

DEVELOPMENT TEAM

OWNER / APPLICANT:
FAMILY CHURCH WELLINGTON
 12700 FOREST HILL BOULEVARD
 WELLINGTON, FL 33414
 561.650.7400

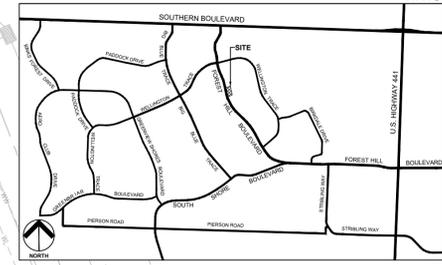
PLANNER/LANDSCAPE ARCHITECT:
URBAN DESIGN STUDIOS
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 561.366.1100

ARCHITECT:
ALEXIS KNIGHT ARCHITECTS, INC.
 100 NE 6TH ST, SUITE 102
 BOYNTON BEACH, FL 33435
 561.374.9242

SURVEYOR:
LANDTEC CONSTRUCTION SURVEYING
 840 US HWY 1, SUITE 330
 NORTH PALM BEACH, FL 33408
 561.210.9344

CIVIL ENGINEER:
WGI, INC.
 548 NM MERCANTILE PLACE
 PORT ST. LUCIE, FL 33986
 561.713.1731

LOCATION MAP

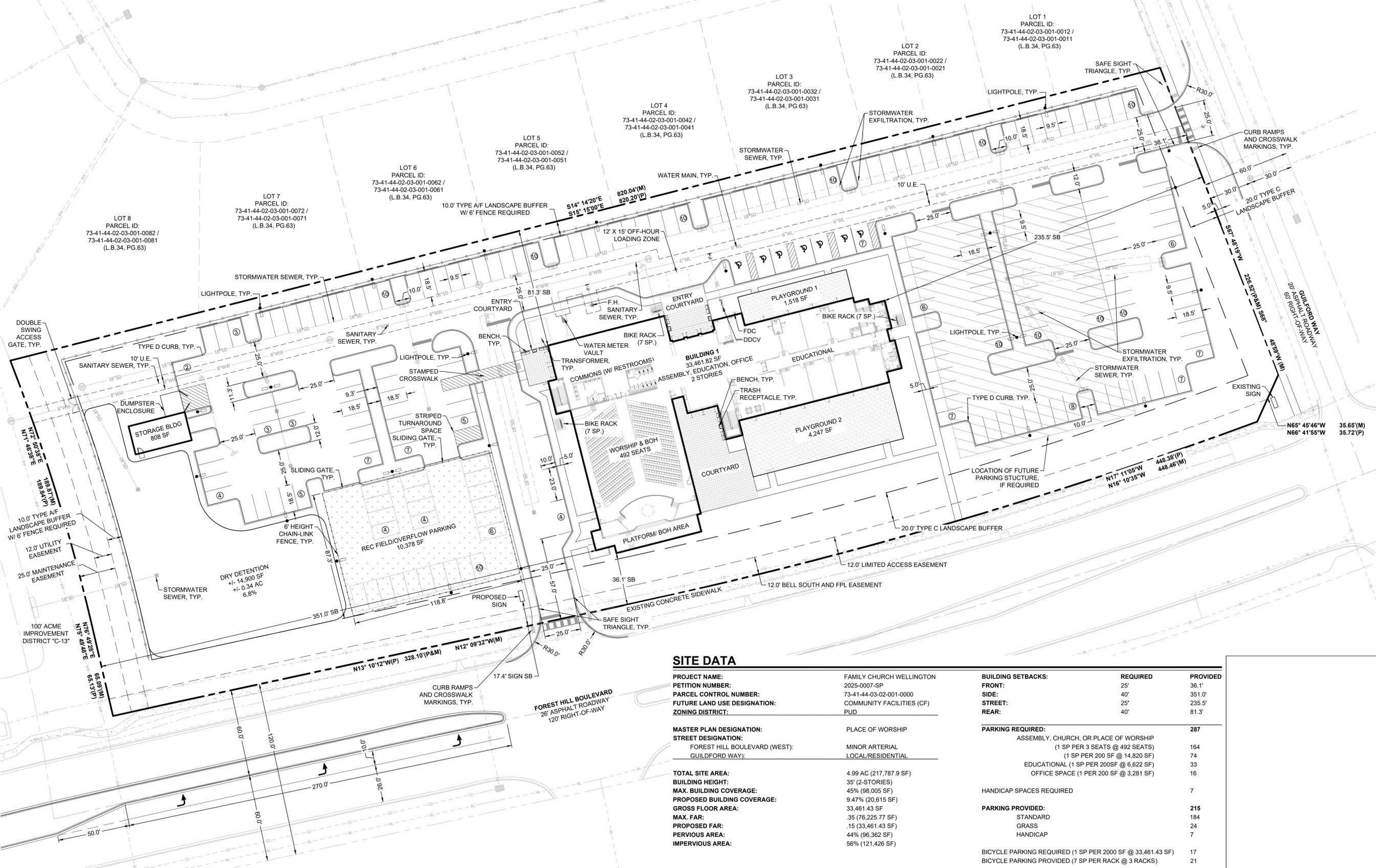


Urban design studio

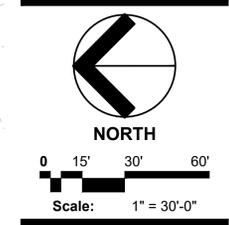
Urban Design
 Land Planning
 Landscape Architecture

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udsfirma.com
 #LA0001739

Copyright:
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.



Family Church Wellington
 12700 Forest Hill Boulevard
 Site Plan



SITE DATA

PROJECT NAME:	FAMILY CHURCH WELLINGTON	BUILDING SETBACKS:	REQUIRED	PROVIDED
PETITION NUMBER:	2025-0007-SP	FRONT:	25'	36.1'
PARCEL CONTROL NUMBER:	73-41-44-03-02-001-0000	SIDE:	40'	351.0'
FUTURE LAND USE DESIGNATION:	COMMUNITY FACILITIES (CF)	STREET:	25'	235.5'
ZONING DISTRICT:	PUD	REAR:	40'	81.3'
MASTER PLAN DESIGNATION:	PLACE OF WORSHIP	PARKING REQUIRED:	287	
STREET DESIGNATION:	FOREST HILL BOULEVARD (WEST): GUILDFORD WAY:	ASSEMBLY, CHURCH, OR PLACE OF WORSHIP (1 SP PER 3 SEATS @ 492 SEATS) (1 SP PER 200 SF @ 14,820 SF) EDUCATIONAL (1 SP PER 200SF @ 6,622 SF) OFFICE SPACE (1 SP PER 200 SF @ 3,281 SF)	164 74 33 16	
TOTAL SITE AREA:	4.99 AC (217,787.9 SF)	HANDICAP SPACES REQUIRED:	7	
BUILDING HEIGHT:	35' (2-STORIES)	PARKING PROVIDED:	215	
MAX. BUILDING COVERAGE:	45% (98,005 SF)	STANDARD	184	
PROPOSED BUILDING COVERAGE:	9.47% (20,615 SF)	GRASS	24	
GROSS FLOOR AREA:	33,461.43 SF	HANDICAP	7	
MAX. FAR:	.35 (76,225.77 SF)	BICYCLE PARKING REQUIRED (1 SP PER 2000 SF @ 33,461.43 SF)	17	
PROPOSED FAR:	.15 (33,461.43 SF)	BICYCLE PARKING PROVIDED (7 SP PER RACK @ 3 RACKS)	21	
PERVIOUS AREA:	44% (96,362 SF)			
IMPERVIOUS AREA:	56% (121,426 SF)			

Date: 04/01/2025

Project No.: 24-083.000

Designed By:

Drawn By:

Checked By:

Revision Dates:

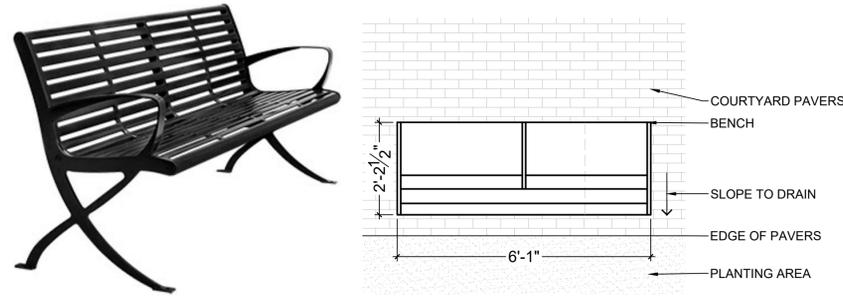
09-26-2025	SUBMITTAL
01-13-2026	RESUBMITTAL

SP-1
 of 6

BENCH SPECIFICATIONS AND PAD DETAIL

N.T.S.

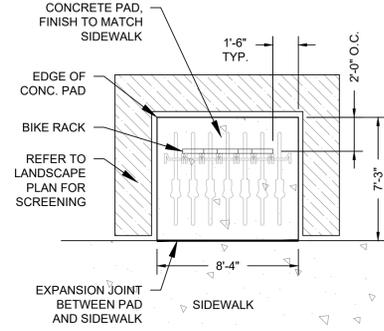
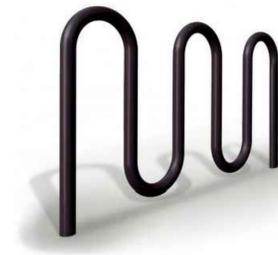
- PRODUCT: #LEX06 EXPOSITION 6' CONTOUR BENCH
 MANUFACTURER: ANOVA (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)
 QUANTITY: 6
 PRODUCT DETAILS:
- SOLID STEEL BENCH W/ ARMRESTS AND SEAT DIVIDER (#A1012)
 - 6' LENGTH, TEXTURED BLACK POWDER COATED FINISH
 - SURFACE MOUNT ON CONCRETE PAD
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS



BIKE RACK SPECIFICATIONS AND PAD DETAIL

N.T.S.

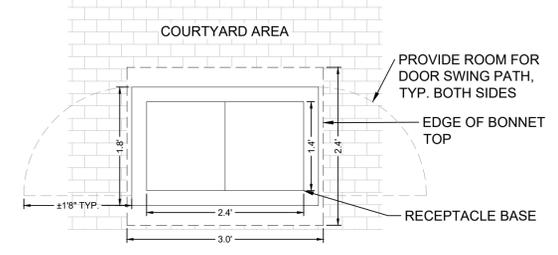
- PRODUCT: #BRCS-105 BIKE RACK
 MANUFACTURER: VICTOR STANLEY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)
 QUANTITY: 3
 PRODUCT DETAILS:
- SOLID STEEL RIBBON STYLE BIKE RACK
 - CAPACITY: 7 BIKES
 - FINISH: BLACK POWDER COATED
 - SURFACE MOUNT ON CONCRETE PAD
 - INSTALL PER MANUFACTURER'S SPECS.



LITTER & RECYCLING RECEPTACLE DETAIL

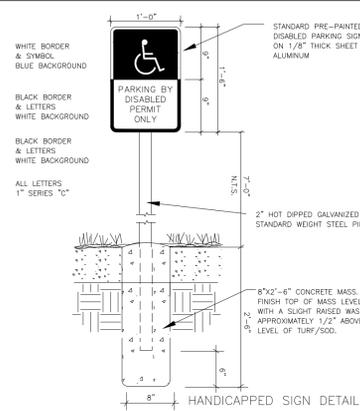
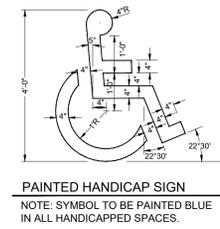
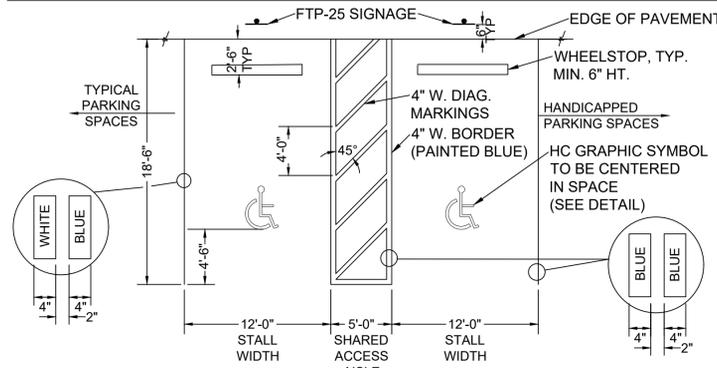
N.T.S.

- PRODUCT: #LEX70 EXPOSITION DOUBLE RECEPTACLE W/ SIDE DOORS
 MANUFACTURER: ANOVA (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)
 QUANTITY: 4
 PRODUCT DETAILS:
- SOLID STEEL SLAT RECEPTACLE DIVIDED FOR LITTER AND RECYCLING
 - 70 GALLON CAPACITY W/ BONNET TOP, TWO SIDE DOORS, AND TWO PLASTIC LINERS
 - TEXTURED BLACK POWDER COATED FINISH; WHITE DECALS - "TRASH" AND "MIXED RECYCLING"
 - SURFACE MOUNT TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS



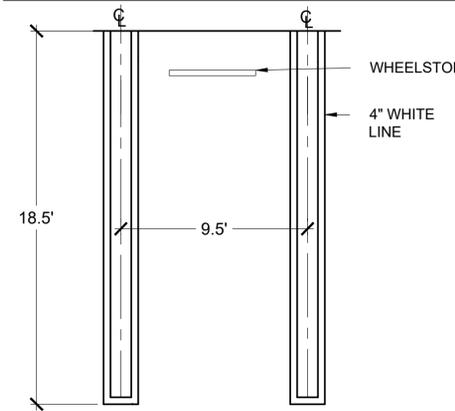
HANDICAP PARKING SPACE DETAIL:

N.T.S.



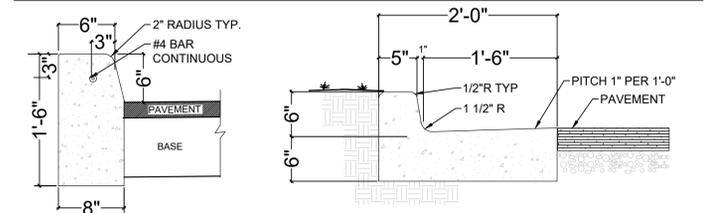
TYPICAL PARKING SPACE DETAIL:

N.T.S.



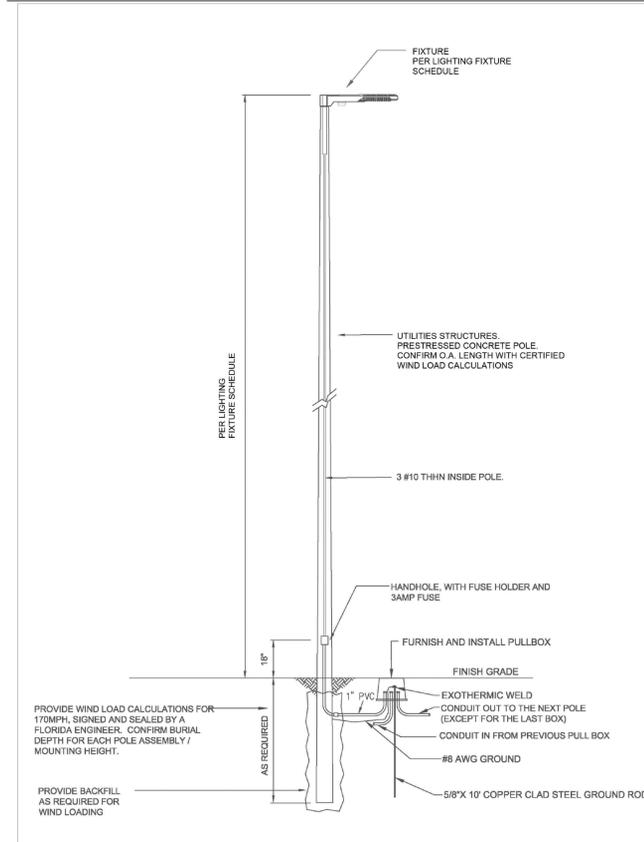
CURB DETAILS:

N.T.S.



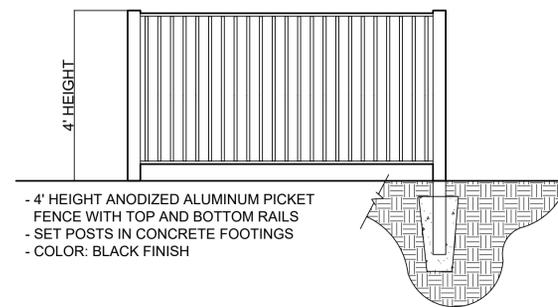
LIGHTING FIXTURE DETAIL

N.T.S.



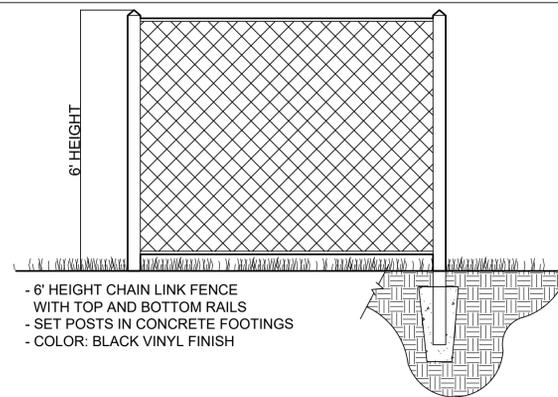
PLAYGROUND FENCE DETAIL

N.T.S.



BUFFER FENCE DETAIL

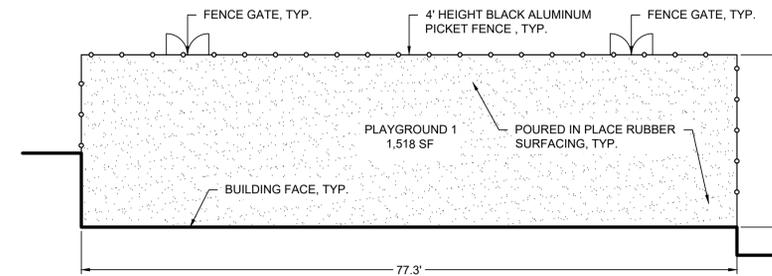
N.T.S.



PLAYGROUND ONE DETAIL PLAN

N.T.S.

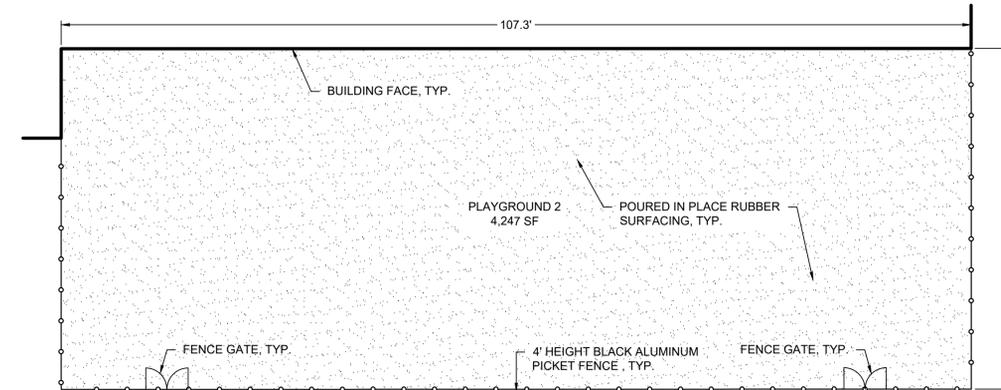
NOTE: PLAY STRUCTURE LAYOUT AND EQUIPMENT SPECIFICATION TO BE DETERMINED AT TIME OF PERMITTING



PLAYGROUND TWO DETAIL PLAN

N.T.S.

NOTE: PLAY STRUCTURE LAYOUT AND EQUIPMENT SPECIFICATION TO BE DETERMINED AT TIME OF PERMITTING



Urban design studio

Urban Design
 Land Planning
 Landscape Architecture

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udsfirma.com
 #LA0001739

Copyright:
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

Family Church Wellington

12700 Forest Hill Boulevard
 Site Details

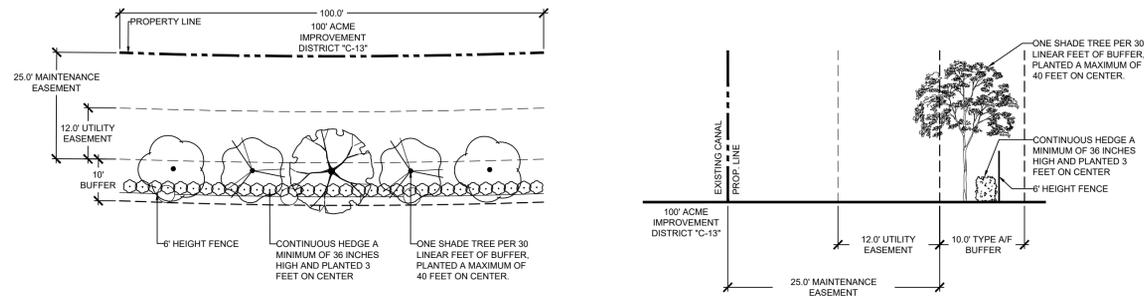
Date: 04/01/2025
 Project No.: 24-083.000
 Designed By:
 Drawn By:
 Checked By:
 Revision Dates:
 01-13-2026 RESUBMITTAL

SP-2
 of 6

LANDSCAPE BUFFER DETAILS

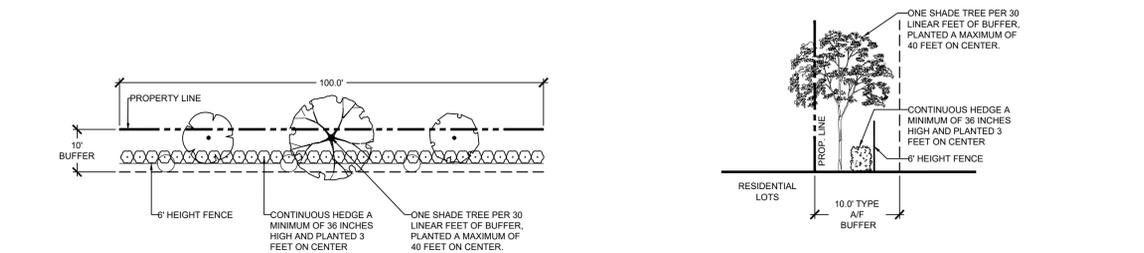
A- TYPE A/F - 10' PERIMETER LANDSCAPE BUFFER - North Property Line

- NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
 - THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
 - IF A FENCE OR WALL IS DESIRED OR REQUIRED, THE LANDSCAPING SHALL BE LOCATED BETWEEN THE BARRIER AND THE ADJACENT PROPERTY OR ROW. FENCES OR WALLS THAT MAY CONFLICT WITH PRE-EXISTING DEDICATED EASEMENTS, SHALL REQUIRE APPROVAL FROM THE WELLINGTON ENGINEER, UTILITIES DIRECTOR AND/OR EASEMENT HOLDER IF THE STRUCTURE IS NOT ABLE TO BE SHIFTED OR RELOCATED TO NOT ENCRoACH THE EASEMENT. FENCES AND WALLS SHALL COMPLY WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
 - WHERE PROPERTIES ARE SEPARATED FROM ADJACENT PROPERTIES OR ROW BY A CANAL, LAKE AND/OR PASSIVE OPEN SPACE, WITH A MINIMUM WIDTH OF 50 FEET, THE BUFFER WIDTH MAY BE REDUCED BY UP TO 25 PERCENT. IF THE BUFFER INCLUDES A WALL OR FENCE THE BUFFER SHALL MAINTAIN A MINIMUM TEN FOOT WIDTH. THE QUANTITIES OF PLANT MATERIAL MAY BE REDUCED PROPORTIONATE TO THE REDUCTION IN BUFFER WIDTH.



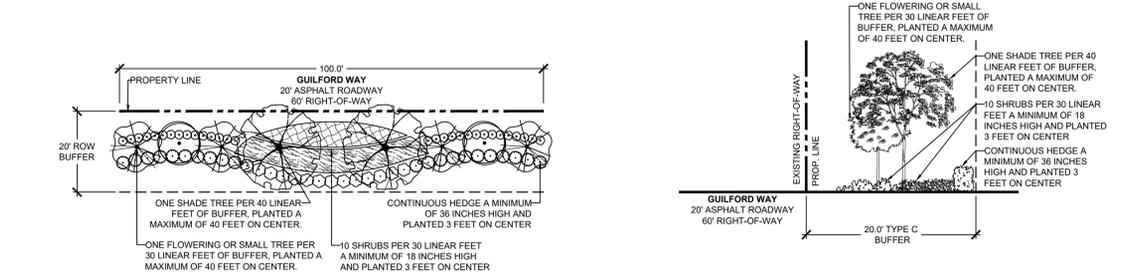
B- TYPE A/F - 10' PERIMETER LANDSCAPE BUFFER - East Property Line

- NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
 - THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
 - IF A FENCE OR WALL IS DESIRED OR REQUIRED, THE LANDSCAPING SHALL BE LOCATED BETWEEN THE BARRIER AND THE ADJACENT PROPERTY OR ROW. FENCES OR WALLS THAT MAY CONFLICT WITH PRE-EXISTING DEDICATED EASEMENTS, SHALL REQUIRE APPROVAL FROM THE WELLINGTON ENGINEER, UTILITIES DIRECTOR AND/OR EASEMENT HOLDER IF THE STRUCTURE IS NOT ABLE TO BE SHIFTED OR RELOCATED TO NOT ENCRoACH THE EASEMENT. FENCES AND WALLS SHALL COMPLY WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
 - IT IS ENCOURAGED THAT DOUBLE WALLS OR FENCES BETWEEN TWO PROPERTIES BE AVOIDED. IF AN EXISTING DEVELOPMENT HAS A WALL OR FENCE, THE PZB DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE WALL OR FENCE. THE MINIMUM WIDTH OF THE BUFFER AND REQUIRED LANDSCAPE QUALITY AND QUANTITIES SHALL STILL APPLY.



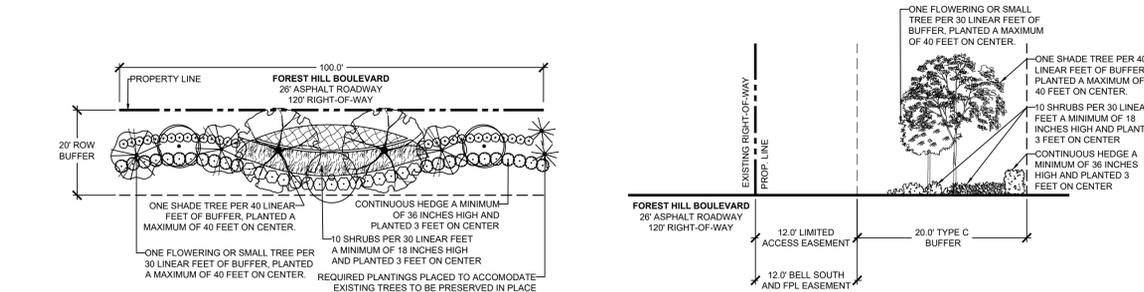
C- TYPE C - 20' R.O.W. BUFFER - South Property Line

- NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
 - THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
 - PALMS OR SLASH PINES PLANTED IN BUFFERS SHALL BE INSTALLED IN GROUPS OF THREE OR MORE. EACH GROUP OF PALMS SHALL BE A MINIMUM OF 12, 14, AND 16 FOOT CLEAR TRUNK AT INSTALLATION. EACH GROUP OF SLASH PINES SHALL AVERAGE 10 FEET IN HEIGHT AND COUNTED AS ONE REQUIRED SHADE TREE.
 - FOR NON-RESIDENTIAL DEVELOPMENTS, THE REQUIRED QUANTITY OF TREES AND PALMS MAY BE CLUSTERED IN ROW BUFFERS TO ALLOW FOR SIGN VISIBILITY AND TO ACCOMMODATE SIGNAGE PROPOSED IN THE BUFFER.



D- TYPE C - 20' R.O.W. BUFFER - West Property Line

- NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
 - THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
 - PALMS OR SLASH PINES PLANTED IN BUFFERS SHALL BE INSTALLED IN GROUPS OF THREE OR MORE. EACH GROUP OF PALMS SHALL BE A MINIMUM OF 12, 14, AND 16 FOOT CLEAR TRUNK AT INSTALLATION. EACH GROUP OF SLASH PINES SHALL AVERAGE 10 FEET IN HEIGHT AND COUNTED AS ONE REQUIRED SHADE TREE.
 - FOR NON-RESIDENTIAL DEVELOPMENTS, THE REQUIRED QUANTITY OF TREES AND PALMS MAY BE CLUSTERED IN ROW BUFFERS TO ALLOW FOR SIGN VISIBILITY AND TO ACCOMMODATE SIGNAGE PROPOSED IN THE BUFFER.



Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfirma.com
#LA0001739

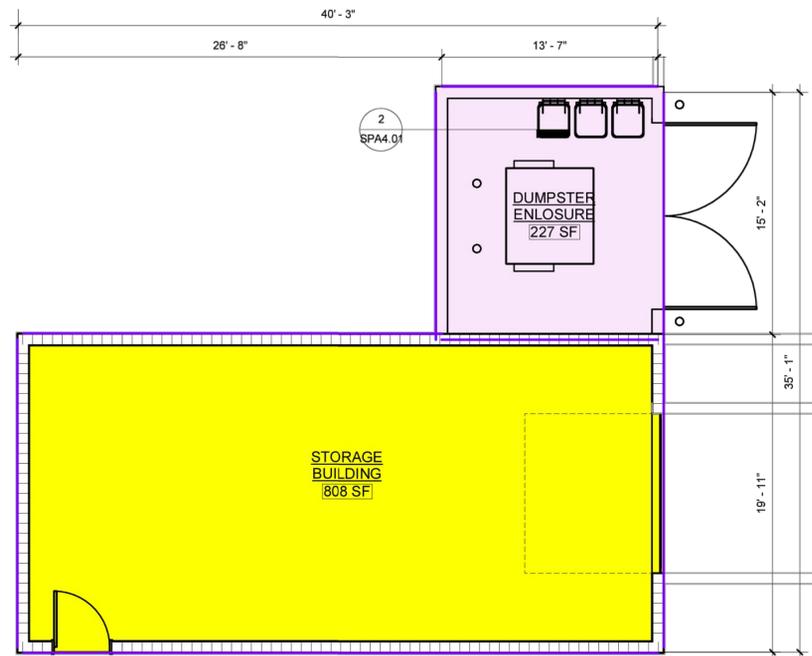
Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

Family Church Wellington
12700 Forest Hill Boulevard
Site Details

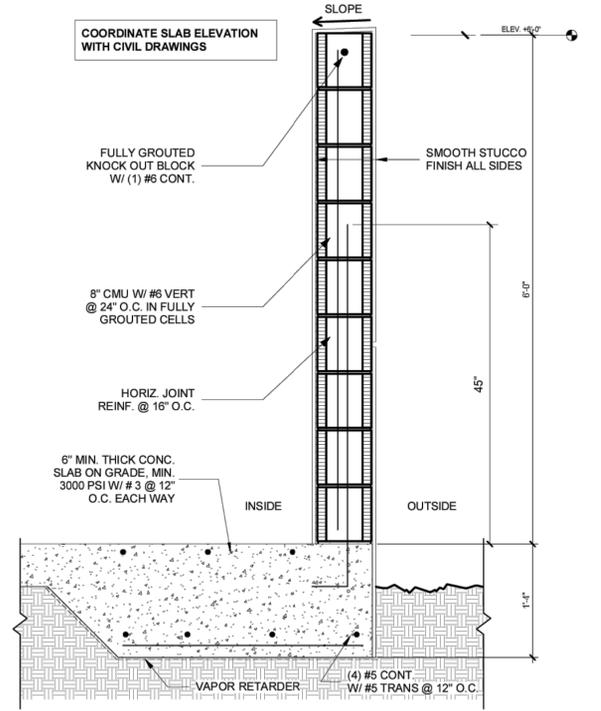
Date: 04/01/2025
Project No.: 24-083.000
Designed By:
Drawn By:
Checked By:

Revision Dates:
01-13-2026 RESUBMITTAL

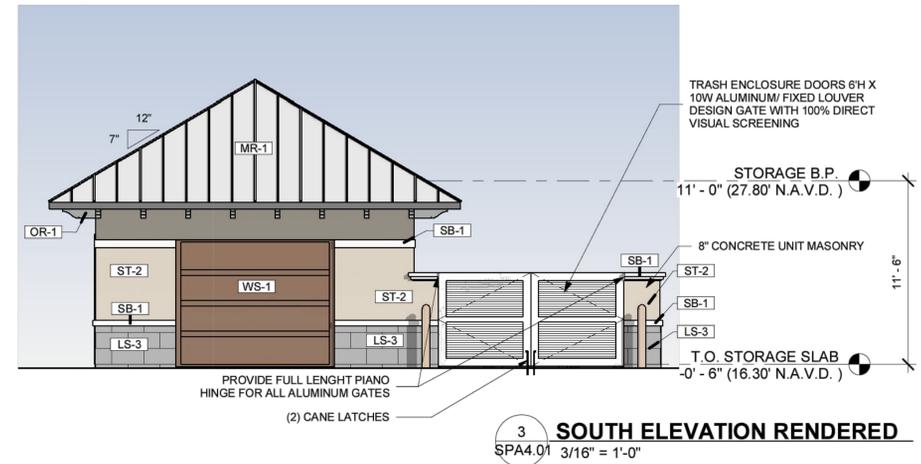
SP-3
of 6



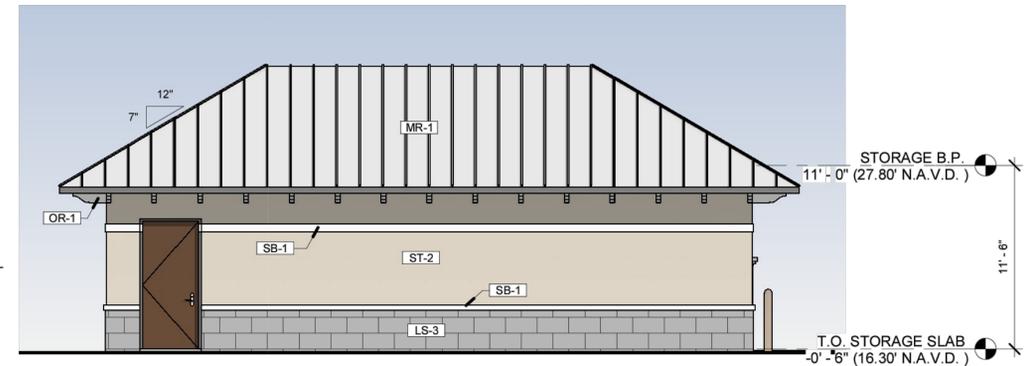
1 STORAGE & DUMPSTER FLOOR PLAN
SPA4.01 3/16" = 1'-0"



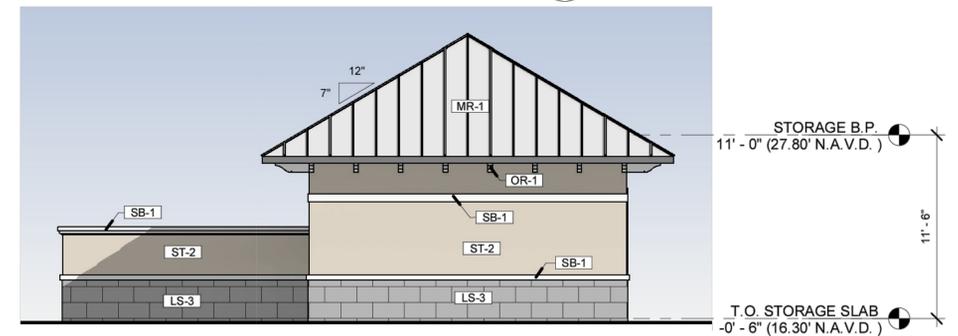
2 DUMPSTER WALL SECTION
SPA4.01 1" = 1'-0"



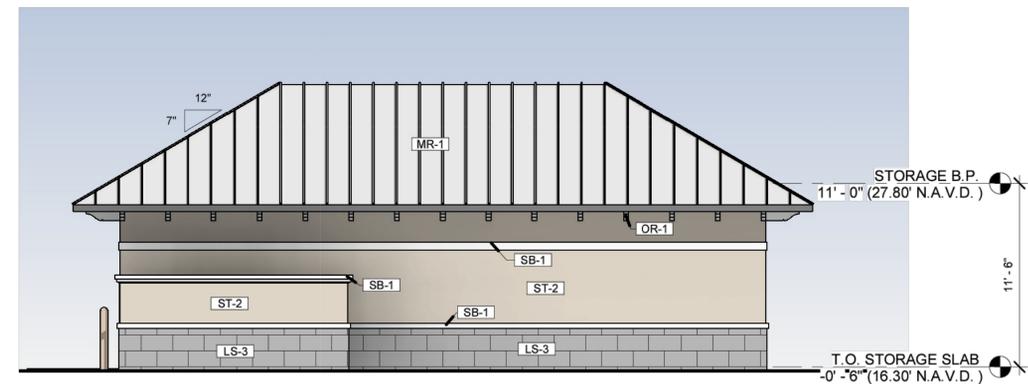
3 SOUTH ELEVATION RENDERED
SPA4.01 3/16" = 1'-0"



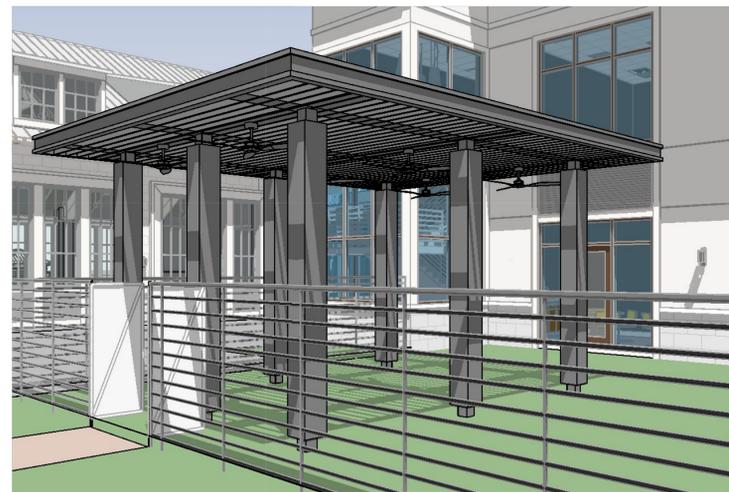
4 WEST ELEVATION RENDERED
SPA4.01 3/16" = 1'-0"



5 NORTH ELEVATION RENDERED
SPA4.01 3/16" = 1'-0"



6 EAST ELEVATION RENDERED
SPA4.01 3/16" = 1'-0"

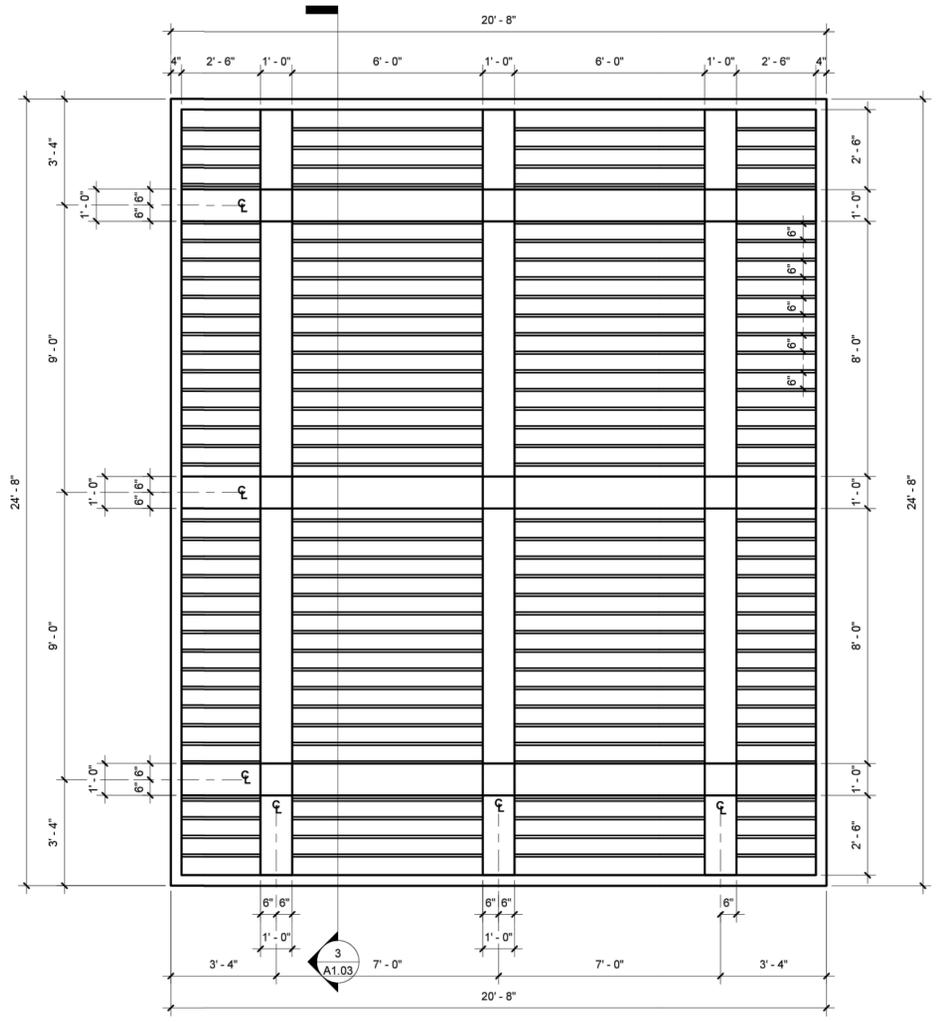


WEST PLAYGROUND AWNING

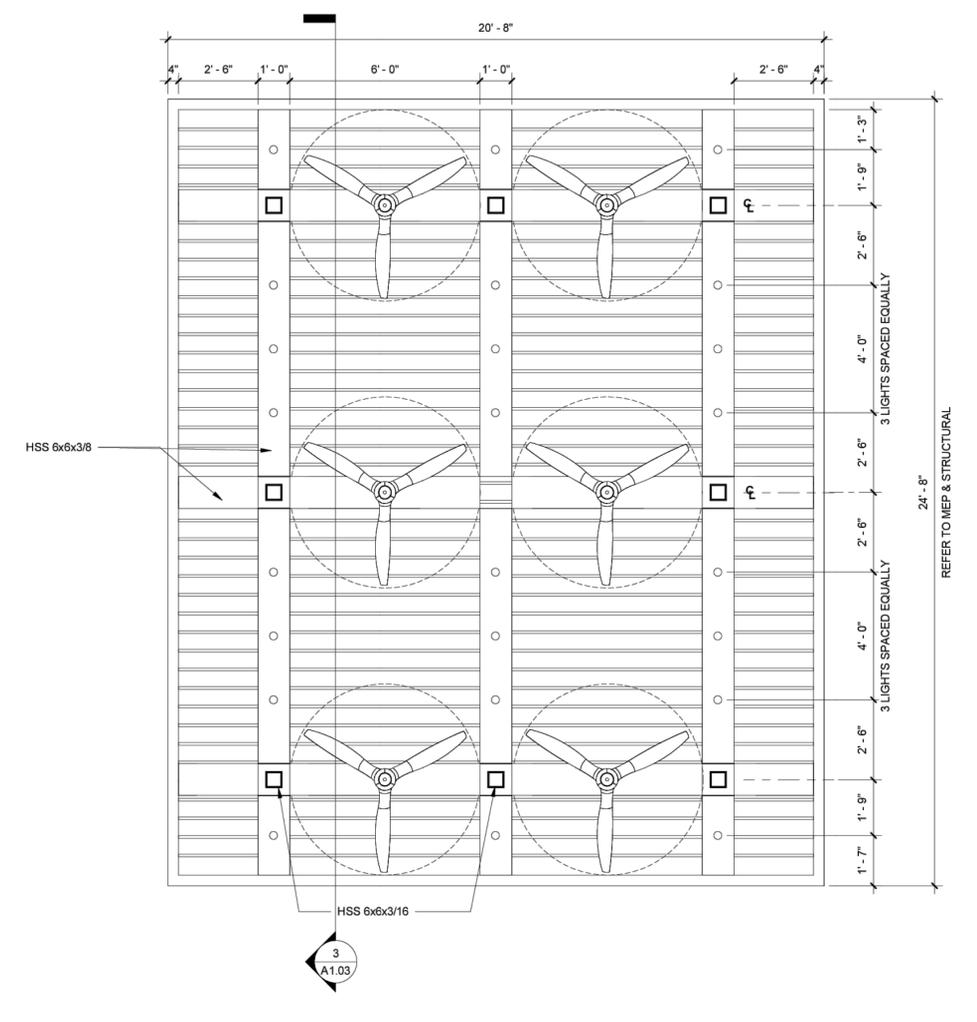


EAST PLAYGROUND AWNING

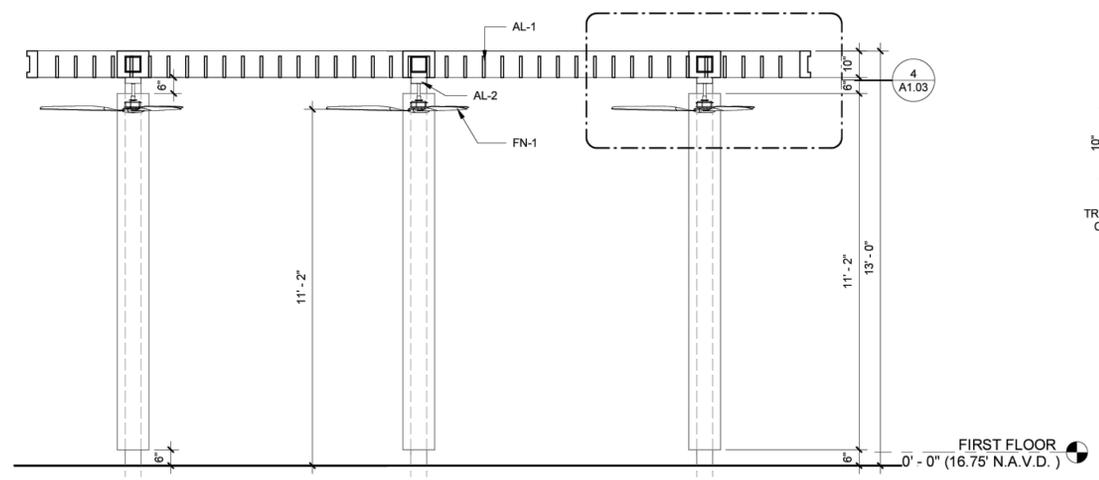
MATERIAL & PAINT LEGEND		
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
LS-1		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 12" X 24"
LS-3		EXTERIOR FINISH WALL LIMESTONE MONTECITO BY 12" X 24"
WS-1		WOOD CLADDING - TRUE COLOR STEEL SIDING 6" LAP 10G CEDAR
SB-1		STUCCO BAND -WHITE TO RUN AROUND PARAPET AREAS) SW 7006 'EXTRA WHITE'
OR-1		CEDAR COLOR TO MATCH 10G CEDAR
BR-1		PREFAB - SIGNAGE COLOR BRONZE - WINDOW FRAMES AND MULLIONS
AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'



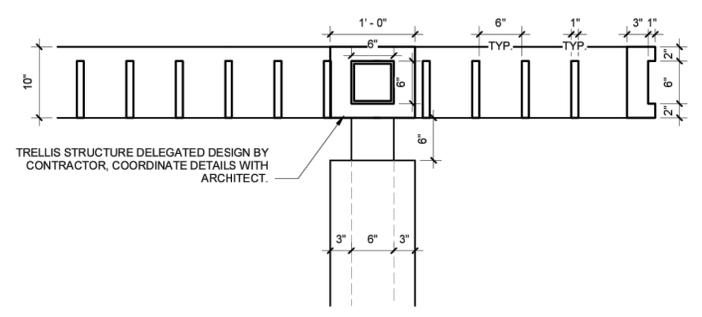
1 EXTERIOR AWNING #1 PLAN
A1.03 3/8" = 1'-0"



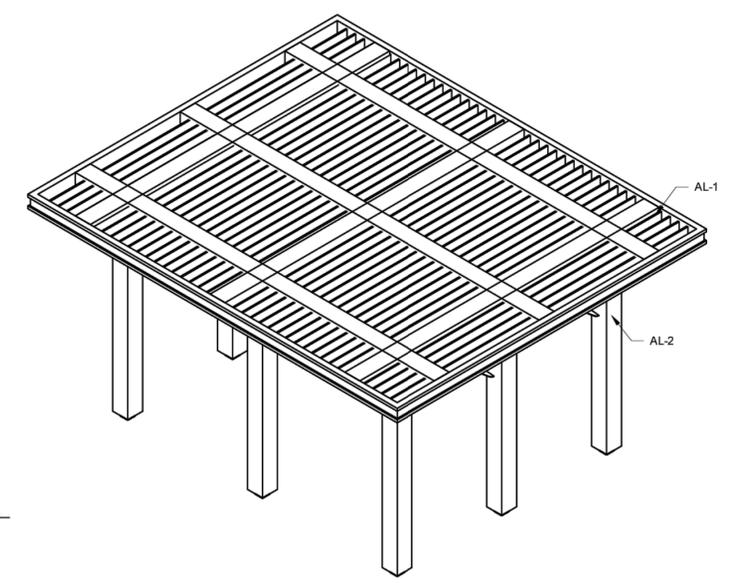
2 EXTERIOR AWNING #1 RCP
A1.03 3/8" = 1'-0"



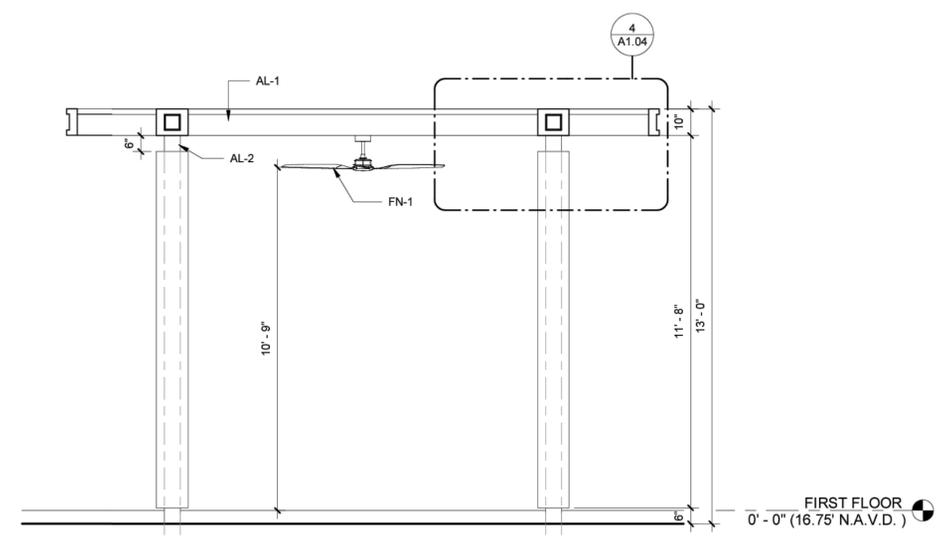
3 EXTERIOR AWNING #1 SECTION
A1.03 3/8" = 1'-0"



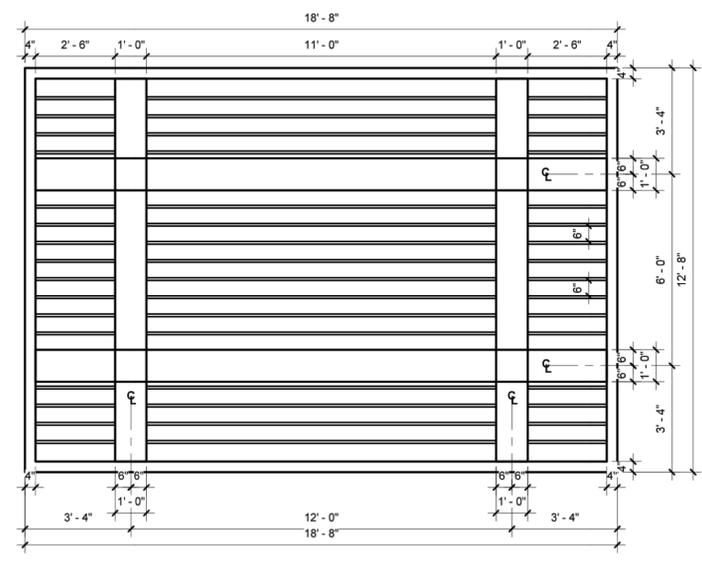
4 ENLARGED AWNING #1 DTL.
A1.03 1" = 1'-0"



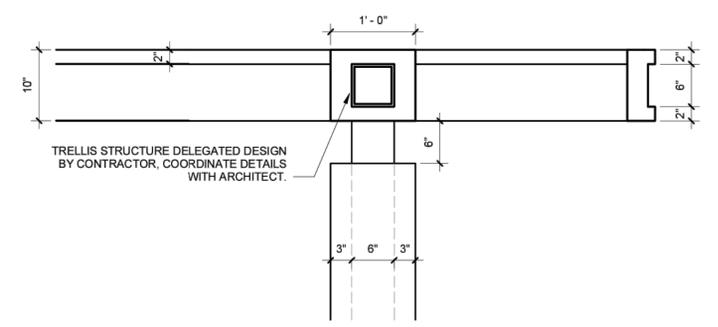
3D - EXTERIOR AWNING #1



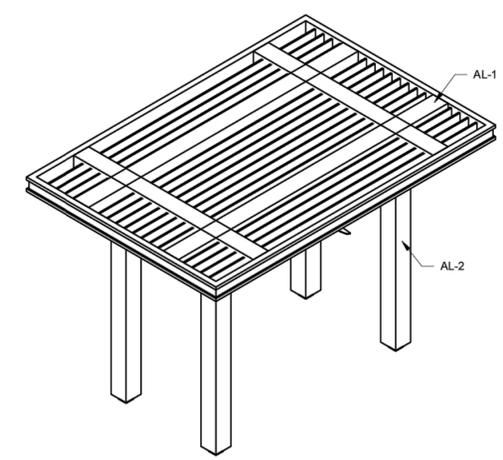
3 EXTERIOR AWNING #2 SECTION
A1.04 3/8" = 1'-0"



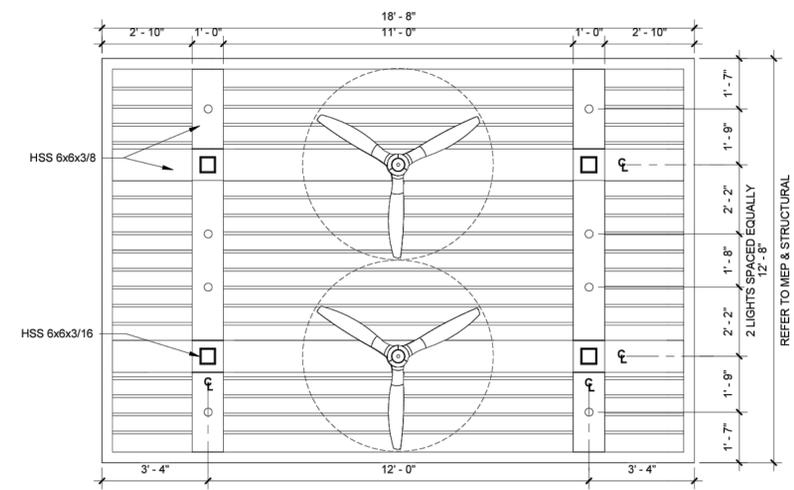
1 EXTERIOR AWNING #2 PLAN
A1.04 3/8" = 1'-0"



4 ENLARGED AWNING #2 DTL.
A1.04 1" = 1'-0"



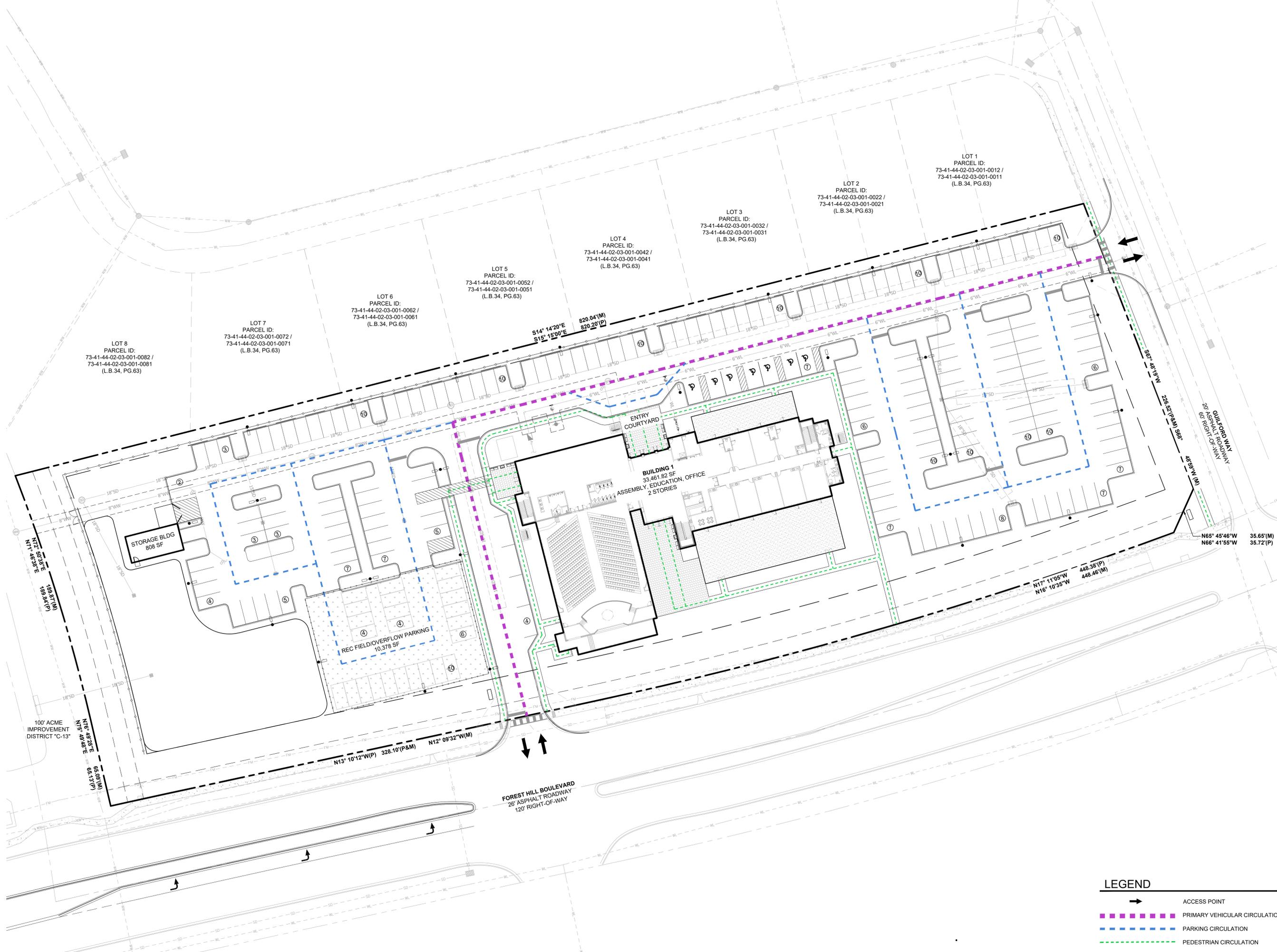
3D - EXTERIOR AWNING #2



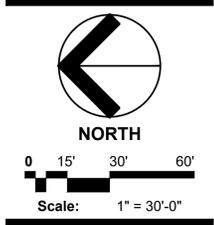
2 EXTERIOR AWNING #2 RCP
A1.04 3/8" = 1'-0"

Revision Dates:

01-13-2026	RESUBMITTAL



Family Church Wellington 12700 Forest Hill Boulevard Circulation Plan



Date: 09-26-2025
Project No.: 24-083.000
Designed By:
Drawn By:
Checked By:

Revision Dates:

01-13-2026	RESUBMITTAL

LEGEND

	ACCESS POINT
	PRIMARY VEHICULAR CIRCULATION
	PARKING CIRCULATION
	PEDESTRIAN CIRCULATION