

Resolution No R2025-4  
Exhibit C Project Standards Manual

# **AXIS II MULTIFAMILY PROJECT STANDARDS MANUAL**

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2175 Wellington Green Dr**

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## SITE BACKGROUND

The proposed project standards manual is hereby provided for the Axis II Planned Unit Development which will be developed as a 220-unit multifamily project on the existing Wellington Green 10-Acre Park Parcel.

The site plan comprises of four (4) multifamily apartment buildings, each 6 stories in height, a clubhouse building & private recreational amenities for the site. This project manual will prescribe regulations specific to the Planned Unit Development and Master Plan for the site per Section 6.5.4.E.

The site is located at 2175 Wellington Green Dr, more specifically, west of Wellington Green Dr, approximately .15 miles south of Forest Hill Blvd, referenced by parcel control number (PCN) 73-41-44-13-01-016-0000.



*Figure 1 - Site Location*



## PURPOSE & INTENT

- ✦ The purpose of this document is to define the design character of the Project through land development and building design regulations. Its goal is to demonstrate the design standard that has been utilized to compliment the unique nature of Wellington, Florida.

This guide aims to support the City of Wellington in evaluating the proposed Project by clarifying the design criteria. It will serve as the foundation for assessing the compatibility of development with the city's vision. Intended for use by the architects, designers, property owners, tenants, residents, government agencies, and developers, this guide demonstrates the Project's compliance with Wellington's architectural standards.



## DESIGN INTENT

- ✦ To celebrate and define the dynamic residential area created by the Project through its layout and architectural design that replicates in scale and character the best examples of the genuine neighborhood centers from Wellington, Florida.
- ✦ To guide the residential development to complement the architectural characteristics of Wellington. The design standards will delineate the sustainable design approach to the architecture, as well as the public and private spaces of the project in order to enhance the quality of life and aesthetic quality for residents of the Project.
- ✦ To create project standards that will generate a built product reminiscent of New Classical and Classical Revival styles, echoing successful vernacular design environments in Wellington and Florida.
- ✦ To provide for efficient use of open spaces for amenities and recreational spaces.
- ✦ Implement adequate and pedestrian oriented signage, building and lighting standards that maintain the character of the development.




## APPLICABILITY

- ✦ These Architectural Standards shall be mandatory for all building and open space development within the proposed

Project Area. The plans shall be discussed, reviewed and approved by the City of Wellington, Florida.

## ARCHITECTURAL GUIDELINES


### MASSING

-  The Project shall carefully place building massings which shall be compatible in height, volume, and overall scale to surrounding developments.


Buildings should be dominated by light colored stucco surfaces articulated by recessed openings. Features such as balconies, decorative moldings, light fixtures, awnings, decorative pavers, and signage may be provided.

Rooflines shall be articulated through variation or steps in roof height. Roof profiles should be modulated to provide variety in height and building scale, including variation to the roofline with stepped roofs. These elements articulate the roof form, while maintaining a strong, simplistic design.

### HEIGHT

-  The Project has residential buildings of 6 stories high, with 1-story accessory buildings. The facade creates an effect of varied floor-to-floor heights, which effects the vertical and horizontal perception of the mass.

### SETBACKS

-  The site respects an arrangement of buildings and open space which provides opportunities for enhanced circulation, solar access, and views to the core areas of the development.

Natural features and landscaped areas provide should provide a sense of openness and continuity and to enhance the environment of the Project.

The proposed setbacks shall conform to the code required minimums for Multifamily residential in a PUD as seen in Sec.6.4.2.7.b.

## DESIGN ELEMENTS

- The feeling of human scale should be apparent in the development's layout and volumetric height. Accessways, internal sidewalks, stairways, balconies, gardens, and recreational amenity areas should be provided to enhance the pedestrian scale.

The residences are a masterpiece of design and functionality, offering a variety of floor plans from one, two, and three-bedroom apartments to suit the lifestyles of young couples and families. Beyond the residences, the project shall offer a wealth of amenities designed to enhance the quality of life for its residents. Amenities including but not limited to serene gardens, private recreation areas, a clubhouse with expansive pools, fitness centers shall be provided.



*Figure 2 - Design Inspiration*

## FACADE & WALL SURFACES

- Building surfaces shall primarily feature light-colored stucco, accentuated by deep recessed openings and complemented with traditional elements such as balconies, decorative moldings, columns, light fixtures, awnings, accent colors, and signage.

The building façade should blend classical architectural elements and spacious verandas with modern comforts, creating a setting of unparalleled sophistication.

## COLORS

Colors shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structure within a development.

Elevations of each building and color scheme are subject to ARB approval and shall be supplemented within the PSM by the Village of Wellington. The color scheme shall consist of dark accents, beige, and off-white tones.

Design elements including, but not limited to cornices, moldings & entablatures, shall be utilized to bring warmth and a residential feel to the exterior, introducing natural textures and tones that soften the overall appearance and create a welcoming atmosphere

## AWNINGS, CANOPIES, BALCONIES, & PATIOS




-  Residential Units may include balconies and patios to provide residents outdoor privacy for pedestrian comfort and shall be designed with sufficient overhead cover.
-  All architectural building elements shall comply with building setback regulations as outlined by the Village Land Development Regulations with the exception of the improvement outlined in Table 6.3-2, as amended by this Project Standards Manual.

Table 6.3-2. Exceptions to Setback Regulations

Description	Exception
<u>Awnings, Canopies, Balconies, &amp; Patios</u>	May encroach 8' within the required south setback.
Arbors and Trellises	Must be a minimum of three feet from any property line.
Bay windows	May encroach the setback on non-zero lot lines only.
Chimneys	May encroach the setback a maximum of three feet on non-zero lot lines only.
Columns (Decorative or functional and as part of a fence or entry feature)	May be placed at the property line and shall comply with safe sight criteria and wall/fence provisions of the LDR.
Driveways, walkways, pavers and other open air impervious surfaces	May encroach structural setbacks but shall maintain specific driveway provisions of the LDR. The lot shall be required to meet all pervious/impervious area percentage requirements.
Fire escapes and staircases	If the fire escape or staircase is at least 50 percent open and shall not exceed ten percent of the required yard setback, may encroach the setback a maximum of three feet.
Flagpoles	Shall be permitted in the required yard setback and shall only have one structural ground member.
Fountains, sculptures, lawn art	Must be a minimum of three feet from the property line.
HVAC units and above ground mechanical equipment	HVAC units, including compressors and condensers, and mechanical equipment units may encroach the side or rear yard setback as long as the exhaust air from unit is directed vertically or away from adjacent property. In the event of a zero-lot line, side-entry garage structure, the HVAC unit may be placed in the front yard setback, if justification is provided illustrating that there is not an alternative location within the side yard and illustrating that the unit shall be screen from view. All other applicable mechanical equipment provisions of the LDR for non-residential use shall apply.
Light poles (one ground member)	Shall be permitted within the front yard setback.
Mailboxes	Shall be permitted within the front yard setback.
Recreational equipment/playset/pre-fabricated sheds	Shall be located a maximum of five feet from side and rear property lines. <u>Shall not be located in front yard setbacks. Shall be located 25' at minimum from front yard setbacks.</u> Additionally, these items shall not be located within any type of easement.
Roof overhang	Shall be permitted to project into the required setback a maximum of two and one-half feet.
Wall and Fences	Shall be permitted within the setback area and in accordance with the wall and fence provisions of the LDR.



## FENESTRATION


-  Windows and doors should be recessed, with many of the larger openings covered to enhance pedestrian comfort.

The fenestration placement and sizing will add depth and complexity to the facade design while also allowing natural light to enter for the benefit of residents.



*Figure 3 - Fenestration Inspiration*

## ROOF DESIGN & MATERIAL

-  Low-pitched roofs shall be considered to maintain a modest building scale. Flat roofs will be utilized for mechanical areas, ensuring they remain unobtrusive both from nearby structures and from a distance.

## GROUND SURFACES & PAVING

Paved walkways shall feature decorative patterns that correspond with the building's volume and design, as well as the surrounding area and plantings. Preferred surface materials include brick, tile, and stone. Additionally, the patterns and colors of adjacent foliage should complement and enhance the overall design.



# PROPERTY DEVELOPMENT REGULATIONS

The property development regulations for the proposed multifamily PUD are outlined in the following table consisting of specific regulations pertinent to the multi-family residential use and Planned Unit Developments provided below:

Project Development Standards <sup>(1)</sup>		
Overall PUD		
	ULDC (Required)	Requested
Minimum Lot Size	10 acres	10 acres
Minimum Lot Width	(2)	583.18'
Minimum Lot Depth	(2)	900.75'
Maximum Building Height	72'	72'
Maximum Building Coverage	45%	45%
Density	10 DU/Ac	10 DU/AC
<b>Setbacks</b>		
North(Side)	25'	25'
South (Side)	25'	25'
East (Front)	50'	50'
West (Rear)	25'	25'
<b>Setback Encroachments</b>		
Balconies & Patios	25'	17 <sup>(3)</sup>
Recreational Equipment	50' Front Setback Minimum	25' Front Setback Minimum <sup>(3)</sup>
<b>Parking Regulations</b>		
Multifamily Parking Rate	2.25 Spaces Per Unit	2.25 Spaces Per Unit
<b>Landscape Buffers</b>		
Type B/W (North)	15'	15'
Type C (East R/W)	20'	20'
Type C (West R/W)	20'	10 <sup>(3)</sup>
Type C (South)	20'	0 <sup>(3)</sup>
<b>Foundation Planting</b>		
Foundation Planting	5' for each building story or a maximum of 25'	5' <sup>(3)</sup>
Foundation Planting Material	Shrubs – 2'-3' in Height	Shrubs – 2' in Mature Height <sup>(3)</sup>
	Groundcover 6" – 2' in height	Groundcover 6" – 2' in Mature Height <sup>(3)</sup>
<b>Parking Lot Landscape Requirements</b>		
Interior Landscape Island Width	10'	10'
Terminal Landscape Island Width	12'	12' inclusive of pedestrian walkway <sup>(3)</sup>
Divider Median Width	8'	8' inclusive of pedestrian walkway <sup>(3)</sup>
<b>Signage</b>		
Monument Signage	Max Sign Area: 32 SF	Max Sign Area: 32 SF per side <sup>(3)</sup>
(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. (2) Approved By Development Order (3) Deviation from standard Village of Wellington Development Regulations		






The required land dedications for the proposed multifamily PUD are outlined in the following table below:

Sec 6.5.2 Land Dedication Regulations			
<b>RESIDENTIAL CALCULATIONS</b>			
<b>PERSONS PER UNIT</b>	<b>DWELLING UNITS</b>		<b>RESIDENTS</b>
3.06	220		673
<b>PRIVATE RECREATION REQUIREMENTS</b>			
<b>CALCULATIONS</b>	<b>RESIDENTS</b>	<b>AREA REQUIRED</b>	<b>AREA PROVIDED</b>
110 SF/Person	673	1.7 Acres	2.11 Acres
<b>PUBLIC RECREATION REQUIREMENTS</b>			
<b>CALCULATIONS</b>	<b>RESIDENTS</b>	<b>AREA REQUIRED</b>	<b>AREA PROVIDED</b>
5 ACRES / 1,000 PERSONS	673	3.37 Acres	Pay in Lieu
<b>CIVIC REQUIREMENT</b>			
<b>CALCULATIONS</b>	<b>RESIDENTS</b>	<b>AREA REQUIRED</b>	<b>AREA PROVIDED</b>
1 ACRES / 1,000 PERSONS	673	.673 Acres	Pay in Lieu

## PRIVATE RECREATION

2.11 acres of private recreation are proposed to be provided on site, with the remaining recreation and civic requirements to be paid for in lieu of land dedication. As part of the project standards manual, private recreation is defined below:

*Private Recreation – Private recreation shall consist of amenities provided for the private use and benefit of residents of the Axis II development. Amenities such as outdoor recreation areas, resident gathering spaces, public art or structures, pedestrian streetscape and walkways, seating areas, clubhouse, pools, dog parks, lake frontage, etc. shall be counted towards the Private Recreation requirement.*

-  The Private Recreation area adjacent to visitor parking at the entry of the site shall at minimum provide the following:
  -  Clubhouse no larger than 6,000 SF in size
  -  Pool
  -  Grilling Equipment
  
-  The Private Recreation Area adjacent to Building #2 shall at minimum provide the following:

- ✦ Dog Park
  
- ✦ The Private Recreation Adjacent to Lake Lisbet shall at minimum provide the following:
  - ✦ Community Garden
  - ✦ Paved Pedestrian Walkway at a minimum of 5' in width
  
- ✦ The Private Recreation Area adjacent to Building 1 shall at minimum provide the following:
  - ✦ Flex Lawn with Recreational Yard Games or Yoga/Fitness equipment available for residents
  
- ✦ The following private recreation facilities are additional amenities that may be provided throughout each of the private recreation areas on site:
  - ✦ Fire Pit
  - ✦ Playground
  - ✦ Outdoor Seating
  - ✦ Pavilion
  - ✦ Putting green
  - ✦ Volleyball
  - ✦ Bag toss
  - ✦ Bocce
  - ✦ Horseshoe Pit
  - ✦ Outdoor Kitchen or Bar
  - ✦ Sprayground
  - ✦ Outdoor Yoga
  - ✦ Paddleboard Dock
  - ✦ Picnic Shelter
  - ✦ Fishing Platform
  - ✦ Meditation Garden
  - ✦ Outdoor Gym Equipment
  - ✦ Outdoor Table Tennis/Billiards/Foosball
  - ✦ Hammocks & Outdoor Swings
  - ✦ Human-Scale Chess Board
  - ✦ Tetherball
  - ✦ Ladder Golf
  - ✦ Disc Golf Hole
  - ✦ Giant Jenga
  
- ✦ ARB approval is required for the Project's final private recreation area facilities; however, some conceptual details are provided below:



*Figure 4 - Clubhouse & Pool*



*Figure 5 - Grilling Area*



*Figure 6 - Dog Park*



*Figure 7 - Fire Pit*



*Figure 8 - Playground*



*Figure 9 - Outdoor Seating*



*Figure 10 - Community Garden*



*Figure 11 - Pavilion*



*Figure 12 - Flex Lawn*



*Figure 13 - Paved Pedestrian Path*

## SIGNAGE

All proposed signage for the Project shall comply with standards outlined in Chapter 9 of the Village ULDC and in this Project Standards Manual. Where the Project Standards Manual is silent, the regulations of Chapter 9 of the Village ULDC shall apply.

The requested deviations (**highlighted in red**) to Section 7.9.8 within Chapter 9 of the Village ULDC as part of this project manual are depicted below:

### *2. Monument sign:*

- a. Monument signs shall be limited in number and location as follows:
  - i. Two signs per residential subdivision entrance and properties within the Equestrian Overlay Zoning District, except for major equestrian venues.
  - ii. One sign per street frontage with a vehicular access point for community facilities land uses and major equestrian venues.
  - iii. One sign for each vehicular access point for all commercial and flex centers with multiple buildings and one additional free-standing monument sign may be allowed when the property/development has a single business within a free-standing building, provided the number of monument signs for the development available under this subsection shall not exceed three signs per frontage.
- b. The sign structure shall not exceed eight feet in height. The sign copy shall not exceed 36 inches in height and have a maximum sign area of 32 square feet **per side**.

## PARKING

The subject site shall be consistent with the minimum parking requirements as set forth in Chapter 5 of the Village Land Development Code.

The Project shall provide one (1) Electric Vehicle charging station proximate to each proposed building on site.

It is encouraged that more EV charging stations are added as needed as demand for EV vehicles grows in the future.

## LANDSCAPE

The subject site is bordered by Lake Lisbet to the south, the Wellington Green Drive R/W to the east, the Hampton Inn and Suites to the north, and the Acme Improvement District Canal to the west of the of the site. The Project requested FLU designation of Residential H will be consistent with the Landscape Buffer Application of Residential, D & E as set forth in Table 7.8-1 of the ULDC.

- ✚ The Project shall provide a 15' wide type B/W landscape buffer along the northern site boundary consistent with Sec. 7.8.5. landscape buffer requirements, with the allowance of a pedestrian walkway in a portion of the buffer.
- ✚ The Project shall provide a 20' Type C R/W buffer along the eastern perimeter of the site along Wellington Green Drive.
- ✚ The Project shall provide a 10' landscape buffer is along the western portion of the site where a 20' Type C R/W buffer would otherwise be required. The proposed 10' buffer is appropriate when considering the existing 10' Type B buffer on the site, which is consistent with the platted landscape buffer easement as seen in Plat Book 87 Page 83.
- ✚ No buffer shall be proposed along the southern perimeter boundary. The removal of an otherwise required southern buffer will allow the lakefront to serve as an amenity with a pedestrian walk along the edge for the residents to utilize.

The Section 7.8.5 landscape buffer requirements, requested deviations (highlighted in red) as part of this project manual are depicted below:

*Perimeter landscape buffers and rights-of-way (ROW) buffers, including road medians, shall comply with the standards of this section, unless otherwise provided for the LDR.*

*A. The following subsection establishes three landscape buffer types and the application criteria for each type of buffer and use. The minimum height standards established for each buffer type shall be achieved within two years of installation. The minimum installation standards are provided in the general landscape standards of this chapter.*

*1. Type A buffers shall be a minimum of ten feet wide and contain one shade tree per 30 linear feet of buffer, planted a maximum of 40 feet on center. A continuous hedge a minimum of 36 inches high and planted three feet on center shall also be required. For the purpose of this section, Type A buffers that are required to have a six-foot-high fence shall be indicated as a Type A/F buffer.*

*2. Type B buffers shall be a minimum of 15 feet wide and contain one shade tree per 30 linear feet of buffer, planted a maximum of 40 feet of center. A continuous hedge a minimum of 36 inches high and ten shrubs per 30 linear feet, a minimum of 18 inches high, both planted three feet on center shall be required. For the purpose of this section, Type B buffers that are required to have six-foot-high masonry wall shall be indicated as a Type B/W buffer. A Type B and Type B/W buffer is permitted to include a 5' minimum pedestrian pathway within the buffer.*







3. Type C buffers shall be a minimum of 20 feet wide, unless adjacent to a canal, in which a Type C buffer may be reduced to 10 feet wide, and contain one shade tree per 40 linear feet of buffer, planted a maximum of 40 feet on center. One flowering or small tree per 30 linear feet of buffer, planted a maximum of 40 feet on center shall be required. A continuous hedge a minimum of 36 inches high and ten shrubs per 30 linear feet, a minimum of 18 inches high, both planted three feet on center shall be required.

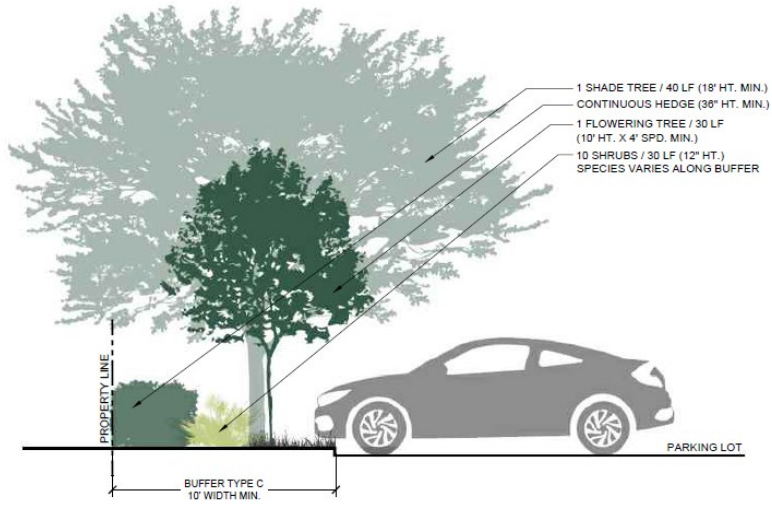
*B. Landscape buffer application:*

1. The required landscape buffer type shall be based on the proposed and adjacent land uses. For subject properties with multiple proposed uses, such as PDs, more than one buffer type may apply.
2. Table 7.8-1, Landscape Buffer Application, provides the future land use map designation and corresponding buffer type requirements.
3. When the adjacent property is a ROW, a Type C buffer shall be required.
4. When the adjacent property is a Lake, a landscape buffer shall not be required.

PROPOSED LANDSCAPE BUFFERS:

-  NORTH - 15' TYPE B/W Buffer (Adjacent property - Hotel)
-  SOUTH - No Buffer Proposed (Adjacent property - Lake Lisbet)
-  EAST - 20' TYPE C BUFFER (Adjacent property - Wellington Green Drive R/W)
-  WEST - 10' TYPE C BUFFER (Adjacent property - Acme Improvement Canal)

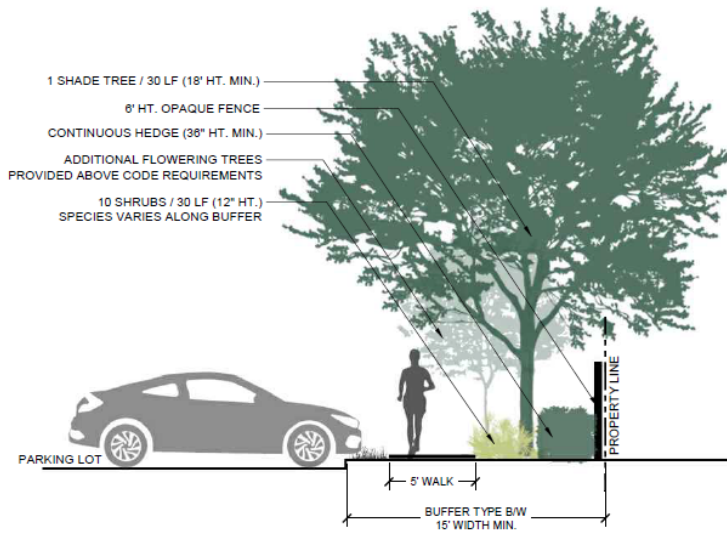
Section drawings depicting the orientation of each landscape buffer are depicted below:



2 SECTION A  
 NTS

P-MU-240309-66

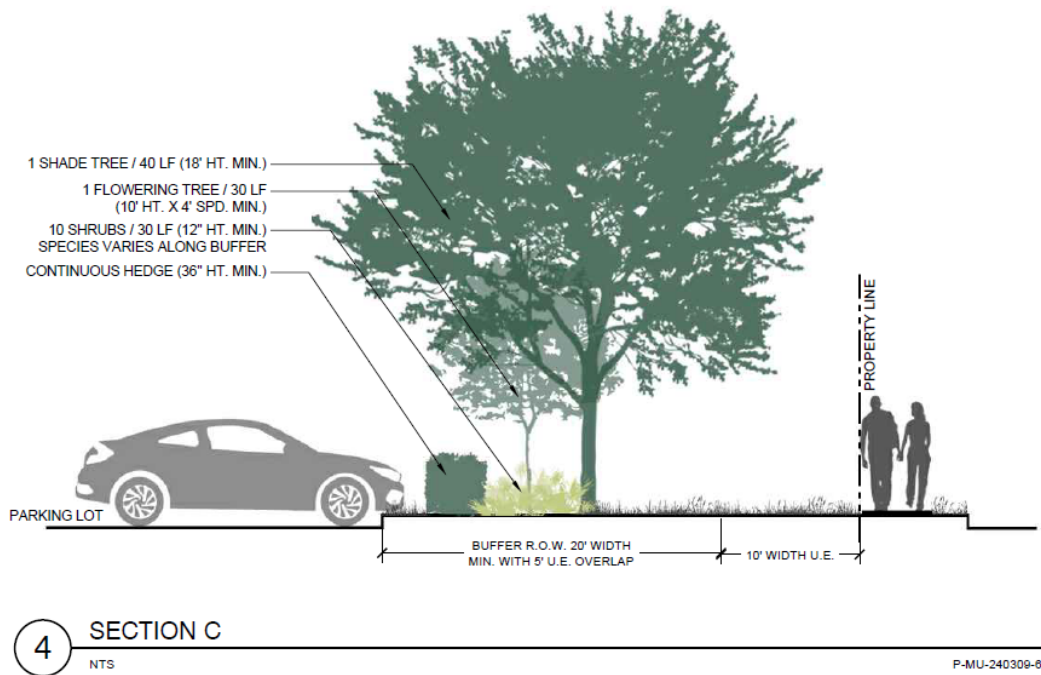
Figure 14 - West - 10' Type C Buffer



3 SECTION B  
 NTS

P-MU-240309-67

Figure 15 - North - 15' Type B/W Buffer



*Figure 16 - East - 20' Type C Buffer*

As part of the proposed project standards manual, deviations to required foundation planting are also proposed.

The proposed site will be sufficiently landscaped on the site perimeter and will provide for increased open space and green spaces throughout. A minimum of 5' foundation planting will be provided for 40% of the building façade for each building.

The requested deviations and cross-outs from the Section 7.8.2.B.2. requirements are highlighted in red below:

Foundation plantings shall be provided along the front, side and rear facades of non-residential and multiple-family structures, except for vehicle access areas such as garage entrances, bay doors, and if in conflict with access to above ground utilities and/or fire safety equipment. The minimum depth of the required foundation planting shall be five feet **for each building story or a maximum of 25 feet**. The combined length of the required foundation planting shall be no less than 40 percent of the total length of the applicable side of the structure. All required foundation plantings shall be planted with a minimum of one tree or three palms for each 20 linear feet of building façade, along with a combination of mass plantings of shrubs, a minimum of two to **three feet in mature** height, or mass plantings of appropriate ground cover, a minimum of six inches up to two feet in height **in mature height**, and accent plants.

- ✚ As part of the proposed project standards manual, deviations to required parking lot landscape requirements are also proposed.

In order to prioritize pedestrian connection throughout the site and further the intent of developing a community with a seamless interaction between the residential and recreational uses, an interruption to the required terminal landscape island and divider median widths is requested herein.

The requested deviations and cross-outs from the Section 7.8.4. requirements are highlighted in red below:

#### *B. Off-street parking:*

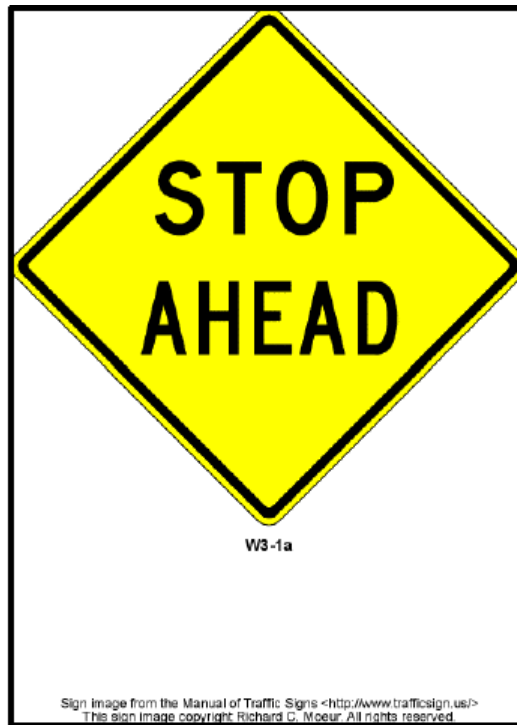
1. Each row of parking spaces shall be terminated by landscape islands. The terminal island shall not overlap perimeter or other required buffers and shall be a minimum of 12 feet in width, excluding required curbing, **inclusive of a 5' max pedestrian walkway**, 15 feet in length and include at least 180 square feet of planting area and one tree.
2. A minimum of one interior landscape island shall be provided for every ten parking spaces as shown in Image 3 below, or fraction thereof. Interior landscape islands shall be spaced a maximum of 120 feet apart and shall be a minimum of ten feet in width, excluding required curbing, 15 feet in length and include at least 150 square feet of planting area and one tree.
3. Divider medians providing at least eight feet of landscaped width, , **inclusive of a 5' max pedestrian walkway**, shall be installed between every other row of parking and between all parking and adjacent vehicular use areas. If a sidewalk is designed into the parking lot divider median a minimum five feet of landscaped area width is required. One shade tree shall be planted for each 30 linear feet, with a maximum spacing of 40 feet on center.

## ✚ CIRCULATION

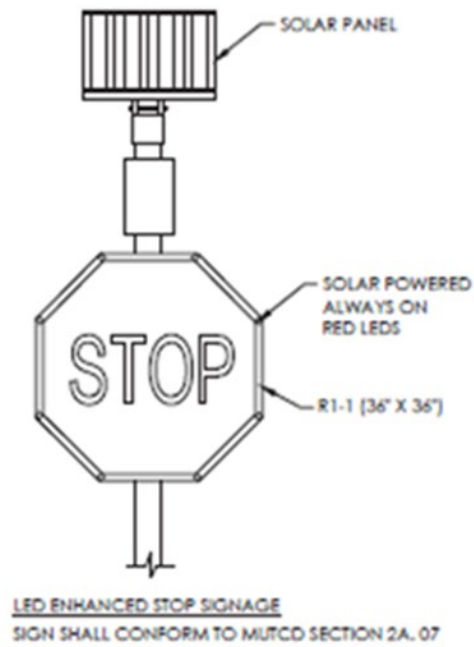
- ✚ The proposed Axis II development shall provide for a comprehensive connected pedestrian and vehicular circulation system providing connectivity not only to the proposed amenities and residential buildings within the site, but also to the surrounding Wellington Green development and the Forest Hill R/W to the north of the site.

A network of paved pedestrian pathways is provided within the site at minimum of 5' throughout. The below standards are required for pedestrian circulation on site:

- The Project shall provide accent paver crosswalks when appropriate to connect the sidewalk network interior to the site.
- The sidewalk network shall also provide access to all private recreation areas on site.
- The Project shall permit pedestrian walkways across landscape islands, contingent upon the ability to plant a canopy tree in the island or median where the walkway crosses.
- The Project shall provide a crosswalk with an enhanced LED flashing stop sign and a stop ahead sign to the pedestrian circulation network for the Wellington Green Master Plan across Wellington Green Drive. The below depicts a conceptual detail of the stop ahead signage and stop signage which will be installed at the crosswalk intersection enhanced by LED lighting.



*Figure 17 - Stop Ahead Signage*



10 **LED ENHANCED STOP SIGNAGE** SCALE: 1/2" = 1'-0"

*Figure 18 - LED Enhanced Stop Signage*

The Axis II development includes a vehicular & pedestrian circulation exhibit internal to the site and connecting to the Wellington Green Master Plan as seen below:

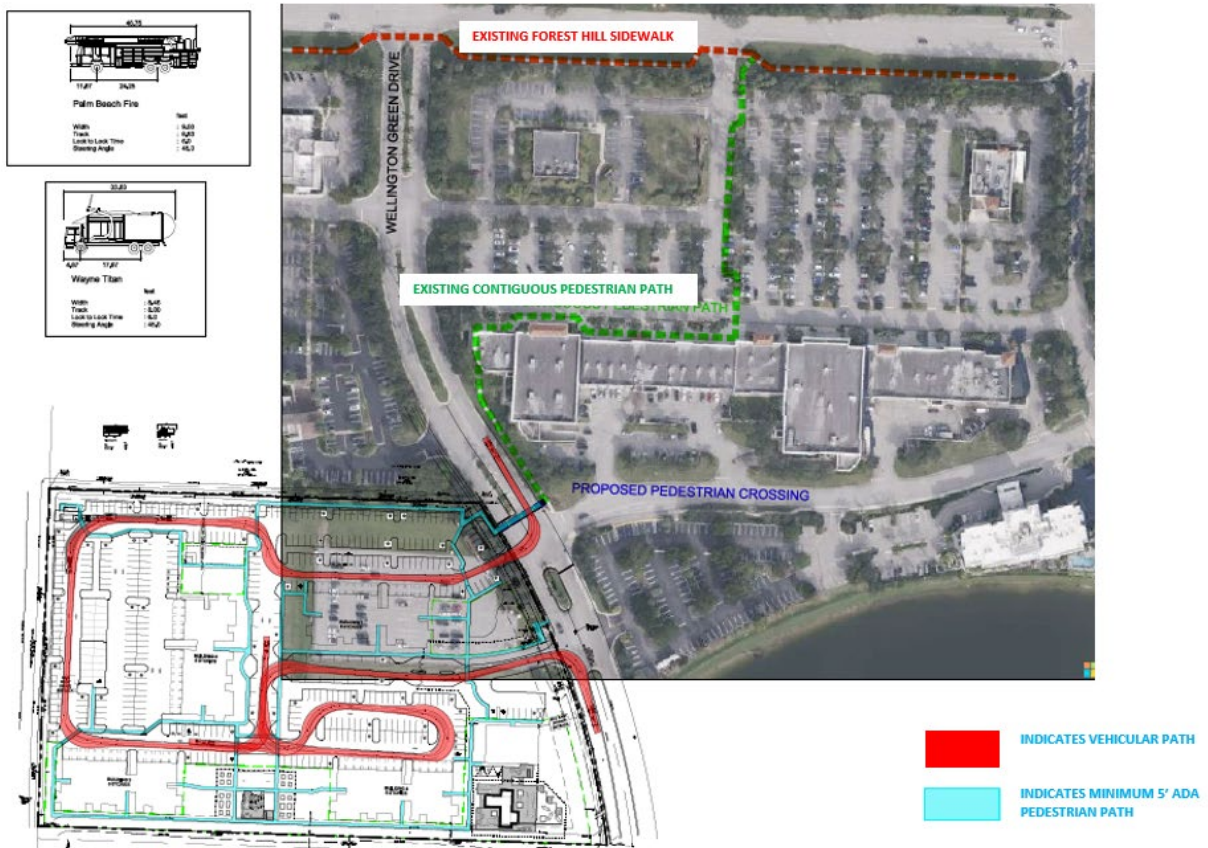


Figure 19 – Vehicular & Pedestrian Circulation

The Axis II development includes the following entry driveway street section guideline to provide a pedestrian pathway, on-street-parking, and landscaping upon the arrival experience:

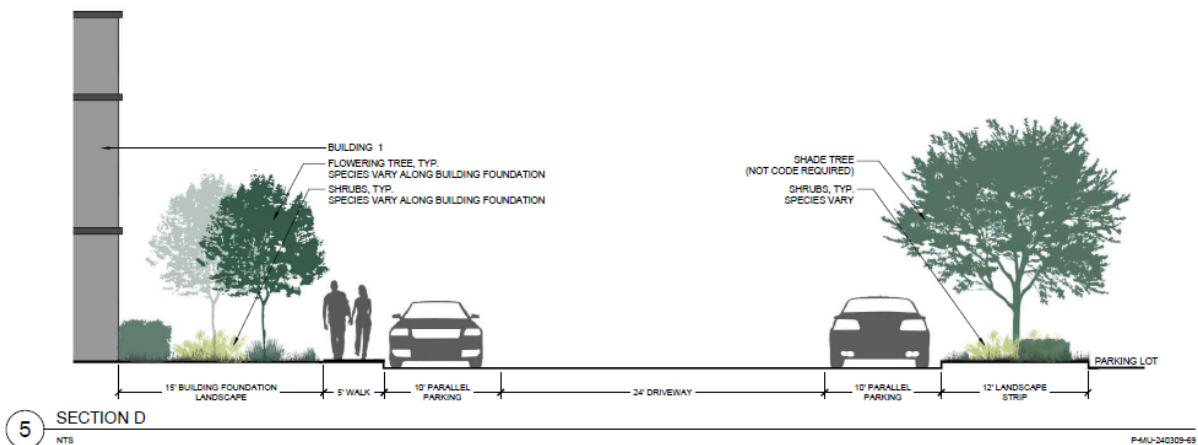


Figure 20 - Entry Drive Section