

Exhibit A - MUPD B Site Plan

FOREST HILL BOULEVARD

TABULAR DATA

PETITION NUMBER
PROJECT NUMBER
PROPOSED USES

2021-0003-ASA
5000-345
RETAIL / OFFICE

FUTURE LAND USE
ZONING
SECTION/TOWNSHIP/RANGE
CONCURRENCY CASE #
OVERLAY DISTRICT

LS/MU OVERLAY (CH)
MUPD
S13/T44/R41
95-0908001
DRI

TRAFFIC ANALYSIS ZONE

736

	APPROVED	REVISION	ACRES	PERCENTAGE
GROSS SITE AREA	SF			
BANK PARCEL (TRACT 3)	744,904		17.10	100.00%
HOTEL PARCEL (TRACT 2)	100,770		2.31	
NET SITE AREA (TRACT 1)	77,928		1.79	
USE SQUARE FOOT ANALYSIS				
TOTAL BUILDING (SF GFA)	92,959		GFA	12.48%
OTHER USES (COVERED LOADING, METER RMS, W)	2,400		0.06	0.32%
TOTAL USES SF	95,359			12.80%

FAR (95,359 / 744,904)	0.13			
MAJOR #1 (INCLUDING MEZZANINE)	SF		AC	% OF SITE
MAJOR #2	21,397	21,397		
MAJOR #3	6,400	6,400		
A,B,C,D & E' RETAIL BAYS	14,000	14,000		
INLINE MEDICAL	99,692	24,632		
INLINE RESTAURANT (2,002 SF OUTDOOR SEATING)		7,016		
RESTAURANT-OUTBUILDING		19,186		
MEDICAL-OUTBUILDING	6,400	4,950		
BANK BUILDING	4,930	4,930		
SHOPPING CENTER BUILDING COVERAGE	-92,959	93,511	2.13	12.48%
HOTEL PARCEL BUILDING COVERAGE	63,326	63,326		
OVERALL PARCEL 'B' BUILDING COVERAGE	-156,295	156,837		
OVERALL PARCEL 'B' FAR	0.21	0.21		

BUILDING HEIGHT	35' MAX
PARKING REQUIRED	
RETAIL (66,429 SF)	@ 1 SP / 200 SF
MEDICAL (11,966 SF)	@ 1 SP / 200 SF
RESTAURANT (345 SEATS)	@ 1 SP / 3 SEATS
BANK (4,930 SF)	@ 1 SP / 200 SF
TOTAL REQUIRED PARKING	

REGULAR	534	534
HANDICAP	27	27
TOTAL	561	561
VEHICULAR USE AREAS	486,749	486,749
WALKS	-32,373	32,373
IMPERVIOUS SURFACE AREA	519,122	519,122
PERVIOUS AREA	225,782	225,782
TOTAL SITE	744,904	744,904

BUILDING HEIGHT	35'
NUMBER OF STORIES	1
FINISHED GRADE ELEVATION	
TYPE OF CONSTRUCTION (EXCLUDING OP #1)	TYPE IV UNPROTECTED FULLY SPRINKLERED

LEGAL DESCRIPTION

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

CONTAINING 744,905 SQUARE FEET / 17.10 ACRES, MORE OR LESS.

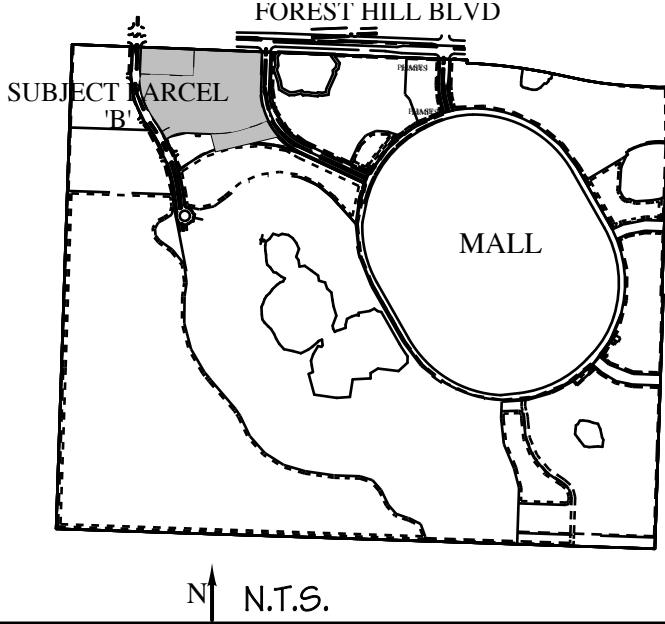
NOTES

DUMPSTER ENCLOSURE WILL HAVE DECORATIVE ALUMINUM GATE AND ADDITIONAL LANDSCAPE BUFFERING AROUND DUMPSTER AND WITHIN R.O.W. BUFFER.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH AN ARCHITECTURALLY COMPATIBLE SCREEN.

L.S.A.=LANDSCAPE AREA

LOCATION MAP



ZONING STAMPS

2021-0003-ASA



Petition No.: 2021-0003 ASA
Approved: July 7, 2021

DRM: Kelly Ferraiolo for Damian Newell

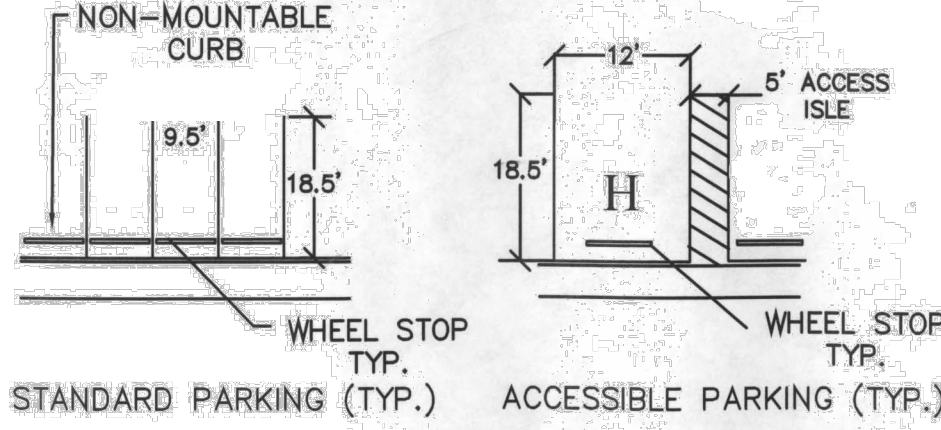
Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

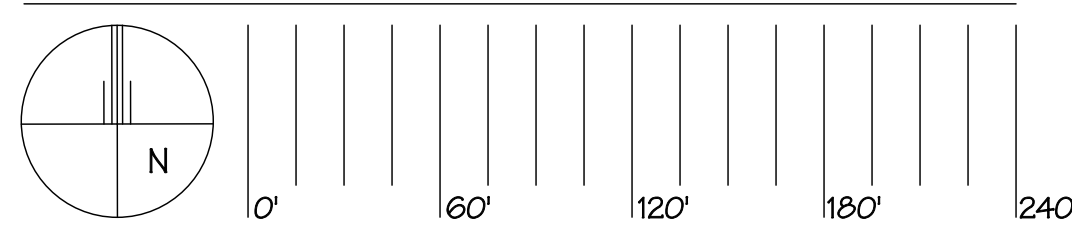
- FINAL SITE PLAN CONDITIONS OF APPROVAL**
- All previous conditions of approval for the project/site not affected by this Site Plan Amendment shall remain in full effect.
 - The property owner and/or tenant shall ensure the walkways/sidewalks adjacent to outdoor dining/seating areas remain clear and accessible for through traffic. All outdoor dining/seating areas shall be within the areas as illustrated on the plans.
 - The outdoor dining/seating areas shall include canopy covering, aluminum rail fence, planters, landscaping, etc. as illustrated on the plans. The canopy covering color shall be the same color as the existing main canopy color on the in-line building.
 - All above ground utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view while maintaining required clearance and height to meet or exceed equipment being screened.
 - A permit is required from the Building Division for the proposed landscaping. To ensure compliance additional plant material may be required at time of inspection.
 - Any changes to sidewalks, curbing, or roadways/drive aisles will require an Engineering Department permit, prior to approval of any Building Permits at the same location.
 - No encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or in areas obstructing line of sight for pedestrians or vehicles.
 - Land Development and Utility permits meeting all applicable requirements of Wellington's Land Development Regulations, as well as State and Federal regulations and guidelines must be applied for, approved and issued prior to any construction activities. The permit plans shall include construction details for all infrastructure components including paving, grading, drainage, water, sewer, landscape, lighting and offsite improvements. Additional comments on the site layout may be forthcoming upon submittal and subsequent review of Engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from Engineering Department.
 - Prior to building final inspection and/or issuance of certificate of occupancy/completion, final inspection and approval is required from the Wellington Planning and Zoning Division to ensure compliance with all approved master/site/landscape plans, conditions of approval, on/off-site improvements, elevations, architectural details, colors, site amenities, signage, etc.

PARKING DETAILS

PARKING WITH TYPE "D" CURBING (TYP.)



SITE PLAN



MARK	DESCRIPTION	DATE
△	SITE PLAN REVISION	6.14.21
△	SITE PLAN REVISION	6.22.21
△	SITE PLAN REVISION	6.30.21

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING

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WELLINGTON GREEN 'B'

JOB NUMBER	21035
SCALE	AS NOTED
ISSUE DATE	6/30/21
PERMIT DATE	
BID DATE	
DRAWN BY	RW
CHECKED BY	ARCHITECTURE
DISCIPLINE	SITE PLAN
SHEET NUMBER	A-1