



Cotleur & Hearing

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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

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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
RACE 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

130,600

109,648

21,042

SQ. FT.

SQ. FT.

SQ. FT.

16.80%

TOTAL SITE AREA

PROPOSED ROW (TURN LANE) DEDICATION

NET SITE AREA

777,785

5,072

772,713

SQ. FT.

SQ. FT.

SQ. FT.

17.85

0.12

17.74

MAXIMUM BUILDING HEIGHT

35' MAX 1

FEET

NON RESIDENTIAL USES

COMMERCIAL (RETAIL)

COMMERCIAL (RESTAURANT)

OFFICE

35,000

33,000

49,000

SQ. FT.

SQ. FT.

SQ. FT.

15.15%

14.29%

21.20%

COMMERCIAL HOTEL (100,000 SF)

BAR/LOUNGE

LOBBY

MEETING ROOMS

AMENITY SPACE

80

2,500

7,500

10,000

ROOMS

SQ. FT.

SQ. FT.

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 80K SF (1,500) * NOTE 3

HOTEL (1,250) * NOTE 3

HOTEL (1,250) * NOTE 3

RESIDENTIAL (2 PER UNIT (MAX 3 BR) = 25 PER UNIT GUEST SPACES)

69,000

15,000

34,000

100,000

89

SQ. FT.

SQ. FT.

SQ. FT.

SQ. FT.

REQ

PROV

NOT

GRADE PARKING

GRADE PARKING

GRADE PARKING

GRADE PARKING

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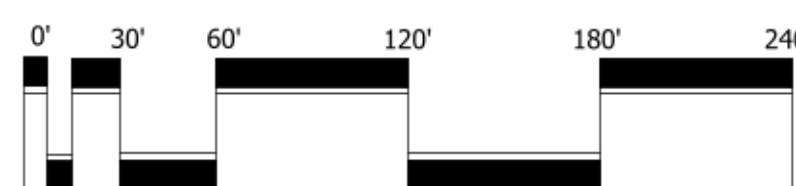
GRADE PARKING

GRADE PARKING

GRADE PARKING

GRADE PARKING

*Conceptual
Site Plan*



Scale: 1" = 60'



North

PROPERTY DEVELOPMENT REGULATIONS

EAST - (SOUTH SHORE BLVD.)
NORTH - (GREEN VIEW SHORES BLVD.)
SOUTH - (SHEFFIELD STREET)
WEST - (SCHOOL PARK)

FRONT
SIDE CORNER
SIDE CORNER
REAR

MINIMUM SETBACK
30 FEET
30 FEET
30 FEET
30 FEET

PROPOSED SETBACK
30 FEET
30 FEET
30 FEET
30 FEET

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

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

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

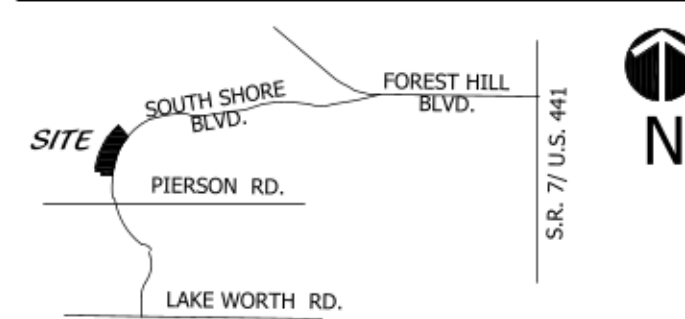
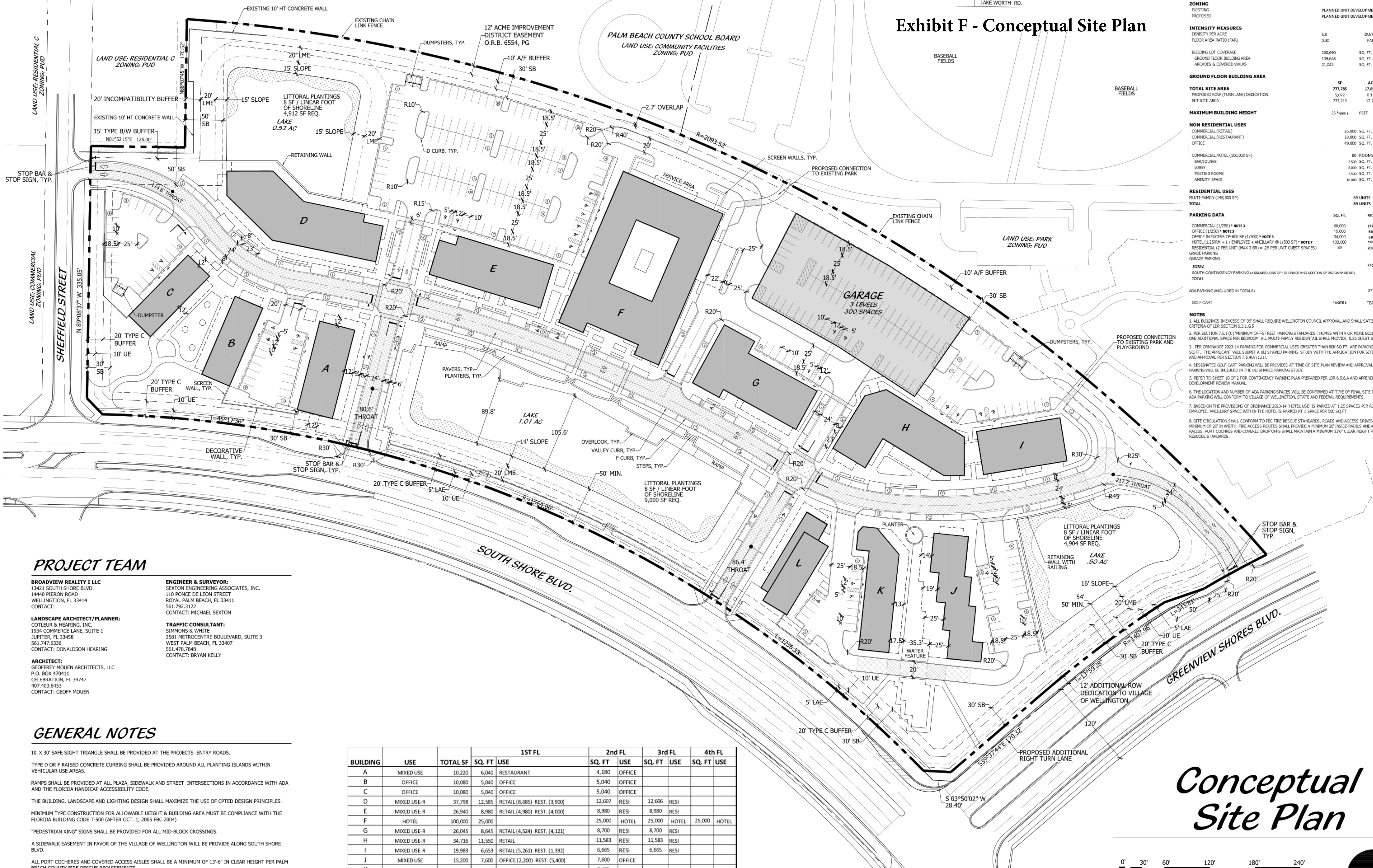


Exhibit F - Conceptual Site Plan



PROJECT TEAM

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

LANDSCAPE ARCHITECT/PLANNER:
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CONTACT: DONALDSON HEARING

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

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

BUILDING	USE	TOTAL SF	1ST FL		2nd FL		3rd FL		4th FL	
			SQ. FT	USE	SQ. FT	USE	SQ. FT	USE	SQ. FT	USE
A	MIXED USE	10,220	6,040	RESTAURANT	4,180	OFFICE				
B	OFFICE	10,080	5,040	OFFICE	5,040	OFFICE				
C	OFFICE	10,080	5,040	OFFICE	5,040	OFFICE				
D	MIXED USE-R	37,798	12,585	RETAIL (8,085) 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-R	15,200	7,600	OFFICE (2,200) REST. (5,400)	7,600	OFFICE				
K	MIXED USE	12,950	6,475	OFFICE (4,368) RESI. (2,107)	6,475	OFFICE				
L	MIXED USE	10,057	6,040	RESTAURANT	4,017	OFFICE				



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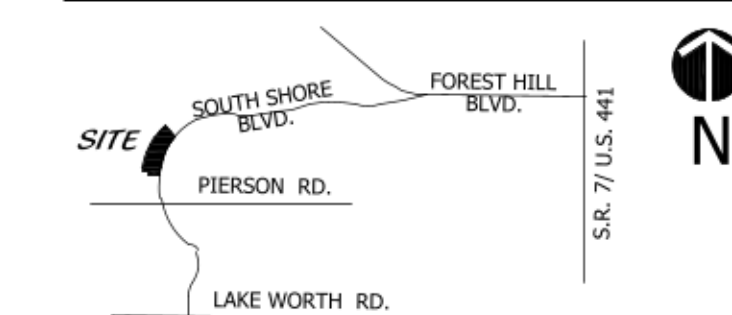
SHEET 1B OF 2

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SITE DATA

PROJECT NAME RANGE 41, TOWNSHIP 44, SECTION 2021 PROPERTY CONTROL NUMBERS		MARKETPLACE AT THE WELLINGTON 79-41-44-16-20-001-0000 79-41-44-16-20-023-0000			
PETITION NUMBER		2023-0004-CPA 2023-0005-MPA 2023-0001-CU			
FUTURE LAND USE		COMMERCIAL MIXED-USE			
EXISTING					
PROPOSED					
ZONING		PLANNED UNIT DEVELOPMENT			
EXISTING					
PROPOSED		PLANNED UNIT DEVELOPMENT			
INTENSITY MEASURES					
DENSITY PER ACRE		5.0		DU/AC	
FLOOR AREA RATIO (FAR)		0.30		FAR	
BUILDING LOT COVERAGE		130,690		SQ. FT.	
GROUND FLOOR BUILDING AREA		109,648		SQ. FT.	
ARCADIES & COVERED WALKS		21,042		SQ. FT.	
GROUND FLOOR BUILDING AREA					
TOTAL SITE AREA		78		AC	
PROPOSED ROW (TURN LANE) DEDICATION		777,785		17,855	
NET SITE AREA		5,072		0.12	
		772,713		17.74	
MAXIMUM BUILDING HEIGHT		35' *NOTE 1		FEET	
NON RESIDENTIAL USES					
COMMERCIAL (RETAIL)		35,000		SQ. FT.	
COMMERCIAL (RESTAURANT)		38,000		SQ. FT.	
OFFICE		49,000		SQ. FT.	
COMMERCIAL HOTEL (100,000 SF)		80		ROOMS	
BAR/LOUNGE		2,500		SQ. FT.	
LOBBY		8,000		SQ. FT.	
MEETING ROOMS		7,500		SQ. FT.	
AMENITY SPACE		10,000		SQ. FT.	
RESIDENTIAL USES					
MULTI-FAMILY (140,500 SF)		89 UNITS			
TOTAL		89 UNITS			
PARKING DATA		SQ. FT.		REQ. PROV. NOT	
COMMERCIAL (1,250) *NOTE 2		68,000		272	
OFFICE (1,250) *NOTE 3		15,000		68	
OFFICE IN EXCESS OF 800 SF (1,500) *NOTE 3		34,000		68	
HOTEL (1,500) *NOTE 4		100,000		118	
RESIDENTIAL (2 PER UNIT (MAX 3 BR) = .25 PER UNIT GUEST SPACES)		89		200	
GRADE PARKING				320	
GARAGE PARKING				320	
TOTAL		776		629	
SOUTH CONTINGENCY PARKING (ASSUMES LOSS OF 108 GRADE AND ADDITION OF 262 GARAGE SP.)				144	
TOTAL		773		773	
ADA PARKING (INCLUDED IN TOTALS)		37		4.9%	
GOLF CART		*NOTE 4		TBD	
NOTES					
1. ALL BUILDINGS IN EXCESS OF 30' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.1.G.5.					
2. PER SECTION 7.5.1 (C) MINIMUM OFF-STREET PARKING STANDARDS: HOMES WITH 4 OR MORE BEDROOMS REQUIRE ONE ADDITIONAL SPACE PER BEDROOM. ALL MULTI-FAMILY RESIDENTIAL SHALL PROVIDE .25 GUEST SPACES PER UNIT.					
3. PER ORDINANCE 2023-14 PARKING FOR COMMERCIAL USES GREATER THAN 80K SQ. FT. ARE PARKING AT 1.5/1000 SQ. FT. THE APPLICANT WILL SUBMIT A ULI SHARED PARKING STUDY WITH THE APPLICATION FOR SITE PLAN REVIEW AND APPROVAL PER SECTION 7.5.4(1)(a).					
4. DESIGNATED GOLF CART PARKING WILL BE PROVIDED AT TIME OF SITE PLAN REVIEW AND APPROVAL. GOLF CART PARKING WILL BE INCLUDED IN THE ULI SHARED PARKING STUDY.					
5. REFER TO SHEET 1B OF 2 FOR CONTINGENCY PARKING PLAN PREPARED PER LDR 6.5.6.A AND APPENDIX D OF THE DEVELOPMENT REVIEW MANUAL.					
6. THE LOCATION AND NUMBER OF ADA PARKING SPACES WILL BE CONFIRMED AT TIME OF FINAL SITE PLAN APPROVAL. ADA PARKING WILL CONFORM TO VILLAGE OF WELLINGTON, STATE AND FEDERAL REQUIREMENTS.					
7. BASED ON THE PROVISIONS OF ORDINANCE 2023-14 "HOTEL USE" IS PARKED AT 1.25 SPACES PER ROOM PLUS 1 PER EMPLOYEE. ANCILLARY SPACE WITHIN THE HOTEL IS PARKED AT 1 SPACE PER 500 SQ. FT.					
8. SITE CIRCULATION SHALL CONFORM TO FIRE RESCUE STANDARDS. ROADS AND ACCESS DRIVES SHALL BE A MINIMUM OF 20' IN WIDTH. FIRE ACCESS ROUTES SHALL PROVIDE A MINIMUM 20' INSIDE RADIUS AND 45' OUTSIDE RADIUS. PORT COCHERS AND COVERED DROP OFFS SHALL MAINTAIN A MINIMUM 130' CLEAR HEIGHT PER FIRE RESCUE STANDARDS.					

LOCATION MAP



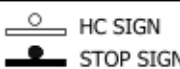
LEGAL DESCRIPTION

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.

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



PROPERTY DEVELOPMENT REGULATIONS

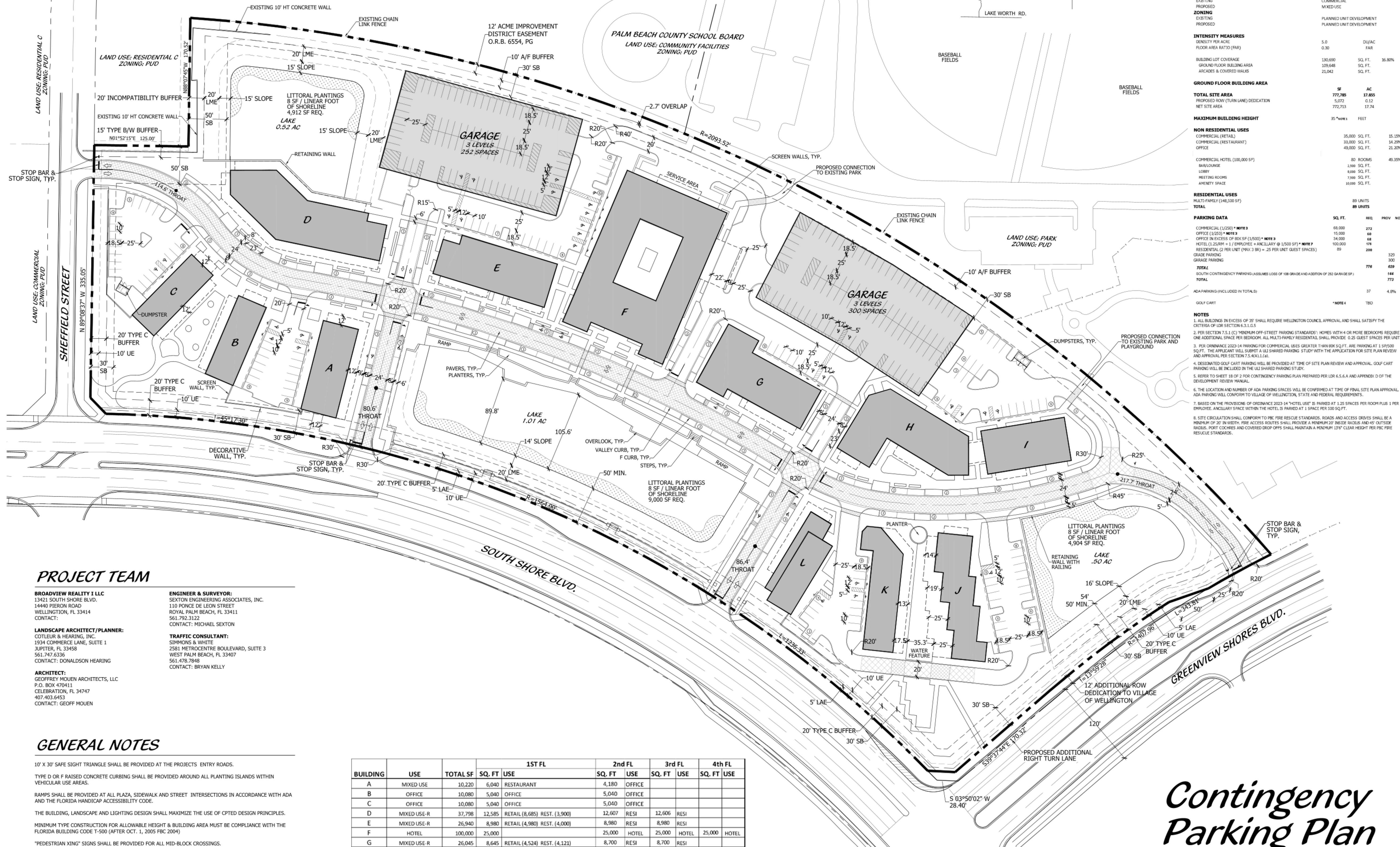
EAST - (SOUTH SHORE BLVD.)
NORTH - (GREEN VIEW SHORES BLVD.)
SOUTH - (SHEPHERD STREET)
WEST - (SCHOOL PARK)

FRONT
SIDE CORNER
SIDE CORNER
REAR

MINIMUM SETBACK
30 FEET
30 FEET
30 FEET
30 FEET

PROPOSED SETBACK
30 FEET
30 FEET
30 FEET
30 FEET

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



PROJECT TEAM

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WELLINGTON, FL 33414
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CONTACT: BRYAN KELLY

GENERAL NOTES

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B	OFFICE	10,080	5,040	OFFICE	5,040	OFFICE				
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D	MIXED USE-R	37,798	12,585	RETAIL (8,685) REST. (3,900)	12,607	RESI	12,606	RESI		
E	MIXED USE-R	26,940	8,980	RETAIL (4,980) REST. (4,000)	8,980	RESI	8,980	RESI		
F	HOTEL	100,000	25,000		25,000	HOTEL	25,000	HOTEL	25,000	HOTEL
G	MIXED USE-R	26,045	8,645	RETAIL (4,524) REST. (4,121)	8,700	RESI	8,700	RESI		
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L	MIXED USE	10,057	6,040	RESTAURANT	4,017	OFFICE				

*Contingency
Parking Plan*



Scale: 1" = 60'



North