



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

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 1A of 2

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are
not to be used for extensions or on other projects except
by agreement in writing with the architect. Immediately
report any discrepancies to the architect.

SITE DATA

PROJECT NAME
RACEE 41, TOWNSHIP 44, SECTION 2021
PROPERTY CONTROL NUMBERS
73-41-44-36-20-001-0000
73-41-44-36-20-003-0000

MARKETPLACE AT THE WELLINGTON
73-41-44-36-20-001-0000
73-41-44-36-20-003-0000

PETITION NUMBER

2023-0004-CPA
2023-0005-AMPA
2023-0001-CU

FUTURE LAND USE
EXISTING
PROPOSED
ZONING
EXISTING
PROPOSED

COMMERCIAL
MIXED USE
PLANNED UNIT DEVELOPMENT
PLANNED UNIT DEVELOPMENT

INTENSITY MEASURES
DENSITY PER ACRE
FLOOR AREA RATIO (FAR)

5.0
0.30
DU/AC
FAR

BUILDING LOT COVERAGE
GROUND FLOOR BUILDING AREA
ARCADIES & COVERED WALKS

130.690
109.648
21,042
SQ. FT.
SQ. FT.
SQ. FT.

GROUND FLOOR BUILDING AREA

SF
AC
777,785
17.85
772,713
17.74

TOTAL SITE AREA
PROPOSED ROW (TURN LANE) DEDICATION
NET SITE AREA

35 "Nom 1"
FEET

MAXIMUM BUILDING HEIGHT

NON RESIDENTIAL USES

COMMERCIAL (RETAIL)
COMMERCIAL (RESTAURANT)
OFFICE
35,000 SQ. FT.
38,000 SQ. FT.
49,000 SQ. FT.
15.15%
14.29%
21.20%

COMMERCIAL HOTEL (100,000 SF)
BAR/LOUNGE
LOBBY
MEETING ROOMS
AMENITY SPACE
80 ROOMS
2,500 SQ. FT.
8,000 SQ. FT.
7,500 SQ. FT.
10,000 SQ. FT.
49.35%

RESIDENTIAL USES

MULTI-FAMILY (148,500 SF)
TOTAL
89 UNITS
89 UNITS

PARKING DATA

COMMERCIAL (1,250) * NOTE 3
OFFICE (1,250) * NOTE 3
OFFICE IN EXCESS OF 800 SF (1,500) * NOTE 3
HOTEL (1,250) * NOTE 3
RESIDENTIAL (2 PER UNIT (MAX 3 BR) = 25 PER UNIT GUEST SPACES)
GRADE PARKING
GARAGE PARKING
TOTAL
SOUTH CONTINGENCY PARKING (ASSUMES LOSS OF 10% GRADE AND ADEQUATION OF 30% GRADE RATIO)
TOTAL
ADA PARKING (INCLUDED IN TOTALS)
GOLF CART

69,000
15,000
34,000
100,000
89
776
144
773
37
4.9%

NOTES

- ALL BUILDINGS IN EXCESS OF 30' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1 G-5.
- 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.
- PER ORDINANCE 2023-14 PARKING FOR COMMERCIAL USES GREATER THAN 800 SQ. FT. ARE PARKING AT 1 SF/500 SQ. FT. THE APPLICANT SHALL SUBMIT A 30' SHARED PARKING STUDY WITH THE APPLICATION FOR SITE PLAN REVIEW AND APPROVAL PER SECTION 7.5.4 (A) 1.1 (a).
- DESIGNATED GOLF CART PARKING WILL BE PROVIDED AT TIME OF SITE PLAN REVIEW AND APPROVAL. GOLF CART PARKING WILL BE INCLUDED IN THE 30' SHARED PARKING STUDY.
- REFER TO SHEET 18 OF 2 FOR CONTINGENCY PARKING PLAN PREPARED PER LDR 6.5.6.A AND APPENDIX D OF THE DEVELOPMENT REVIEW MANUAL.
- 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.
- BASED ON THE PROVISIONS OF ORDINANCE 2023-14 "HOTEL USE" IS PARKED AT 1.25 SPACES PER ROOM PLUS 1 PER EMPLOYEE. ANCILLARY SPACES WITHIN THE HOTEL IS PARKED AT 1 SPACE PER 300 SQ. FT.
- SITE CIRCULATION SHALL CONFORM TO FRC FIRE RESCUE STANDARDS. ROADS AND ACCESS DRIVES SHALL BE A MINIMUM OF 30' 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 13'6" CLEAR HEIGHT PER FRC FIRE RESCUE STANDARDS.

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

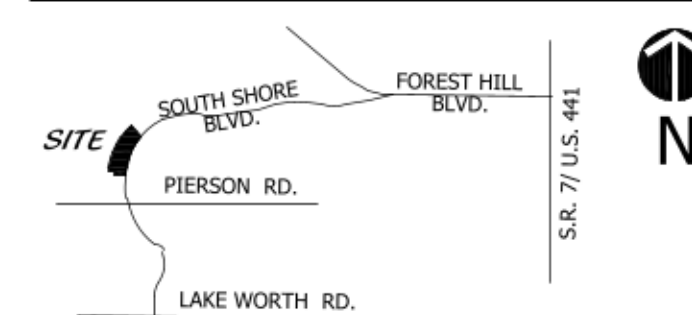
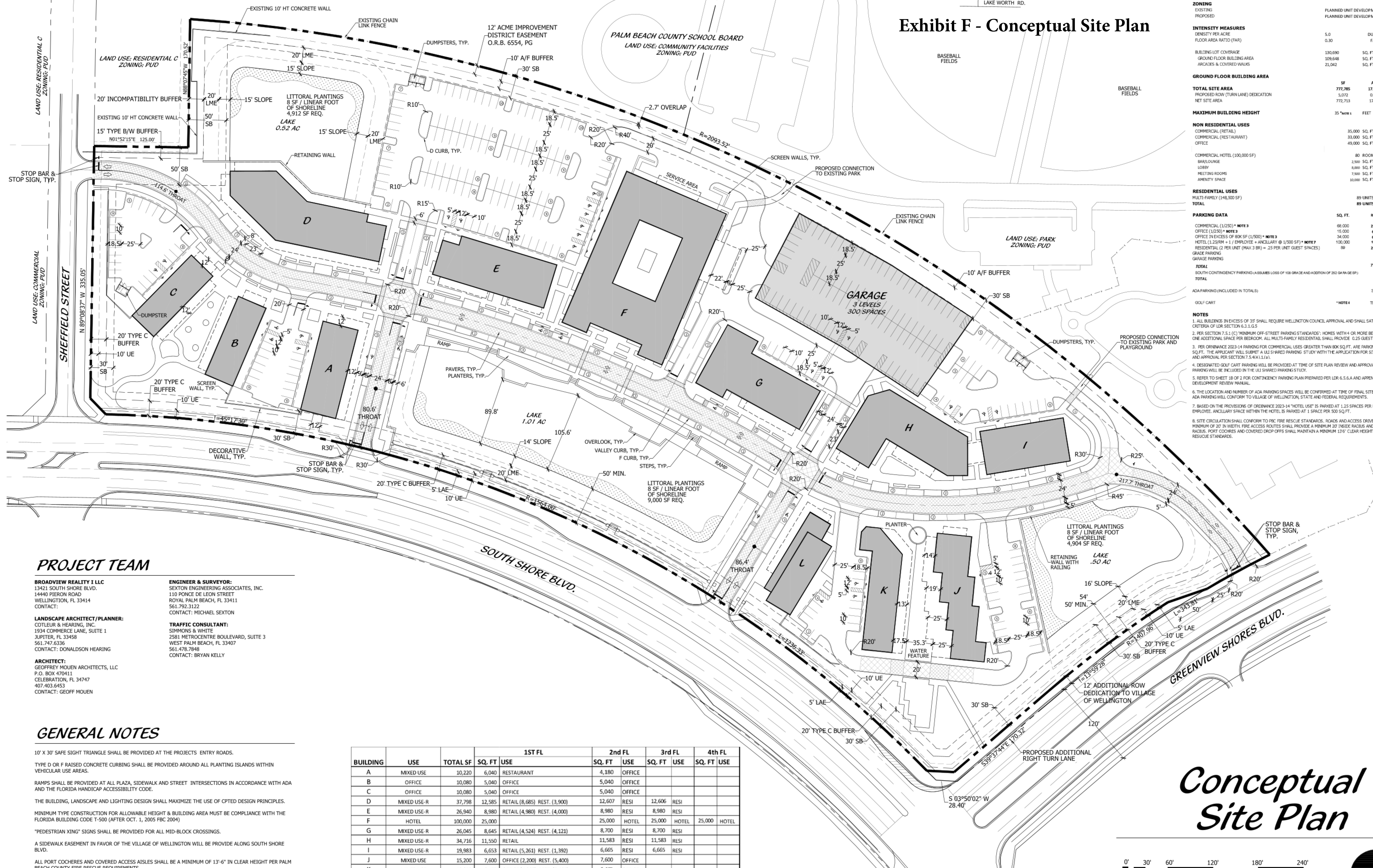


Exhibit F - Conceptual Site Plan



PROJECT TEAM

BROADVIEW REALTY I LLC
13421 SOUTH SHORE BLVD.
14440 PIERSON ROAD
WELLINGTON, FL 33414
CONTACT:

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DONALDSON HEARING

ARCHITECT:
GEOFFREY MOUEN ARCHITECTS, LLC
P.O. BOX 470911
CELEBRATION, FL 34747
407.403.6453
CONTACT: GEOFF MOUEN

ENGINEER & SURVEYOR:
SEXTON ENGINEERING ASSOCIATES, INC.
110 PONCE DE LEON STREET
ROYAL PALM BEACH, FL 33411
561.792.3122
CONTACT: MICHAEL SEXTON

TRAFFIC CONSULTANT:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848
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.

LEGEND

ADA
LB
R
SB
SW
TYP
LAE
UE
OH

AMERICAN DISABILITY ACT
LANDSCAPE BUFFER
RADIUS
SETBACK
SIDEWALK
TYPICAL
LIMITED ACCESS EASEMENT
UTILITY EASEMENT
OVERHANG

HC SIGN
STOP SIGN

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 (8,085) 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				

*Conceptual
Site Plan*



Scale: 1" = 60'



North

