



Project Standards Manual

Orange Point PUD Pod I

Orange Point PUD – Pod I

(Canter)

11800 Lake Worth Rd

Wellington, FL 33414

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ATTACHMENTS

- A Survey
- B Approved Site Plan, Landscape, Circulation & Regulating Plans
- C Approved Orange Point PUD Master Plan
- D Project ARB Approval

Development Description

The site is currently within the Planned Unit Development (PUD) Zoning District and is part of the Orange Point PUD. Residential components of the Orange Point PUD abut the subject site along the East (Pod D-1) and South (Pod G) property boundaries. North of the subject property, across Lake Worth Rd is a public school which is a civic pod of the Orange Point PUD. The subject site is currently designated as Pod D within the PUD with a Private Civic land use on the previously approved Master Plan.

The development proposal includes a Future Land Use Amendment for the southern half portion of Pod D to the Residential C FLU designation and will be comprised of 42 Single-Family dwelling units.



Architectural Guidelines

The Architectural Guidelines for Pod I of the Orange Point PUD are intended to establish unified architectural character and image between the residential pods of the PUD community. Unified architectural character and image is created through the use of similar, but not necessarily identical, forms, colors, materials, and details. Any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future.

Residential – Single-Family Dwelling Units

Scale & Massing

Building forms should be understated and simple with secondary forms like covered porches, dormers, porticos, chimneys, and balconies incorporated to enhance the street scene and promote outdoor living and connectivity.

Articulation

Building articulation shall promote and enhance the vision of the community. Large, unbroken facade are prohibited. The following shall be incorporated:

- Roof plane breaks on each front facade.
- A minimum of 12" in wall plane change.
- Facade articulation at all street-facing elevations and along active side elevations on corners.
- All materials and colors terminate on inside corners.
- Covered entries are a minimum of 6'-0" deep and 8'-0" wide - depending on the elevation type. 25% of all elevation styles may include a smaller footprint.

Enhanced Architecture

All elevations facing public streets and open space shall incorporate at least two of the following features:

- Wrap-around porches or covered entries.
- Covered side patios.
- Masonry wainscot
- Window awning
- Standing-seam metal roof
- Consistent column/beam detailing

I. Farmhouse Architectural Style

Farmhouse homes consist of forms that are functional, simplistic and well-proportioned. Roof

forms are predominantly gabled with the occasional use of hipped forms at covered entries or wrap-around porches. Primary roof forms are sometimes punctuated by shed or gabled dormers that add variety to the roofscape and provide key visual features. The following elements shall be incorporated to reflect this style:

- Front-facing gables with a minimum roof pitch of 7:12.
- Windows shall be fixed, single-hung, or double-hung and shall be vertically oriented.
- Accent materials shall be highlighted along street-facing elevations and shall vary between style interpretations for a varying streetscape.
- Wrap-around porches or a similar look are encouraged for this style.
- Window and door trim is consistent on all elevations and varies between style interpretations.

For the purposes of variety and market appeal, it is important to allow diverse style interpretations. The following guidelines help establish key features that help differentiate between traditional, transitional and contemporary interpretations.

Windows & Doors

- Upper and/or lower sashes are divided into 2 lites.
- Trim features more embellished header and sill design different from other interpretations.
- Transom windows reflect a similar muntin/grille design.

Structural Elements

- Columns are 8"x8" minimum at covered entries (at all covered features preferred). 6"x6" columns may be incorporated if a similar size is not used at other style interpretations.
- Bracketed window awnings provide interest.
- Decorative brackets are used in conjunction with columns, at gables, or building projections and are consistent on all sides.

Roof Forms

- Shed or gabled dormers are incorporated along street-facing elevations.
- Metal accent roofing is encouraged at covered entries to enhance visual interest.
- Wrap-around front porches are encouraged along street-facing elevations.

Material

- Board & batten siding is featured as the primary siding material.
- Horizontal siding highlights more secondary building masses and becomes more subdued.
- No masonry is suggested for this interpretation (except for foundation).

II. Coastal Cottage

The coastal cottage style is inspired by the traditionally quaint and charming low country architecture. Moderate to high-sloping roof forms cover a simple, and pragmatic building form that showcases a one or two-story patio/deck - an element that is often found in coastal environments. The following elements shall be incorporated to reflect this style:

- Moderate to high-sloping, predominantly hipped roofs with roof pitches of 6:12 or greater.
- Slopes of 4:12 can occur at one story elements, and accent bay windows, awnings or similar features.
- Windows are fixed, single hung or casement.
- Trim for this style is 3 1/2" minimum and features decorative header or sill details that are consistent throughout the home.
- Covered entries and decks creating multi-story elements unique to this style are encouraged.

For the purposes of variety and market appeal, it is important to allow diverse style interpretations. The following guidelines help establish key features that help differentiate between traditional, transitional and contemporary interpretations.

Windows & Doors

- Upper sash and lower sash may be divided into 4 or more lites. Muntin/grille patterns are unique and different from other styles & interpretations.
- Transom windows reflect a similar muntin/grille design.
- Window trim is wider and incorporates overhanging headers and watertable at sills.

Structural Elements

- Column detailing is consistent on all sides and covered elements.
- High, horizontal screened elements may be incorporated in-between columns to create elements unique to this style.
- Decorative corbels and brackets showcase more embellished profiles and appear to support projecting elements.

Roof Forms

- Exposed rafters at covered entries and decks provide interest and reflect the artisan qualities of this style.
- Projecting bay windows create key focal points.
- Front porches extending the full front elevation are encouraged.

Material

- Horizontal siding is the predominant material.
- Varying siding reveals may be introduced to create hierarchy and interest.

III. Color

Color shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structures within the development. For this development, each typical single-family building will have a similar color scheme illustrated below, pending architectural review approval from the Village of Wellington.

Scheme 1 – New Farmhouse

Package:	FH1		FH2		FH3		FH4		FH5		FH6		FH7		FH8	
1st Floor (Stucco)	SW 7008 Alabaster		SW 6070 Heron Plume		SW 7516 Kestrel White		SW 7641 Colonnade Gray		SW 6231 Rook Candy		SW 6255 Morning Fog (168 174 177)		SW 6192 Coastal Plain		SW 6511 Snowdrop	
Loft & 2nd Floor (Lap Siding)	SW 7008 Alabaster		SW 6070 Heron Plume		SW 7516 Kestrel White		SW 7641 Colonnade Gray		SW 6231 Rook Candy		SW 6255 Morning Fog (168 174 177)		SW 6192 Coastal Plain		SW 6511 Snowdrop	
Trim (Includes Sand Finish Stucco)	SW 7008 Alabaster		SW 7655 Stamped Concrete		SW 7551 Greek Villa		SW 7636 Origami White		SW 6255 Morning Fog		SW 6252 Ice Cube (227 228 225)		SW 7626 Zurich White		SW 7005 Pure White	
Accent (Board & Batten)	SW 7008 Alabaster		SW 7655 Stamped Concrete		SW 7551 Greek Villa		SW 7636 Origami White		SW 7006 Extra White		SW 6252 Ice Cube (227 228 225)		SW 7626 Zurich White		SW 7005 Pure White	
Front Door	SW 6993 Black of Night		SW 2848 Roycraft Pewter		SW 7595 Sommelier		SW 2811 Rookwood Blue Green		SW 9177 Salty Dog		SW 7625 Mount Etna (61 72 76)		SW 7015 Repose Gray		SW 7650 Ellie Gray	
Garage Door	SW 7008 Alabaster		SW 6070 Heron Plume		SW 7551 Greek Villa		SW 7636 Origami White		SW 6255 Morning Fog		SW 6252 Ice Cube (227 228 225)		SW 7626 Zurich White		SW 7005 Pure White	
Shutters	SW 6993 Black of Night		SW 2848 Roycraft Pewter		SW 7595 Sommelier		SW 2811 Rookwood Blue Green		SW 9177 Salty Dog		SW 7625 Mount Etna (61 72 76)		SW 7015 Repose Gray		SW 7650 Ellie Gray	
Stone - Cultured Stone ProFit (top tier)	Platinum		Platinum		Southwest Blend		Southwest Blend		Platinum		Platinum		Southwest Blend		Platinum	
Tile Roof - Boral Saxong 900 Slate*	Dark Charcoal Blend		Stone Mountain Blend		Weathered Ash		Weathered Ash		Dark Charcoal Blend		Dark Charcoal Blend		Stone Mountain Blend		Stone Mountain Blend	
Tile Roof - Eagle Roofing Bel Air*	Dark Charcoal		Light Gray Range		Rockledge		Rockledge		Dark Charcoal Blend		Dark Charcoal		Dark Charcoal		Light Gray Range	
Windows, Railing and Gutters	Bronze		Bronze		Bronze		Bronze		Bronze		Bronze		Bronze		Bronze	
Pavers - Tremrom 4x8 Enick	Glacier		Glacier		Glacier		Glacier		Glacier		Glacier		Glacier		Glacier	

* NOTE: Eagle roof tile preferred but Boral equivalent is also included if supply chain issues continue.

Scheme 2 – Coastal Cottage

Package	Coastal Exterior Colors												
	Whites			Tan	Blues		Greiges		Grays		Green Tone Grays		
	Coastal Extra White	Coastal Spare White	Coastal Tease White	Coastal Reg. White	Coastal Lullaby	Coastal Nickel Azul	Coastal Kaitling Nevelier	Coastal Amazing Gray	Coastal Uncertain Gray	Coastal Cadet	Coastal Pearl Gray	Coastal Search	
1st Floor (Stucco or Stucco)	SW 7004 Extra White (239 234)	SW 4203 Spare White (203 220 221)	SW 7003 Tease White (231 224 231)	SW 9100 Aquad White (232 222 205)	SW 9124 Lullaby (203 212 212)	SW 9137 Nickel Azul (162 195 196)	SW 7072 Kaitling Nevelier (195 193 193)	SW 7044 Amazing Gray (190 181 164)	SW 4224 Uncertain Gray (169 174 177)	SW 9143 Cadet (145 153 154)	SW 4052 Pearl Gray (203 206 197)	SW 4204 Sea Salt (205 210 202)	
Left Siding	SW 7004 Extra White (239 234)	SW 4203 Spare White (203 220 221)	SW 7003 Tease White (231 224 231)	SW 9100 Aquad White (232 222 205)	SW 9124 Lullaby (203 212 212)	SW 9137 Nickel Azul (162 195 196)	SW 7072 Kaitling Nevelier (195 193 193)	SW 7044 Amazing Gray (190 181 164)	SW 4224 Uncertain Gray (169 174 177)	SW 9143 Cadet (145 153 154)	SW 4052 Pearl Gray (203 206 197)	SW 4204 Sea Salt (205 210 202)	
2nd Floor Siding	SW 7004 Extra White (239 234)	SW 4203 Spare White (203 220 221)	SW 7003 Tease White (231 224 231)	SW 7521 Casuar Tan (220 209 191)	SW 9127 Nickel Azul (162 195 196)	SW 9128 Duneside (144 160 164)	SW 7064 Gray Haze (167 163 162)	SW 7045 Intellectual Gray (164 160 147)	SW 9143 Cadet (145 153 154)	SW 4225 Fuzzy Day (114 124 127)	SW 4052 Pearl Gray (203 206 197)	SW 4205 Camfort Gray (199 195 197)	
Trim	SW 7004 Extra White (239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7058 Gray Clouds (183 183 178)	SW 7005 Pure White (237 234 229)	SW 7070 Silu White (220 222 220)	SW 7066 Extra White (239 229 234)	SW 7067 Ivory Leaf (239 229 216)	SW 7013 Ivory Leaf (239 229 216)	SW 7004 Seabound (237 234 229)	SW 7004 Seabound (237 234 229)	SW 4203 Spare White (220 228 221)	SW 4203 Spare White (220 228 221)	
Accent	SW 7004 Extra White (239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7470 The Ranch (209 206 197)	SW 7005 Pure White (237 234 229)	SW 9128 Stardust (164 178 181)	SW 7066 Extra White (239 229 234)	SW 7570 Ecor White (223 217 207)	SW 7013 Ivory Leaf (239 229 216)	SW 4232 Murry (205 210 210)	SW 7004 Seabound (237 234 229)	SW 4203 Spare White (220 228 221)	SW 4204 Oyster Bay (174 179 169)	
Front Door	SW 4494 Duneside (52 145 155)	SW 4214 Undersea (124 140 130)	SW 7403 Pashaura (123 149 161)	SW 6013 Sable (95 75 63)	SW 7076 Cyborace (64 72 77)	SW 7076 Cyborace (64 72 77)	SW 7424 Slate Tile (94 109 106)	SW 4206 Oyster Bay (174 179 169)	SW 4232 Murry (205 210 210)	SW 4232 Murry (205 210 210)	SW 4223 Stillwater (74 93 95)	SW 7448 Summit Gray (149 148 145)	
Garage Door	SW 7004 Extra White (239 234)	SW 0052 Pearl Gray (203 206 197)	SW 7455 Gray Clouds (183 183 178)	SW 7005 Pure White (237 234 229)	SW 7070 Silu White (220 222 220)	SW 7066 Extra White (239 229 234)	SW 7570 Ecor White (223 217 207)	SW 7013 Ivory Leaf (239 229 216)	SW 4232 Murry (205 210 210)	SW 7004 Seabound (237 234 229)	SW 4203 Spare White (220 228 221)	SW 7448 Summit Gray (149 148 145)	
Shutter	SW 4494 Duneside (52 145 155)	SW 4214 Undersea (124 140 130)	SW 7403 Pashaura (123 149 161)	SW 6013 Sable (95 75 63)	SW 7076 Cyborace (64 72 77)	SW 7076 Cyborace (64 72 77)	SW 7570 Ecor White (223 217 207)	SW 4206 Oyster Bay (174 179 169)	SW 4232 Murry (205 210 210)	SW 4232 Murry (205 210 210)	SW 4223 Stillwater (74 93 95)	SW 7448 Summit Gray (149 148 145)	
Stone - Cultured Stone Prefit (Stone)	Southwest Blend	Platinum	Gray	Majava	Platinum	Platinum	Shale	Platinum	Platinum	Platinum	Platinum	Southwest Blend	Shale
Windows, Rail, Fence and Gutter	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze
Tile Roof - Baral Sassy 900 Slate	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend	Espresso Blend	Stone Mountain Blend	Stone Mountain Blend	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend	Stone Mountain Blend	Stone Mountain Blend	Weathered Ash	Stone Mountain Blend
Tile Roof - Eagle Roofing Bal Air	Light Gray Range	Santa Paula	Light Gray Range	Blissin Stone Blend	Light Gray Range	Light Gray Range	Light Gray Range	Santa Paula	Light Gray Range	Light Gray Range	Light Gray Range	Santa Paula	Light Gray Range
Pavers - Tremont 4x8 Brick	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier	Glacier

IV. Accessory Structures

In addition to the guidelines set forth above for the principal residential buildings, the following guidelines address the architectural requirements for specific accessory structures:

- Freestanding Structures Excluding Principal Structure:** No freestanding habitable structures in addition to the principal structure shall be permitted. This includes sheds; barns; garages; accessory apartments; home offices; greenhouses; storage buildings; saunas; etc.
- Pools & Spas:** Above ground pools are not permitted. Above ground spas are permitted if placed within the rear yard directly behind the rear façade of the principal structure. Above ground spas are not permitted within front or side yard areas that do not align with the rear facade.
- Screen Enclosures:** Screen enclosures may have both screened and solid roofs. The overall height of the screen enclosure shall not exceed that of the principal structure.
- Fences & Walls:** Fences must be black or bronze aluminum, vertical pickets.
- Driveways & Entry Walks:** Driveways and entry walks located in the front of each principal structure shall be paver block. The paver block spec shall be set by ARB approval.
- Amateur Radio Towers:** Not permitted.
- Satellite Dishes:** Satellite dishes in excess of 40" DIA are not permitted.
- Playground Equipment:** Permitted if located within the rear yard directly behind the principal

structure. Playground equipment shall not extend into any side yard areas that do not align with the rear facade of the principal structure.

9. Solar Panels & Equipment: Solar panels are permitted on all buildings or structures. All piping and other equipment leading to and from the panels shall be completely concealed behind a parapet, inside a roof or wall, or painted to match the portion of the structure to which they are affixed. Tanks, pumps, and other associated mechanical equipment shall be visually screened from the road and adjacent properties.
10. Pergolas, Arbors, Trellis: If metal, the finish must be either white, black or bronze. If wood, stained and/or painted finish must match accessory color of the principal structure.
11. Landscaping: All landscaping shall be installed and perpetually maintained in accordance with the approved plans, including replacements for any dead, dying or diseased materials.

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Development Regulations

The project is a residential development (Pod I) comprised of 42 Single-Family dwelling units within the Orange Point PUD. Any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future with Wellington Council approval of this PSM.

POD I – SINGLE-FAMILY RESIDENTIAL

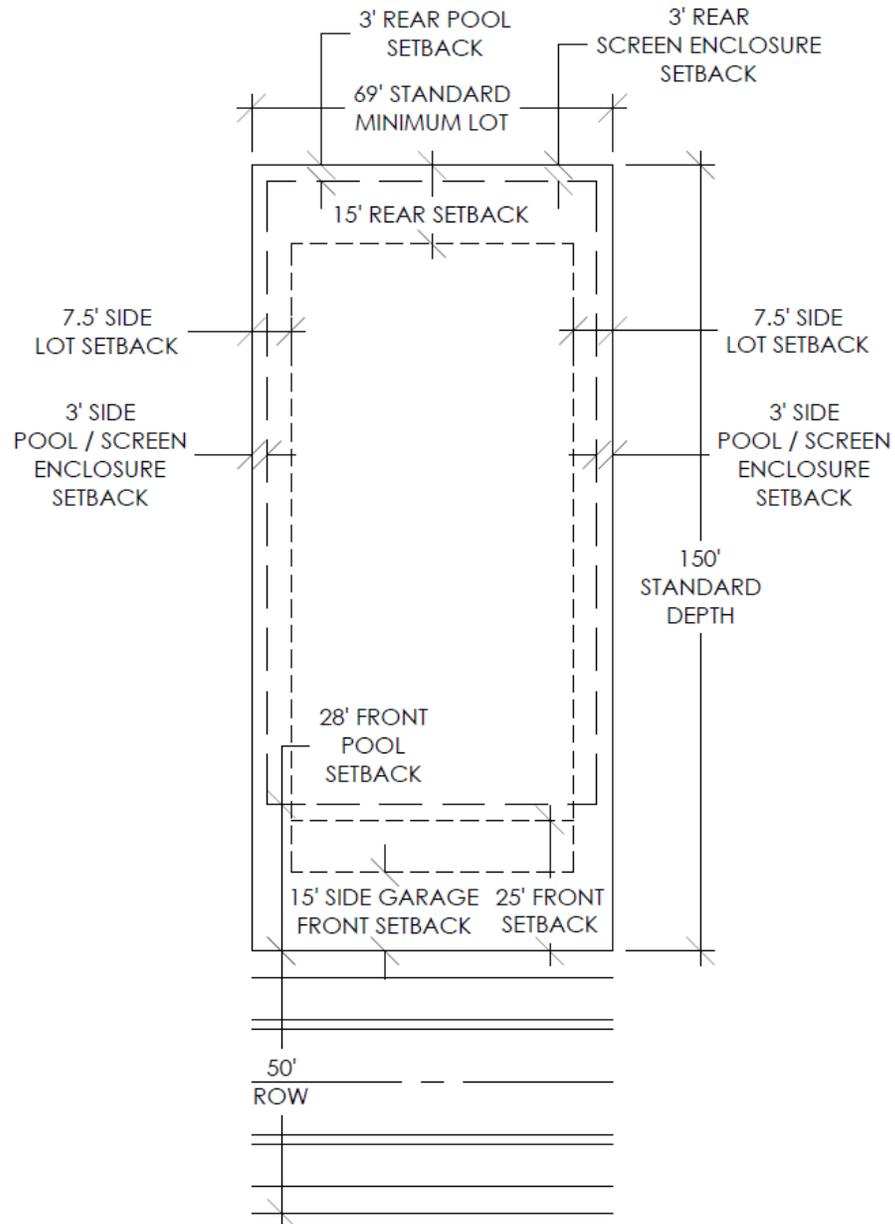
The following table outlines the proposed development regulations for Pod I within the Orange Point PUD project.

Project Development Standards (1)		
<i>Single-Family Residential</i>		
	VOW ULDC (Required)	Requested
Min. Lot Size	6,000 SF	6,000 SF
Min. Lot Width	65'	65'
Min. Lot Depth	75'	75'
Max. Building Coverage	40%	50% (2)
Max. Building Height	35'	35'
Setbacks	Front: 25' Front Side Load Garage: 25' Side Interior: 7.5' Side Street: 15' Rear: 15'	Front: 25' Front Side Load Garage: 15' (2) Side Interior: 7.5' Side Street: 15' Rear: 15'
Accessory Structure Setbacks		
<i>Pool/Spa</i>	Front: 28' Side Interior: 10.5' Side Street: 18' Rear: 10.5'	Front: 28' Side Interior: 3' (2) Side Street: 18' Rear: 3' (2) (3)
<i>Screen Enclosure</i>	Front: 25' Side Interior: 7.5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 3' (2) Side Street: 15' Rear: 3' (2) (3)
<i>Pergolas, Arbors, Trellis, etc. (less than 120 sf)</i>	Front: 25' Side Interior: 5' Side Street: 15' Rear: 5'	Front: 25' Side Interior: 3' (2) Side Street: 5' (2) Rear: 5'

Parking Regulations		
<i>Single-Family</i>	2 spaces per unit	2 spaces per unit
<p><i>(1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR as determined by Wellington for the specific standard and/or use/structure.</i></p> <p><i>(2) Deviation from standard Village of Wellington Development Regulations.</i></p> <p><i>(3) 0' if adjacent to open space or lake.</i></p>		

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Further development details and internal setback information for the single-family units are illustrated in the image below. Please note that updates will be made once the final product is finalized.



12 **SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS** **SCALE: 1/32" = 1' - 0"**

NOTES:
 PERMITTED LOT COVERAGE SHALL BE 50% OF THE GROSS LOT AREA.
 REFER TO PROJECT STANDARDS MANUAL (PSM) FOR ALL LOT DEVELOPMENT STANDARDS.

Figure 1: Single-Family Typical Lot

RECREATION

The amenities within the private recreation areas of the residential development will include a passive park, mail kiosk, sidewalks, benches, tot lot with turf surface and a play structure. The composition of the private recreation area is outlined below.

Private Recreation Required	
Ratio	Area Required
110 sf per resident @ 127 residents (3.02 x 42 units)	0.32 acres
Private Recreation Provided	
Total	0.86 acres

Landscape Standards

The development shall adhere to the purpose and intent of Wellington’s Landscape Standards outlined in Section 7.3.6. All required landscape buffers and planting criteria will be accommodated for. A Type C Landscape Buffer is required along the north property line and Right-of-Way Buffer is required along the west property line. The typical landscape plans for each lot are also provided below, which currently include three different model types. Any additional model types will mirror the typical landscape plans shown below to the greatest extent possible.

A TYPE A 10' LANDSCAPE BUFFER

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.

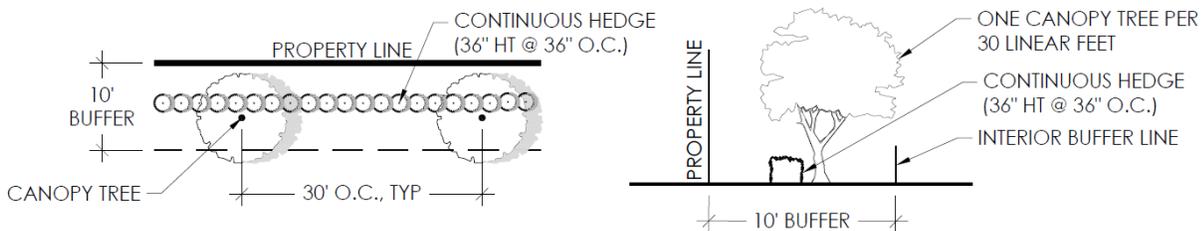


Figure 2: Type A 10' Landscape Buffer

C TYPE A/F 10' LANDSCAPE BUFFER

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
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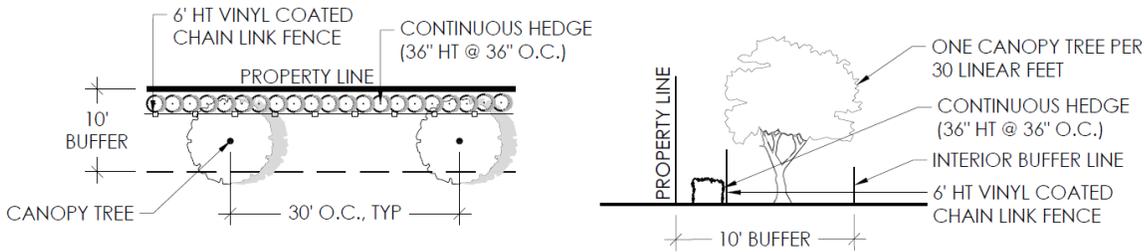


Figure 3: Type A/F 10' Landscape Buffer

B TYPE C ROW 20' LANDSCAPE BUFFER

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.
- LANDSCAPE BUFFER AND BERM REQUIREMENTS ARE PER LDR SEC.7.3.6.T.

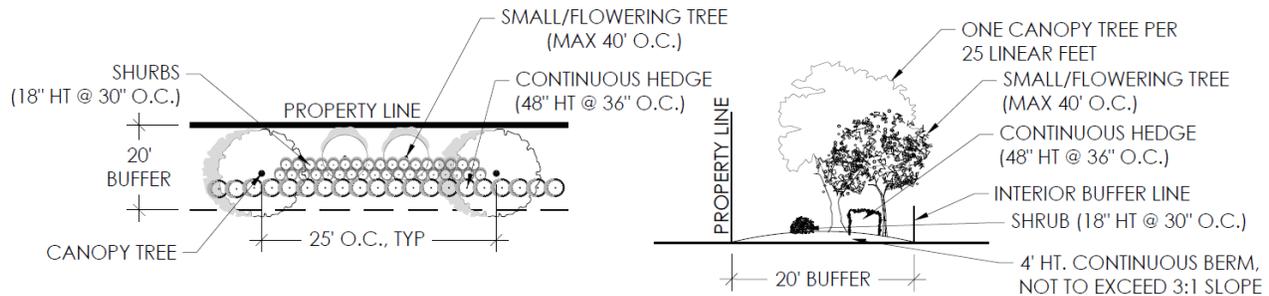
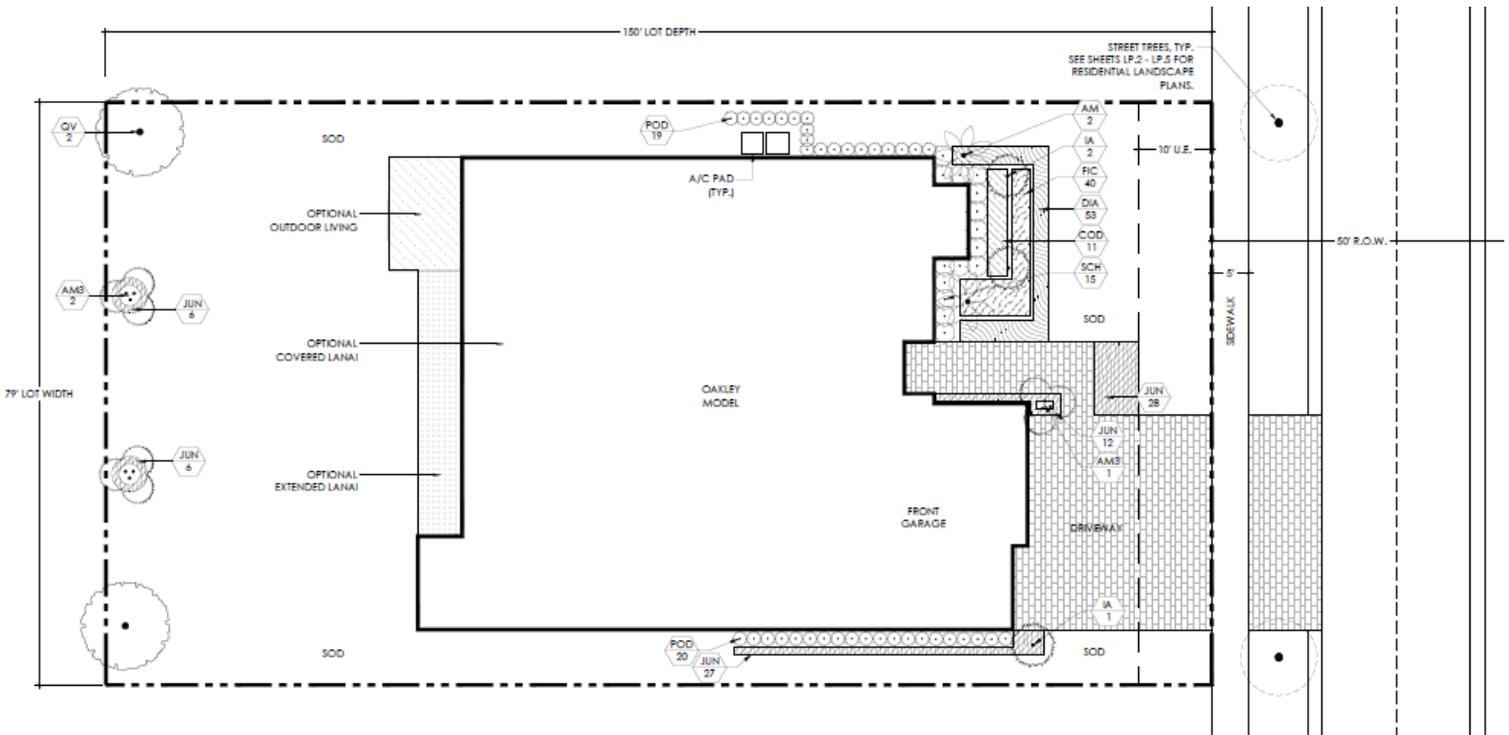


Figure 4: Type C ROW 20' Landscape Buffer



PLANT SCHEDULE - LP.7 (SF TYPE 1)

CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
AM3	3	Adonia merillii	Christmas Palm	14-16' O.A. HT. TRIPLE TRUNK
AM	2	Adonia merillii	Christmas Palm	14-16' O.A. HT. SINGLE TRUNK
IA	3	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4' SPR. 2" CAL.
QV	2	Quercus virginiana	Southern Live Oak	14' HT. X 7" SPR. 2.5" CAL.
SHRUBS				
POD	39	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
SCH	15	Schefflera arboricola	Green Arboricola	18" HT. X 24" SPR.
SHRUB AREAS				
COD	11	Codiaeum variegatum 'Magnificent'	Croton	18" HT X 18" SPR @ 24" O.C.
DIA	53	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	18" HT. X 18" SPR. @ 18" O.C.
FIC	40	Ficus microcarpa 'Green Island'	Green Island Ficus	18" HT. X 12" SPR. @ 18" O.C.
GROUND COVERS				
JUN	79	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	6" HT. X 12" SPR. @ 18" O.C.

PLANTING REQUIREMENT CHART

79' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUND/COVERS:	PROVIDED GROUND/COVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 11,850 SQ. FT.	8	8	158	158	79	79	119	119	5	5

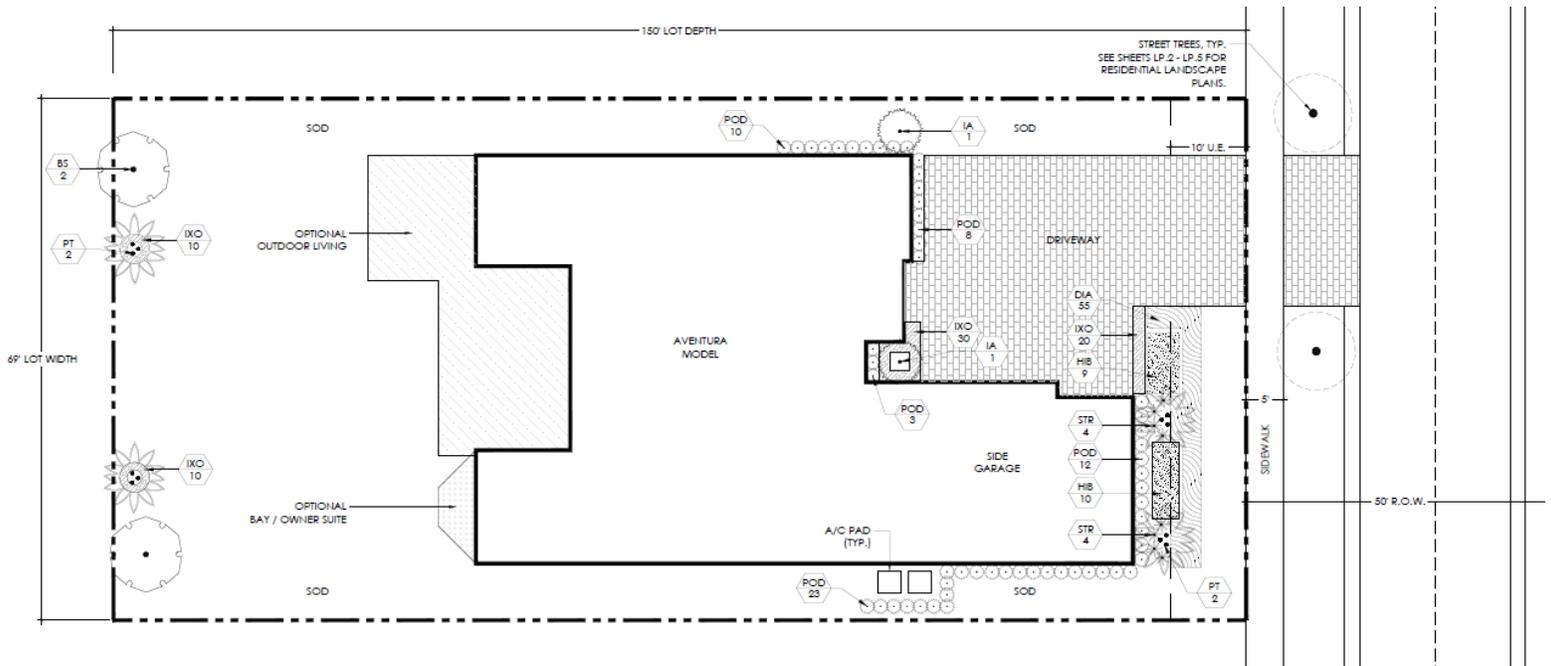
NOTES:

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

ADDITIONAL NOTES:

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
- FOUNDATION PLANTING (WITH TREES 20' O.C.) SHALL BE PROVIDED ALONG THE SIDE/REAR OF LOTS WITH VISIBILITY FROM THE STREET.
- PODOCARPUS MACROPHYLLUS (SHRUB) IS TO BE USED TO SCREEN ALL ABOVE GROUND CIVIL WATER, SEWER & FIRE IMPROVEMENTS, MECHANICAL EQUIPMENT, ETC.
- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

Figure 5: Oakley Model Typical Landscape Plan



PLANT SCHEDULE - LP.8 (SF TYPE 2)				
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
BS	2	Bursera simaruba	Gumbo Limbo	12' HT. X 5" SPR. 2.5" CAL.
IA	2	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4" SPR. 2" CAL.
PT	4	Ptychosperma elegans	Alexander Palm	10-12' G.W. . TRIPLE TRUNK.
SHRUBS				
POD	56	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
STR	8	Streitzia reginae	Bird Of Paradise	18" HT X 24" SPR
SHRUB AREAS				
DIA	55	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	18" HT. X 18" SPR. @ 18" O.C.
HIB	19	Hibiscus rosa-sinensis 'Seminole Pink'	Tropical Hibiscus	18" HT. X 18" SPR. @ 24" O.C.
GROUND COVERS				
IXC	70	Ixora coccinea 'Maui Sunset'	Maui Sunset Dwarf Ixora	6" HT X 12" SPR @ 12" O.C..

PLANTING REQUIREMENT CHART										
69' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 10,350 SQ. FT.	7	7	138	138	69	70	104	105	4	4

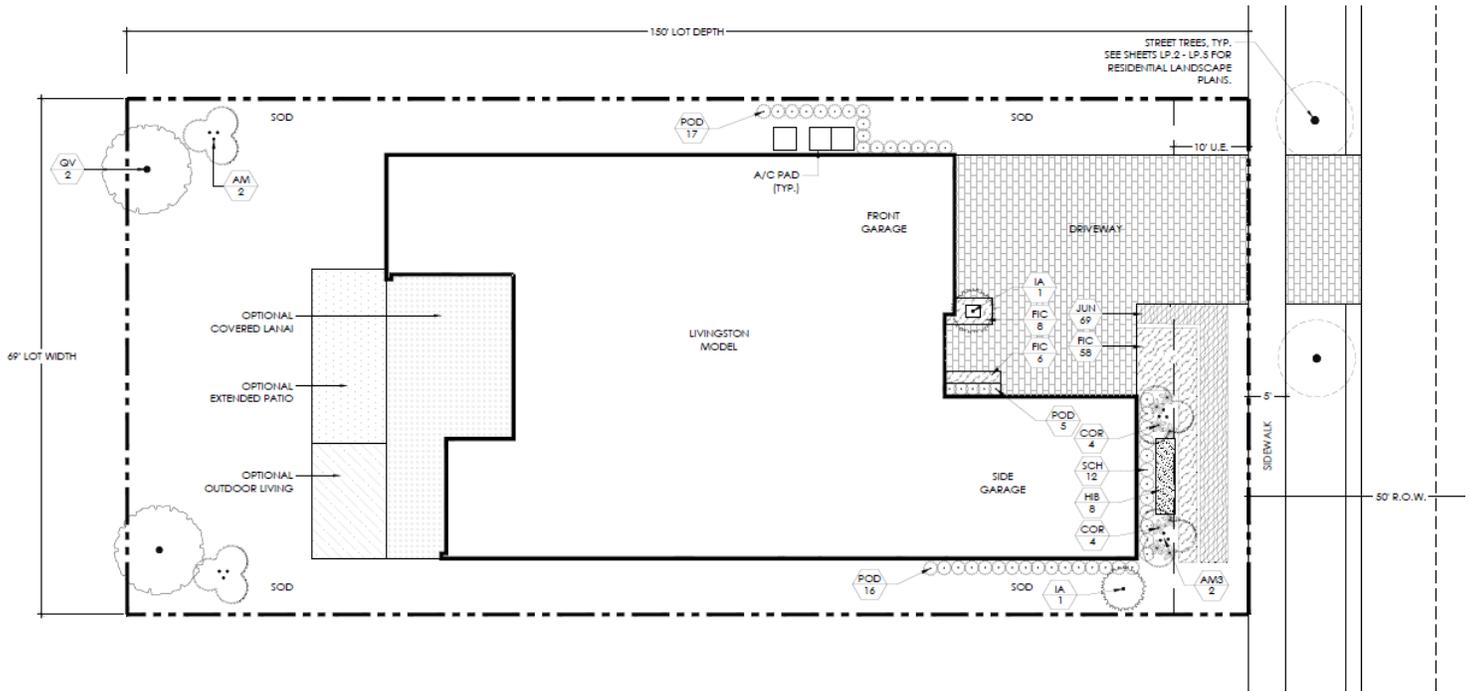
NOTES:

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSTALLATION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8" C.T. AT TIME OF INSTALLATION.
- NO SELF CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

ADDITIONAL NOTES:

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
- FOUNDATION PLANTING (WITH TREES 20' O.C.) SHALL BE PROVIDED ALONG THE SIDE/REAR OF LOTS WITH VISIBILITY FROM THE STREET.
- PODOCARPUS MACROPHYLLUS (SHRUB) IS TO BE USED TO SCREEN ALL ABOVE GROUND CIVIL WATER, SEWER & FIRE IMPROVEMENTS, MECHANICAL EQUIPMENT, ETC.
- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

Figure 6: Aventura Typical Landscape Plan



PLANT SCHEDULE - LP.9 (SF TYPE 3)				
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
AM3	2	Adonidia merillii	Christmas Palm	14-16' O.A. HT. TRIPLE TRUNK
AM	2	Adonidia merillii	Christmas Palm	14-16' O.A. HT. SINGLE TRUNK
IA	2	Ilex attenuata 'East Palatka'	East Palatka Holly	10' HT. X 4' SPR. 2" CAL.
GV	2	Quercus virginiana	Southern Live Oak	14' HT. X 7' SPR. 2.5" CAL.
SHRUBS				
COR	8	Cordyline fruticosa 'Red Sister'	Red Sister Ti	18" HT. X 18" SPR.
POD	38	Podocarpus macrophyllus	Yew Pine	24" HT. X 24" SPR.
SCH	12	Schefflera arboricola	Green Arboricola	18" HT. X 24" SPR.
SHRUB AREAS				
FIC	72	Ficus microcarpa 'Green Island'	Green Island Ficus	18" HT. X 12" SPR. @ 18" O.C.
HIB	8	Hibiscus rosa-sinensis 'Seminole Pink'	Tropical Hibiscus	18" HT. X 18" SPR. @ 24" O.C.
GROUND COVERS				
JUN	69	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	6" HT. X 12" SPR. @ 18" O.C.

PLANTING REQUIREMENT CHART										
69' LOT WIDTH	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUND COVERS:	PROVIDED GROUND COVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%):	PROVIDED SHRUBS IN FRONT PLANE (75%):	REQUIRED TREES IN FRONT PLANE:	PROVIDED TREES IN FRONT PLANE:
LOT SIZE: 10,350 SQ. FT.	7	7	138	138	69	69	104	105	4	4

NOTES:

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

ADDITIONAL NOTES:

- MINIMUM OF 3 TREES ARE REQUIRED FOR 40' WIDE LOTS, WITH ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 20' OF WIDTH (ROUNDED UP).
- FOUNDATION PLANTING (WITH TREES 20' O.C.) SHALL BE PROVIDED ALONG THE SIDE/REAR OF LOTS WITH VISIBILITY FROM THE STREET.
- PODOCARPUS MACROPHYLLUS (SHRUB) IS TO BE USED TO SCREEN ALL ABOVE GROUND CIVIL WATER, SEWER & FIRE IMPROVEMENTS, MECHANICAL EQUIPMENT, ETC.
- TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT & STORED/SCREENED FROM PUBLIC VIEW.
- MINIMUM LANDSCAPE REQUIREMENT & PLANTING DESIGN IS SUBJECT TO CHANGE BASED ON LOT SIZE & MODEL TYPE.
- LOTS LOCATED WITHIN CUL-DE-SACS WILL HAVE SUFFICIENT GREEN SPACE IN THE FRONT TO ACCOMMODATE FOR REQUIRED LOT TREES PER THE LOT SIZE.

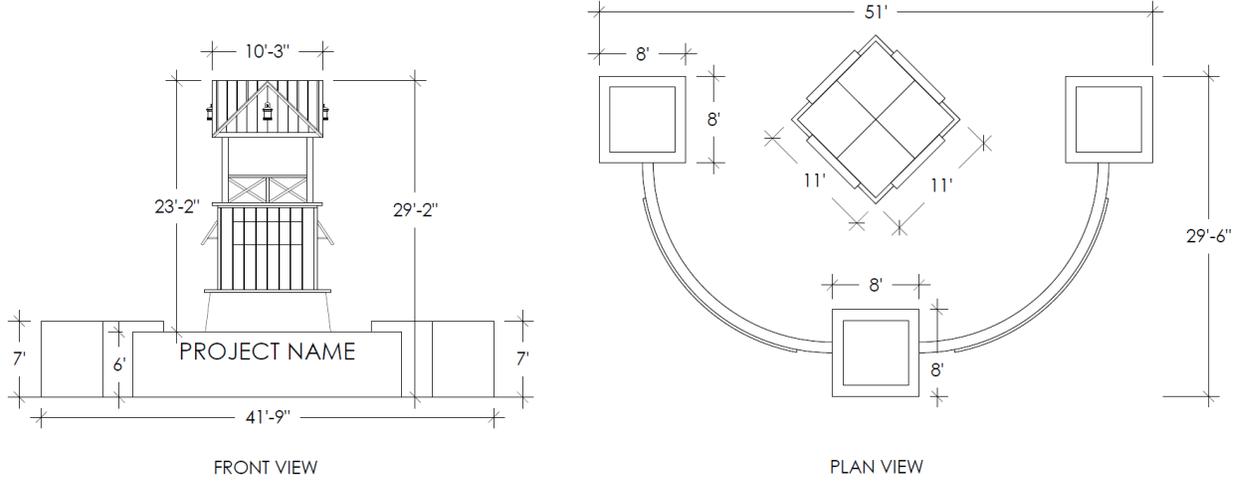
Figure 7: Livingston Typical Landscape Plan

Signage Regulations

The applicant will indicate the freestanding monument signs on the Site Plan. Signage is provided at the development entrance consistent in the modern farmhouse style architecture and associated water feature. The detail provided represents a conceptual design of the entrance signage and features and shall be approved through the Village of Wellington ARB.



Figure 8: Conceptual Signage



13 FREE STANDING MONUMENT SIGN DETAIL

SCALE: 3/32" = 1' - 0"

Figure 9: Freestanding Sign Detail

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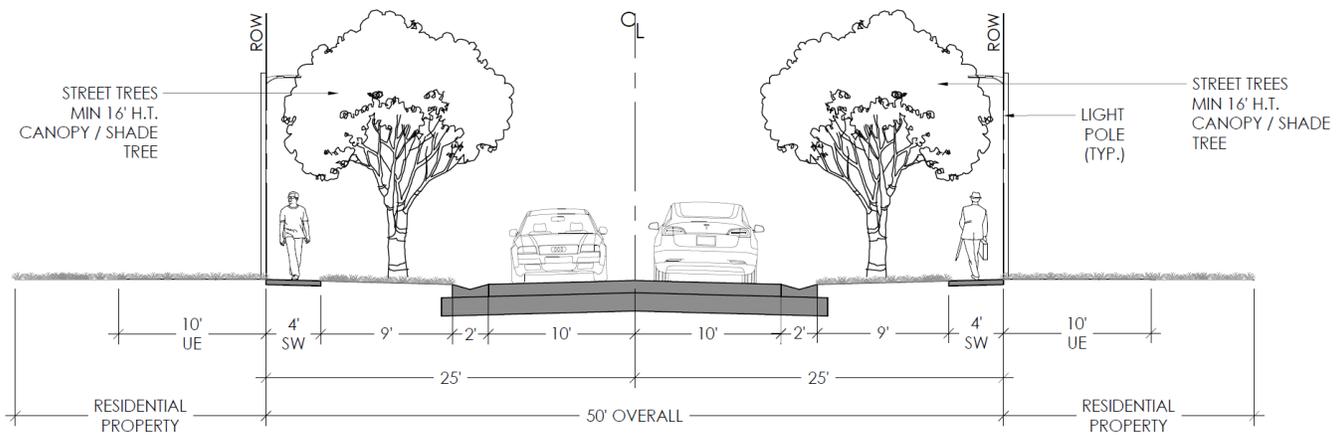
Circulation

Pedestrian Circulation

The residential project promotes pedestrian circulation and community connection within the development. The plan has provided open space and private recreational areas with interconnectedness by sidewalks throughout the development. The plan also includes pedestrian connection to 120th Ave S. Please refer to the Master Plan Circulation Plan.

Vehicular Circulation

The residential project provides an interconnected roadway system internal to the development. The following details outline the street section guideline for the internal roadway. Please refer to the Master Plan Circulation Plan.



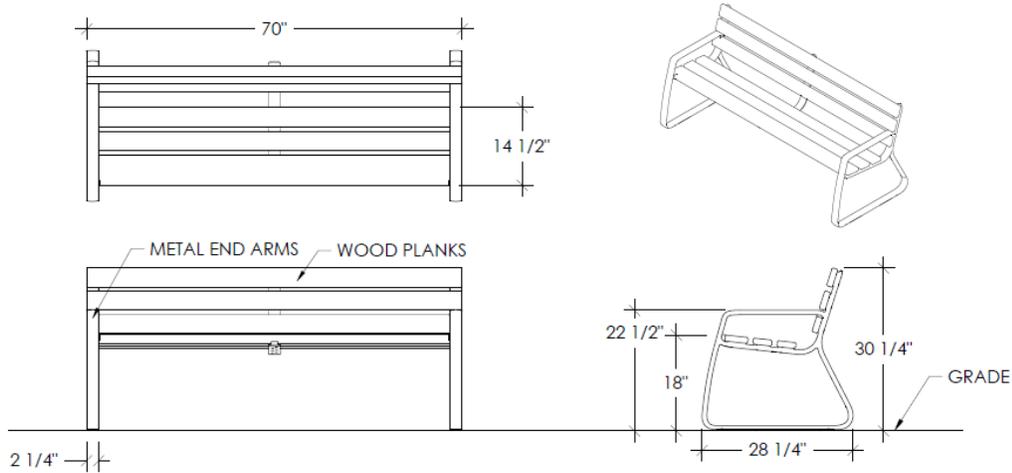
D 50' ROAD TRACT STREET SECTION

SCALE: 1/8" = 1' - 0"

Figure 10: 50' Road Tract Section

Site Amenities

ARB approval is required for the project's final site amenities, however conceptual details are provided below.



3 FGP EMBEDDED BENCH, BACKED

SCALE: 1/2" = 1'-0"

Figure 11: Conceptual Bench Detail

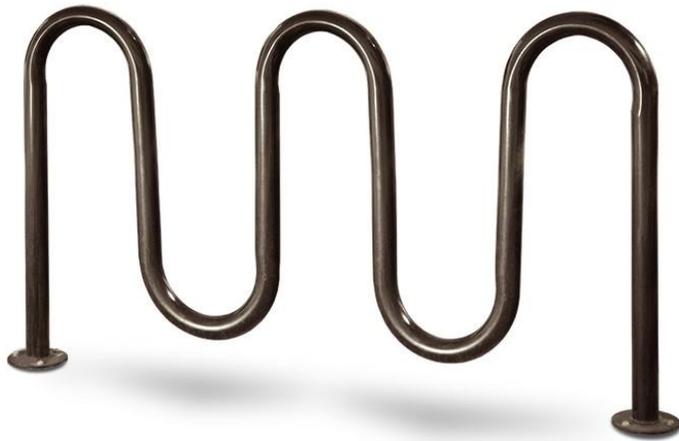


Figure 12: Conceptual Bike Detail



Figure 13: Conceptual Trash Receptacle



14 BUS SHELTER

SCALE: N.T.S.

Figure 14: Conceptual Bus Shelter



Figure 15: Conceptual Mail Kiosk