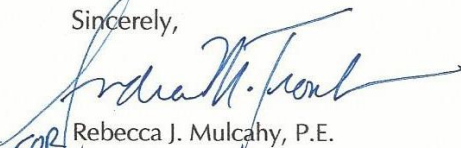
Proposed Uses:	278,820 SF General Commercial (Retail) 24,500 SF General Office 5,500 SF Medical Office 360 DUs Multi-family Apartments
Existing Uses:	264,862 SF General Commercial (Retail) 24,500 SF General Office 5,500 SF Medical Office
Net New Trips:	2,551 Daily 155 AM Peak (28 IN/127 OUT) 212 PM Peak (135 IN/77 OUT)
Buildout Date:	December 31, 2018

The resubmitted traffic impact analysis responded to all of our comments. Based on our review, we have determined that the proposed project meets the Traffic Performance Standards of Wellington with the following conditions of approval:

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after December 31, 2018. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.

2. The developer shall make a proportionate share payment of \$406,269, which represents the Property Owner's residential proportionate share of the improvements to the interchange at State Road 80 and State Road 7. The payment must be made before the first building permit is issued for the Multi-family apartments. This payment shall be made to Palm Beach County and is required for compliance with the Countywide Traffic Performance Standards.

Sincerely,


FOR Rebecca J. Mulcahy, P.E.
Vice President

cc: David Flinchum, AICP, ASLA
Bill Riebe, P.E.
Tim Stillings, AICP
Masoud Atefi, MSCE