Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Meeting Agenda - Final

Wednesday, February 25, 2026

6:30 PM

Village Hall

Architectural Review Board

Maria Raspanti
Satesh Raju
Luis Rodriguez
Stacy Somers
Maria Wolfe
John Greene
Salvatore Van Casteren

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

ARB-377 Approval of the January 28, 2026 Architectural Review Board Meeting Minutes

Attachments: January 28 2026 Architectural Review Board Meeting Minutes

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. EXPARTE COMMUNICATION

VIII. NEW BUSINESS

ARB-380 Petition No. 2026-0006-ARB Color Board Modification

Attachments: 2026-0006-ARB Color Board Modification

ARB-378 RESOLUTION NO. R2026-08 Wellington Village (FKA K Park) Conditional Use for Building Height

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED (MUPD) (FKA K PARK), TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 86 FEET FOR BUILDING H (HOTEL), 42 FEET FOR BUILDINGS D1 AND D2 (MIXED USE), AND 47 FEET FOR BUILDING G4 (RESTAURANT) WITHIN POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attachments:
1. Resolution R2026-08 K Park Pod B Building Height02122026
2. Resolution R2026-08 Exhibit B Elevations and Materials
3. Resolution R2026-08 Exhibit C - Gray Wood Palm Height
4. Staff Report02122026FINAL
Exhibit A - Site Plan
Exhibit B - POV Images
Exhibit C - Landscape Plan
Exhibit D - Justification Statement

ARB-379 Petition No. 2026-0002-ARB Family Church Elevations and Materials

Attachments:
Staff Report - Family Church
Exhibit B Site Plan, Amenities
Exhibit C Proposed Elevations
Exhibit D, Justification Statement

ARB-381 Petition No. 2026-0003-ARB Lotis Wellington 1 Signs (Buildings 3, 4, 6, and 7)

Attachments: Staff Report 2026-0003-ARB

ARB-383 Petition No. 2026-0004-ARB Life Church Elevation and Signage

Attachments:
Staff Report - Life Church FINAL
Exhibit B Site Plan
Exhibit C Elevations
Exhibit D Signage Detail
Exhibit E Justification Statement

ARB-382 Petition No 2026-0005-ARB Lewis Prime Grill Signage

Attachments: Staff Report - Lewis Prime Grill
Exhibit B, Applicant Justification Statement

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

XII. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.

Legislation Text

File #: ARB-377, **Version:** 1

ITEM: Approval of the January 28, 2026 Architectural Review Board Meeting Minutes

PUBLIC HEARING: NO **QUASI-JUDICIAL: NO**

SUMMARY: Review and approval of the January 28, 2026 Architectural Review Board Meeting Minutes.

Minutes
Architectural Review Board
January 28, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 28, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:30 p.m.

Board Members Present: John Greene, Sal Van Casteren, Luis Rodriguez, Maria Raspanti and Maria Wolfe

Board Members Absent (Excused): Dr. Satesh Raju and Stacy Somers

Staff Members Present: Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner; and Jonathan Sandoval, Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the October 23, 2025 Architectural Review Board Meeting Minutes

A motion was made by John Green, seconded by Luis Rodriguez, to approve the October 23, 2025 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VII. EX-PARTE COMMUNICATION

Maria Wolfe drove by Ousley Hay & Feed, Self-Storage, and LA Medical, but did not speak to anyone. Salvatore Van Casteren drove by Ousley Hay & Feed, ran into an owner, and they spoke briefly about the project. They both can be fair and impartial.

VIII. NEW BUSINESS

Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations

Kelly Ferraiolo presented the request for Ousley Hay and Feed elevations and material selections for the site located at 14833 50th Street. Agent Walter Heid, representing Ousley Hay and Feed, followed with a detailed overview of the proposed elevations. He highlighted key architectural elements, including the water table, formed mortar window castings, traditional sand-finish stucco, and the barn-style pediment. He also discussed the proposed color palette, noting that it features a neutral scheme centered on whites and beiges.

A motion was made by John Greene, seconded by Maria Wolfe, to approve Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations with the conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

Petition No. 2025-0024-ARB Self-Storage at Iorizzo (Color)

Damian Newell presented a request for approval of the exterior colors and materials for the Self-Storage within the Iorizzo project. The applicants proposed introducing a green tone into their color palette and removing the previously approved blue, along with updating their signage. Mr. Newell noted that the Planning and Zoning Division recommended the awnings be black and did not include the proposed green trim and awnings, and stated that the green does not enhance the building or the overall project design, is not included on the ARB Color Chart, and is too specific to the self-storage tenant's branding. He further explained that if the green were permitted, it would be classified as branding or signage, requiring deviations. Gerard Rippo, representing the applicant, stated that if the Board did not approve the proposed color, the application would be withdrawn as they would rather have the original blue awnings.

The applicant withdrew the request. No motion was taken.

Petition No. 2025-0025-ARB LA Medical Signage

Jonathan Sandoval presented a request seeking approval of a wall sign with a Technical Deviation for LA Medical at 925 South State Road within the Iorizzo project. The request is to allow the primary wall sign height at 87", which is 57" more than what is allowed by the LDR. Ben Dolan, representing the applicant, mentioned that it was also recommended by staff to increase the sign height for more visibility to customers.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2025-0025-ARB LA Medical Signage with the conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating

Kelly Ferraiolo presented a request for approval of restroom buildings and stadium seating for the Pod F Showgrounds. Paul Regal, director of construction for Wellington Lifestyle Partners, was present to answer questions. Loreen Capone, resident, raised concerns about the amount of manure that would be generated at the venue and how it would be managed.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating with conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next meeting is February 25, 2026 at 6:30 pm. Elevations for K-Park and other items are scheduled for this meeting.

XI. COMMENTS FROM THE BOARD

The Board thanked Ms. Capone for her public comments and for coming to the meeting to voice her concerns.

ADJOURN

Meeting adjourned at 7:32 pm.

Stacy Somers, Chairman **Date**

Legislation Text

File #: ARB-380, **Version:** 1

ITEM: Petition No. 2026-0006-ARB Color Board Modification

PUBLIC HEARING: NO **QUASI-JUDICIAL: NO**

SUMMARY: Ricardo Johnson is requesting to update the ARB Color and Material Chart to add After the Storm (SW 9685) as a primary and secondary wall color.

ARCHITECTURAL REVIEW BOARD
Planning and Zoning Division
February 25, 2026

Color Board Modification — STAFF REPORT

Petition Number: 2026-0006-ARB

Applicant: Ricardo Johnson
1050 Fairdale Way
Wellington, FL 33414

Request: Ricardo Johnson is requesting to update the ARB Color and Material Chart to add After the Storm (SW 9685) as a primary and secondary wall color.

Project Manager:
Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
(561) 753-5268

Current Request and Staff Analysis:

The Architectural Review Board (ARB) is tasked with reviewing the approved color chart for residential and non-residential uses. Applicants can request to update the ARB Color Chart at any time.

The applicant is requesting that After the Storm (SW 9685) be added to the ARB Color Chart. The proposed color is described as a “deep, moody, and dramatic dark blue, often appearing almost black, with a strong blue-green undertones”. The current ARB Color Chart has a very limited selection of dark colors as primary wall colors. Staff has received interest from other residents for darker primary wall colors similar to the request. Below is an example of the After the Storm on an exterior found on the manufacturer's website:

The applicant has submitted a rendering of their home in the proposed color:

The applicant has also provided alternative color options:

SW 7674
Peppercorn

SW 7069 Iron Ore

RECOMMENDATION:

Staff is forwarding this request to the ARB as the requested color After the Storm (SW 9685) is not on the ARB Approved Color Chart

Legislation Text

File #: ARB-378, **Version:** 1

ITEM: RESOLUTION NO. R2026-08 Wellington Village (FKA K Park) Conditional Use for Building Height

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED (MUPD) (FKA K PARK), TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 86 FEET FOR BUILDING H (HOTEL), 42 FEET FOR BUILDINGS D1 AND D2 (MIXED USE), AND 47 FEET FOR BUILDING G4 (RESTAURANT) WITHIN POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: QUASI-JUDICIAL:

EXPLANATION: The applicant is requesting a Conditional Use approval to allow a maximum building height of 86 feet for Building H (Hotel), 42 feet for Buildings D1 and D2 (Mixed Use), and 47 feet for Building G4 (Restaurant) within Pod B of Wellington Village MUPD. The Architectural Review Board is tasked with providing a recommendation to Council on the architectural design, materials, and elevations of the building.

SUMMARY: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations, as presented. Findings of Fact are provided in the Staff Report supporting approval of the Conditional Use request Based on the conditions of approval in Resolution No. R2026-08.

RESOLUTION NO. R2026-08

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED DEVELOPMENT (MUPD) (FKA K PARK), TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 86 FEET FOR BUILDING H (HOTEL), 42 FEET FOR BUILDINGS D1 AND D2 (MIXED USE), AND 47 FEET FOR BUILDING G4 (RESTAURANT) WITHIN POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations, is authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article 5 of the Wellington Land Development Regulations have been satisfied; and

WHEREAS, the Wellington Village MUPD Master Plan and Project Standards Manual was adopted on February 10, 2026. The development program for Wellington Village MUPD includes a 180-room hotel, commercial, and residential uses within Pod B of the MUPD; and

WHEREAS, Section 5.3.11 of the Land Development Regulations requires a Conditional Use approval for all buildings exceeding 35 feet in height; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on February 18, 2026, recommended _____ of the Conditional Use application with a ___ - ___ vote; and

WHEREAS, the Architectural Review Board, after notice and public hearing on February 25, 2026, recommended _____ of the Conditional Use application with a ___ - ___ vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts provided in the staff report, and the evidence and testimony presented by the Petitioner and other interested parties, and comments from the public into consideration when considering the proposed Conditional Use; and

WHEREAS, Wellington's Council has made the following Findings of Fact:

1. Surrounding Use Considerations: The proposed buildings with building height exceeding 35 feet are centrally located on the 71.27-acre subject site and are compatible with the surrounding uses on-site and adjacent properties.

2. Comprehensive Plan: The use requested is consistent with Wellington's Comprehensive Plan.

3. Land Development Regulations: The subject request is consistent with the stated purposes and intent of the Land Development Regulations.

4. Development Pattern: The request will result in a logical development pattern as it is located within a Mixed-Use development with other commercial and residential uses.

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:

SECTION 1. The Conditional Use to allow a maximum building height of 86 feet for Building H, 42 feet for buildings D1 and D2, and 47 feet for Building G within Pod B of Wellington Village MUPD (FKA K Park), as presented on the site plan for Pod B, revision date January 8, 2026, and provided in Exhibit A, is hereby APPROVED subject to the following conditions of approval:

1. Buildings H, D1, D2, and G4 shall match the elevations and materials as shown in Exhibit B of Resolution No. R2026-08.

2. All required palms installed as required by the conditional use for the height and identified in Exhibit C must remain as long as the building remains. Any landscaping that dies, becomes diseased, or disfigured must be replaced at the same height as approved.

3. A minimum of two percent of the total on-site parking spaces shall be provided with electric vehicle charging stations , and shall be included on the site plan for Pod B.

4. All other buildings/structures, site amenities/elements, tenant/building wall signage, etc., not specifically included with this request/approval shall be require a separate ARB approval.

5. All rooftop mechanical equipment shall be screened from view as shown in Exhibit A. Prior to issuance of a Certificate of Occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view. Additional screening may be required if it is determined that the equipment is not fully screened.

6. All above-ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view while maintaining three (3) feet of clearance.

7. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.

8. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.

SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Resolution conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Resolution shall prevail to the extent of such conflict.

SECTION 6. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST: **WELLINGTON, FLORIDA**

BY:_____ BY: _____
Chevelle D. Hall, MMC, Village Clerk Michael J. Napoleone, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Description of Pod B

ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 1 THROUGH 3 AND 6 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF SAID PALM BEACH FARMSCO. PLAT NO. 3. ROADWAY NORTH OF TRACTS 1 THROUGH 3, SAID BLOCK 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325 PAGE 1198, LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,041.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE FOR THE FOLLOWING FOUR (4) COURSES:

(1) SOUTH 88°10'28" EAST, A DISTANCE OF 674.96 FEET TO A POINT;
(2) THENCE SOUTH 86°54'18" EAST, A DISTANCE OF 315.00 FEET TO A POINT;
(3) THENCE SOUTH 88°10'40" EAST, A DISTANCE OF 330.42 FEET TO A POINT;
(4) THENCE SOUTH 43°08'16" EAST, A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°53'57" WEST, A DISTANCE OF 949.58 FEET TO THE NORTHEAST CORNER OF TRACT A, LIFE COVENANT CHURCH WELLINGTON CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT A, NORTH 88°05'50" WEST, A DISTANCE OF 1,142.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE DEPARTING THE NORTH LINE OF SAID TRACT A, NORTH 01°24'49" EAST, A DISTANCE OF 265.78 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 511.00 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF 381.85 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 00°51'34" EAST, A DISTANCE OF 373.03 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 289.00 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF 23.65 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19°55'21" EAST, A DISTANCE OF 23.64 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°54'46", FOR AN ARC LENGTH OF 74.10 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24°52'41" WEST, A DISTANCE OF 67.50 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 181.00 FEET, THROUGH A CENTRAL ANGLE OF 54°33'27", FOR AN ARC LENGTH OF 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40°03'21" WEST, A DISTANCE OF 165.91 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°34'08" WEST, A DISTANCE OF 34.35 FEET TO A POINT;

THENCE NORTH 01°49'32" EAST, A DISTANCE OF 69.79 FEET TO A POINT;

THENCE NORTH 88°10'28" WEST, A DISTANCE OF 40.74 FEET TO A POINT;

THENCE NORTH 01°49'32" EAST, A DISTANCE OF 80.81 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 1,188,368 SQUARE FEET OR 27.281 ACRES, MORE OR LESS.

Resolution No. R2026-08 Exhibit B - Elevations and Materials

1 EAST ELEVATION

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

2 SOUTH ELEVATION

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

MATERIAL LEGEND:

1	CURTAIN WALL SYSTEM WITH PAINTED ALUMINUM FRAMES (SILVER COLOR). VISION GLASS TYPE GL-1
2	ALUMINUM WINDOWS & DOORS
3	ARCHITECTURAL PRECAST (WHITE COLOR)
4	ARCHITECTURAL PRECAST (DARK CHARCOAL COLOR)
5	ARCHITECTURAL PRECAST (SAND COLOR)
6	ARCHITECTURAL PRECAST (TAN COLOR)
7	ARCHITECTURAL PRECAST (WARM TAN COLOR AT L1)
8	ARCHITECTURAL PRECAST (LIGHT CHARCOAL COLOR AT CORNERS)
9	CONC. PRECAST SILL (GREY COLOR)
10	CONC. PRECAST TRIM (GREY)
11	CCNC. PRECAST WINDOW SURROUND (DARK CHARCOAL COLOR)
12	CONC. PRECAST WINDOW SURROUND (GREY COLOR)
13	GFRC TRIM (PROFILE 1)
14	GFRC TRIM (PROFILE 2)
15	GFRC TRIM (PROFILE 3)
16	GFRC TRIM (PROFILE 4)
17	GFRC TRIM (PROFILE 5)
18	PAINTED METAL CANOPY (CHARCOAL)
19	PAINTED METAL SUNSHADE STRUCTURE (SILVER)
20	STONE BASE
21	STONE CLADDING
22	ALUMINUM LOUVER BAND (SILVER COLOR)
23	METAL PANEL
24	CANVAS SUNSHADE
25	STAINED WOOD
26	STUCCO (LIGHT SAND)

GLASS TYPES:

GL-1: GLAZING TYPE 1 LOW E CLEAR

ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

K Park MUPD

Wellington, Florida

Client
Related Ross
360 South Rosemary Ave, Suite 800
West Palm Beach, FL 33401
561.570.3682

Architect
Elkus Manfredi Architects
25 Drydock Ave, Floor 7
Boston, MA 02210
617.426.1300

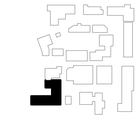
Land Planning & Landscape
Urban Design Studio
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100

Civil & Geotechnical Engineer
Langan
525 Okeechobee Blvd, Suite 910
West Palm Beach, FL 33401
561.473.8300

Traffic Engineering
Simmons & White
2581 Metrocentre Blvd, Suite 3
West Palm Beach, Fl 33407
561.478.7848

Public Realm Design
EDSA, Inc.
1512 East Broward Blvd. #110
Fort Lauderdale, FL 33301
954.524.3330

KEY PLAN:



January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

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

DRAWING NAME:

BUILDING ELEVATIONS

DRAWING NUMBER:

A.H301.CU

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1 WEST ELEVATION

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

2 WEST ELEVATION - COURT SECTION

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

MATERIAL LEGEND:

1	CURTAIN WALL SYSTEM WITH PAINTED ALUMINUM FRAMES (SILVER COLOR). VISION GLASS TYPE GL-1
2	ALUMINUM WINDOWS & DOORS
3	ARCHITECTURAL PRECAST (WHITE COLOR)
4	ARCHITECTURAL PRECAST (DARK CHARCOAL COLOR)
5	ARCHITECTURAL PRECAST (SAND COLOR)
6	ARCHITECTURAL PRECAST (TAN COLOR)
7	ARCHITECTURAL PRECAST (WARM TAN COLOR AT L1)
8	ARCHITECTURAL PRECAST (LIGHT CHARCOAL COLOR AT CORNERS)
9	CONC. PRECAST SILL (GREY COLOR)
10	CONC. PRECAST TRIM (GREY)
11	CONC. PRECAST WINDOW SURROUND (DARK CHARCOAL COLOR)
12	CONC. PRECAST WINDOW SURROUND (GREY COLOR)
13	GFRC TRIM (PROFILE 1)
14	GFRC TRIM (PROFILE 2)
15	GFRC TRIM (PROFILE 3)
16	GFRC TRIM (PROFILE 4)
17	GFRC TRIM (PROFILE 5)
18	PAINTED METAL CANOPY (CHARCOAL)
19	PAINTED METAL SUNSHADE STRUCTURE (SILVER)
20	STONE BASE
21	STONE CLADDING
22	ALUMINUM LOUVER BAND (SILVER COLOR)
23	METAL PANEL
24	CANVAS SUNSHADE
25	STAINED WOOD
26	STUCCO (LIGHT SAND)

GLASS TYPES:

GL-1: GLAZING TYPE 1 LOW E CLEAR

ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE
BOSTON MASSACHUSETTS 02210
[tel] 617.426.1300

K Park MUPD

Wellington, Florida

Client
Related Ross
360 South Rosemary Ave, Suite 800
West Palm Beach, FL 33401
561.570.3682

Architect
Elkus Manfredi Architects
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561.473.8300

Traffic Engineering
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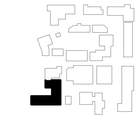
561.478.7848

Public Realm Design
EDSA, Inc.
1512 East Broward Blvd. #110
Fort Lauderdale, FL 33301
954.524.3330

KEY PLAN:



January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

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

DRAWING NAME:

BUILDING ELEVATIONS

DRAWING NUMBER:

A.H302.CU

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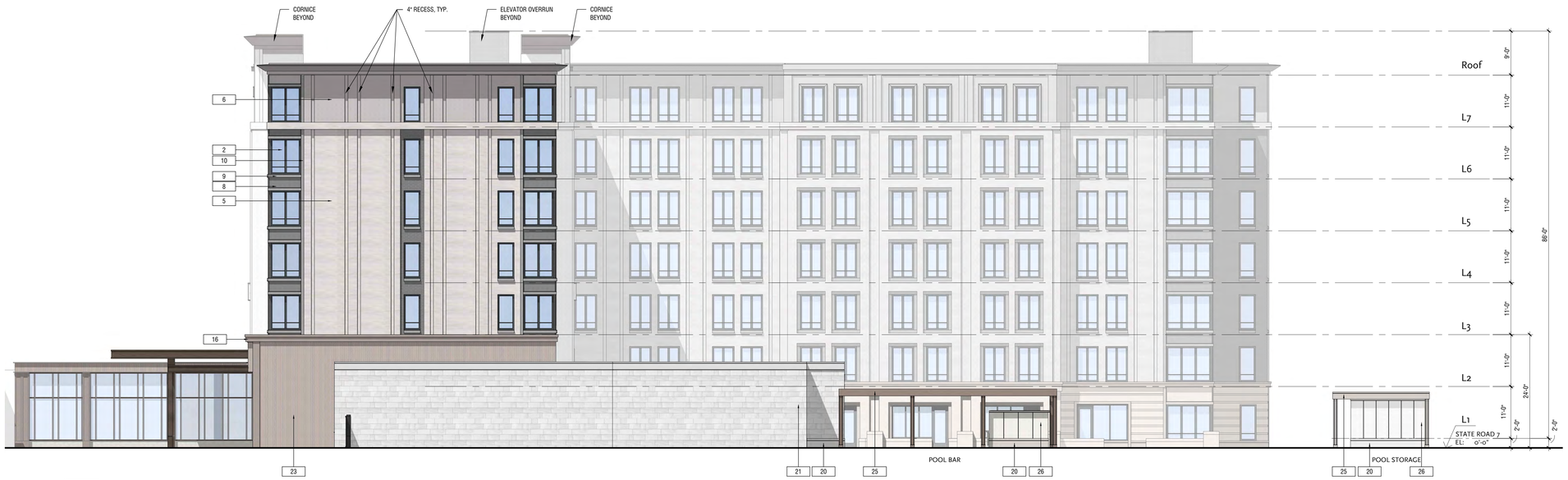

1 NIORTH ELEVATION

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

2 NORTH ELEVATION - COURT SECTION

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

MATERIAL LEGEND:

1	CURTAIN WALL SYSTEM WITH PAINTED ALUMINUM FRAMES (SILVER COLOR). VISION GLASS TYPE GL-1
2	ALUMINUM WINDOWS & DOORS
3	ARCHITECTURAL PRECAST (WHITE COLOR)
4	ARCHITECTURAL PRECAST (DARK CHARCOAL COLOR)
5	ARCHITECTURAL PRECAST (SAND COLOR)
6	ARCHITECTURAL PRECAST (TAN COLOR)
7	ARCHITECTURAL PRECAST (WARM TAN COLOR AT L1)
8	ARCHITECTURAL PRECAST (LIGHT CHARCOAL COLOR AT CORNERS)
9	CONC. PRECAST SILL (GREY COLOR)
10	CONC. PRECAST TRIM (GREY)
11	CONC. PRECAST WINDOW SURROUND (DARK CHARCOAL COLOR)
12	CONC. PRECAST WINDOW SURROUND (GREY COLOR)
13	GFRC TRIM (PROFILE 1)
14	GFRC TRIM (PROFILE 2)
15	GFRC TRIM (PROFILE 3)
16	GFRC TRIM (PROFILE 4)
17	GFRC TRIM (PROFILE 5)
18	PAINTED METAL CANOPY (CHARCOAL)
19	PAINTED METAL SUNSHADE STRUCTURE (SILVER)
20	STONE BASE
21	STONE CLADDING
22	ALUMINUM LOUVER BAND (SILVER COLOR)
23	METAL PANEL
24	CANVAS SUNSHADE
25	STAINED WOOD
26	STUCCO (LIGHT SAND)

GLASS TYPES:

GL-1: GLAZING TYPE 1 LOW E CLEAR

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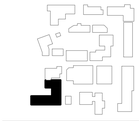

January 12, 2026
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DRAWING NAME:

BUILDING ELEVATIONS

DRAWING NUMBER:

A.H303.CU

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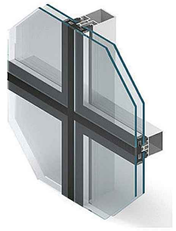
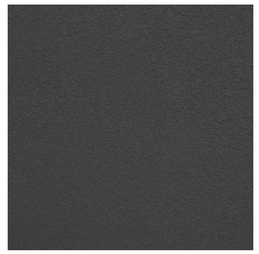


01 CURTAINWALL SYSTEM

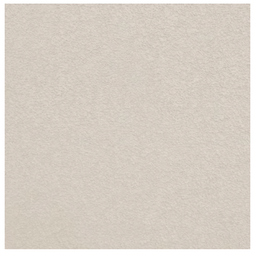
2 ALUMINUM WINDOWS/DOORS

03 ARCHITECTURAL PRECAST (WHITE)



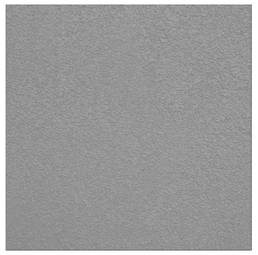
04 ARCHITECTURAL PRECAST (DARK CHARCOAL)

05 ARCHITECTURAL PRECAST (SAND)

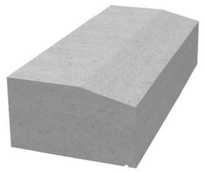


06 ARCHITECTURAL PRECAST (TAN)

07 ARCHITECTURAL PRECAST (SAND) (AT BASE)



08 ARCHITECTURAL PRECAST (GREY)



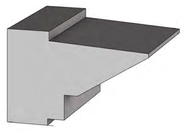
09 PRECAST SILL

10 PRECAST TRIM

11 WINDOW SURROUND (CHARCOAL COLOR)

12 WINDOW SURROUND (GREY COLOR)

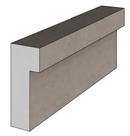
13 GFRC TRIM (PROFILE 1- CHARCOAL)



14 GFRC TRIM (PROFILE 2 - TAN)

15 GFRC TRIM (PROFILE 3 - TAN)

16 GFRC TRIM (PROFILE 4 - DARK GREY)



17 GFRC TRIM (PROFILE 5 - SAND) (AT BASE)

18 PAINTED METAL (CHARCOAL)

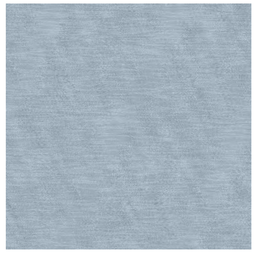
19 PAINTED METAL (SILVER)

20 STONE BASE

21 STONE CLADDING

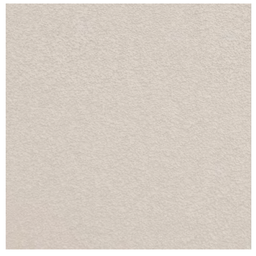
22 ALUMINUM LOUVER (SILVER)

23 METAL PANEL



24 CANVAS SUNSHADE

25 STAINED WOOD



26 STUCCO - (LIGHT SAND) (AT POOL BAR-STORAGE)

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Wellington, FL

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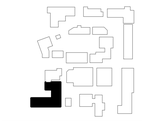
KEY PLAN:



SCHEMATIC DESIGN

PROJECT NUMBER:

DATE:

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

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

DRAWING NAME:

EXTERIOR
MATERIAL / FINISHES

DRAWING NUMBER:

A.H304.CU

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Fort Lauderdale, FL 33301
954.524.3330

KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE:

DRAWING NAME:

EXTERIOR HOTEL ENTRY VIEW

DRAWING NUMBER:

A.H305.CU

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1/13/2026 11:03:42 AM

MATERIAL LEGEND

1	BRICK VENEER; COLOR TAN BEIGE BROWN
2	CEMENT STUCCO; COLOR LIGHT BEIGE
3	CEMENT STUCCO; COLOR LIGHT GRAY
4	METAL CLADDING; COLOR LIGHT GRAY; HORIZONTAL JOINT
5	METAL CLADDING; NATURAL WOOD TEXTURE
6	METAL CLADDING ; COLOR MEDIUM GRAY
7	ALUMINUM GLAZING SYSTEM (CHARCOAL)
8	GLASS GUARDRAIL SYSTEM
9	STEEL GUARDRAIL SYSTEM WITH HIGH PERFORMANCE PAINT (CHARCOAL)
10	ALUMINUM STOREFRONT SYSTEM (CHARCOAL)

2 SOUTH ELEVATION_BLDG D

SCALE: 1/8" = 1'-0" A.H101

1 WEST ELEVATION_BLDG D

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

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KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

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

DRAWING NAME:

EXTERIOR ELEVATIONS - BUILDING D

DRAWING NUMBER:

A.D301.CU

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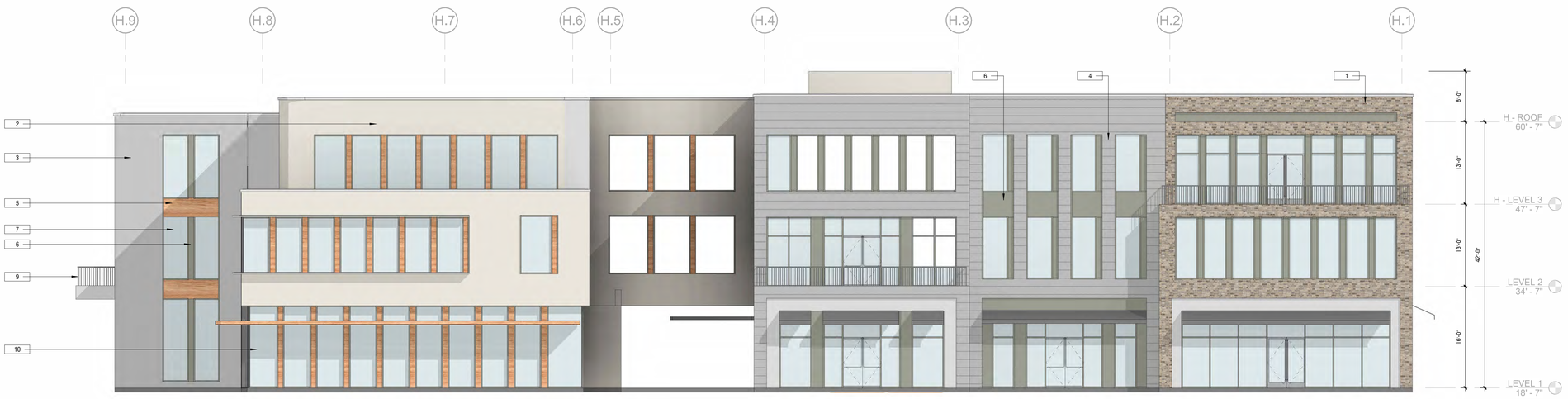
1/13/2026 10:42:13 AM

MATERIAL LEGEND

1	BRICK VENEER; COLOR TAN BEIGE BROWN
2	CEMENT STUCCO; COLOR LIGHT BEIGE
3	CEMENT STUCCO; COLOR LIGHT GRAY
4	METAL CLADDING; COLOR LIGHT GRAY; HORIZONTAL JOINT
5	METAL CLADDING; NATURAL WOOD TEXTURE
6	METAL CLADDING ; COLOR MEDIUM GRAY
7	ALUMINUM GLAZING SYSTEM (CHARCOAL)
8	GLASS GUARDRAIL SYSTEM
9	STEEL GUARDRAIL SYSTEM WITH HIGH PERFORMANCE PAINT (CHARCOAL)
10	ALUMINUM STOREFRONT SYSTEM (CHARCOAL)



2 NORTH ELEVATION_BLDG D

SCALE: 1/8" = 1'-0" A.H101

1 EAST ELEVATION A_BLDG D

SCALE: 1/8" = 1'-0" A.H101

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ARCHITECTS

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KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

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

DRAWING NAME:

EXTERIOR ELEVATIONS - BUILDING D

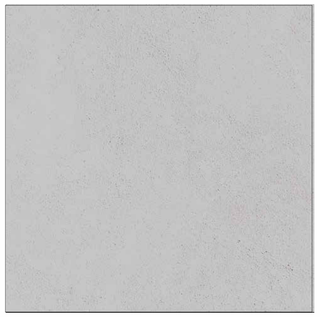
DRAWING NUMBER:

A.D302.CU

1/12/2026 4:22:34 PM

1 BRICK VENEER, TAN BEIGE BROWN

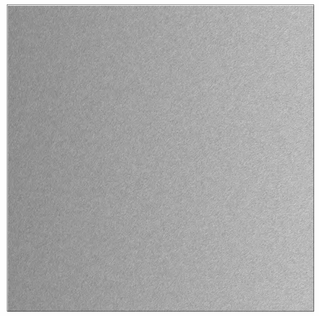
2 STUCCO LIGHT BEIGE



3 STUCCO LIGHT GRAY

4 METAL CLADDING LIGHT GRAY

5 METAL CLADDING WITH WOOD TEXTURE



6 METAL CLADDING MEDIUM GRAY

7 ALUMINIUM GLAZING SYSTEM

8 GLASS RAILING SYSTEM

9 METAL RAILING SYSTEM CHARCOAL

10 ALUMINIUM STOREFRONT SYSTEM

MATERIAL LEGEND

1	BRICK VENEER; COLOR TAN BEIGE BROWN
2	CEMENT STUCCO; COLOR LIGHT BEIGE
3	CEMENT STUCCO; COLOR LIGHT GRAY
4	METAL CLADDING; COLOR LIGHT GRAY; HORIZONTAL JOINT
5	METAL CLADDING; NATURAL WOOD TEXTURE
6	METAL CLADDING ; COLOR MEDIUM GRAY
7	ALUMINUM GLAZING SYSTEM (CHARCOAL)
8	GLASS GUARDRAIL SYSTEM
9	STEEL GUARDRAIL SYSTEM WITH HIGH PERFORMANCE PAINT (CHARCOAL)
10	ALUMINUM STOREFRONT SYSTEM (CHARCOAL)

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KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: As indicated

DRAWING NAME:

MATERIAL BOARD - BUILDING D

DRAWING NUMBER:

A.D303.CU

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1/12/2026 4:22:36 PM

1 BUILDING D EXTERIOR RENDERING FROM NORTHEAST
SCALE: 1" = 1'-0"

ELKUS | MANFREDI
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REVISIONS:

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SCALE: 1" = 1'-0"

DRAWING NAME:
RENDERING - BUILDING D

DRAWING NUMBER:

A.D304.CU

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1/13/2026 10:36:27 AM

MATERIAL LEGEND

1	THERMALLY MODIFIED WOOD CLADDING (COLOR: TRANSPARENT FINISH)
2	STONE CLADDING (COLOR: LIGHT TONES)
3	ARCHITECTURAL SPLIT FACE CMU (COLOR: BROWN/GRAY)
4	STANDING SEAM METAL ROOFING (COLOR: CHARCOAL)
5	COLOR GALVANIZED STEEL (COLOR: CHARCOAL)
6	METAL CLADDING (COLOR: CHARCOAL)
7	ALUMINUM GLAZING SYSTEM (COLOR: CHARCOAL)
8	METAL DOOR (COLOR: CHARCOAL)
9	STEEL GUARDRAIL SYSTEM WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)
10	STEEL TREAD (BOD: ALGRIP) WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)
11	STEEL RISERS (PERFORATED) WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)

4 SOUTH ELEVATION - BLDG J APPROVALS

SCALE: 1/8" = 1'-0" A.J101

3 WEST ELEVATION - BLDG J APPROVALS

SCALE: 1/8" = 1'-0" A.J101

2 EAST ELEVATION - BLDG J APPROVALS

SCALE: 1/8" = 1'-0" A.J101

1 NORTH ELEVATION - BLDG J APPROVALS

SCALE: 1/8" = 1'-0" A.J101

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PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

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

DRAWING NAME:

EXTERIOR ELEVATIONS - BUILDING G4

DRAWING NUMBER:

A.G4301.CU

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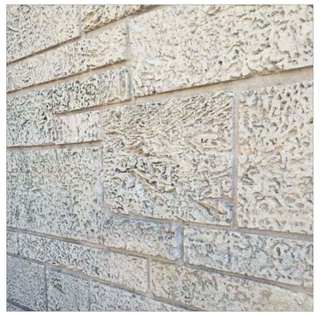
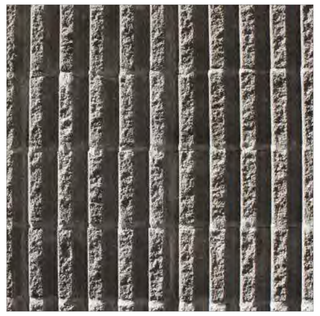
1 THERMALLY MODIFIED WOOD

(COLOR: TRANSPARENT FINISH)



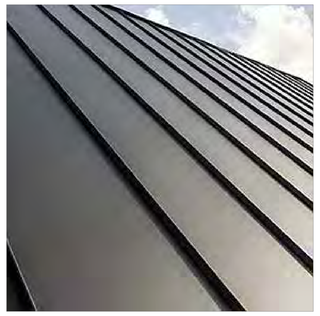
2 STONE CLADDING

(COLOR: LIGHT TONES)



3 ARCHITECTURAL SPLIT FACE CMU

(COLOR: BROWN/GRAY)



4 STANDING SEAM METAL ROOFING

(COLOR: CHARCOAL)

5 COLOR GALVANIZED STEEL

(COLOR: CHARCOAL)

6 METAL CLADDING

(COLOR: CHARCOAL)

7 ALUMINUM GLAZING SYSTEM

(COLOR: CHARCOAL)

8 METAL DOOR

(COLOR: CHARCOAL)

9 STEEL GUARDRAIL SYSTEM

(COLOR: CHARCOAL)

10 STEEL TREADS (BOD: ALGRIP)

(COLOR: CHARCOAL)

11 STEEL RISERS (BOD: PERFORATED)

(COLOR: CHARCOAL)

MATERIAL LEGEND

1	THERMALLY MODIFIED WOOD CLADDING (COLOR: TRANSPARENT FINISH)
2	STONE CLADDING (COLOR: LIGHT TONES)
3	ARCHITECTURAL SPLIT FACE CMU (COLOR: BROWN/GRAY)
4	STANDING SEAM METAL ROOFING (COLOR: CHARCOAL)
5	COLOR GALVANIZED STEEL (COLOR: CHARCOAL)
6	METAL CLADDING (COLOR: CHARCOAL)
7	ALUMINUM GLAZING SYSTEM (COLOR: CHARCOAL)
8	METAL DOOR (COLOR: CHARCOAL)
9	STEEL GUARDRAIL SYSTEM WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)
10	STEEL TREAD (BOD: ALGRIP) WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)
11	STEEL RISERS (PERFORATED) WITH HIGH PERFORMANCE PAINT (COLOR: CHARCOAL)

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ARCHITECTS

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[tel] 617.426.1300

K Park MUPD

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Public Realm Design
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1512 East Broward Blvd, #110
Fort Lauderdale, FL 33301
954.524.3330

KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: 12" = 1'-0"

DRAWING NAME:

EXTERIOR MATERIALS/FINISHES - BUILDING G4

DRAWING NUMBER:

A.G4302.CU

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1/12/2026 12:59:11 PM

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KEY PLAN:

January 12, 2026
CONDITIONAL USE

PROJECT NUMBER: 24074.000

DATE: January 12, 2026

REVISIONS:

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE:

DRAWING NAME:

EXTERIOR RENDERING - BUILDING G4

DRAWING NUMBER:

A.G4303.CU

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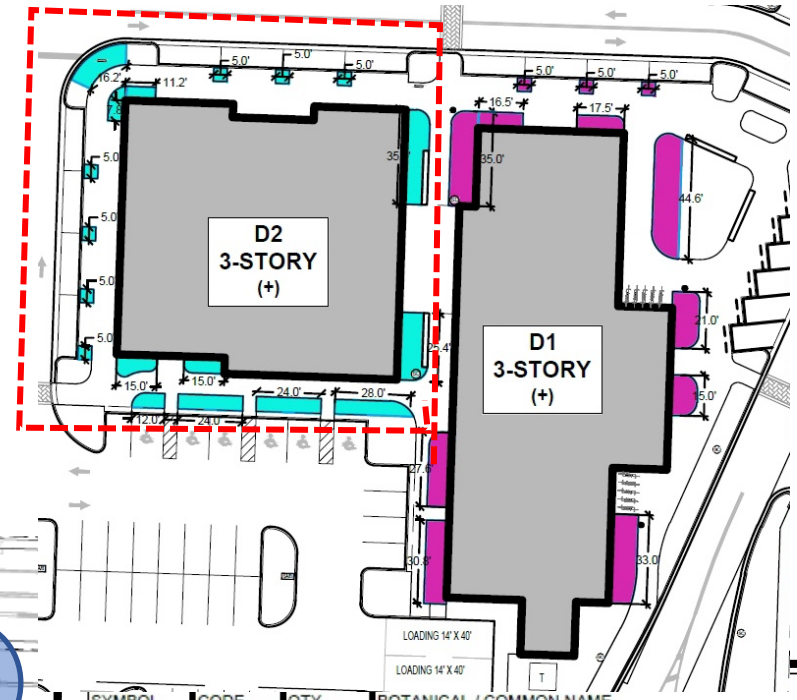
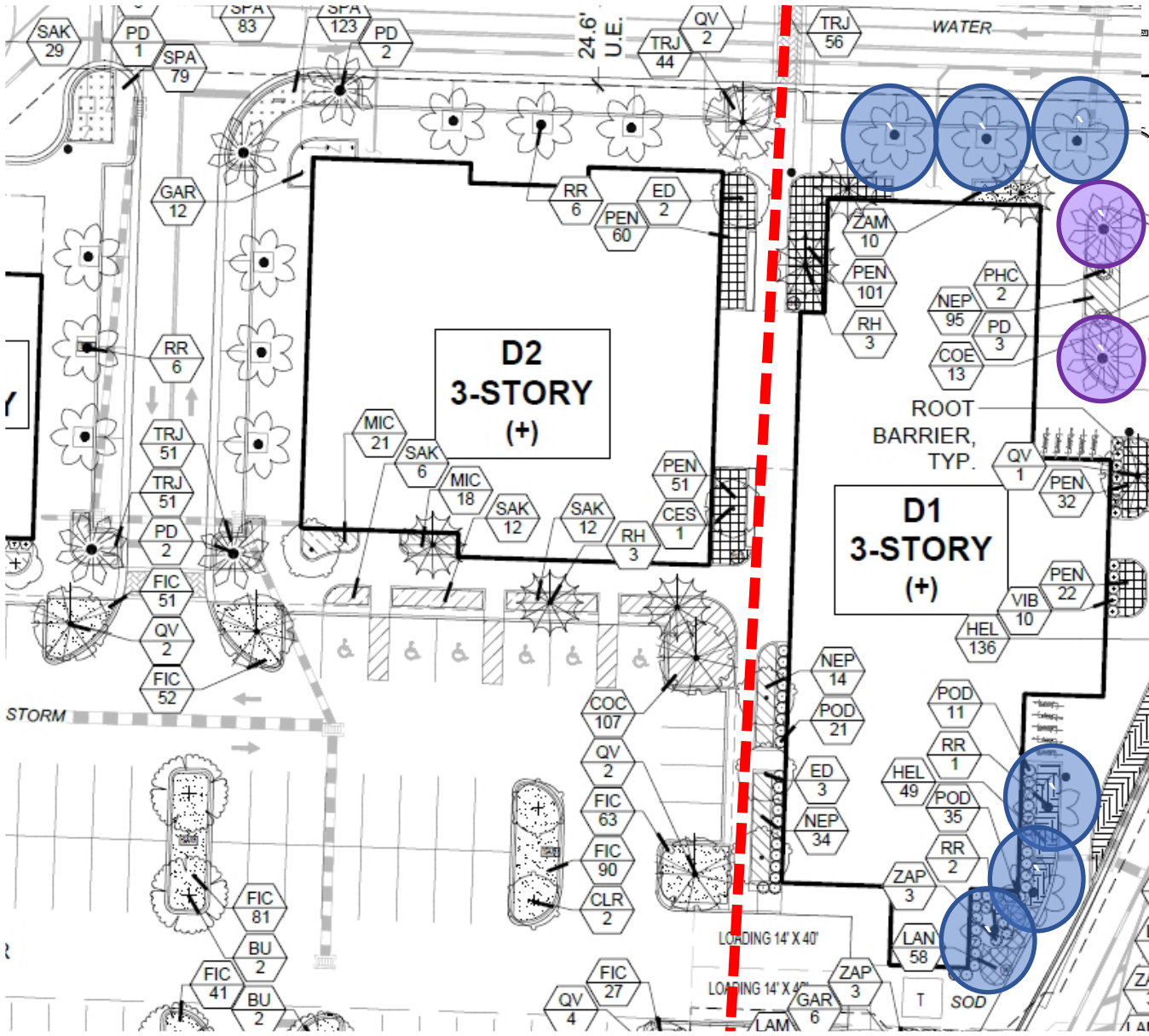
Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	42’	14’	22’-24’ (Royal Palms)	25%	8	2	3
25% over 12'	42’	12' minimum	22’-24’ (Royal Palms)	25%	8	2	3

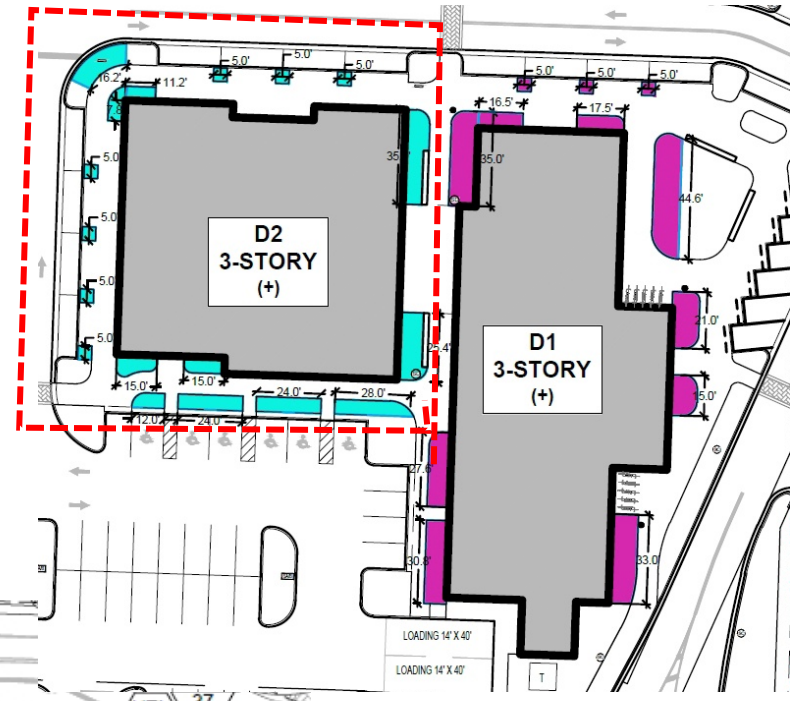


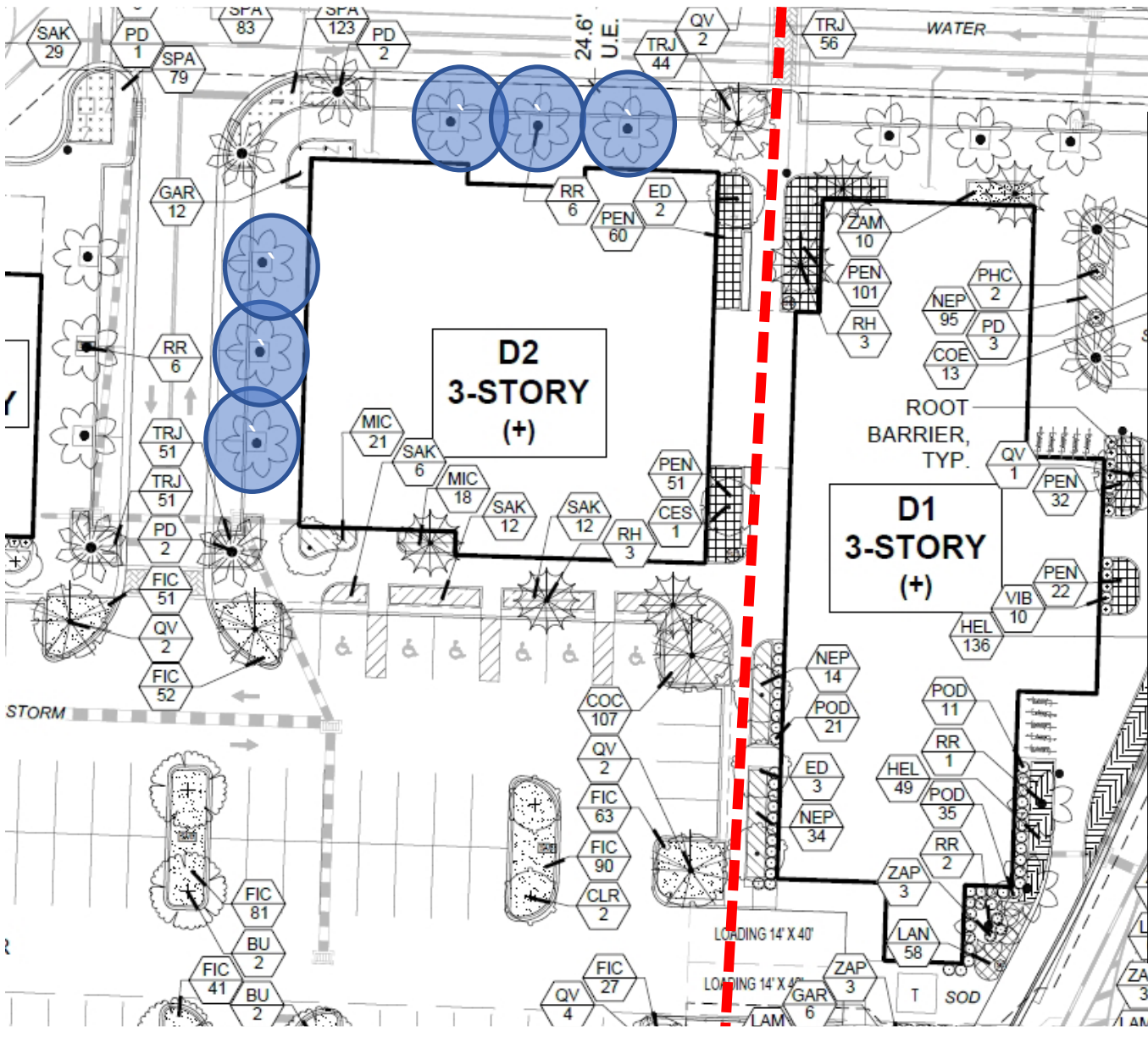


SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	BIS	34	Bismarckia nobilis / Bismarck Palm 8' CT. 18' O.A. Single Trunk, Full Head, No Scarred Trunk
	COF	4	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
	CY	2	Cycas revoluta / King Sago 4-5' O.A. Ht.
	PD	43	Phoenix dactylifera 'Medjool' / Medjool Date Palm 8' CT. 18' O.A. Single Trunk, Diamond Cut, Full Head, No Scarred Trunk
	PHX	4	Phoenix reclinata / Senegal Date Palm 8' CT. 18' O.A. Min. 5 Trunks, Full Head, No Scarred Trunk
	RH	22	Rhapis excelsa / Lady Palm 4-5' O.A. Ht. Multi Trunk
	RR	58	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
	SS	12	Sabal palmetto / Cabbage Palm Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut
	WAS	11	Washingtonia robusta / Washingtonia Palm Field Grown, Varying Heights, 28' GW, Slick Straight Trunk

BUILDING D1 – PALMS WITHIN FOUNDATION PLANTING

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	42’	14’	22’-24’ (Royal Palms)	25%	6	2	3
25% over 12'	42’	12' minimum	22’-24’ (Royal Palms)	25%	6	2	3

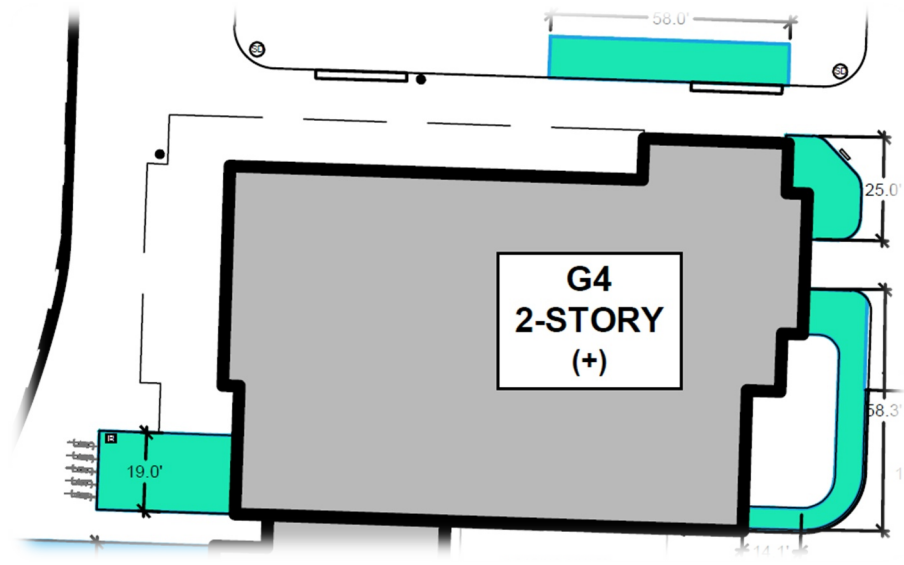


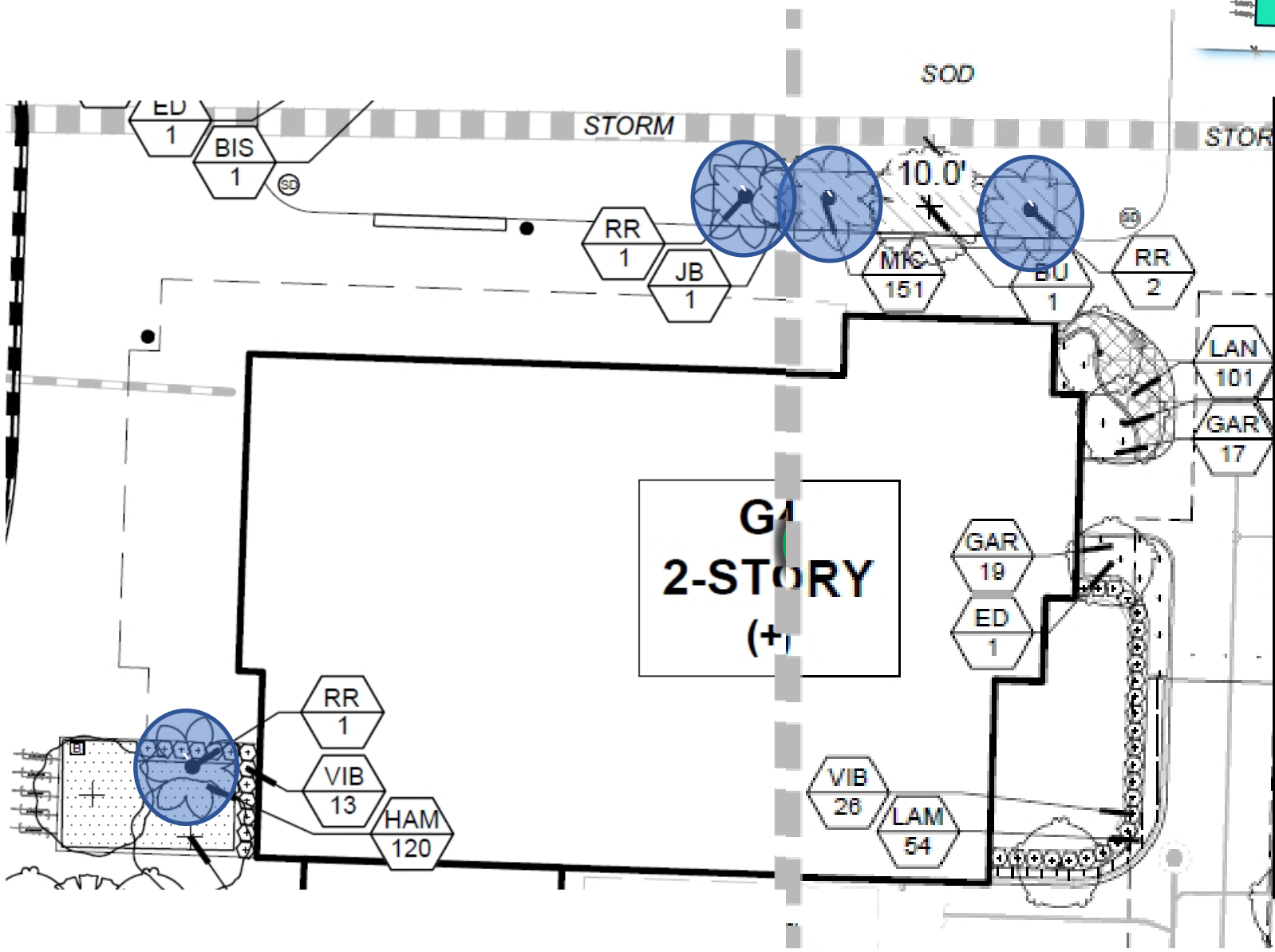


SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	BIS	34	Bismarckia nobilis / Bismarck Palm 8' CT. 18' O.A. Single Trunk, Full Head, No Scarred Trunk
	COF	4	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
	CY	2	Cycas revoluta / King Sago 4-5' O.A. Ht.
	PD	43	Phoenix dactylifera 'Medjool' / Medjool Date Palm 8' CT. 18' O.A. Single Trunk, Diamond Cut, Full Head, No Scarred Trunk
	PHX	4	Phoenix reclinata / Senegal Date Palm 8' CT. 18' O.A. Min. 5 Trunks, Full Head, No Scarred Trunk
	RH	22	Rhapis excelsa / Lady Palm 4-5' O.A. Ht. Multi Trunk
	RR	58	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
	SS	12	Sabal palmetto / Cabbage Palm Field Grown, Varying Heights, 12'-16` CT, Slick Straight Trunk, Hurricane Cut
	WAS	11	Washingtonia robusta / Washingtonia Palm Field Grown, Varying Heights, 28` GW, Slick Straight Trunk

BUILDING D2 – PALMS WITHIN FOUNDATION PLANTING

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	46.38’	15.44’	22’-24’ (Royal Palms)	25%	4	1	2
25% over 12'	46.38’	12' minimum	22’-24’ (Royal Palms)	25%	4	1	2

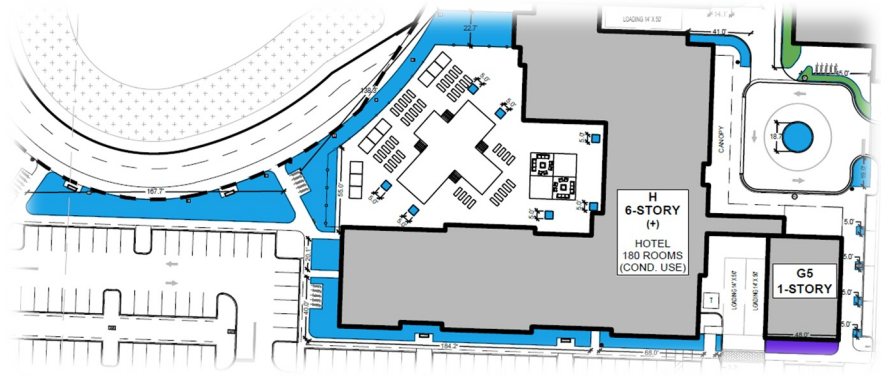


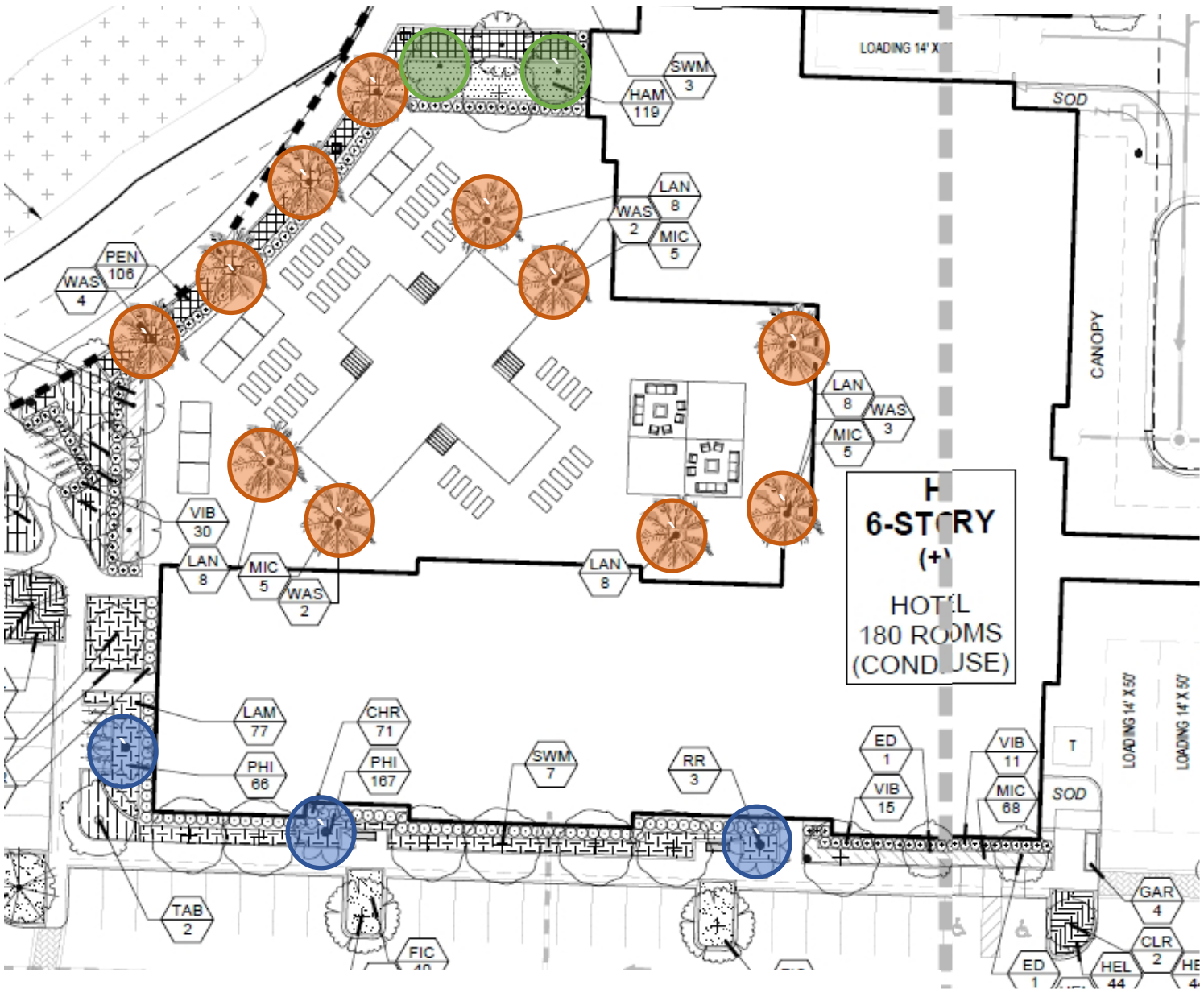


SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	BIS	34	Bismarckia nobilis / Bismarck Palm 8' CT. 18' O.A. Single Trunk, Full Head, No Scarred Trunk
	COF	4	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
	CY	2	Cycas revoluta / King Sago 4-5' O.A. Ht.
	PD	43	Phoenix dactylifera 'Medjool' / Medjool Date Palm 8' CT. 18' O.A. Single Trunk, Diamond Cut, Full Head, No Scarred Trunk
	PHX	4	Phoenix reclinata / Senegal Date Palm 8' CT. 18' O.A. Min. 5 Trunks, Full Head, No Scarred Trunk
	RH	22	Rhapis excelsa / Lady Palm 4-5' O.A. Ht. Multi Trunk
	RR	58	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
	SS	12	Sabal palmetto / Cabbage Palm Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut
	WAS	11	Washingtonia robusta / Washingtonia Palm Field Grown, Varying Heights, 28' GW, Slick Straight Trunk

BUILDING G4 – PALMS WITHIN FOUNDATION PLANTING

Requirement	Building Height	Required Gray Wood Height	Provided Gray Wood Height	Percentage Required	Total # of Palms	Number Required	Number Provided
25% at 1/3 building height	86’	28.38’	28’ (Washingtonia Palms)	25%	15	4	10
25% over 12'	86’	12' minimum	28’ (Washingtonia Palms)	25%	15	4	3
			22’-24’ (Royal Palms)				1





SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	BIS	34	Bismarckia nobilis / Bismarck Palm 8' CT. 18' O.A. Single Trunk, Full Head, No Scarred Trunk
	COF	4	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
	CY	2	Cycas revoluta / King Sago 4-5' O.A. Ht.
	PD	43	Phoenix dactylifera 'Medjool' / Medjool Date Palm 8' CT. 18' O.A. Single Trunk, Diamond Cut, Full Head, No Scarred Trunk
	PHX	4	Phoenix reclinata / Senegal Date Palm 8' CT. 18' O.A. Min. 5 Trunks, Full Head, No Scarred Trunk
	RH	22	Rhapis excelsa / Lady Palm 4-5' O.A. Ht. Multi Trunk
	RR	58	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
	SS	12	Sabal palmetto / Cabbage Palm Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut
	WAS	11	Washingtonia robusta / Washingtonia Palm Field Grown, Varying Heights, 28' GW, Slick Straight Trunk

BUILDING H – PALMS WITHIN FOUNDATION PLANTING

Wellington Village (FKA K Park) Building Height — STAFF REPORT

Petition Number: Conditional Use – School
2026-0002-CU
Resolution No. R2026-08

Owner: Acme Improvement District
12300 Forest Hill Boulevard
Wellington, FL 33414

Applicants: Wellington Property Owner LLC
360 S Rosemary Avenue
Suite 800
West Palm Beach, FL 33401

Agent: Urban Design Studios
610 Clematis Street
Suite CU02
West Palm Beach, FL 33401

Site Address: 10400 Stribling Way

PCNs: 73-41-43-27-05-026-0011 and
73-41-44-24-06-003-0000

Future Land Use Designation (FLUM): Mixed Use

Zoning Designation: Mixed Use Planned Development (MUPD)

Acreage: 71.27 +/- acres

Project Manager:
Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
(561) 753-5268

Location/Map: Southwest corner of Stribling Way and US 441/SR7.

Surrounding Uses:

	Existing Use	Land Use	Zoning
North	Residential – Castellina	Residential C/Commercial	Residential PUD
South	Residential Unincorporated - Farmington	Residential Low Density (PBC)	Residential PUD (PBC)
East	Olympia Park	Community Facilities	Community Facilities
West	Residential – Oakmont Estates	Residential C	Residential PUD

Boards, Council:

Meeting	Notice Date	Meeting Date	Vote
PZAB	2/3/2026	2/18/2026	Pending
ARB	2/18/2026	2/25/2026	Pending
Village Council	2/26/2026	3/10/2026	Pending

REQUEST:

The applicant is requesting a Conditional Use approval to allow a maximum building height of 86 feet for Building H – Hotel (green), 42 feet for Buildings D1 (yellow) and D2 (purple) – Mixed Use, and 47 feet for Building G4 (blue) - Residential within Pod B of Wellington Village MUPD, as shown in the image below. Throughout the staff report, Wellington Village and K Park are used synonymously.

SITE HISTORY:

On September 9, 2003, the Acme Improvement District (Acme) acquired 66.27 acres for $8,457,000 ($127,622/acre +/-). The additional acres for the 71.28-acre property were formerly road right-of-way south of Stribling Way and a strip of land providing access to State Road 7 on the south side of the property.

In February 2008, Wellington entered into a contract with Sunrise Development, Inc. to sell 5.3 acres of the site along State Road 7 for $5,000,000 to develop an assisted living facility for seniors. As a part of that project, Wellington approved a Comprehensive Plan amendment (Ord. No. 2006-17) for the intended site in October 2006, changing the designations from Community Facilities to Community Commercial. However, the buyer elected not to proceed with the project and withdrew their offer to purchase on November 17, 2008.

In December 2010, Wellington began leasing the property to J. Alderman Farms, Inc. on an annual basis. Acme terminated the lease on January 31, 2026, due to the pending sale of the property.

In January 2025, Wellington executed a Purchase and Sale Agreement with Related Ross (aka Wellington Property Owner LLC) and Education in Motion (aka Founders Acreage Wellington LLC) to purchase the property upon receiving entitlements for a mixed-use development. In April 2025, Council approved a Village-initiated Comprehensive Plan Map Amendment for the properties, changing the land use designation of the entire 71.27-acre project to Mixed Use (MU). In February 2026, Council approved a Rezoning, Master Plan, and two Conditional Uses for the subject property, granting entitlements for a mixed-use development with up to 410,000 SF of retail, restaurant, and office, 215 multi-family units, a 180-room hotel, and a 1,750-student private school. The conditions of approval for the MUPD and the LDR require a conditional use approval for all buildings exceeding 35 feet in height.

ANALYSIS:

As indicated above, the applicant is requesting a Conditional Use to allow a maximum building height of 86 feet for Building H (hotel), 42 feet for Buildings D1 and D2 (Mixed Use), and 47 feet for Building G4 (Restaurant) within Pod B of Wellington Village MUPD. The Conditional Use application was reviewed for

consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR) and is found consistent with the following:

A. That the proposed request is consistent with all elements of the Comprehensive Plan.

Land Use & Community Design Element

Policy LU&CD 2.1.4 Use Transitions *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high-intensity land uses are in proximity to single-family residential land use.*

The subject buildings are centrally located within Pod B with adequate setback distances from the adjacent single-family neighborhoods as indicated in the table below. Point-of-view images from the Life Church parking lot and State Road 7 have also been provided for Building H, the tallest building within the MUPD.

	Proposed Building Height	Separation from single-family (approx.)	
		Farmington Estates	Oakmont Estates
Building H (Hotel)	86'	600'	1,530'
Building D1	42'	500'	2,050'
Building D2	42'	600'	1,925'
Building G4	47'	810'	1,650'

B. Whether the proposed request is in compliance with Section 6.3.1.F, Building Height, of Wellington's LDR and all other code standards.

Section 6.3.1.F, Building Height, establishes additional requirements for buildings that exceed 35 feet in height. The proposed buildings are located within Pod B and meet the minimum lot size as required by this section. Increased setbacks are required based on the height of the building. Buildings require an additional one (1) foot setback for every foot above 35 feet. Buildings eligible for a building height of 72 feet or more require an additional two (2) feet setback for every one (1) foot above 35 feet. Required and proposed setbacks for each building are shown in the table below:

	Minimum Setback (Building at 35')	Required Setback	Provided Setback
Building H – 86'			
Front	25'	127'	620'
Side	25'	127'	610'
Rear	30'	132'	145'
Building D1 – 42'			
Front	25'	32'	759'
Side	25'	32'	264'
Rear	30'	37'	46'
Building D2 – 42'			
Front	25'	32'	753'
Side	25'	32'	365'
Rear	30'	37'	145'
Building G4 – 47'			
Front	25'	37'	526'
Side	25'	37'	620'
Rear	30'	42'	362'

Projects that propose buildings greater than 35 feet in height are required to include at least three (3) community benefits from those listed in Section 6.3.1.F.4.e of the LDR. The applicant is providing electric vehicle charging stations throughout the site, privately improved and maintained public amenities such as promenades and plazas, and LEED-based design or Florida Green Building design certification of silver or higher for each of the buildings exceeding 35 feet. The community benefits are required to be shown on the site plan and are included as conditions of approval within Resolution No. R2026-08.

Building H (Hotel) is requesting a building height of 86 feet. Section 6.3.1.F.5.f states buildings eligible for a maximum building height of 72 feet may also be approved for an additional 20% height allowance, for a maximum of 86 feet, if additional criteria are met. Building H is seven (7) stories with a story height of 11 feet for each floor, a lobby height of 22 feet, and will be the only building within the MUPD that will be permitted to have a 20% increase. The proposal satisfies the required additional criteria. As noted above, increased setbacks are required at an additional two (2) feet for every one foot above 35 feet.

Section 6.3.1.F.5 requires additional landscape material within the foundation planting area for buildings taller than 35 feet. 25% of the required palms must have a gray wood (GW) 1/3 the height of the building and an additional 25% must have a GW over 12 feet in height. A gray wood (GW) tree exhibit has been included in Resolution No. R2026-08 for the subject buildings showing how the proposal meets this requirement. All required landscaping is a condition of the approval and must remain as long as the building remains. Any and all landscaping that dies, becomes diseased, or disfigured must be replaced. The table below shows how the landscaping meets the requirements of Section 6.3.1.F.5.

Palm Requirement	Required GW Height	Provided GW Height	Total # of Palms	# Required (25% of Total)	# Provided
Building H – 86'					
1/3 building height	28'	28' Washingtonia	16	4	10
over 12 feet	12'	28' Washingtonia 22' – 24' Royal 14' Coconut		4	3 1 2
Building D1 – 42'					
1/3 building height	14'	22' – 24' Royal	8	2	3
Over 12 feet	12'			2	3
Building D2 – 42'					
1/3 building height	14'	22' – 24' Royal	6	2	3
over 12 feet	12'			2	3
Building G4 – 47'					
1/3 building height	16'	22' – 24' Royal	4	1	2
over 12 feet	12'			1	2

C. Whether the proposed request will ensure compatibility with adjacent property in the district (use and character).

The buildings are centralized within Pod B of Wellington Village MUPD. Pod B is the mixed-use pod of the MUPD and is located along State Road 7, where higher intensities are more appropriate and not adjacent to the existing residential properties. The design of Pod B provides for height transitions with the tallest building (Building H) within the core of the Pod, with two- and three-story buildings closer to the perimeter rights-of-way.

D. That the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The overall design minimizes adverse effects, including visual impact and intensity of the proposed buildings on adjacent lands. The proposed buildings have been reviewed for compatibility with the architectural character and scale of the existing surrounding buildings. Point-of-view renderings have been provided for Building H from both the Life Church parking lot and State Road 7. The buildings are adequately setback from residential properties as previously described. Increased height standards for palms will also help mitigate any visual impacts.

View from Life Church Parking Lot - Proposed

E. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

Council approved the Wellington Village MUPD, which includes retail, restaurant, office, hotel, multi-family, and a private school. The project will have walkable streets with pedestrian promenades, outdoor dining, open plazas, etc., to create a destination for residents to "eat, work, and play."

ARCHITECTURAL AND DESIGN ANALYSIS:

In addition to the building height requirements, the buildings must also meet the requirements of Section 6.4.4.B, which establishes design standards per district, Section 6.5.6.I related to architectural style and design for MUPDs, and the adopted Wellington Village (fka K Park) Project Standards Manual. Below is an analysis of how each building meets the referenced requirements:

Building H – Hotel:

The proposed building is a 180-room, 175,000 square feet, extended-stay hotel. The building features four-sided architecture with vertically dimensioned windows incorporated into the design that occupy a minimum of 40% of the elevation. It incorporates projections and recesses with varied lengths and depths. The design provides canopies integrated with the building's massing and style, cornice roof banding, a rectangular arcade on the ground floor, and tall windows for natural lighting and for a highly defined entrance. The building's façade includes a repeating pattern with color, texture, and material changes. The material and finish schedule includes architectural precast walls in various neutral colors, metal panels, stone, and wood cladding.

Building D1 an D2:

Buildings D1 and D2 are connected by a bridge on the second and third stories and are located directly east of Building H. Both buildings are three (3) story mixed-use buildings consisting of office, retail, and restaurant, totaling 68,400 square feet. The buildings feature a 16-foot-tall first-floor ceiling height which provides for natural light within the retail stores. The buildings feature four-sided architecture with windows incorporated into the design that occupy a minimum of 40% of the elevation. The design provides for overhangs, display windows, structural architectural details, and projects and recesses varying in length and depth. The building's façades include a repeating pattern with color, texture and material changes. The material and finish schedule was provided, which includes neutral colored stucco, metal cladding in gray and wood texture, brick veneer, and a glass railing system.

Building G4

Building G4 is located north of Building H overlooking the lake within Pod O, with restaurant uses throughout the entire 22,500 square foot building. The building includes outdoor waterfront dining on both floors. The building is only two stories, but features high ceilings on each floor. The architecture incorporates a combination of gable and flat roofs, four-sided architecture, and windows and repeating patterns throughout each façade. The material and finish schedule was provided, which includes thermally modified wood, stone cladding, and architectural split-face concrete masonry unit (CMU) in various neutral colors.

The proposed buildings also meet the requirements of Section 6.5.6.I, which establishes guidelines for architecture style and design within an MUPD, including a combination of various story buildings, pedestrian-oriented overhead weather protection, and pedestrian-oriented uses and services on the ground floor with vertical integration of non-residential uses on the above-ground floors. The architecture and materials proposed are unique to each building, however, they are designed with an overall unified architectural theme.

The architectural design meets the guidelines within the adopted Wellington Village (fka K Park) PSM, which include massing, setbacks, design intent, exterior materials, fenestrations, and roof designs.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations, as presented. The staff analysis concludes that the Finding of Facts support the proposed

requests and complies with the requirements for a Conditional Use. Conditions of approval for the Conditional Use are recommended in Resolution No. R2026-08.

Lists of Exhibits:

Exhibit A – Proposed Site Plan

Exhibit B – Point-of-View Renderings

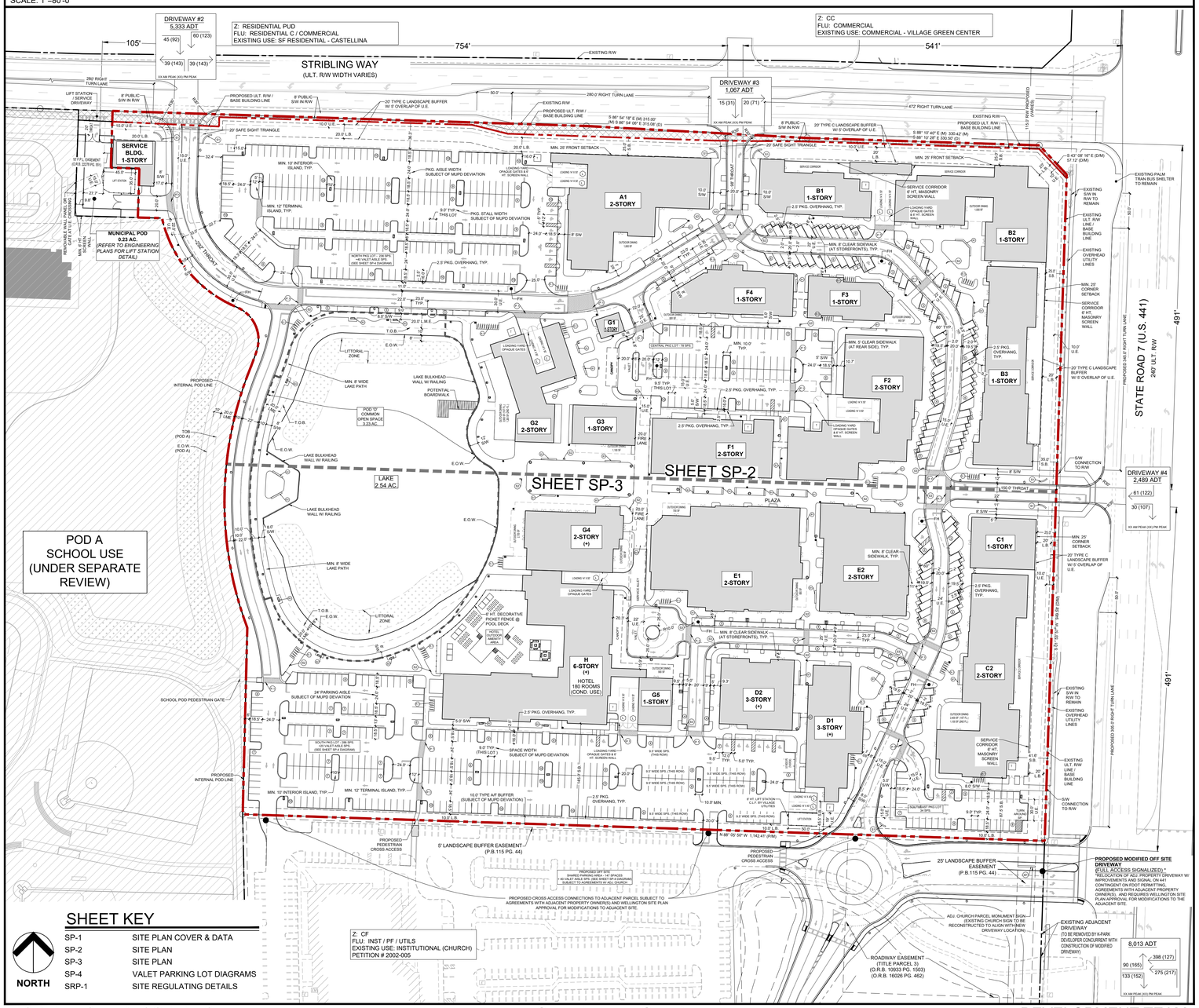
Exhibit C – Landscape Plan

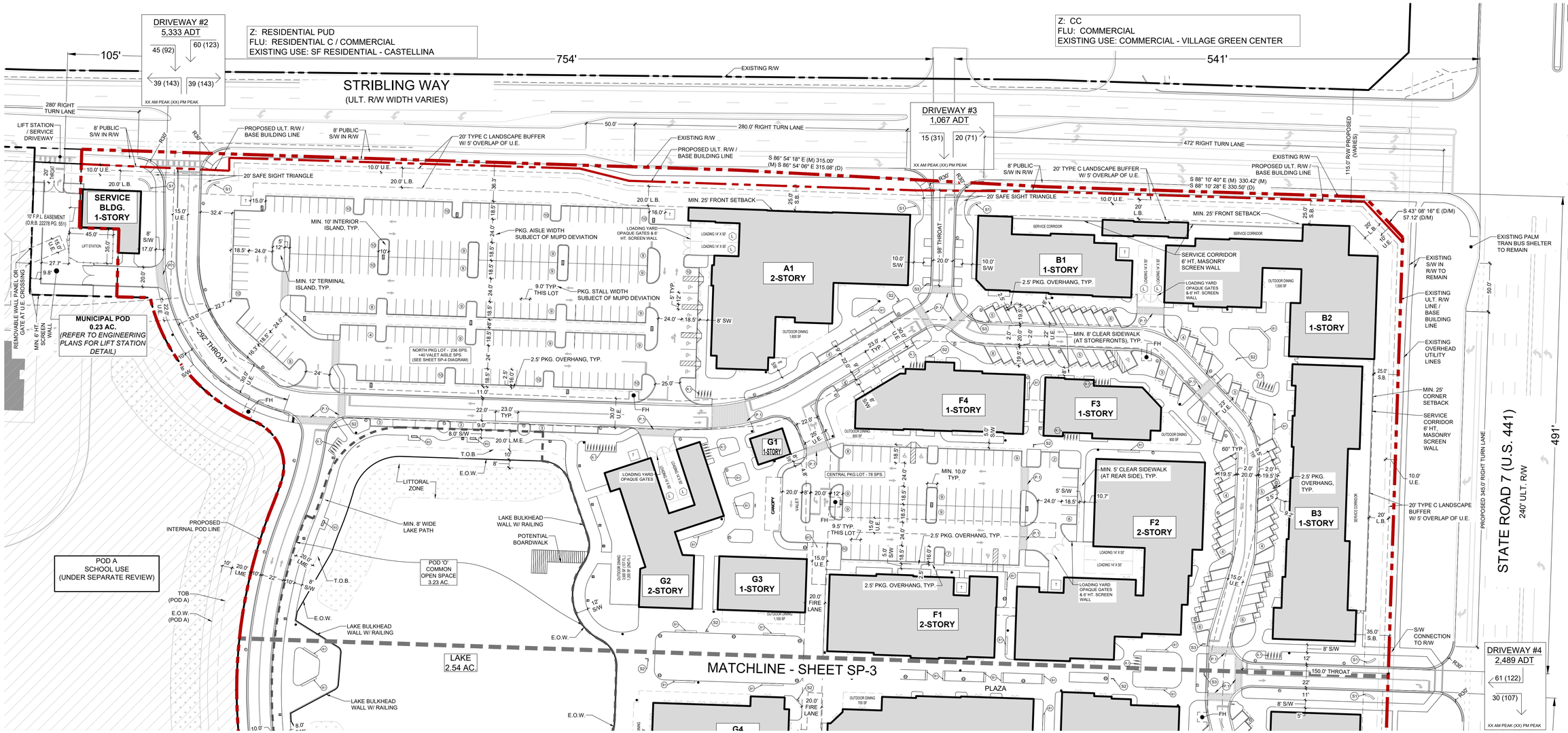
Exhibit D – Justification Statements

Exhibit A - Site plan

OVERALL SITE REFERENCE PLAN

SCALE: 1"=80'-0"


STRIBLING WAY
(ULT. R/W WIDTH VARIES)
DRIVEWAY #2
5,333 ADT
DRIVEWAY #3
1,067 ADT
DRIVEWAY #4
2,489 ADT
STATE ROAD 7 (U.S. 441)
240' ULT. R/W
SERVICE BLDG. 1-STORY
MUNICIPAL POD
6.23 AC.
(REFER TO ENGINEERING PLANS FOR LIFT STATION DETAIL)
POD A
SCHOOL USE
(UNDER SEPARATE REVIEW)
LAKE
2.54 AC
POD 'O'
COMMON OPEN SPACE
9.23 AC.
SHEET SP-2
SHEET SP-3
A1 2-STORY
B1 1-STORY
B2 1-STORY
B3 1-STORY
C1 1-STORY
C2 2-STORY
D1 3-STORY (+)
D2 3-STORY (+)
E1 2-STORY
E2 2-STORY
F1 2-STORY
F2 2-STORY
F3 1-STORY
F4 1-STORY
G1 1-STORY
G2 2-STORY
G3 1-STORY
G4 2-STORY (+)
G5 1-STORY
H 6-STORY (+)
HOTEL
180 ROOMS
(COND. USE)
PLAZA
Z: RESIDENTIAL PUD
FLU: RESIDENTIAL C / COMMERCIAL
EXISTING USE: SF RESIDENTIAL - CASTELLINA
Z: CC
FLU: COMMERCIAL
EXISTING USE: COMMERCIAL - VILLAGE GREEN CENTER
Z: OF
FLU: INST / PF / UTILS
EXISTING USE: INSTITUTIONAL (CHURCH)
PETITION # 2002-005
PROPOSED MODIFIED OFF SITE DRIVEWAY
(FULL ACCESS SIGNALIZED)
(TO BE CONSTRUCTED AS PART OF DRIVEWAY W/ IMPROVEMENTS AND SIGNAL ON 441 CONTINGENT ON FDOT PERMITTING, AGREEMENTS WITH ADJACENT PROPERTY OWNER(S), AND REQUIRES WELLINGTON SITE PLAN APPROVAL FOR MODIFICATIONS TO THE ADJACENT SITE.
EXISTING ADJACENT DRIVEWAY
(TO BE REMOVED BY K-PARK DEVELOPER CONCURRENT WITH CONSTRUCTION OF MODIFIED DRIVEWAY)
8,013 ADT
ROADWAY EASEMENT (TITLE PARCEL 3) (O.R.B. 10933 PG. 1503) (O.R.B. 18026 PG. 462)
PROPOSED CROSS ACCESS CONNECTIONS TO ADJACENT PARCEL SUBJECT TO AGREEMENTS WITH ADJACENT PROPERTY OWNER(S) AND WELLINGTON SITE PLAN APPROVAL FOR MODIFICATIONS TO ADJACENT SITE.
5' LANDSCAPE BUFFER EASEMENT (P.B.115 PG. 44)
25' LANDSCAPE BUFFER EASEMENT (P.B.115 PG. 44)
SCHOOL POD PEDESTRIAN GATE
PROPOSED PEDESTRIAN CROSS ACCESS
PROPOSED INTERNAL POD LINE
LAKE BULKHEAD WALL W/ RAILING
MIN. 8' WIDE LAKE PATH
LITTORAL ZONE
EXISTING PALM TRAN BUS SHELTER TO REMAIN
EXISTING R/W
PROPOSED ULT. R/W / BASE BUILDING LINE
20' TYPE C LANDSCAPE BUFFER W/ 5' OVERLAP OF U.E.
20' SAFE SIGHT TRIANGLE
MIN. 20' FRONT SETBACK
MIN. 21' FRONT SETBACK
MIN. 25' CORNER SETBACK
MIN. 10' INTERIOR ISLAND, TYP.
MIN. 12' TERMINAL ISLAND, TYP.
PKG. AISLE WIDTH SUBJECT OF MUPD DEVIATION
PKG. STALL WIDTH SUBJECT OF MUPD DEVIATION
2.5' PKG. OVERHANG, TYP.
MIN. 5' CLEAR SIDEWALK (AT STOREFRONTS), TYP.
MIN. 6' CLEAR SIDEWALK (AT REAR SIDE), TYP.
SERVICE CORRIDOR 6' HT. MASONRY SCREEN WALL
LOADING YARD OPAQUE GATES & 6' HT. SCREEN WALL
OUTDOOR DINING 100 SF
OUTDOOR DINING 60 SF
OUTDOOR DINING 140 SF (10' L. x 14.0' WIDE)
OUTDOOR DINING 80 SF
EXISTING SW IN R/W TO REMAIN
EXISTING ULT. R/W LINE / BASE BUILDING LINE
EXISTING OVERHEAD UTILITY LINES
SERVICE CORRIDOR 6' HT. MASONRY SCREEN WALL
SW CONNECTION TO R/W
472' RIGHT TURN LANE
280' RIGHT TURN LANE
PROPOSED 245.5' RIGHT TURN LANE
115.5' RW PROPOSED
130' THROAT
60' TYP.
754'
541'
491'
105'
115.0'
LIFT STATION / SERVICE DRIVEWAY
8' PUBLIC SW IN R/W
NORTH PKG LOT - 236 SPS (25 VALET AISLE SPS) (SEE SHEET SP-4 DIAGRAM)
SOUTH PKG LOT - 286 SPS (25 VALET AISLE SPS) (SEE SHEET SP-4 DIAGRAM)
SOUTH PKG LOT - 78 SPS
CENTRAL PKG LOT - 76 SPS
9.0' TYP. THIS LOT
9.0' TYP. (THIS LOT)
SPACE WIDTH SUBJECT OF MUPD DEVIATION
9.5' WIDE SPS (THIS ROW)
8.5' WIDE SPS (THIS ROW)
10.0' TYPE AF BUFFER (SUBJECT OF MUPD DEVIATION)
24' PARKING AISLE SUBJECT OF MUPD DEVIATION
8' DECORATIVE PICKET FENCE @ POOL DECK
HOTEL OUTDOOR AMENITY AREA
N 87°-05' 59" W 1,142.41' (PIM)
S 87°-05' 59" E 1,142.41' (PIM)
S 88° 54' 18" E (M) 315.00'
(M) S 88° 54' 06" E 315.08' (D)
S 88° 10' 40" E (M) 330.42' (M)
S 88° 10' 28" E 330.56' (D)
S 43° 08' 16" E (D/M) 57.12' (DM)
N 01° 24' 49" E 265.78' (M)
N 01° 24' 49" E 265.78' (D)
N 01° 24' 49" E 265.78' (M)
N 01° 59' 05" E 123.90' (M)
N 01° 59' 05" E 123.90' (D



BUILDING LEGEND

BLDG #	USE	HEIGHT (+) INDICATES HT. EXCEEDS 35', SUBJECT TO COND. USE APPROVAL	GROSS SF
A1	MIXED USE - R	2-STORY	44,000
B1	MIXED USE - R	1-STORY	11,200
B2	MIXED USE - R	1-STORY	18,100
B3	MIXED USE - R	1-STORY	17,900
C1	MIXED USE	1-STORY	7,500
C2	MIXED USE - R	2-STORY	32,200
D1	MIXED USE - R	3-STORY (+)	33,250
D2	MIXED USE - R	3-STORY (+)	35,150
E1	MIXED USE - R	2-STORY	57,400
E2	MIXED USE - R	2-STORY	33,300
F1	MIXED USE - R - MF	2-STORY	13,250
F2	MIXED USE - R - MF	2-STORY	23,650
F3	MIXED USE - R	1-STORY	6,400
F4	MIXED USE - R	1-STORY	10,100
G1	R	1-STORY	1,000
G2	R	2-STORY	11,800
G3	R	1-STORY	5,000
G4	R	2-STORY (+)	22,500
G5	R	1-STORY	3,300
SERVICE BLDG		1-STORY	3,000
SUBTOTAL			**390,000**
H	HOTEL	6-STORY (+)	175,000
			180 ROOMS

USE LEGEND
"MIXED USE" = ALL PERMITTED COMMERCIAL USES (EXCLUDING RESTAURANT)
"R" = RESTAURANT
"MF" = MULTI-FAMILY RESIDENTIAL

SITE PLAN LEGEND

AC. = ACRES
BLDG. = BUILDING
E.O.W. = EDGE OF WATER
FH = FIRE HYDRANT (REFER TO CIVIL PLANS)
GFA = GROSS FLOOR AREA
L.B. = LANDSCAPE BUFFER
L.S. = LIFT STATION
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
O.R.B./PG = OFFICIAL RECORD BOOK & PAGE
PKG = PARKING
R = RADIUS
R/W = RIGHT OF WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SPS = PARKING SPACES
S/W = SIDEWALK
T.O.B. = TOP OF BANK
TYP. = TYPICAL
U.E. = UTILITY EASEMENT (REFER TO CIVIL PLANS)

SPECIALTY PAVEMENT
(P1) = PEDESTRIAN CROSSWALK PAVERS (PAVER STYLE TBD AT TIME OF PERMIT)

(T) = PRELIMINARY FPL TRANSFORMER LOCATION
(L) = LOADING SPACE
= TRAFFIC/PARKING SIGNAGE (REFER TO ENGINEERING PLANS FOR SIGN TYPE AND DETAILS)

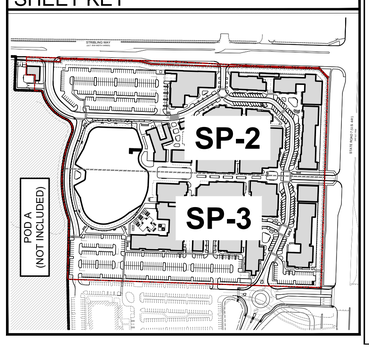
SITE FURNISHINGS (REFER TO SHEET SRP-1 FOR DETAIL)
(B1) = BENCH TYPE 1 (SEAT WALL)
(B2) = BENCH TYPE 2 (6' BACKED)
(B3) = BENCH TYPE 3 (6' BACKLESS)
• = LITTER RECEPTACLE
(R1) = BIKE RACK(S) / BIKE PARKING AREA
(BOL) = BOLLARD

SIGN LEGEND (S#)
(SUBJECT TO MASTER SIGNAGE PROGRAM APPROVAL FOR DETAILS)
S1 = MULTI-TENANT GROUND SIGN OR PROJECT ID GROUND SIGN
S2 = BUILDING DIRECTORY OR PEDESTRIAN DIRECTIONAL SIGN
S3 = VEHICULAR DIRECTIONAL SIGN

LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS

Symbol	Description
SA/B	PARKING LOT FIXTURE 25' MOUNTING HT.
SC	PEDESTRIAN FIXTURE - 22' MOUNTING HT.
SD	PEDESTRIAN FIXTURE - 13' MOUNTING HT.
B	LIGHT BOLLARD

SHEET KEY



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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Site Plan

H:\JOBS\K-Park_24-080\Related Rosa_001\Drawings\Site Plan\POD B_MIXED USE\2026.01.08_Pod B_SP_Resubmittal1.dwg

NORTH
0 25' 50' 100'
Scale: 1" = 50'-0"

Date:	AUGUST 18, 2025
Project No.:	24-080.001
Designed By:	EMA
Drawn By:	MLC
Checked By:	

Revision Dates:
2025.09.29: SPR SUBMITTAL
2026.01.08: SPR RESUBMITTAL #1

SP-2
OF 4

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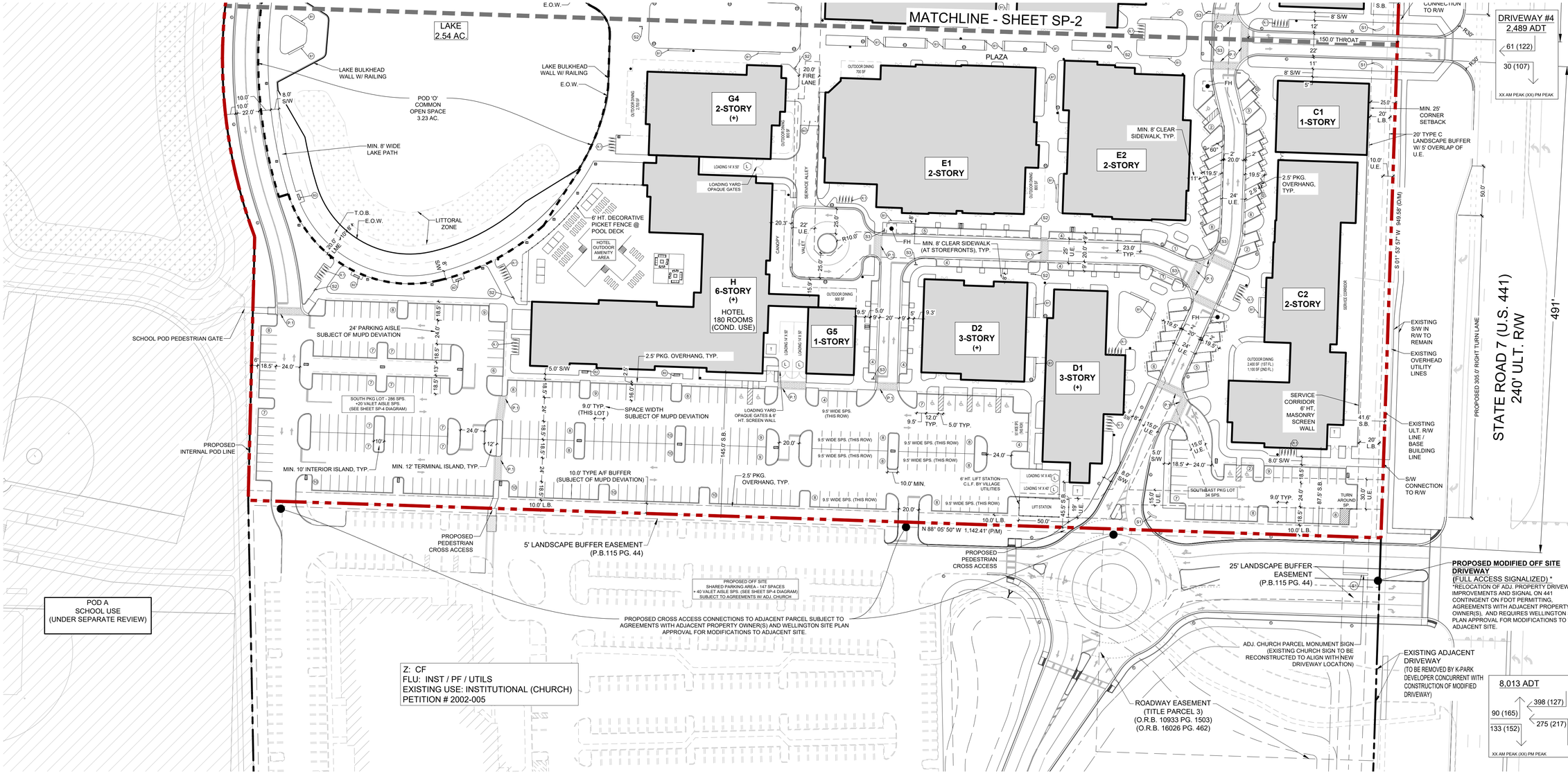

BUILDING LEGEND

BLDG #	USE	HEIGHT (+) INDICATES HT. EXCEEDS 35', SUBJECT TO COND. USE APPROVAL	GROSS SF
A1	MIXED USE - R	2-STORY	44,000
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B3	MIXED USE - R	1-STORY	17,900
C1	MIXED USE	1-STORY	7,500
C2	MIXED USE - R	2-STORY	32,200
D1	MIXED USE - R	3-STORY (+)	33,250
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G5	R	1-STORY	3,300
	SERVICE BLDG	1-STORY	3,000
	SUBTOTAL		**390,000**
H	HOTEL	6-STORY (+)	175,000
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USE LEGEND
"MIXED USE" = ALL PERMITTED COMMERCIAL USES (EXCLUDING RESTAURANT)
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SITE PLAN LEGEND

AC. = ACRES
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GFA = GROSS FLOOR AREA
L.B. = LANDSCAPE BUFFER
L.S. = LIFT STATION
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
O.R.B./PG = OFFICIAL RECORD BOOK & PAGE
PKG = PARKING
R = RADIUS
R/W = RIGHT OF WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SPS = PARKING SPACES
S/W = SIDEWALK
T.O.B. = TOP OF BANK
TYP. = TYPICAL
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SPECIALTY PAVEMENT
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(B3) = BENCH TYPE 3 (6' BACKLESS)
• = LITTER RECEPTACLE
(R-1) = BIKE RACK(S) / BIKE PARKING AREA
(BO) = BOLLARD

SIGN LEGEND (SN)
(SUBJECT TO MASTER SIGNAGE PROGRAM APPROVAL FOR DETAILS)
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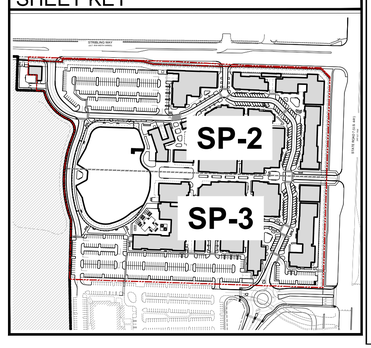
LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS

Symbol	Description
SA/B	PARKING LOT FIXTURE 25' MOUNTING HT.
SC	PEDESTRIAN FIXTURE - 22' MOUNTING HT.
SD	PEDESTRIAN FIXTURE - 13' MOUNTING HT.
B	LIGHT BOLLARD

SHEET KEY



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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Site Plan

H:\JOBS\K-Park_24-080\Related Ross_001\Drawings\Site Plan\POD B_MIXED USE\20260108_Pod B_SP_Resubmittal1.dwg

NORTH
0 25' 50' 100'
Scale: 1" = 50'-0"

Date:	AUGUST 18, 2025
Project No.:	24-080.001
Designed By:	EMA
Drawn By:	MLC
Checked By:	

Revision Dates:
2025.09.29: SPR SUBMITTAL
2026.01.08: SPR RESUBMITTAL #1

SP-3
OF 4

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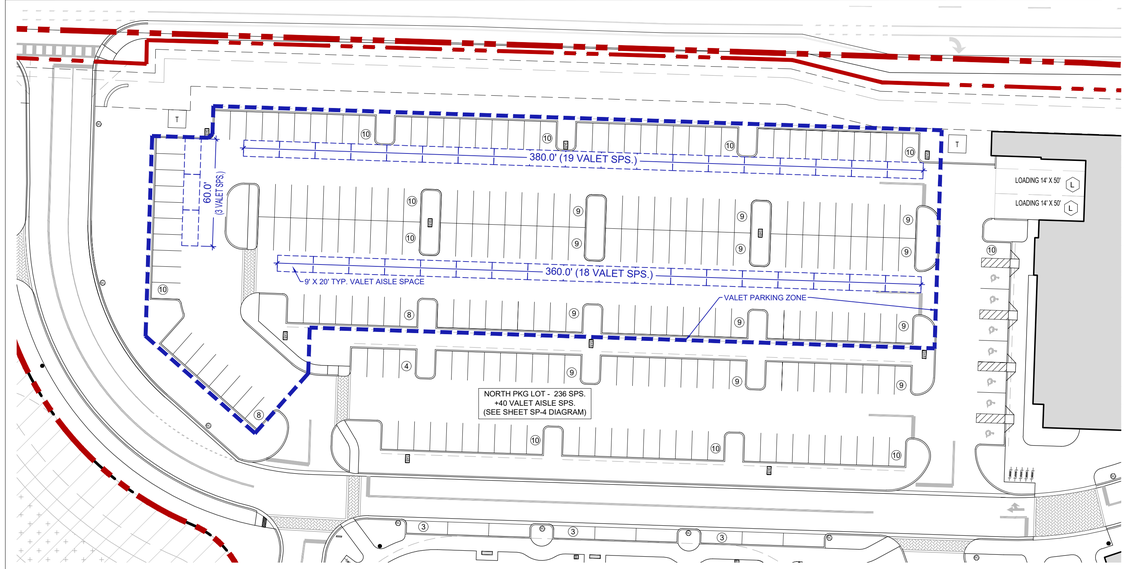
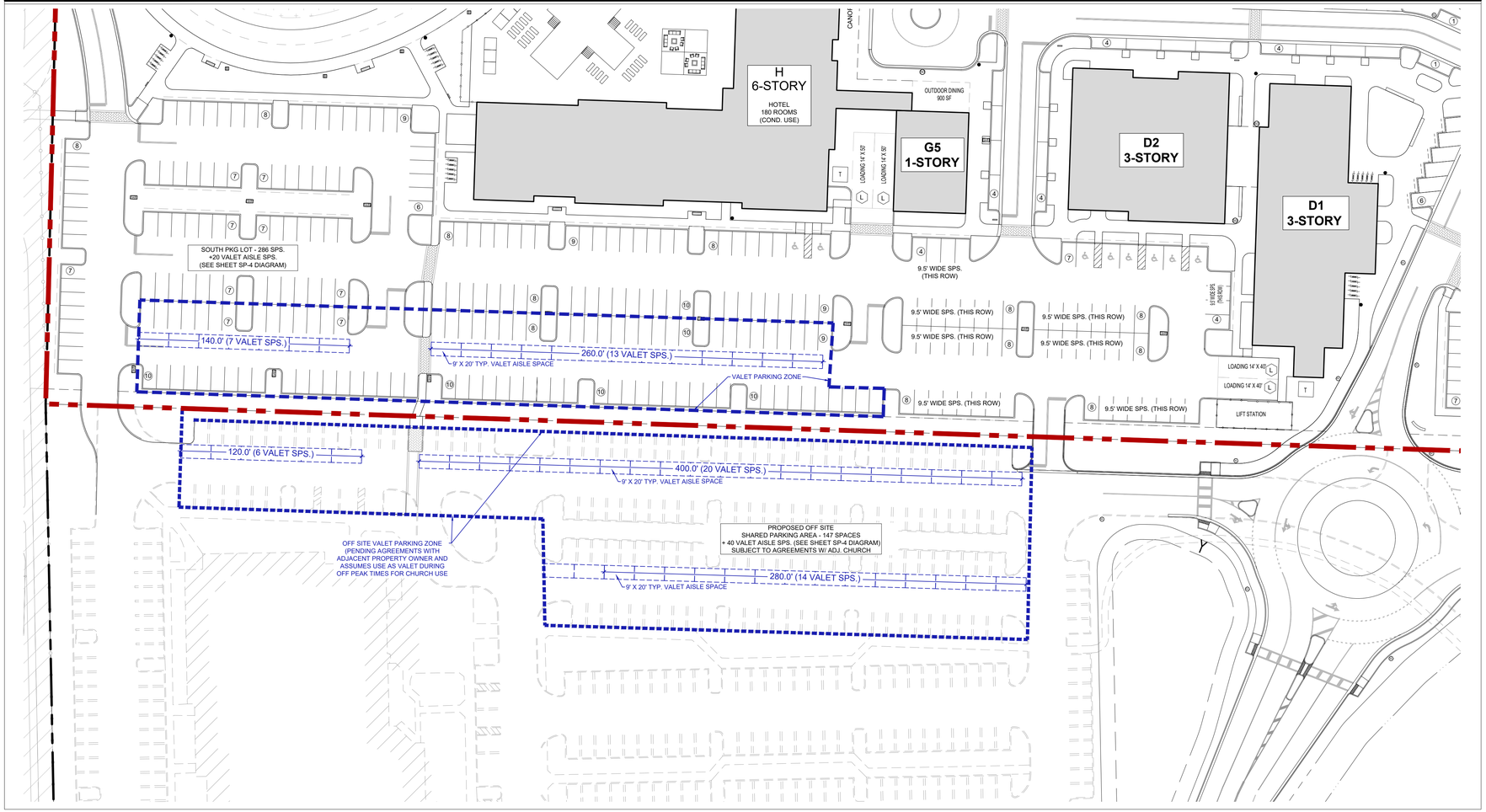
VALET PARKING ZONE DIAGRAM - NORTH PARKING LOT



VALET PARKING ZONE DIAGRAM - SOUTH PARKING LOT & OFF-SITE CHURCH PARKING LOT



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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Site Plan -Valet Parking Zone Diagrams

H:\JOBS\K-Park_24-080\Related Ross_001\Drawings\Site Plan\POD B_MIXED USE\2026.01.08_Pod B_SP_Resubmittal2.dwg

NORTH
0 20' 40' 80'
Scale: 1" = 40'-0"

Date:	AUGUST 18, 2025
Project No.:	24-080.001
Designed By:	EMA
Drawn By:	MLC
Checked By:	

Revision Dates:
2025.09.29: SPR SUBMITTAL
2026.01.08: SPR RESUBMITTAL #1

SP-4

OF 4

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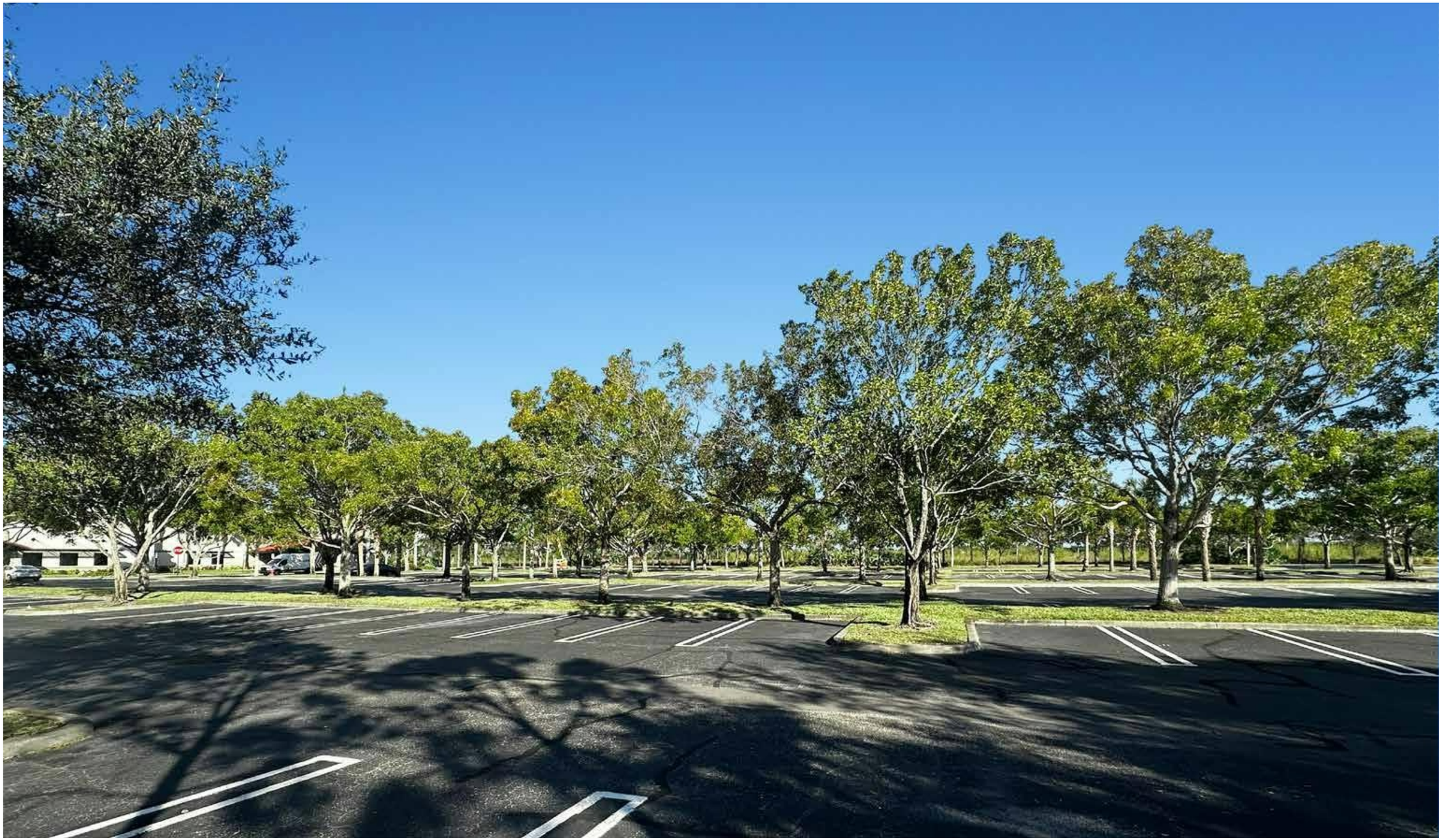
View from State Road 7 - Existing

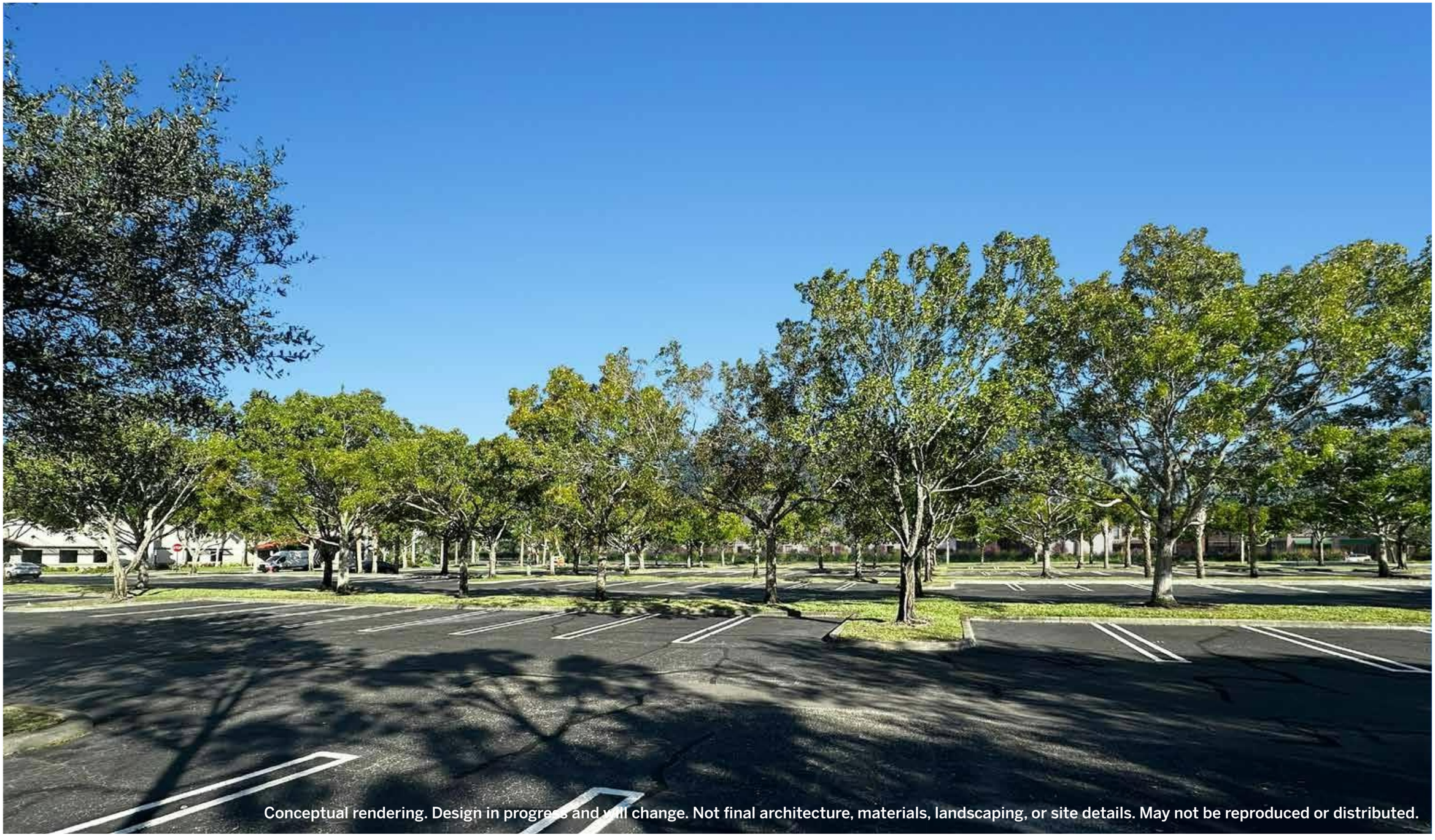
View from State Road 7 - Proposed

Conceptual rendering. Design in progress and will change. Not final architecture, materials, landscaping, or site details. May not be reproduced or distributed.

View from Life Church Parking Lot - Existing



View from Life Church Parking Lot - Proposed



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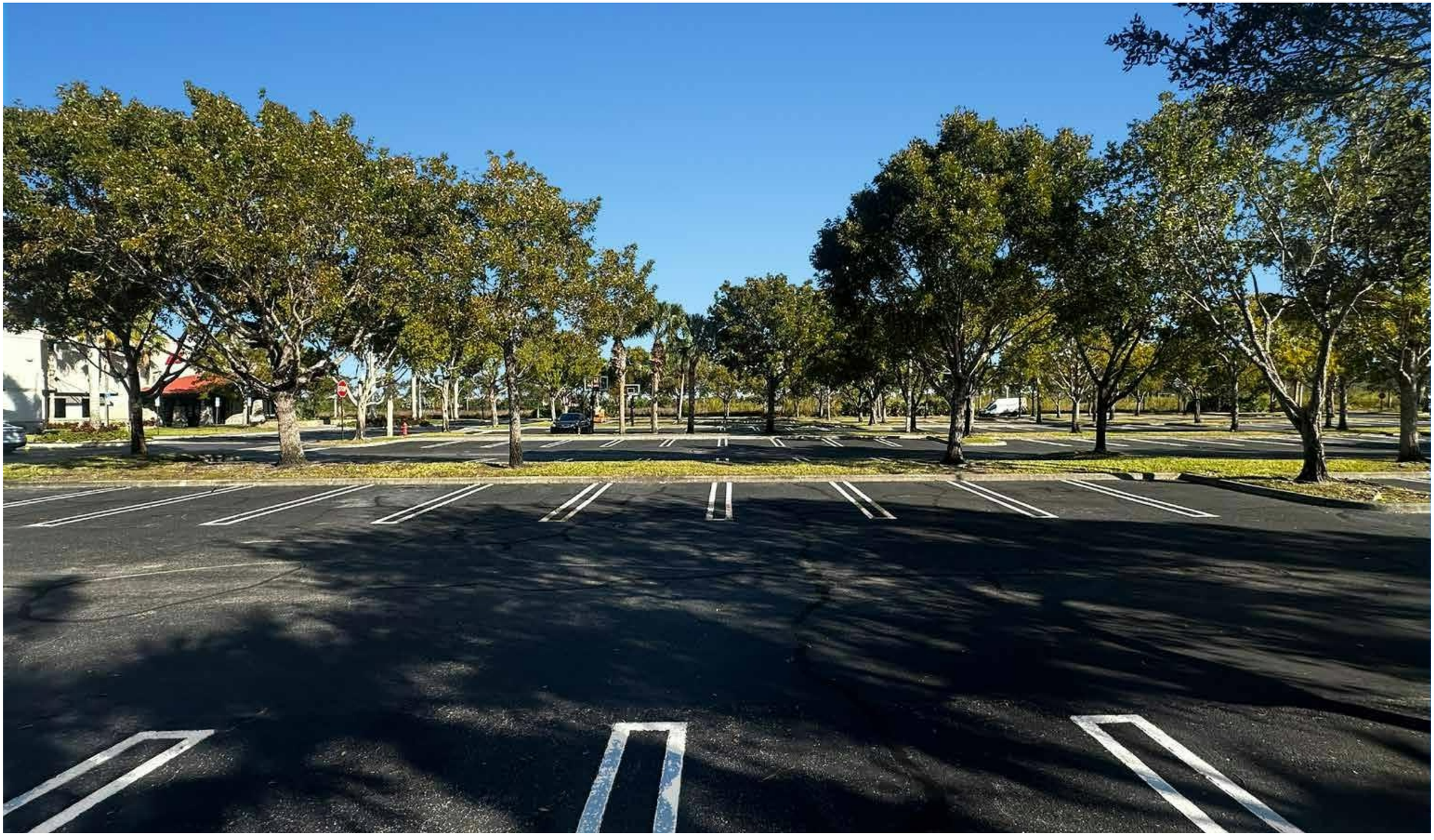
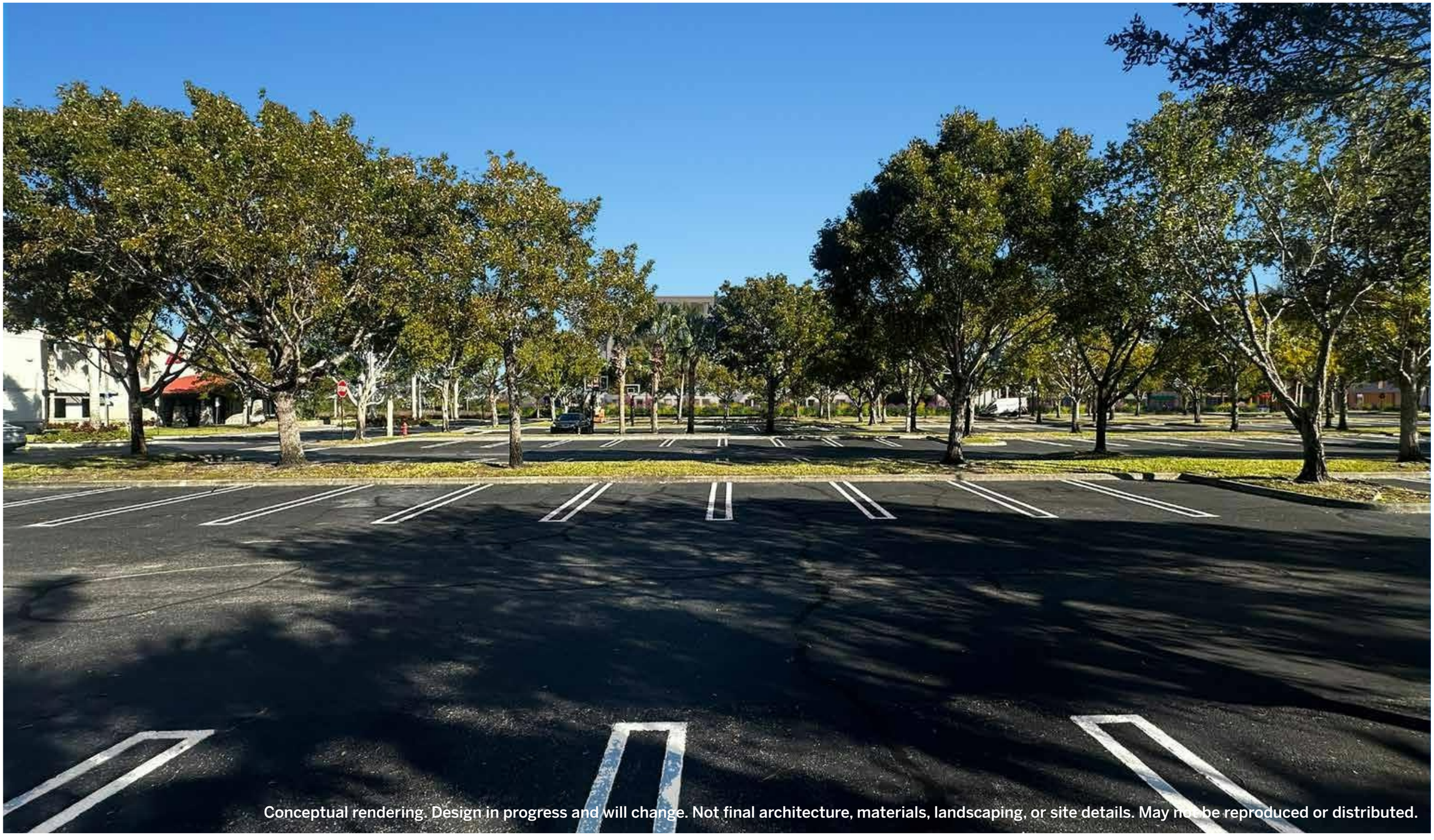
View from Life Church Parking Lot - Existing



View from Life Church Parking Lot - Proposed



Conceptual rendering. Design in progress and will change. Not final architecture, materials, landscaping, or site details. May not be reproduced or distributed.

View from Life Church Parking Lot - Existing

View from Life Church Parking Lot - Proposed

Conceptual rendering. Design in progress and will change. Not final architecture, materials, landscaping, or site details. May not be reproduced or distributed.

View from Hotel Top Floor - Looking North

EXISTING

PROPOSED

Conceptual rendering. Design in progress and will change. Not final architecture, materials, landscaping, or site details. May not be reproduced or distributed.

View from Hotel Top Floor - Looking South

EXISTING

PROPOSED

Conceptual rendering. Design in progress and will change. Not final architecture, materials, landscaping, or site details. May not be reproduced or distributed.

Wellington Village MUPD (a.k.a K Park)

Alternative Landscape Plan Pod B Wellington, Florida

NOTE: These Landscape Plans have been prepared to satisfy Village of Wellington zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

SHEET INDEX

COVER SHEET & PLANT SCHEDULE LA-1
LANDSCAPE PLAN ..... LA-2 to LA-5
FOUNDATION PLANTING EXHIBIT LA-6
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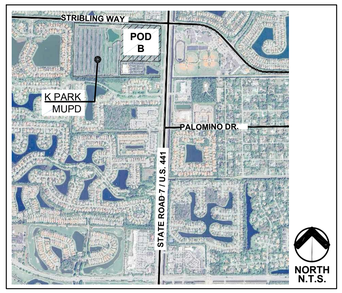
PLANTING DETAILS LA-8
PLANTING SPECIFICATIONS LA-9

LOCATION MAP



SITE DATA

PROJECT NAME:	K PARK MUPD POD B MIXED-USE VILLAGE
PETITION NUMBER:	---
FUTURE LAND USE DESIGNATION:	TYPE 1 MIXED USE (MU)
EXISTING ZONING DISTRICT:	C & CF
PROPOSED ZONING DISTRICT:	MUPD
PROPERTY CONTROL NUMBER:	73-42-43-27-05-026-0011 73-41-44-24-06-003-0000
POD B SITE AREA:	24.05 AC.

DEVELOPMENT TEAM

OWNER / APPLICANT:
RELATED ROSS

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

ARCHITECT:
ELKUS MANFREDI ARCHITECTS
25 DRYDOCK AVE.
BOSTON, MASSACHUSETTS
617.368.3395

CIVIL ENGINEER & SURVEYOR:
LANGAN
525 OKEECHOBEE BLVD., STE. 910
WEST PALM BEACH, FL 33401
561.473.8350

TRAFFIC ENGINEER:
SIMMONS & WHITE
2581 METROCENTRW BLVD. WEST, STE. 3
WEST PALM BEACH, FL 33407
561.478.7848

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REQUIRED LANDSCAPE COMPLIANCE TABULAR - POD B

REQUIREMENT		PROPOSED
SUPPLEMENTAL LANDSCAPE		
Open Space (22.22 AC / 967,903.20 SF) *Excludes: Buffers and ROW Dedications @ 1.83 AC	TREES: 1 /1,500 SF O.S. @ 967,903.20SF = 646	**566 TREES**
	SHRUBS: 3 / 1,500 SF O.S. @ 967,903.20 SF = 1,938	**7,726 SHRUBS**
Tree Species Variety (Total Number of Trees = 15)	Min. 10% Flowering Trees Min. 20% Palms Min. 50% Perferred Species List	10% Flowering Trees 20% Palms 50% Perferred Species List
Plant Sizes	Shade Trees: 50% shall be of installed size relating to bldg. Ht. (Bldg. over 36' require 18' Ht. Trees, Upsized by 30% = xx' Ht. Trees)	Min. 50%
	Flowering Trees: 10' Ht., 4' SPR.	10' Ht., 4' SPR.
	Palms: 10' C.T., 14' OA Ht., 6" DIA. Trunk	10' C.T., 14' OA Ht., 6" DIA. Trunk
	Shrubs: 2' Ht.	2' Ht.
	Groundcovers: 6" Ht to 2" Ht.	6" Ht to 2" Ht.
Pervious Area	No more than 40% of Pervious Area may be planted with Grass	<40% Grass

PERIMETER BUFFER	PROPOSED
East Buffer -Type C (919.7 L.F.) 1 Shade Tree / 40 L.F. ** 1 Flowering or Small Tree / 30 LF. Continuous Hedge Min. 36" Ht., Max. 3' O.C. 10 Shrubs / 30 L.F. Min. 18" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 LF. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5 *** Trees adjacent to overhead power lines to comply with FPL 'right tree, right place' guidelines	**46 SMALL TREES***** 31 FLOWERING OR SMALL TREE Continuous Hedge 307 SHRUBS (MIN.) *Plant Qty. exceed 30% *Trees per FPL 'right tree, right place'
North Buffer (1,253 L.F.) 1 Shade Tree / 40 L.F. ** 1 Flowering or Small Tree / 30 LF. Continuous Hedge Min. 36" Ht., Max. 3' O.C. 10 Shrubs / 30 L.F. Min. 18" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 LF. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5	**59 TREES & 4 PALMS @1:1** 42 FLOWERING OR SMALL TREE Continuous Hedge 418 SHRUBS (MIN.) *Plant Qty. exceed 30%
South Buffer (1,020.41 L.F.) 1 Shade Tree / 30 L.F. ** Continuous Hedge Min. 36" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 LF. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5	**30 TREES & 4 PALMS @3:1** Continuous Hedge *Plant Qty. exceed 30%

BUILDING FOUNDATION	MIN. REQUIRED / PROPOSED
Foundation Planting is required along Font, Side and Rear of all buildings with the exception of 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 buiding story or a maximum of 25 feet. Each side shall be a minimun of 40%. 1 tree / 20 L.F. Combination of Shrubs / GC: Shrubs @ 2 feet Ht. to 3 feet Ht. or GC @ 6 inch Ht. to 2 feet Ht.	Bldg. #A1 @ 287' = 15 TREES / 601 SHRUBS Bldg. #B1 @ 145' = 8 TREES / 210 SHRUBS Bldg. #B2 @ 216' = 11 TREES / 215 SHRUBS Bldg. #B3 @ 282' = 14 TREES / 536 SHRUBS Bldg. #C1 @ 98' = 5 TREES / 150 SHRUBS Bldg. #C2 @ 326' = 16 TREES / 607 SHRUBS + Bldg. #D1 @ 200' = 10 TREES / 419 SHRUBS + Bldg. #D2 @ 168' = 9 TREES / 371 SHRUBS Bldg. #E1 @ 293' = 15 TREES / 551 SHRUBS Bldg. #E2 @ 232' = 12 TREES / 701 SHRUBS Bldg. #F1 @ 207' = 10 TREES / 171 SHRUBS Bldg. #F2 @ 284' = 14 TREES / 976 SHRUBS Bldg. #F3 @ 143' = 7 TREES / 120 SHRUBS Bldg. #F4 @ 176' = 9 TREES / 117 SHRUBS Bldg. #G1 @ 50' = 3 TREES / 212 SHRUBS Bldg. #G2 @ 239' = 12 TREES / 773 SHRUBS Bldg. #G3 @ 116' = 6 TREES / 201 SHRUBS + Bldg. #G4@ 141' = 7 TREES / 501 SHRUBS Bldg. #G5@ 61' = 3 TREES / 79 SHRUBS + Bldg. #H @ 430' = 22 TREES / 215 SHRUBS **TOTAL ALL BLDGS = 208 TREES / 7,726 SHRUBS** **SEE SHEET LA-6 FOR FOUNDATION PLANTING EXHIBIT AND BREAKDOWN CHART**

Vehicular Use Area Landscape	PROPOSED
Parking area Terminal & Interior Islands Terminal Island @ Min. 10' width **WAIVER PER PSM** Interior Island @ Min. 10' width 1 tree per island & planted with shrubs and/or groundcover	**145 TREES & 2 PALMS*** **IN 147 ISLANDS** (*2 Palms @ 1:1 / 0 Palms @ 3:1)
Parking area divider medians Min. 8' width, 1 tree / 30 LF of median @ 475 LF (TOTAL) = 16 trees	**16 TREES**
Other vehicular use area Parking, loading, storage or outdoor display area(s) adjacent to rights-of-way shall be screened with a continuous hedge.	**Continous hedge where applicable**

Entry Landscape	PROPOSED
Signage Min. 3' wide with colorful planting area around base of freestanding sign 1 shrub / 10 S.F. of Sign Area	**N/A**
Street Trees 1 Tree / 30 L.F. (both sides of Entry Drive)	**110 TREES**
Accessways and Public Entries Min. 40' LF. with 2 Trees or Accent Palms, and 4 small trees / 10' of planting bed	**6 PALMS & 4 SMALL TREES + 10' OF PLANTING**
Clear Sight Triangle Trees Min. 8' C.T.	**NO PLANTING WITHIN CLEAR SIGHT TRAINGLE**

* 30% INCREASE MUPD REQUIREMENT WILL BE MET THROUGH A COMBINATION OF UPSIZING PLANT MATERIAL AND INCREASING QUANTITY DEPENDING ON LOCATION AND PLANT MATERIAL TYPE.

REQUIREMENT - POD O

SUPPLEMENTAL LANDSCAPE		PROPOSED
Open Space (0.15 AC / 6,534 SF) *Excludes: Lake, L.M.E. & Bulkhead @ 3.08 AC	TREES: 1 /1,500 SF O.S. @ 6534 SF = 5 TREES	**9 TREES**
	SHRUBS: 3 / 1,500 SF O.S. @ 14,374.80 SF = 15 SHRUBS	**375 SHRUBS**

REQUIREMENT - Municipal Pod

SUPPLEMENTAL LANDSCAPE		PROPOSED
Open Space (0.15 AC / 6,534 SF) *Excludes: Buffer and ROW Dedication @ 0.04 AC	TREES: 1 /1,500 SF O.S. @ 6,534 SF = 4 TREES	**4 TREES**
	SHRUBS: 3 / 1,500 SF O.S. @ 6,534 SF = 13 SHRUBS	**13 SHRUBS**

Exhibit C - Landscape Plan

PLANT SCHEDULE

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
	BIS	34	Bismarckia nobilis / Bismarck Palm 8' CT. 18' O.A. Single Trunk, Full Head, No Scarred Trunk
	COF	4	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
	CY	2	Cycas revoluta / King Sago 6-5' O.A. Ht.
	PD	43	Phoenix dactylifera 'Medjool' / Medjool Date Palm 14' CT. 18'-20' O.A. Single Trunk, Diamond Cut, Full Head, No Scarred Trunk
	PHX	4	Phoenix reclinata / Senegal Date Palm 9' CT. 18' O.A. Min. 5 Trunks, Full Head, No Scarred Trunk
	RH	22	Rhapis excelsa / Lady Palm 4-5' O.A. Ht. Multi Trunk
	RR	60	Roystonea regia / Royal Palm 22-24' G.W. Min. 9 Fronds, Full Head, No Scarred Trunk
	SS	12	Sabal palmetto / Cabbage Palm Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut
	WAS	11	Washingtonia robusta / Washingtonia Palm Field Grown, Varying Heights, 28' GW, Slick Straight Trunk
SHADE TREES			
	BU	72	Bursera simaruba / Gumbo Limbo 18' Ht. x 8' Spr., 5-6" Cal., Full and Dense Canopy
	CLR	123	Clusia rosea / Pitch Apple 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	COU	8	Coccoloba uvifera / Seagrape 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	COE	20	Conocarpus erectus / Green Buttonwood 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	CES	137	Conocarpus erectus f. sericeus / Silver Buttonwood 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	ED	105	Elaeocarpus decipiens / Japanese Blueberry Tree Container Grown, 12' Ht. x 5' Spr., 5' Cal., Full Dense Canopy
	FIL	1	Filicium decipiens / Japanese Fern Tree 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	JB	38	Juniperus virginiana / Juniper Brodie 12' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	LJ	89	Ligustrum japonicum / Japanese Privet 8-10' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	PAN	5	Pandanus utilis / Screw Pine 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	QV	134	Quercus virginiana / Southern Live Oak 18' Ht. x 8' Spr., Min. 4"Cal., Full and Dense Canopy
	SWM	50	Swietenia mahogani / Mahogany 18' Ht. x 8' Spr., Min. 4"Cal., Full and Dense Canopy
	TAB	78	Tabebula caraiba / Trumpet Tree 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
	TI	9	Tibouchina granulosa / Tibouchina 14' Ht. x 5' Spr., Min. 3' Cal., Full and Dense Canopy
SHRUBS			
	CHR	1,937	Chrysobalanus icaco 'Red Tip' / Red Tip Coco Plum Min. 36" Ht. x 36" Spr., 24" O.C., Full to Base and Dense
	NER	12	Neomarica caerulea 'Regina' / Giant Apostle's Iris Min. 24" Ht. x 18" Spr., 36" O.C., Full to Base and Dense
	PHC	11	Philodendron 'Rojo Congo' / Red Congo Min. 14" Ht.,36" O.C., Full to Base and Dense
	POD	225	Podocarpus macrophyllus / Japanese Yew Min. 24" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
	STR	12	Strelitzia reginae / Bird of Paradise Min. 36" Ht. x 18" Spr., 36" O.C., Full to Base and Dense
	VIB	549	Viburnum odoratissimum / Sweet Viburnum Min. 24" Ht. x 18" Spr., 36" O.C., Full to Base and Dense
	ZAP	24	Zamia pumila / Coontie Min. 36" Ht. x 24" Spr., 36" O.C., Full to Base and Dense
SHRUB AREAS			
	COC	2,333	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum Min. 18" Ht. x 18" Spr.,24" O.C., Full to Base and Dense
	FIC	1,955	Ficus macrocarpa / Green Island Ficus 20" Ht. x 20" Spr., 24" O.C., Fully Rooted and Dense
	GAR	246	Gardenia jasminoides 'Miami' / Supreme - Cape Jasmine 24" Ht. x 24" Spr., 36" O.C., Full and Dense
	HAM	1,582	Hamelia patens 'Compacta' / Dwarf Firebush Min. 24" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
	NEP	1,955	Nephrolepis exaltata / Boston Fern 18" Ht. x 18" Spnd., 24" O.C., Full and Dense
	PEN	2,203	Pennisetum setaceum 'Alba' / White Fountain Grass 18" Ht. x 18" Spr., 24" O.C., Full and Dense
	PHI	1,768	Philodendron selloum / Philodendron Min. 24" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
	SAK	470	Sansevieria trifasciata / Snake Plant Min. 12" Ht. 36" O.C., Full to Base and Dense
	TAK	180	Tripsacum dactyloides / Fakahatchee Grass 24" Ht. x 24" Spnd., 36" O.C., Full and Dense
	ZAM	46	Zamia furfuracea / Cardboard Plant 24" Ht. x 24" Spnd., 36" O.C., Full and Dense
GROUND COVERS			
	HEL	1,438	Helianthus Debilis / Dune Sunflower Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
	LAN	854	Lantana camara / Lantana Min. 12" Ht. x 12" Spr., 18" O.C., Full to Base and Dense
	LAM	1,957	Lantana montevidensis / Purple Weeping Lantana Min. 4" Ht. x 6" Spr., 18" O.C., Full to Base and Dense
	MIC	851	Microsorum scolopendrium / Wart Fern Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
	SPA	2,321	Spathoglottis plicata / Purple Ground Orchid Min. 12" Ht. x 12" Spr., 18" O.C., Full and Dense
	TRA	2,551	Trachelospermum asiaticum / Asiatic Jasmine Min. 12" Ht. x 12" Spr., 12" O.C., Full to Base and Dense
	TRJ	1,271	Trachelospermum jasminoides / Confederate Jasmine Min. 12" Ht. x 12" Spr., 18" O.C., Full and Dense
SOD AND MULCH			
	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3"; Quantity to be Verified in the Field
	SOD	TBD	Stenotaphrum secondatum 'Floritam' / Floritam St. Augustine Sod Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sanded to Level Lawn; Quantity to be Verified in the Field

LEGEND

AC.	= ACRES
BLDG.	= BUILDING
E.O.W.	= EDGE OF WATER
GFA	= GROSS FLOOR AREA
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
L.B.	= LANDSCAPE BUFFER
L.M.E.	= LAKE MAINTENANCE EASEMENT
MIN.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R	= RADIUS
R/W	= RIGHT OF WAY
T.B.A	= TO BE ABANDONED
T.R.	= TO REMAIN
TYP.	= TYPICAL
U.E. =	UTILITY EASEMENT

GENERAL NOTES

1) SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
2) DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.

LANDSCAPE NOTES

1) BASE INFORMATION OBTAINED FROM BOUNDARY SURVEY PREPARED BY LANGAN REVISION DATED 2025.04.22.
2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
3) ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5) UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36", UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

1) MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

ALTERNATIVE LANDSCAPE PLAN REQUIREMENTS

THE ALTERNATIVE LANDSCAPE PLAN SHALL MEET EIGHT OF THE FOLLOWING DESIGN GUIDELINES AND PRINCIPLES.

1. DEMONSTRATES AN INNOVATIVE USE OF PLANT MATERIALS AND DESIGN TECHNIQUES IN RESPONSE TO THE SITE CHARACTERISTICS;
2. PRESERVES OR INCORPORATES EXISTING NATIVE VEGETATION IN EXCESS OF MINIMUM STANDARDS;
3. USES A VARIETY OF PLANT MATERIAL, INCLUDING PLANTS OF COLOR, PLANTS OF FORM AND PLANTS OF TEXTURE;
4. INCORPORATES NATURALISTIC DESIGN PRINCIPLES, SUCH AS NATURAL VARIATIONS IN TOPOGRAPHY, MEANDERING OR CURVILINEAR BUFFER PLANTINGS AND GROUPINGS OF DOMINATE PLANT MATERIALS INCLUDING TREES AND LARGE SHRUBS IN A MANNER CONSISTENT WITH EXISTING NATIVE VEGETATION;
5. INTEGRATES LANDSCAPING AND PEDESTRIAN FACILITIES IN A MANNER COMPATIBLE WITH THE LOCATION IN WHICH THE DEVELOPMENT IS LOCATED;
6. USE OD SHADE TREES IN EXCESS OF THE MINIMUM STANDARDS IN THIS CHAPTER TO CREATE ADDITIONAL CANOPY;
7. ILLUSTRATE THAT 50 PERCENT OF THE REQUIRED TREES EXCEED MINIMUM HEIGHT REQUIREMENTS;
8. CREATES GREATER COMPATIBILITY WITH ABUTTING PROPERTIES AND IS CONSISTENT WITH THE DESIGN;
9. PROVIDES A CONSISTENT AESTHETIC APPEARANCE FROM LOT PERIMETERS AND ADJACENT ROADWAYS;
10. USES WATER-EFFICIENT IRRIGATION SYSTEMS AND FLORIDA FRIENDLY LANDSCAPING PRINCIPLES AT APPROPRIATE LOCATIONS; AND
11. INCORPORATES THE CHARACTER OF SOIL, SLOPE, HYDROLOGY AND VEGETATIVE COMMUNITIES UNIQUE TO THE SITE AND IS COMPATIBLE WITH EXISTING ENVIRONMENTAL FEATURES ON ADJACENT PROPERTIES.

** RED SQUARE ☐ INDICATES WHICH EIGHT DESIGN GUIDELINES AND PRINCIPLES THIS PROJECT IS MEETING.*

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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

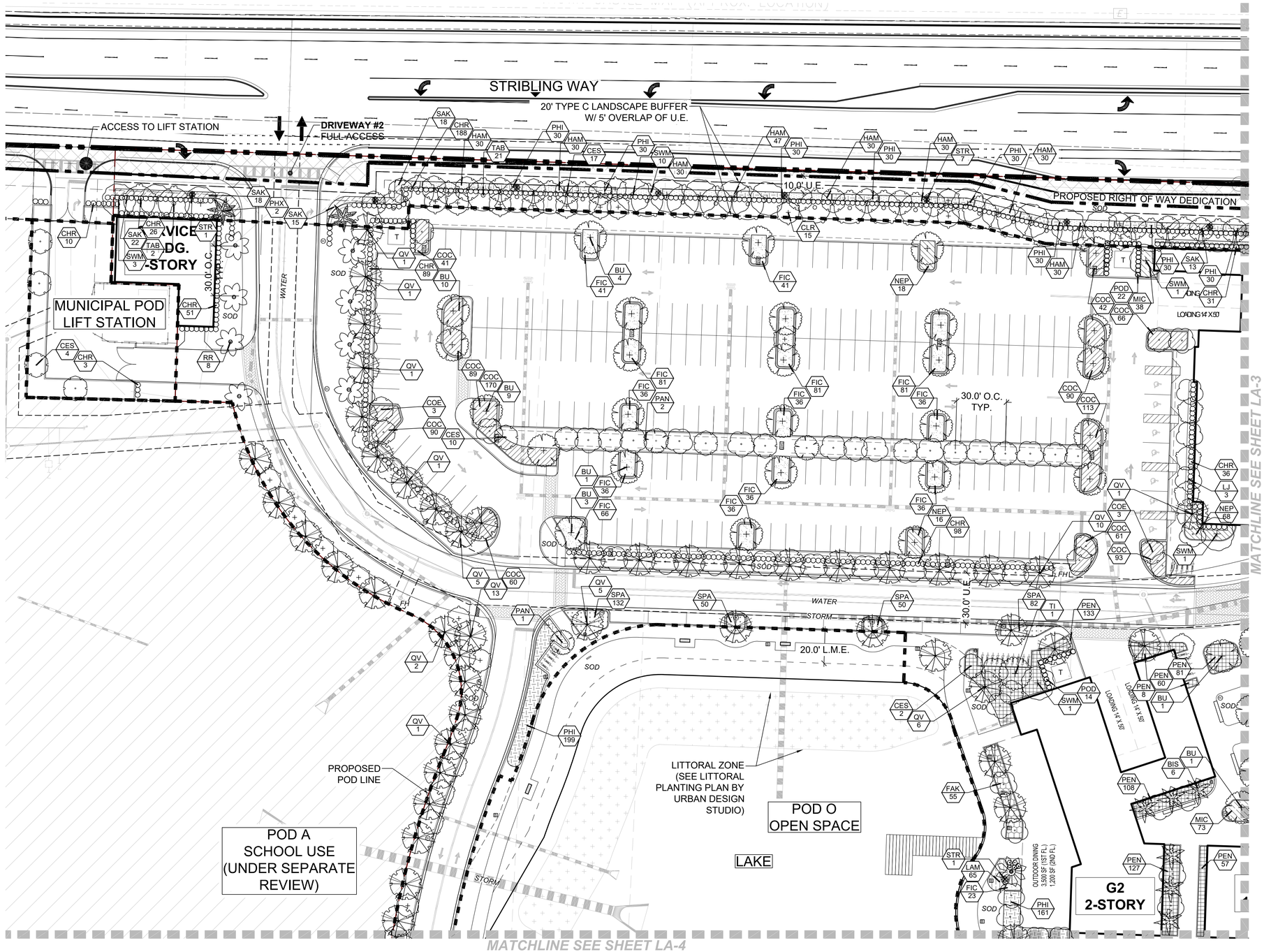
Drawing name: H:\UDS\24-Proj_24-060\Related Ross_001\Drawings\Landscape Plans\LA-1 - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-1
of 9



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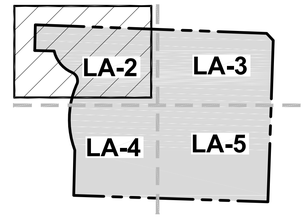

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
PALM TREES		
	ARC	Archontophoenix alexandrae / King Alexander Palm
	BIS	Bismarckia nobilis / Bismarck Palm
	COP	Cocos nucifera / Coconut Palm
	CY	Cycas revoluta / King Sago
	DY	Dypsis lutescens / Areca Palm / Bamboo Palm
	IRO	Livistona Chinensis / Chinese Fan Palm
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm
	PRU	Phoenix reclinata / Senegal Date Palm
	RM	Ravenala madagascariensis / Traveler's Tree
	RH	Rhapis excelsa / Lady Palm
	RR	Roystonea regia / Royal Palm
	SB	Sabal palmetto / Cabbage Palm
	SER	Serenoa repens 'Cinera' / Silver Saw Palmetto
	WAS	Washingtonia robusta / Washingtonia Palm
SHADE TREES		
	BU	Bursera simaruba / Gumbo Limbo
	CLR	Clusia rosea / Pitch Apple
	COU	Coccoloba uvifera / Seagrape
	COE	Conocarpus erectus / Green Buttonwood
	CES	Conocarpus erectus f. sericeus / Silver Buttonwood
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree
	FIL	Filicium decipiens / Japanese Fern Tree
	JB	Juniperus virginiana / Juniper Bristle
	LJ	Ligustrum japonicum / Japanese Privet
	PAN	Pandanus utilis / Screw Pine
	PLU	Plumeria / Plumeria
	QV	Quercus virginiana / Southern Live Oak
	SWM	Swietenia mahogani / Mahogany
	TAB	Tabebuia caraiba / Trumpet Tree
	TI	Tibouchina granulosa / Tibouchina
SHRUBS		
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Coco Plum
	NEB	Neomarica caerulea 'Regina' / Giant Apostle's Iris
	PHC	Philodendron 'Rojo Congo' / Red Congo
	POD	Podocarpus macrophyllus / Japanese Yew
	STR	Strelitzia reginae / Bird of Paradise
	VIB	Viburnum odoratissimum / Sweet Viburnum
	ZAP	Zamia pumila / Coontie
SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	COC	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum
	FIC	Ficus macrocarpa / Green Island Ficus
	GAR	Gardenia jasminoides 'Miami' / Supreme - Cape Jasmine
	HAM2	Hamelia patens 'Compacta' / Dwarf Firebush
	NEP	Nephrolepis exaltata / Boston Fern
	PEN	Pennisetum setaceum 'Alba' / White Fountain Grass
	PHI	Philodendron selloum / Philodendron
	SAK	Sansevieria trifasciata / Snake Plant
	TRA	Tripsacum dactyloides / Fakahatchee Grass
	ZAM	Zamia furfuracea / Cardboard Plant
SYMBOL	CODE	BOTANICAL / COMMON NAME
VINE AND GROUND COVERS		
	HEL	Helianthus Debilis / Dune Sunflower
	LAN	Lantana camara / Lantana
	LAM	Lantana montevidensis / Purple Weeping Lantana
	NMC	Monosorum scolopendrium / Wart Fern
	SPA	Spathoglottis plicata / Purple Ground Orchid
	TRA	Trachelospermum asiaticum / Asiatic Jasmine
	TRJ	Trachelospermum jasminoides / Confederate Jasmine
SOD AND MULCH		
	MULCH	Shredded Melaleuca / Mulch
	SOD	Stenotaphrum secundatum 'Floritam' / Floritam St. Augustine Sod

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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

Drawing name: H:\UDS\K-Park_24-060\Revised Resp._001\Drawings\Landscape Plans\Pod B - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

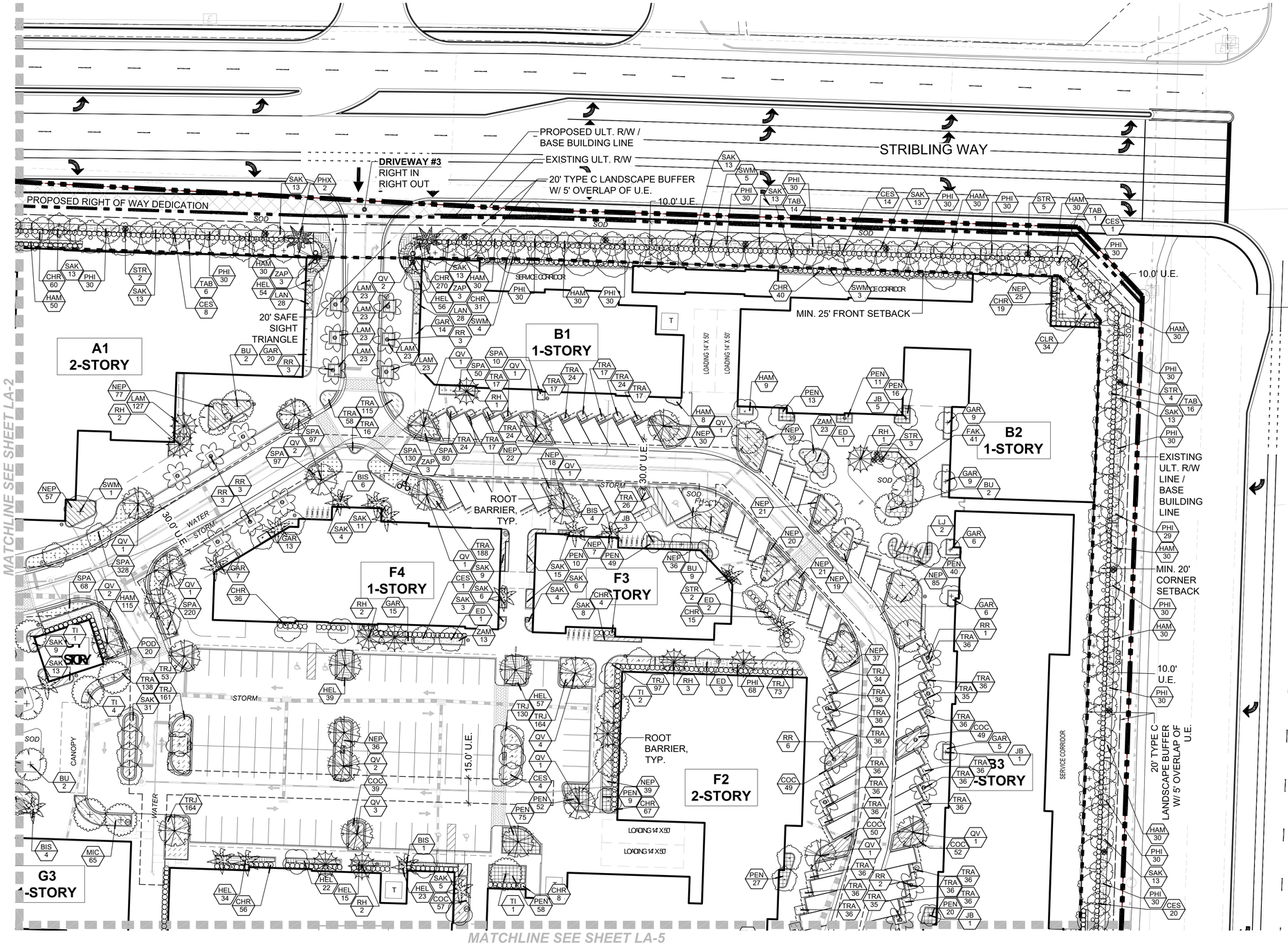
Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:

2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-2
of 9



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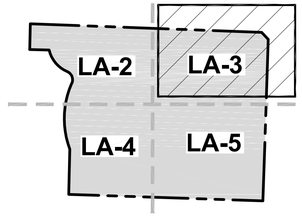

PLANT LEGEND

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	DYP	Dypsis lutescens / Areca Palm / Bamboo Palm
	PRC	Livistona Chinensis / Chinese Fan Palm
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm
	PRK	Phoenix reclinata / Senegal Date Palm
	RM	Ravenala madagascariensis / Traveler's Tree
	RH	Rhapis excelsa / Lady Palm
	RR	Roystonea regia / Royal Palm
	SB	Sabal palmetto / Cabbage Palm
	SER	Serenoa repens 'Cinera' / Silver Saw Palmetto
	WAS	Washingtonia robusta / Washingtonia Palm
SHADE TREES		
	BU	Bursera simaruba / Gumbo Limbo
	CLR	Clusia rosea / Pitch Apple
	COU	Coccoloba uvifera / Seagrape
	COE	Conocarpus erectus / Green Buttonwood
	CES	Conocarpus erectus f. sericeus / Silver Buttonwood
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree
	FIL	Ficlum decipiens / Japanese Fern Tree
	JB	Juniperus virginiana / Juniper Brodie
	LJ	Ligustrum japonicum / Japanese Privet
	PAN	Pandanus utilis / Screw Pine
	PLU	Plumeria / Plumeria
	QV	Quercus virginiana / Southern Live Oak
	SWM	Swietenia mahogani / Mahogany
	TAB	Tabebuia caraiba / Trumpet Tree
	TI	Tibouchina granulosa / Tibouchina
ACCENTS		
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Coco Plum
	NEP	Neomarica caerulea 'Regina' / Giant Apostle's Iris
	PHC	Philodendron 'Rojo Congo' / Red Congo
	POD	Podocarpus macrophyllus / Japanese Yew
	STR	Strelitzia reginae / Bird of Paradise
	VIB	Viburnum odoratissimum / Sweet Viburnum
	ZAP	Zamia pumila / Coontie
SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	COC	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum
	FIC	Ficus macrocarpa / Green Island Ficus
	GAR	Gardenia jasminoides 'Mumi' / Supreme - Cape Jasmine
	HAM	Hamelia patens 'Compacta' / Dwarf Firebush
	NEP	Nephrolepis exaltata / Boston Fern
	PEN	Pennisetum setaceum 'Atlus' / White Fountain Grass
	PHI	Philodendron selloum / Philodendron
	SAK	Sansevieria trifasciata / Snake Plant
	TRAC	Tripsacum dactyloides / Fakahatchee Grass
	ZAM	Zamia furfuracea / Cardboard Plant
SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	HEL	Helianthus Debbila / Dune Sunflower
	LAN	Lantana camara / Lantana
	LAM	Lantana montevidensis / Purple Weeping Lantana
	MIC	Microsorum scolopendrium / Wart Fern
	SPA	Spathoglottis plicata / Purple Ground Orchid
	TRA	Trachelospermum asiaticum / Asiatic Jasmine
	TRJ	Trachelospermum jasminoides / Confederate Jasmine
SOD AND MULCH		
	MULCH	Shredded Melaleuca / Mulch
	SOD	Stenotaphrum secundatum 'Floritam' / Floritam St. Augustine Sod

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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

Drawing name: H:\JOBS\K-Park_24-060\Revised Revs_001\Drawings\Landscape Plan\Pod B - Mixed Use\200.01.00_LP Pod B_Resubmittal for ZIP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

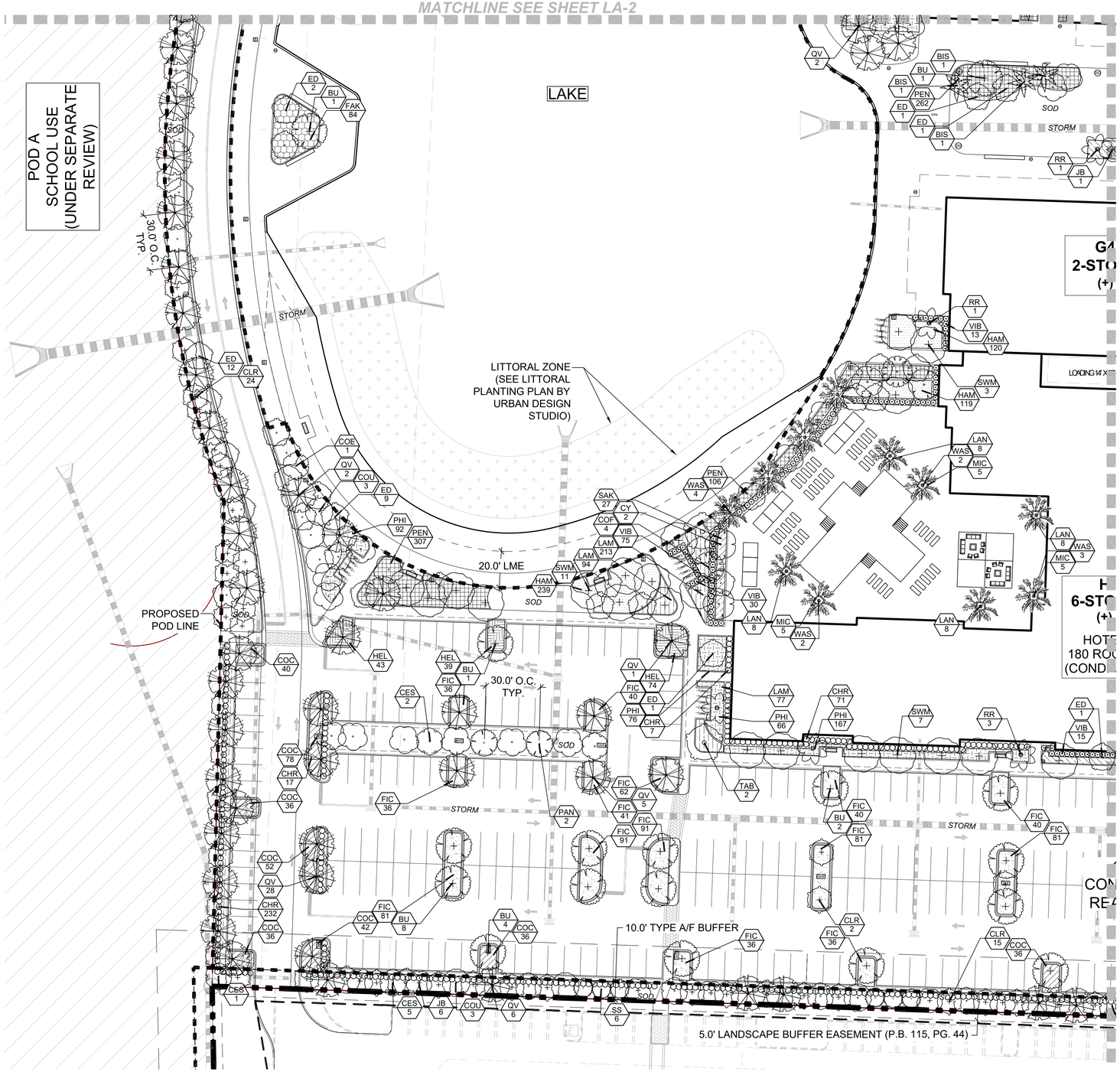
Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:

2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-3
of 9



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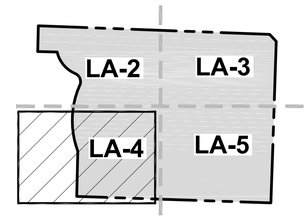

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	RH	Rhapis excelsa / Lady Palm
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	SG	Sabal palmetto / Cabbage Palm
	SER	Serenoa repens 'Cinera' / Silver Saw Palmetto
	WAS	Washingtonia robusta / Washingtonia Palm
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	BU	Bursera simaruba / Gumbo Limbo
	CLR	Clusia rosea / Pitch Apple
	COU	Cocoloba uvifera / Seagrape
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	ED	Elaeocarpus decipiens / Japanese Blueberry Tree
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	JB	Juniperus virginiana / Juniper Brodie
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	NER	Neomarica caerulea 'Regina' / Giant Apostle's Iris
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Wellington MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

Drawing name: H:\JOBS\K-Park_2A-080\Related Plans_001\Drawings\Landscape Plans\Pod B - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2025.09.29 SUBMITTAL
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RESUBMITTAL

LA-4
of 9

MATCHLINE SEE SHEET LA-3

MATCHLINE SEE SHEET LA-4

F1
2-STORY

E1
2-STORY

E2
2-STORY

C1
1-STORY

C2
2-STORY

D1
3-STORY
(+)

D2
3-STORY
(+)

G5
1-STORY

STATE ROAD 7 (U.S. 441)

DRIVEWAY #4
RIGHT IN
RIGHT OUT

EXISTING
ULT. R/W
LINE /
BASE
BUILDING
LINE

20' TYPE C
LANDSCAPE BUFFER
W/ 5' OVERLAP OF
U.E.

10.0' TYPE A/F BUFFER

5.0' LANDSCAPE BUFFER EASEMENT (P.B. 115, PG. 44)

ROOT
BARRIER,
TYP.

30.0' O.C.
TYP.

15.0'
U.E.

20.0'
U.E.

24.6'
U.E.

10.0'

WATER

CANOPY

SERVICE CORRIDOR

LIFT STATION

LOADING 14' X 50'

LOADING 14' X 40'

STORM

SOD

FH

T

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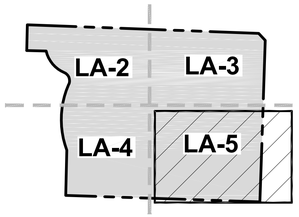

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Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

Drawing name: H:\JOBS\K-Park_24-060\Related Revs_001\Drawings\Landscape Plans\Pg 6 - Mixed Use\2025.01.08_LP Pod B_Resubmittal for ZIP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
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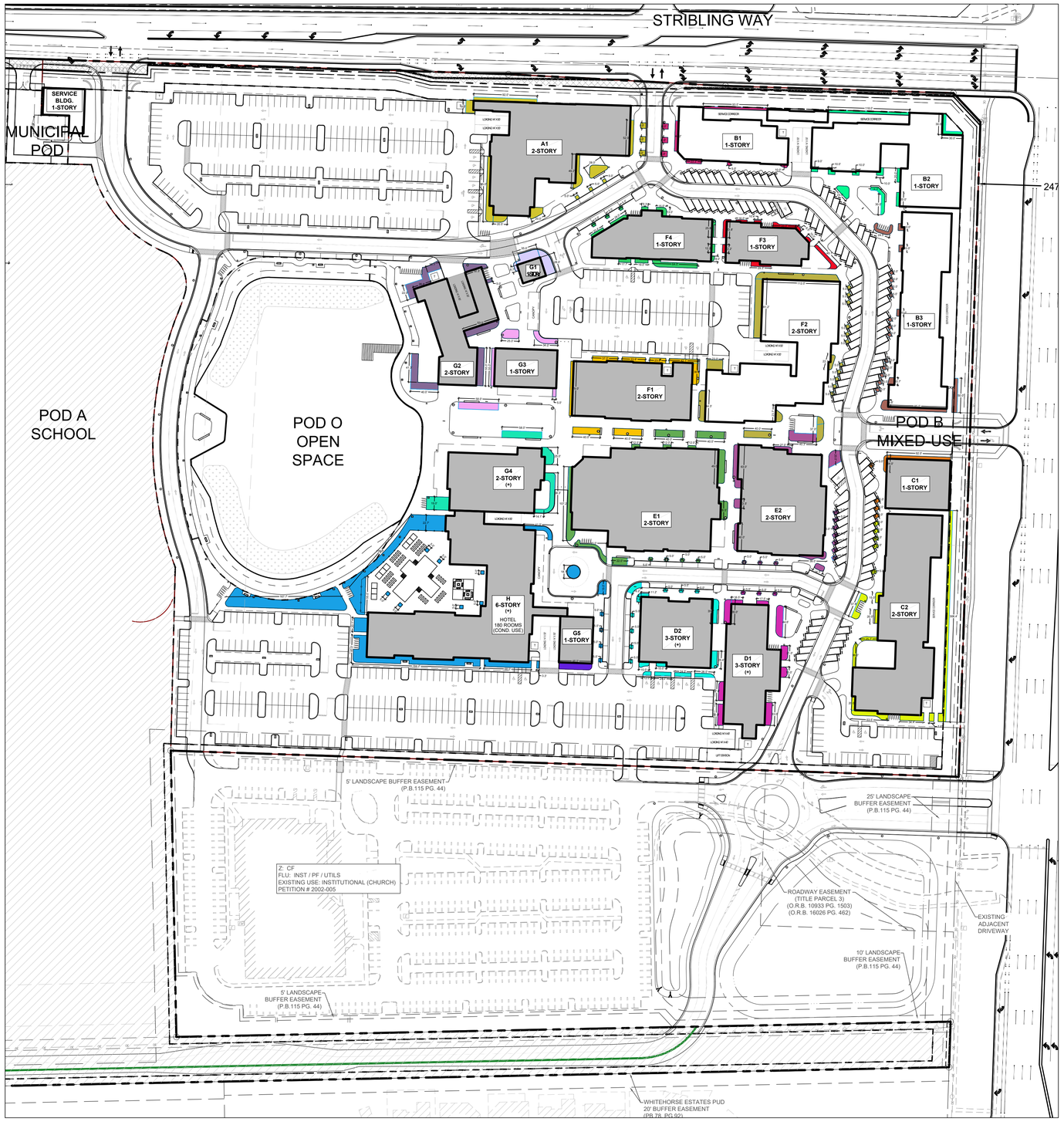
Revision Dates:

2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-5
of 9

FOUNDATION PLANTING EXHIBIT - POD B



FOUNDATION PLANTING BREAKDOWN CHART - POD B

A1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	229 @ 40% = 91.6	92 LF	461 SF
East	191 @ 40% = 76.4	168.2 LF	1195.5 SF
South	190 @ 40% = 76	40.2 LF	436 SF
West	107 (EXCLUDES SERVICE AREA) @ 40% = 42.8	113.5 LF	808.4 SF
TOTALS	287 LF OR 2,870 SF	413.9 LF	2900.9 SF

B1

	REQUIRED	PROPOSED	
Width	5'	UP TO 10' OR GREATER	
North	129 @ 40% = 51.6	91 LF	279 SF
East	0 (EXCLUDES SERVICE AREA) @ 40% = 0	0 LF	0 SF
South	153 @ 40% = 61.2	37.2 LF	199 SF
West	80 @ 40% = 32	68.2 LF	402 SF
TOTALS	144.8 LF OR 724 SF	196.4 LF	880 SF

B2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	229 @ 40% = 91.6	178 LF	702.8 SF
East	106 @ 40% = 42.4	0 LF	0 SF
South	195 (EXCLUDES SERVICE AREA) @ 40% = 78	146 LF	919 SF
West	9 (EXCLUDES SERVICE AREA) @ 40% = 3.6	0 LF	0 SF
TOTALS	215.6 LF OR 1078 SF	324 LF	1621.8 SF

B3

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	5 (EXCLUDES SERVICE AREA) @ 40% = 2	0 LF	0 SF
East	309 @ 40% = 123.6	50 LF	342 SF
South	85 @ 40% = 34	94.8 LF	561.3 SF
West	306 @ 40% = 122.4	125.2 LF	766.3 SF
TOTALS	282 LF OR 1410 SF	270 LF	1669.6 SF

C1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	92 @ 40% = 36.8	92 LF	459 SF
East	72 @ 40% = 28.8	0 LF	0 SF
South	8 (EXCLUDES SERVICE AREA) @ 40% = 3.2	0 LF	0SF
West	72 @ 40% = 28.8	44 LF	243.7 SF
TOTALS	97.6 LF OR 488 SF	136 LF	702.7 SF

C2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	5 (EXCLUDES SERVICE AREA) @ 40% = 2	0 LF	0 SF
East	323 @ 40% = 129.2	306.4 LF	1611.6 SF
South	100 (EXCLUDES SERVICE AREA) @ 40% = 40	94.9 LF	792.7 SF
West	386.5 @ 40% = 154.6	184.5 LF	1067 SF
TOTALS	325.8 LF OR 3258 SF	585.8 LF	3471.3 SF

D1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	15'	UP TO 10' OR GREATER	
North	54 @ 40% = 21.6	34 LF	282 SF
East	214 @ 40% = 85.6	113.6 LF	1101 SF
South	52 (EXCLUDES SERVICE AREA) @ 40% = 20.8	0 LF	0 SF
West	180 @ 40% = 72	93.4 LF	823.6 SF
TOTALS	200 LF OR 3000 SF	241 LF	2206.6 SF

D2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	15'	UP TO 10' OR GREATER	
North	115 @ 40% = 46	42.4 LF	291.5 SF
East	100 @ 40% = 40	60.4 LF	501 SF
South	110 @ 40% = 44	54 LF	653 SF
West	94 @ 40% = 37.6	27.8 LF	171 SF
TOTALS	167.6 LF OR 2514 SF	184.6 LF	1616.5 SF

E1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	213 @ 40% = 85.2	116 LF	972.5 SF
East	167 @ 40% = 66.8	75.4 LF	757 SF
South	237 @ 40% = 94.8	87 LF	632 SF
West	116 @ 40% = 46.4	107.2 LF	659 SF
TOTALS	293.2 LF OR 2932 SF	385.6 LF	3020.5 SF

E2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	132 @ 40% = 52.8	67.3 LF	647.9 SF
East	156 @ 40% = 62.4	55 LF	573 SF
South	129 @ 40% = 51.6	68.3 LF	369.7 SF
West	163 @ 40% = 65.2	116.5 LF	802.7 SF
TOTALS	232 LF OR 2320 SF	307.1 LF	2393.3 SF

F1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	177 @ 40% = 70.8	136.5 LF	950 SF
East	83.5 @ 40% = 33.4	36.6 LF	279.2 SF
South	179 @ 40% = 71.6	80 LF	800 SF
West	79 @ 40% = 31.6	79 LF	316 SF
TOTALS	207.4 LF OR 2074 SF	332.1 LF	2345.2 SF

F2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	112 @ 40% = 44.8	112 LF	1171.6 SF
East	197 @ 40% = 78.8	137.8 LF	865.6 SF
South	201 @ 40% = 80.4	40 LF	400 SF
West	201 (EXCLUDES SERVICE AREA) @ 40% = 80.4	148.5 LF	1641.7 SF
TOTALS	284.4 LF OR 2844 SF	438.3 LF	4078.9 SF

F3

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	107' @ 40% = 42.8	67.9 LF	329.7 SF
East	72 @ 40% = 28.8	55.1 LF	276.7 SF
South	119 @ 40% = 47.6	29.3 LF	153 SF
West	60 @ 40% = 24	36 LF	205 SF
TOTALS	143.2LF OR 716 SF	188.3 LF	964.4 SF

F4

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	141 @ 40% = 56.4	100.7 LF	452.5 SF
East	61 @ 40% = 24.4	46 LF	186.7 SF
South	176 @ 40% = 58.4	100.7 LF	699 SF
West	92.6 @ 40% = 37	0 LF	0 SF
TOTALS	176.2 LF OR 881 SF	247.4 LF	1338.2 SF

G1

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	35 @ 40% = 14	35 LF	420 SF
East	28 @ 40% = 11.2	28 LF	478 SF
South	35 @ 40% = 14	0 LF	0 SF
West	28 @ 40% = 11.2	8.7 LF	61 SF
TOTALS	50.4 LF OR 252 SF	71.7 LF	959 SF

G2

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	72.5 (EXCLUDES SERVICE AREA) @ 40% = 29	101 LF	1099 SF
East	309 @ 40% = 123.6	113 LF	1098.5 SF
South	55 @ 40% = 22	0 LF	0 SF
West	160 @ 40% = 64	81.3 LF	812.6 SF
TOTALS	238.6 LF OR 2386 SF	295.3 LF	3009.6 SF

G3

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	90 @ 40% = 36	59 LF	605 SF
East	55 @ 40% = 22	0 LF	0 SF
South	90 @ 40% = 36	63 LF	641 SF
West	55 @ 40% = 22	55 LF	275 SF
TOTALS	116 LF OR 1160 SF	177 LF	1521 SF

G4

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	10'	UP TO 10' OR GREATER	
North	145 @ 40% = 58	58 LF	579 SF
East	112 @ 40% = 44.8	97.4 LF	908.5 SF
South	8 (EXCLUDES SERVICE AREA) @ 40% = 3.2	0 LF	0 SF
West	88 @ 40% = 35.2	19 LF	63 SF
TOTALS	141.2 LF OR 1412 SF	174.4 LF	1550.5 SF

G5

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	5'	UP TO 10' OR GREATER	
North	38 @ 40% = 15.2	0 LF	0 SF
East	67 @ 40% = 26.8	0 LF	0 SF
South	48 @ 40% = 19.2	48 LF	441 SF
West	0 (EXCLUDES SERVICE AREA) @ 40% = 0	0 LF	0 SF
TOTALS	61.2 LF OR 306 SF	48 LF	441 SF

H

	REQUIRED	PROPOSED LF	PROPOSED SF
Width	25'	UP TO 10' OR GREATER	
North	N/A (ABUTS BUILDING G4)	0 LF	0 SF
East	309 @ 40% = 123.6	98.7 LF	871 SF
South	297.79 (EXCLUDES SERVICE AREA) @ 40% = 119	255.5 LF	3,123SF
West	468.6 @ 40% = 187.4	478.8 LF	6,756SF
TOTALS	430 LF OR 10,750 SF	833 LF	10,750 SF

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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Foundation Planting

Drawing name: H:\URBDK-Proj_24-060\Related Docs_001\Drawings\Landscape Plans\Pod B - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:

2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-6
of 9

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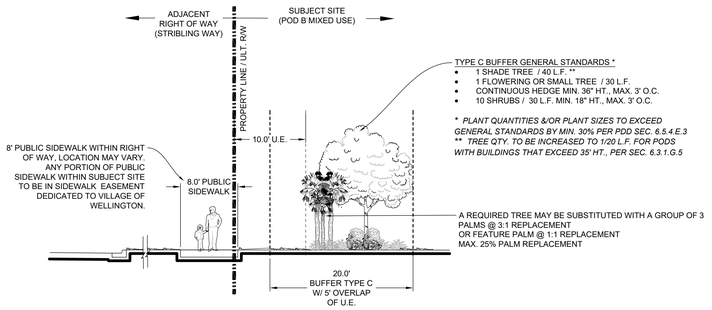
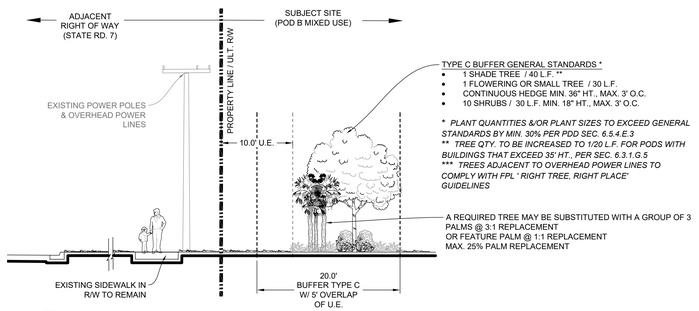
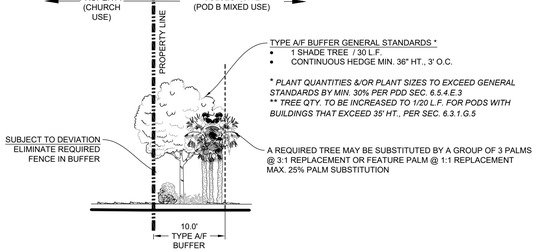


C.3 BUFFER TYPE C — SCALE: 1"=10'-0"
POD 'C' NORTH SIDE ADJ. TO RIGHT OF WAY



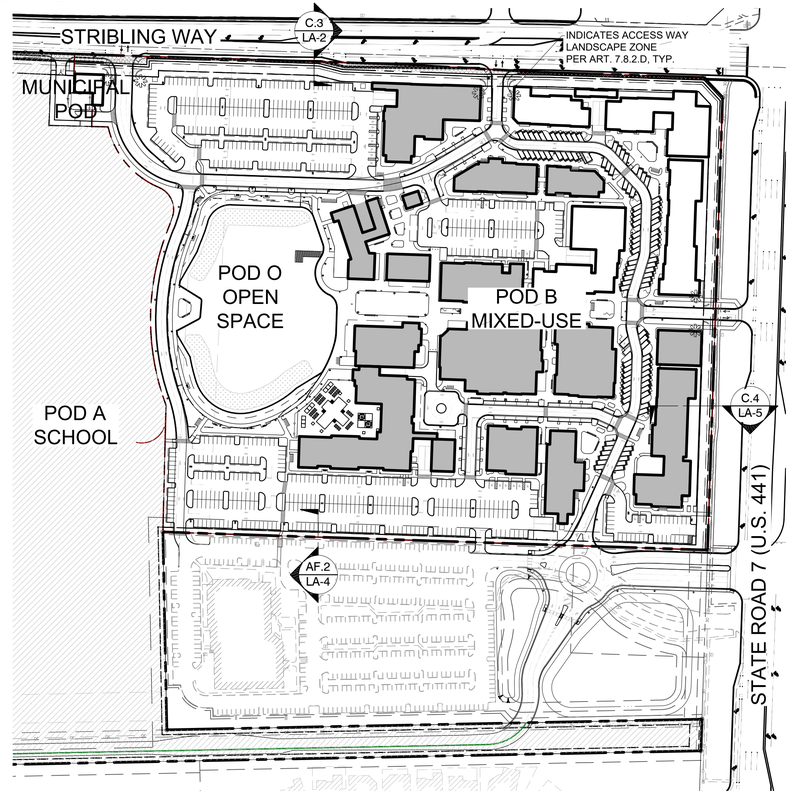
C.4 BUFFER TYPE C — SCALE: 1"=10'-0"
POD 'C' EAST SIDE ADJ. TO RIGHT OF WAY



AF.2 BUFFER TYPE A/F — SCALE: 1"=10'-0"
POD 'B' & 'C' SOUTH SIDE ADJ. TO CHURCH

POD B BUFFER PLAN KEY MAP

NOT TO SCALE



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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Buffer Details

Drawing name: H:\CAD\DK-Park_2A-080\Related Revis_001\Drawings\Landscape Plan\Pod B - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

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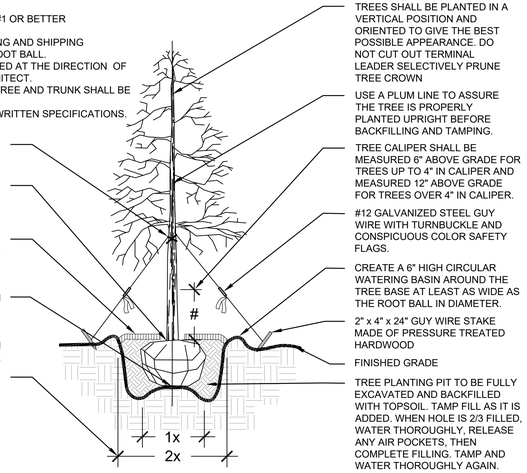
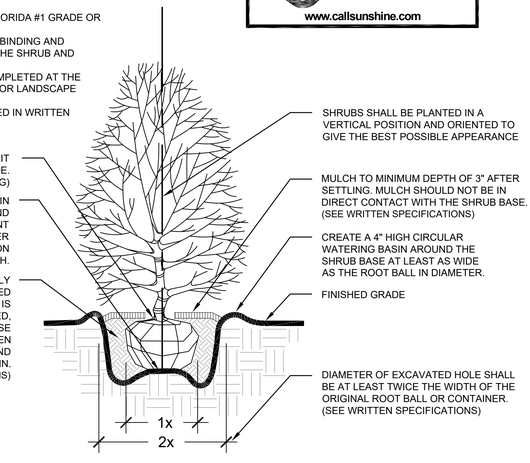
NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

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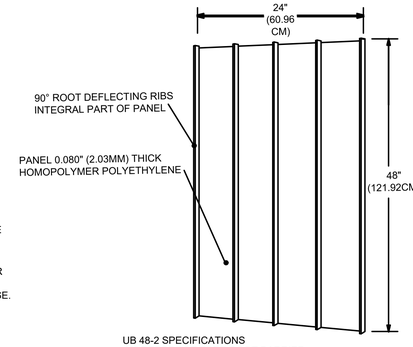


UB 48-2 SPECIFICATIONS
48" DEEPROOT TREE ROOT BARRIER

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.

A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE EITHER PRODUCT UB 48-2 AS MANUFACTURED BY DEEPROOT PARNTERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDE PANELS, OF 0.80" (2.03MM) WALL THICKNESS IN MODULES 24" (61CM) LONG 48" (122 CM) DEEP, MANUFACTURED WITH HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE. EACH 2 FOOT (61CM) SECTION SHALL HAVE:

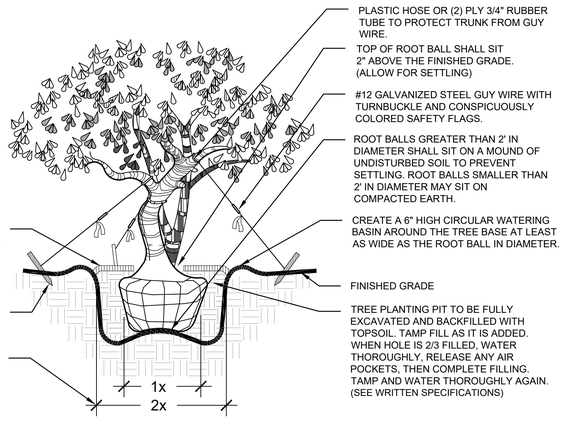
NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART.
SEE PANEL DRAWING.

AN INTEGRATED JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

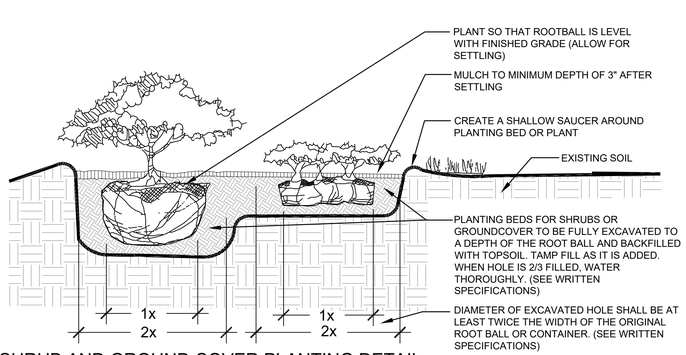
B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DIRECTING RIB SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP EDGE SHALL BE 1/2" TO 1" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE OR WHERE SPECIFIED TO FORM A CIRCLE AROUND THE ROOT BALL.

2. EXCAVATION AND PREPARATION SHALL CONFORM TO THE DRAWINGS.

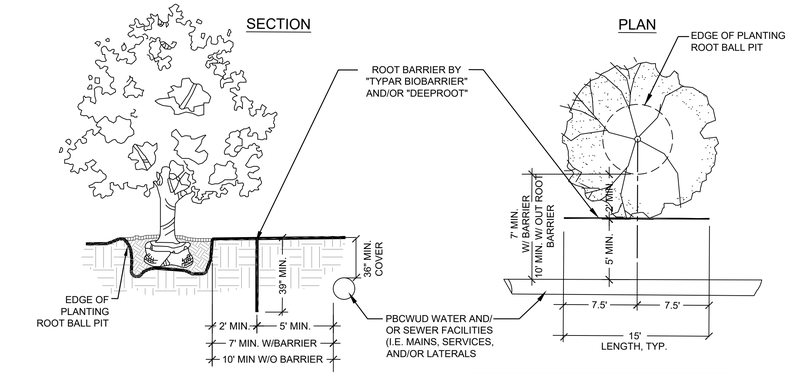
NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



ROOT BARRIER DETAIL
NOT TO SCALE

ROOT BARRIER LENGTH
ROOT BARRIER TO BE PLACED 15' ON CENTER OF TREE

LANDSCAPE AND ROOT BARRIER NOTE:

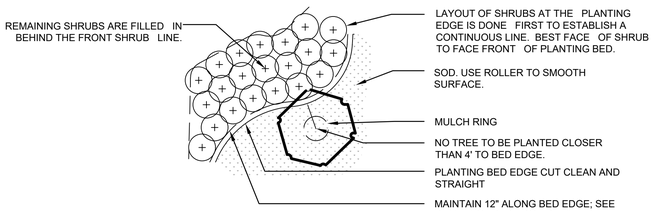
1.) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.

2.) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.

3.) ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.

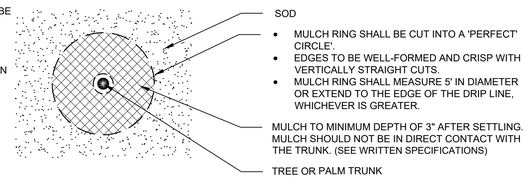
4.) SOD ONLY SHALL BE INSTALLED WITHIN 5' MINIMUM OF ANY DEPARTMENT WATER METER.

5.) WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM, THE PANEL RIBS MUST FACE THE ROOT BALL. *



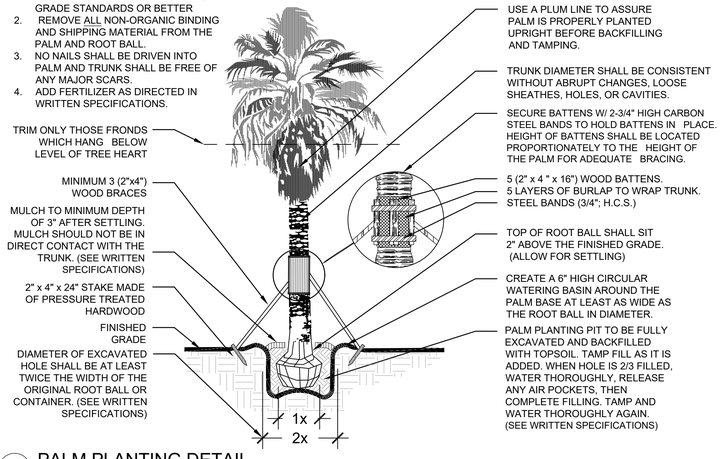
SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.

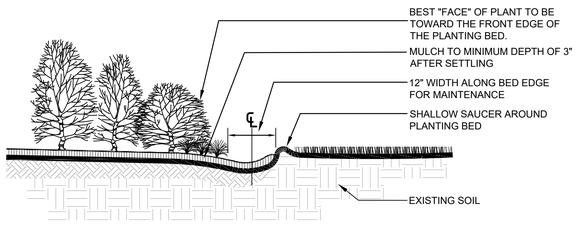


MULCH RING IN SOD DETAIL
NOT TO SCALE

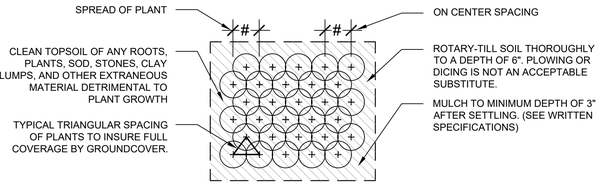
NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



PALM PLANTING DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Planting Details

Date:	July 2025
Project No.:	24-060.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

LA-8
of 9

Drawing name: H:\UDS\DK-Pine_24-060\Related Items_001\Drawings\Landscape Plans\24-B - Mixed Use\2026.01.08_LP Pod B_Resubmittal for ZIP.dwg

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL
By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED
A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE
A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS
A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS
A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS
2.01 TOPSOIL
A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS
A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
   1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
   2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
   3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
   4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER
A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS
A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

   Apply dry, using the following amounts:
   1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
   2. For trees and palms over 36" diameter root ball use two 3 oz.
   3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

   For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL
A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.

   1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
   2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.

C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

   Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS
A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to cover the stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION
A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION
3.01 GENERAL
A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
   1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
   2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
   1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
   2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION
A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING
A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

   1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be re-tilled in the affected areas.
   2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING
A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

   1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
   2. Eliminating all erosion scars prior to beginning planting.
   3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS
A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., and stiffeners shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS
A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the Owner or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS
A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING
A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL
A. If specified, landscaping in planters shall be installed using the following method:

   1. Install 4" deep layer of fine crushed stone in bottom of planter.
   2. Install filter fabric over stone layer. Turn up edges of fabric all around.
   3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
   4. Install plant material as specified elsewhere in these specifications.
   5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS
A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS
4.01 MAINTENANCE AND ESTABLISHMENT PERIOD
A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
E. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
G. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
H. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
I. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

   1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner or weed control. Apply per manufacturers specifications.
   2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
   3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
   4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:

   1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
   2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
   3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD
A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
   1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
   1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
   2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
   3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
   4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be

POD B – WELLINGTON VILLAGE MUPD (K-PARK)
CONDITIONAL USE – HEIGHT (BLDG. D1, D2, G4, H)
JUSTIFICATION STATEMENT

Request: Conditional Use - Height
Original Submittal: January 13, 2026
Resubmittal: February 3, 2026

urban design studio
Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST

On behalf of the Applicant, Wellington Property Owner, LLC, Urban Design Studio (UDS), as Agent, has prepared and hereby respectfully submits this application for Conditional Use Height approval above 35' for Buildings D1, D2, G4, and H within Pod B of the Wellington Village (K-Park) MUPD. As outlined in Section 5.3.11 of the ULDC, requests for buildings exceeding 35 feet in height shall require Conditional Use approval by the Village Council. Included in the submittal package are exterior elevations, materials, and renderings for the subject buildings, along with proposed site plan and landscape plans for Pod B. This application is submitted concurrently with a Conditional Use request to allow a Hotel, a Rezoning request from Community Facilities (CF) to Multiple Use Planned Unit Development (MUPD), a Master Plan application for the K-Park MUPD, and a Site Plan application for Pod B of the K-Park MUPD.

PROPERTY INTRODUCTION

The K-Park MUPD property comprises ±71.27-acres generally located at the southwest corner of Stribling Way and State Road 7 (US 441). The site is currently addressed 10400 Stribling Way and can be more specifically referenced by parcel control numbers (PCNs) 73-42-43-27-05-026-0011 and 73-41-44-24-06-003-0000 ("Subject Property"). The Mixed-Use Village site is planned on 24.05 acres, located on the eastern portion of the Subject Property.

Please refer to the associated Rezoning and Master Plan applications for additional details on the overall project. This narrative serves to address the specific Conditional Use Height criteria in relation to the proposed Buildings D1, D2, G4, and H.

SURROUNDING USES

The Subject Property is situated along the eastern boundary of the Village at the southwest corner of Stribling Way and State Road 7 (US 441). Within the Village, this portion of the State Road 7 corridor has been developed with primarily non-residential uses at a larger scale including the Palomino Park Medical Center and Marketplace at Wycliffe to the south as well as the Village Green Center, the Mall at Wellington Green, and Wellington Regional Medical Center to the north. Similarly, the Stribling Way corridor provides for a number of nearby institutional uses including the adjacent Life Church Wellington, Emerald Cove Middle School and Olympia Park to the east, and the Village Park Athletics Complex to the west. In addition to the considerable non-residential uses in the surrounding area, properties to the west, north, and south are developed with single-family residential uses on lots of one-fifth to one-quarter of an acre and separated from the site by road right-of-way or substantial landscape buffers. The Subject Property is strategically positioned to provide for the proposed mix of uses

contemplated for the K-Park MUPD, including the proposed school use on the western portion of the site.

Please refer to the following summary table with information on the land use and zoning of adjacent properties in closest proximity to the Subject Property.

	Existing Use	Land Use	Zoning
Northwest	**SF Residential – Castellina**	**Residential C**	**Residential PUD**
Northeast	**Commercial – Village Green Center**	**Community Commercial (CC)**	**Community Commercial (CC)**
South	**SF Residential – Farmington Estates (PBC)**	**Residential Low Density (PBC)**	**Residential PUD (PBC)**
Southeast	**Life Church Wellington**	**Community Facilities (CF)**	**Community Facilities (CF)**
East	**State Rd 7 ROW - Olympia Park**	**Community Facilities (CF)**	**Community Facilities (CF)**
West	**SF Residential – Oakmont Estates**	**Residential C**	**Residential PUD**

SITE DESIGN

Pod B

Pod B totals 24.05 acres and serves as the mixed-use and social hub of the project with a mix of horizontally and vertically integrated uses including 15 multi-family residential units above non-residential uses and a regional destination for the residents of the Village of Wellington to eat, work, and play.

Pod B is designed as a Mixed-Use Village with storefronts and buildings oriented around an organic network of public spaces such as pedestrian promenades, plazas, parklets, pathways, wide sidewalks and gardens serving as key focal points for the development. Of the 19 buildings within Pod B, four (4) of the proposed buildings exceed 35’ and are the subject of the Conditional Use Height approval request. The buildings above 35’ within Pod B are listed below:

Building D1
Building D1 is a three-story mixed-use building totaling 33,250 gross square feet. It contains 10,100 square feet of retail and 400 square feet of restaurant space on the first floor. The second floor consists of 11,750 SF of office space. The third floor consists of 11,000 SF of office space. Building D1 totals 42’ in height, reflecting a 7’ increase above the base 35’ height requirement and is connected to Building D2 through a bridge on the second and third stories.

Building D2
Building D2 is a three-story mixed-use building totaling 35,150 gross square feet. It contains 8,500 square feet of retail, 400 square feet of restaurant space, and 1,500 square feet of office space on the first floor. The second floor consists of 11,750 SF of

office space. The third floor consists of 11,000 SF of office space. Building D2 consists of 2,000 square feet of back-of-house space. Building D2 totals 42’ in height, reflecting a 7’ increase above the base 35’ height requirement and is connected to Building D2 through a bridge on the second and third stories.

Building G4
Building G4 is a two-story mixed-use building totaling 22,500 gross square feet. The program includes 11,500 square feet of restaurant space on the first floor, and 10,000 square feet of restaurant space on the second floor. The building also includes 1,000 square feet of BOH operations which is included in the gross square footage calculation for the Master Plan. Building G4 is positioned east of the Pod O Lake and is designed to frame and activate the waterfront with an interactive pedestrian open space and outdoor dining. Building G4 totals 46.38’ in height to the average height of the gable roof.

Building H – Hotel

The hotel ranges between six and seven stories and totals 175,000 gross square feet. It is programmed for 180 rooms, and will be managed as an extended-stay hotel to compliment the other planned commercial uses in Pod B. The Hotel is proposed to be 86’ in height to its highest element as permitted by Section 6.3.1.F.5.f.iv.

CONDITIONAL USE – HEIGHT STANDARDS

Pursuant to the Village's Development Review Manual and Section 5.3.11 of the Land Development Regulations, the following standards apply to any request for Conditional Use approval for building height exceeding 35 feet. Please consider the Applicant's responses to all applicable standards as listed below.

1. That the proposed request is consistent with all elements of the Comprehensive Plan.

Response: *As a component of the Conditional Use Height request for buildings exceeding 35 feet within the 71.27-acre K-Park MUPD, the proposed buildings are consistent with all elements of the Village of Wellington Comprehensive Plan, specifically the Future Land Use & Community Design Element (LU&CD). The project fulfills the vision for large-scale mixed-use developments and aligns with the community's long-term planning principles. The location of the site along State Road 7 fulfills Objective LU&CD 2.5, which promotes the corridor's evolution into a mixed-use destination with housing, businesses, and employment opportunities. The hotel, retail, and dining components encourage job creation and community interaction, consistent with Policies LU&CD 2.5.3 and 2.5.4.*

The project also complies with Policy LU&CD 2.1.4 as appropriate transitioning and setbacks are proposed for the buildings with heights that exceed 35' as referenced in this application. Buildings D1, D2, G4, and H are all centrally located within Pod B and oriented towards the State Road 7 corridor where the location of the proposed heights is more contextually appropriate. Pod B is positioned more than 400' setback from the nearest single-family residential properties to the north and west, and is separated from properties to the east by approximately 70' of swale area within the State Road 7 ROW before roadway pavement and vehicular traffic. Furthermore, each building complies with individual setback requirements as detailed later in this narrative.

The project complies with Policy MB 1.1.3 as the MUPD proposes a widened sidewalk within the Stribling Way ROW, a comprehensive sidewalk network along the storefront and plaza areas of Pod B, and an 8' minimum lake path surrounding the Pod "O" Common Open Space Lake. The site is also designed to ensure adequate circulation aisles, turning radii and parking spaces for comfortable vehicular circulation, demonstrating compliance with Policy MB 2.1.2.

The project will also comply with Policy CSR 3.1.1 of the Conservation, Sustainability, & Resiliency Element. The proposed construction for Pod A and Pod B will be designed to achieve LEED silver certification or similar green building ratings on the architecture proposed.

2. That the proposed request is in compliance with Section 6.3.1.F, Building Height, of Wellington's LDR.

Response: *See below for standards demonstrating compliance with Section 6.3.1.F*

Building Height Compliance Analysis:

Pursuant to Section 6.3.1.F.5 of the LDR, all buildings exceeding 35 feet in height must meet the following requirements:

a. Minimum Property Size (Section 6.3.1.F.5.a)

Requirement: The property shall be a minimum of two (2) acres in size.

Response: *The proposed request complies as Pod B totals 24.05 acres which exceeds two (2) acres in size.*

b. Location Requirements for Residential E, F, G, H Land Uses (Section 6.3.1.F.5.b)

Requirement: Building(s) within Residential E, F, G, and H land uses shall be located within a Planned Development and shall be within 500 linear feet of a collector road or road with a higher classification.

Response: *This standard is not applicable as the site is located within a Mixed-Use (MU) land use; however, the site is located within a Planned Development within 500 linear feet of State Road 7 which is a principal arterial road.*

c. Additional Setback Requirements (Section 6.3.1.F.5.c)

Requirement: The building(s) shall provide one (1) foot of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building or structure that exceeds 35 feet. The Council may approve exceptions if it is determined that the additional setbacks are inconsistent with the building's architectural style.

Response: *The buildings that are proposed to exceed 35' comply with additional setback standards as depicted below:*

Building ID	***Proposed Height***	***Height Above 35'***	***Minimum Setback Requirement***	***Required Setback***	***Provided Setback***
Building D1	*42'*	*7'*	*Front (Stribling): 25'*	*Front: 32'*	*758.9'*
			Corner (SR7): 25'	*Corner: 27'*	*263.6'*
			Rear (South PL): 30'	*Rear: 37'*	*45.5'*
			Front (Stribling): 25'	*Front: 32'*	*752.9'*

Building D2	*42'*	*7'*	*Corner (SR7): 25'*	*Corner: 27'*	*364.8'*
			Rear (South PL): 30'	*Rear: 37'*	*145.47'*
Building G4	*46.38'*	*11.38'*	*Front (Stribling): 25'*	*Front: 36.38'*	*525.9'*
			Corner (SR7): 25'	*Corner: 36.38'*	*620.21*
			Rear (South PL): 30'	*Rear: 41.38'*	*362.1'*
Building H	*86'*	*51'*	*Front (Stribling): 25'*	*Front: 76'*	*620'*
			Corner (SR7): 25'	*Corner: 76'*	*609.21'*
			Rear (South PL): 30'	*Rear: 81'*	*145'*

d. Adjacency to Single-Family Residential (Section 6.3.1.F.5.d)

Requirement: Buildings adjacent to single-family residential properties shall provide two (2) feet of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building that exceed 35 feet on the side of the building adjacent to the single-family properties. The property shall not be located adjacent to single-family residential property. Non-collector roadways and canals are not considered separation.

Response: *This standard is not applicable as none of the proposed buildings subject to Conditional Use Height approval within Pod B are adjacent to Single-Family Residential.*

e. Design Criteria (Section 6.3.1.F.5.e)

Requirement: The site design project must include at least three (3) or more of the following design criteria, as approved by the Council:

1. A parking structure that results in reduced paved parking areas or additional open green space;
2. Eco-design or facilities such as electric vehicle charging stations, green roofs, solar panels and/or bio swales;
3. Funding for privately improved and maintained public amenities on or contiguous to the project site, such as replacing/widening sidewalks, adding or improving bus shelters/stops, public art, public open space, or pedestrian streetscape enhancements;
4. LEED based design or Florida Green Building design certification of silver or higher;
5. Providing a minimum of 30% of the housing units with prices/rents available/accessible to households within 80% - 140% of Wellington's median income;

Response: *The proposed project will incorporate a minimum of three (3) design criteria: electric vehicle charging stations throughout the site; privately improved public amenities and pedestrian streetscape enhancements as depicted in the Pod B Site Plan and Project Standards Manual, including an organic network of public spaces such as*

pedestrian promenades, plazas, and 8-foot sidewalks along storefronts; and LEED-based design or Florida Green Building design certification of silver or higher for all buildings.

f. Additional Height Allowance (Section 6.3.1.F.5.f)

Requirement: Buildings may be eligible for an additional 15% height allowance, approved by the Wellington Council, based on specific criteria.

iv) Buildings eligible for a maximum building height of 72 feet may also be approved for an additional 20% of height if the following criteria are met:

1. Height allowance increase of 20% is limited to one (1) building within a Planned Development and/or project area.

   Response: The 20% height allowance increase is limited to one (1) building within the MUPD which is specifically for the Building H Hotel.

2. Story heights shall be a minimum of 11 feet. Stories are measured from the floor to the lowest structural member that supports the story above.

   Response: All stories are a minimum of 11 feet, as depicted in the Architectural Elevations for the Building H Hotel.

3. The entire building shall be setback an additional two (2) feet for every one (1) foot above 35 feet.

   Response:

Building ID	***Proposed Height***	***2x Height Above 35'***	***Minimum Setback Requirement***	***Required Setback***	***Provided Setback***
Building H	*86'*	*102'*	*Front (Stribling): 25'*	*Front: 127'*	*620'*
			Corner (SR7): 25'	*Corner: 127'*	*609.21'*
			Rear (South PL): 30'	*Rear: 132'*	*145'*

4. No additional height allowance is permitted as referenced in subsections i, ii, and iii.

   Response: *Acknowledged.*

h. Palm Planting Standards (Section 6.3.1.F.5.g)

Requirement:

- A minimum of 25% of the palms shall have a gray or brown wood height equal or greater than one-third (1/3) the overall height of the subject building and shall be located within the foundation plantings areas.

- A minimum of 25% of the palms shall have a minimum gray or brown wood height in excess of 12 feet and be placed within the foundation plantings areas.

Response: *See below table depicting compliance for each building with required gray wood heights consistent with the proposed building heights. See landscape plan, and associated gray wood height exhibit.*

BUILDING D1

Requirement	***Building Height***	***Required Gray Wood Height***	***Provided Gray Wood Height***	***Percentage Required***	***Total # of Palms***	***Number Required***	***Number Provided***
25% at 1/3 building height	*42'*	*14'*	*22'-24' (Royal Palms)*	*25%*	*8*	*2*	*3*
25% over 12'	*42'*	*12' minimum*	*22'-24' (Royal Palms)*	*25%*	*8*	*2*	*3*

BUILDING D2

Requirement	***Building Height***	***Required Gray Wood Height***	***Provided Gray Wood Height***	***Percentage Required***	***Total # of Palms***	***Number Required***	***Number Provided***
25% at 1/3 building height	*42'*	*14'*	*22'-24' (Royal Palms)*	*25%*	*6*	*2*	*3*
25% over 12'	*42'*	*12' minimum*	*22'-24' (Royal Palms)*	*25%*	*6*	*2*	*3*

BUILDING G4

Requirement	***Building Height***	***Required Gray Wood Height***	***Provided Gray Wood Height***	***Percentage Required***	***Total # of Palms***	***Number Required***	***Number Provided***
25% at 1/3 building height	*46.38'*	*15.44'*	*22'-24' (Royal Palms)*	*25%*	*4*	*1*	*2*
25% over 12'	*46.38'*	*12' minimum*	*22'-24' (Royal Palms)*	*25%*	*4*	*1*	*2*

BUILDING H

Requirement	***Building Height***	***Required Gray Wood Height***	***Provided Gray Wood Height***	***Percentage Required***	***Total # of Palms***	***Number Required***	***Number Provided***
25% at 1/3 building height	*86'*	*28.38'*	*28' (Washingtonia Palms)*	*25%*	*15*	*4*	*10*
25% over 12'	*86'*	*12' minimum*	*28' (Washingtonia Palms)*	*25%*	*15*	*4*	*3*
			22'-24' (Royal Palms)				*1*

The Applicant acknowledges that all required landscaping approved to obtain height approval shall remain as a condition of approval and must remain as long as the structure remains. Any landscaping that dies, becomes diseased, or disfigured must be replaced in a reasonable time period and be the same size as the palm(s) they replaced.

3. That the proposed request will ensure general compatibility with adjacent properties and other property in the district (use and character).

Response:

The proposed request ensures general compatibility with adjacent properties and the district through strategic site planning and appropriate building placement. The hotel and commercial/retail uses are positioned along the high-traffic arterial roadway (State Road 7), which is the appropriate location for higher intensity commercial used. Buildings D1/D2 (42' height, 3-story) and G4 (46.38' height, 2-story) are clustered centrally within the site, positioned closer to State Road 7 rather than nearer to sensitive residential boundaries.

Building H (86' height) is strategically located in the interior of the site with substantial setbacks from all property lines, particularly from the nearest residential to the south. This central clustering creates significant distance from the nearest residential properties to the south (Castellina PUD), minimizing potential use conflicts. Building scale and massing are appropriate for a State Road 7 corridor location, which is characterized by higher-intensity commercial development.

4. That the design of the proposed request will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: *The design minimizes adverse effects on adjacent lands through substantial setbacks and strategic building placement that far exceed code requirements. The tallest*

structure, Hotel H at 86', is positioned centrally and setback 145.0' from the southern property line ensuring substantial visual separation. Along State Road 7, a minimum 25' front setback is substantially exceed for each building above 35' provided, with buildings appropriately oriented toward the arterial corridor where higher building heights are contextually suitable.

The architectural design incorporates graduated height transitions that step down from the 6-7 story hotel core to 3-story buildings (D1/D2 at 42'), 2-story structures (G4 at 46.38' and others), and 1-story buildings at the perimeter edges. This massing approach concentrates building heights at the site's interior near State Road 7 where higher intensity development is appropriate, while lower-scale buildings interface with adjacent properties. Enhanced buffering includes 20' Type C landscape buffers along State Road 7 and Stribling Way, that provide natural screening and visual separation. All service areas feature 6' high masonry screen walls, and the significant setbacks combined with central clustering ensure that visual impacts are minimized from all perspectives, particularly from residential areas to the south.

5. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

Response: *The proposed request complies with all Code standards for use, layout, function and general development characteristics as evidenced by the standards listed above for Section 6.3.1.F. earlier in this narrative.*

6. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

Response: *The proposed request is not out of scale with the needs of the Village of Wellington. Allowing the requested heights as part of this Conditional Use application will set the stage for the development of premier retail, dining, and hotel space for the benefit of residents within the Village of Wellington to eat, work, and play.*

CONCLUSION

On behalf of the applicants, Urban Design Studio requests favorable review and consideration of this request to approve the proposed Conditional Use application. The Project Managers at Urban Design Studio can be reached at 561-366-1100. Please feel free to contact with any questions or for additional information in support of this application.

Legislation Text

File #: ARB-379, **Version:** 1

ITEM: Petition No. 2026-0002-ARB Family Church Elevations and Materials

PUBLIC HEARING: YES **QUASI-JUDICIAL: YES**

SUMMARY: Architectural Review Board (ARB) approval of new construction for a 33,462 SF Church facility located at 12700 Forest Hill Boulevard.

FAMILY CHURCH — STAFF REPORT

Petition Number: 2026-0002-ARB

Owner: Family Church – 15 LLC.
1101 S Flagler Drive
West Palm Beach, FL 33401

Applicant: Lentzy Jean-Louis
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

Agent: Lentzy Jean-Louis/Tyler Woolsey – Urban Design Studio
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

Site Address: 12700 Forest Hill Blvd
Wellington, FL 33414

PCN(s): 73-41-44-03-02-001-0000

Future Land Use Map (FLUM) Designation:

Community Facilities

Zoning Designation:

Planned Unit Development (PUD)

Acreage:

5.00 Acres

Request:

Architectural Review Board (ARB) approval of new construction for a 33,462 SF Church facility located at 12700 Forest Hill Blvd.

Project Manager:

Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) 868-8634

Family Church will be located on the northeast corner of Forest Hill Blvd and Guilford Way.

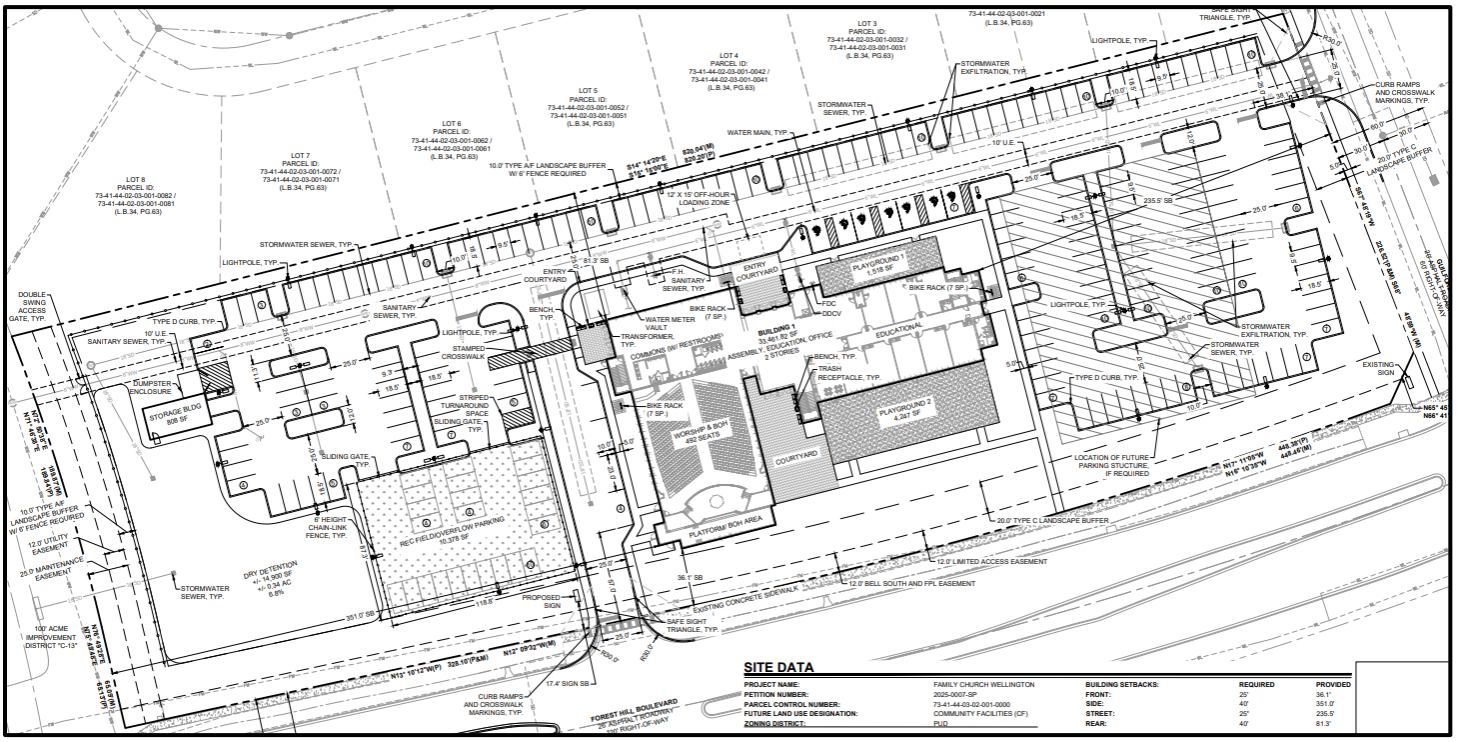
Location/Map:

Adjacent FLUM and Zoning Designation:

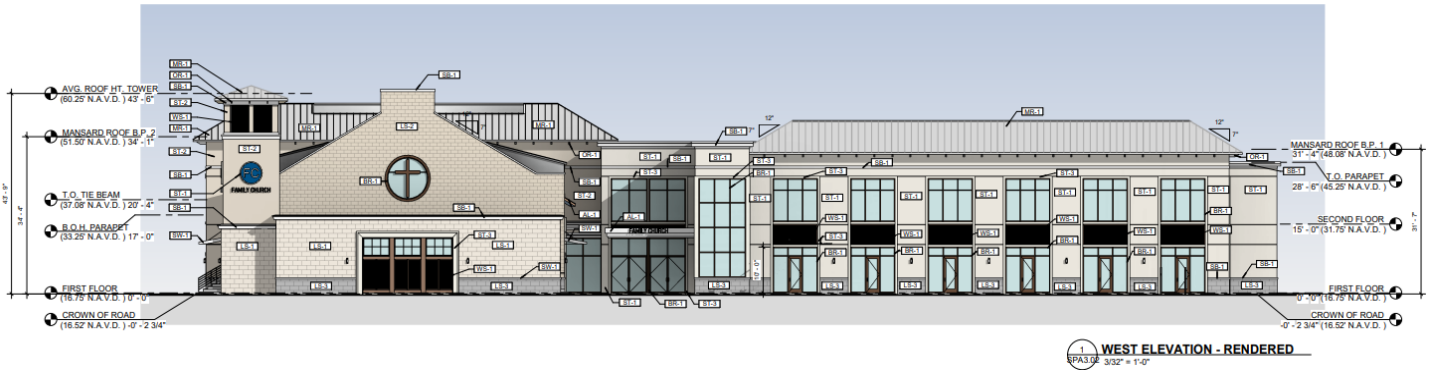
Adjacent Property	FLUM	Zoning
North	Residential E	PUD
South	Residential E	PUD
East	Residential E	PUD
West	Residential C	PUD

Site History and Current Request:

The subject site, located at 12700 Forest Hill Blvd, is situated on the northeast corner of Forest Hill Blvd and Guilford Way. The overall parcel is 5.00 acres and was formerly established as First Baptist Church of Wellington. A Site Plan (2025-0007-SP) is in progress for the 5.00-acre subject parcel to construct the new Family Church Facility. Also, a Building Permit (BP45-4537) is in progress for a monument Sign. This request is for ARB approval of the elevations, colors, and materials of the 33,462 square foot church facility.



Analysis:



Staff reviewed the request for ARB approval of the proposed new construction for consistency with Wellington's Land Development Regulations (LDR), Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, which require all non-residential buildings to obtain ARB approval before the issuance of building permits.

Exterior Elevations: The design standards aim to provide buildings and structures that reflect good design, utilize proper design concepts, and are suitable for Wellington. The building's Modern Mediterranean architectural style is visually compatible with the surrounding area. The primary façade finishes consist of smooth painted stucco, in neutral tones, complemented by a limestone veneer and concrete accents to incorporate texture and depth. The stone elements are utilized to emphasize the building entries, break up long wall expanses, and provide visual weight at the base of the structure.

A charcoal grey metal roof was selected for durability and compatibility with the overall architectural style. Parapet walls are used strategically to screen rooftop mechanical equipment and reduce the visual impact of roof structures when viewed from public rights-of-way. These elements, along with the required landscaping, soften the building's appearance. Architectural elements are provided on all four sides of the building. Aluminum canopies are also provided at primary entry points to enhance pedestrian weather protection, while clearly identifying building entrances. Included are awnings on the East and West playgrounds, which provide electric fans as an extra amenity, as shown in Exhibit B.

The accessory structures, a storage building and a dumpster enclosure, will be constructed using matching stucco finishes, metal roofing, and consistent color schemes to ensure visual consistency with the main structure. All facades on this accessory structure shall be finished with the same level of material quality and detailing.

Site Amenities: The project will provide three (3) bike racks with a black powder-coated finish and landscape hedging to screen. As shown in Exhibit B, a consistent design will be kept. The location of the bike racks will be on the eastern façade near the entry courtyard of the building. Six (6) benches will also be provided with a black powder-coated finish, consistent with Exhibit B, and will be located as a pair in both courtyards and on the Northeastern corner of the building. Four (4) litter and recycling receptacles are being provided with a similar finish to the bike racks and benches, as demonstrated in Exhibit B. Pedestrian circulation is supported through clearly defined walkways that connect building entrances, outdoor amenities, and parking areas, along with shaded rest areas.

MATERIAL & PAINT LEGEND		
FC-1	FC	FAMILY CHURCH LOGO, BRANDING SPECS TO MATCH CHURCH STANDARDS, REFER TO MSG CONSULTING SPECS.
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
LS-1		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 12" X 24"
LS-3		EXTERIOR FINISH WALL LIMESTONE MONTECITO BY 12" X 24"
WS-1		WOOD CLADDING - TRUE COLOR STEEL SIDING 6" LAP 10G CEDAR
SB-1		STUCCO BAND -WHITE TO RUN AROUND PARAPET AREAS) SW 7006 'EXTRA WHITE'
OR-1		CEDAR COLOR TO MATCH 10G CEDAR
BR-1		PREFAB - SIGNAGE COLOR BRONZE - WINDOW FRAMES AND MULLIONS
AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'

A total of two (2) playgrounds will be on the project, with Playground One being 1,518 SF and Playground Two being 4,247 SF. Both playgrounds will be screened by a 4 Foot and 6 Foot fence, consistent with Exhibit B. Both playgrounds will consist of poured-in rubber surfacing. The awnings on the playground will offer weather protection and enhance usability throughout the year.

All site amenities are designed with materials, colors, and finishes that align with visual consistency throughout the site. Overall, the proposed site amenities will enhance functionality, pedestrian comfort, and ambience.

Summary:

Based on the Findings of Fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0002-ARB:

1. The exterior elevations, colors, materials, finishes, and site amenities shall comply with the elevations shown in Exhibit C and D.

2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.

3. All rooftop mechanical equipment shall be screened from view as shown in Exhibit A. Before issuance of a Certificate of Occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view. Additional screening may be required if it is determined that the equipment is not fully screened.

4. Additional approvals may be required for signage, as there were no signage details or technical deviations included with this request.

5. All above-ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view.

6. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.

7. Permit approval is required before the construction/installation of proposed improvements.

8. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction may require ARB approval.

9. Before the closeout of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

Exhibits:

Exhibit A	Site Conditions
Exhibit B	Site Plan / Amenities
Exhibit C	Proposed Elevations
Exhibit D	Justification Statement

Exhibit A – Existing Site Conditions

Facing North

Facing South

DEVELOPMENT TEAM

OWNER / APPLICANT:
FAMILY CHURCH WELLINGTON
12700 FOREST HILL BOULEVARD
WELLINGTON, FL 33414
561.650.7400

PLANNER/LANDSCAPE ARCHITECT:
URBAN DESIGN STUDIOS
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
561.366.1100

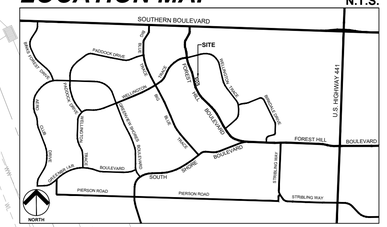
ARCHITECT:
ALEXIS KNIGHT ARCHITECTS, INC.
100 NE 6TH ST, SUITE 102
BOYNTON BEACH, FL 33435
561.374.9242

SURVEYOR:
LANDTEC CONSTRUCTION SURVEYING
840 US HWY 1, SUITE 330
NORTH PALM BEACH, FL 33408
561.210.9344

CIVIL ENGINEER:
WGI, INC.
548 NM MERCANTILE PLACE
PORT ST. LUCIE, FL 33986
561.713.1731

LOCATION MAP

N.T.S.



urban design studio
Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
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LOT 1
PARCEL ID:
73-41-44-02-03-001-0012 /
73-41-44-02-03-001-0011
(L.B.34, PG.63)

LOT 2
PARCEL ID:
73-41-44-02-03-001-0022 /
73-41-44-02-03-001-0021
(L.B.34, PG.63)

LOT 3
PARCEL ID:
73-41-44-02-03-001-0032 /
73-41-44-02-03-001-0031
(L.B.34, PG.63)

LOT 4
PARCEL ID:
73-41-44-02-03-001-0042 /
73-41-44-02-03-001-0041
(L.B.34, PG.63)

LOT 5
PARCEL ID:
73-41-44-02-03-001-0052 /
73-41-44-02-03-001-0051
(L.B.34, PG.63)

LOT 6
PARCEL ID:
73-41-44-02-03-001-0062 /
73-41-44-02-03-001-0061
(L.B.34, PG.63)

LOT 7
PARCEL ID:
73-41-44-02-03-001-0072 /
73-41-44-02-03-001-0071
(L.B.34, PG.63)

LOT 8
PARCEL ID:
73-41-44-02-03-001-0082 /
73-41-44-02-03-001-0081
(L.B.34, PG.63)

SAFE SIGHT TRIANGLE, TYP.
LIGHTPOLE, TYP.
R30.0'
STORMWATER EXFILTRATION, TYP.
STORMWATER SEWER, TYP.
WATER MAIN, TYP.
10' U.E.
CURB RAMPS AND CROSSWALK MARKINGS, TYP.
10.0' TYPE A/F LANDSCAPE BUFFER W/ 6' FENCE REQUIRED
S14° 14'20"E
S15° 15'00"E
820.04'(M)
820.20'(P)
12' X 15' OFF-HOUR LOADING ZONE
38.1'
60.0'
30.0'
5.0'
20.0' TYPE C LANDSCAPE BUFFER
S87° 48'19"W
226.52'(P&M) S88°
GUILFORD WAY
20' ASPHALT ROADWAY
60' RIGHT-OF-WAY
49°59'W (M)
235.5' SB
81.3' SB
ENTRY COURTYARD
F.H. SANITARY SEWER, TYP.
PLAYGROUND 1
1,518 SF
BIKE RACK (7 SP.)
FDC
DDCV
WATER METER VAULT
TRANSFORMER, TYP.
BENCH, TYP.
COMMONS (W/ RESTROOMS)
BUILDING 1
33,461.82 SF
ASSEMBLY, EDUCATION, OFFICE
2 STORIES
EDUCATIONAL
TRASH RECEPTACLE, TYP.
PLAYGROUND 2
4,247 SF
WORSHIP & BOH
492 SEATS
COURTYARD
PLATFORM/ BOH AREA
EXISTING SIGN
N65° 45'46"W
N66° 41'55"W
35.65'(M)
35.72'(P)
LOCATION OF FUTURE PARKING STUCTURE, IF REQUIRED
N17° 11'05"W
N16° 10'35"W
448.38'(P)
448.46'(M)
20.0' TYPE C LANDSCAPE BUFFER
12.0' LIMITED ACCESS EASEMENT
12.0' BELL SOUTH AND FPL EASEMENT
36.1' SB
EXISTING CONCRETE SIDEWALK
SAFE SIGHT TRIANGLE, TYP.
PROPOSED SIGN
118.8'
351.0' SB
DOUBLE SWING ACCESS GATE, TYP.
TYPE D CURB, TYP.
SANITARY SEWER, TYP.
DUMPSTER ENCLOSURE
STORAGE BLDG
808 SF
STAMPED CROSSWALK
STRIPED TURNAROUND SPACE
SLIDING GATE, TYP.
REC FIELD/OVERFLOW PARKING
10,378 SF
DRY DETENTION
+/- 14,900 SF
+/- 0.34 AC
6.8%
6' HEIGHT CHAIN-LINK FENCE, TYP.
10.0' TYPE A/F LANDSCAPE BUFFER W/ 6' FENCE REQUIRED
12.0' UTILITY EASEMENT
25.0' MAINTENANCE EASEMENT
100' ACME IMPROVEMENT DISTRICT "C-13"
N72° 50'36"E
N71° 48'38"E
169.87'(M)
169.94'(P)
N76° 49'28"E
N75° 49'48"E
65.09'(M)
65.13'(P)
N13° 10'12"W(P) 328.10'(P&M) N12° 09'32"W(M)
17.4' SIGN SB
CURB RAMPS AND CROSSWALK MARKINGS, TYP.
FOREST HILL BOULEVARD
26' ASPHALT ROADWAY
120' RIGHT-OF-WAY
60.0'
120.0'
10.0'
270.0'
26.0'
50.0'

SITE DATA

PROJECT NAME:	FAMILY CHURCH WELLINGTON
PETITION NUMBER:	2025-0007-SP
PARCEL CONTROL NUMBER:	73-41-44-03-02-001-0000
FUTURE LAND USE DESIGNATION:	COMMUNITY FACILITIES (CF)
ZONING DISTRICT:	PUD
MASTER PLAN DESIGNATION:	PLACE OF WORSHIP
STREET DESIGNATION:	
FOREST HILL BOULEVARD (WEST):	MINOR ARTERIAL
GUILFORD WAY):	LOCAL/RESIDENTIAL
TOTAL SITE AREA:	4.99 AC (217,787.9 SF)
BUILDING HEIGHT:	35' (2-STORIES)
MAX. BUILDING COVERAGE:	45% (98,005 SF)
PROPOSED BUILDING COVERAGE:	9.47% (20,615 SF)
GROSS FLOOR AREA:	33,461.43 SF
MAX. FAR:	.35 (76,225.77 SF)
PROPOSED FAR:	.15 (33,461.43 SF)
PERVIOUS AREA:	44% (96,362 SF)
IMPERVIOUS AREA:	56% (121,426 SF)

BUILDING SETBACKS:	**REQUIRED**	**PROVIDED**
FRONT:	25'	36.1'
SIDE:	40'	351.0'
STREET:	25'	235.5'
REAR:	40'	81.3'

PARKING REQUIRED:	**287**
ASSEMBLY, CHURCH, OR PLACE OF WORSHIP	
(1 SP PER 3 SEATS @ 492 SEATS)	164
(1 SP PER 200 SF @ 14,820 SF)	74
EDUCATIONAL (1 SP PER 200SF @ 6,622 SF)	33
OFFICE SPACE (1 PER 200 SF @ 3,281 SF)	16
HANDICAP SPACES REQUIRED	7
PARKING PROVIDED:	**215**
STANDARD	184
GRASS	24
HANDICAP	7
BICYCLE PARKING REQUIRED (1 SP PER 2000 SF @ 33,461.43 SF)	17
BICYCLE PARKING PROVIDED (7 SP PER RACK @ 3 RACKS)	21

Family Church Wellington

12700 Forest Hill Boulevard

Site Plan

H:\UDBS\Family Church Wellington_24-083.M\50 Consulting_000\Drawings\Site Plan\2026.01.12_SP.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	04/01/2025
Project No.:	24-083.000
Designed By:	
Drawn By:	
Checked By:	

Revision Dates:
09-26-2025 SUBMITTAL
01-13-2026 RESUBMITTAL

SP-1
of 6

BENCH SPECIFICATIONS AND PAD DETAIL

N.T.S.

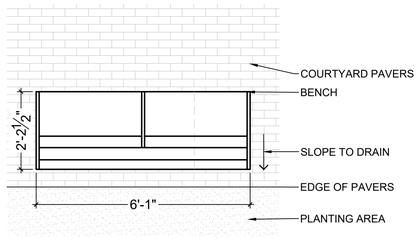
PRODUCT: #LEXC6 EXPOSITION 6' CONTOUR BENCH

MANUFACTURER: ANOVA (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY: 6

PRODUCT DETAILS:

- SOLID STEEL BENCH W/ ARMRESTS AND SEAT DIVIDER (#A1012)
- 6' LENGTH, TEXTURED BLACK POWDER COATED FINISH
- SURFACE MOUNT ON CONCRETE PAD
- INSTALL PER MANUFACTURER'S SPECIFICATIONS



BIKE RACK SPECIFICATIONS AND PAD DETAIL

N.T.S.

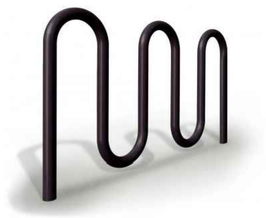
PRODUCT: #BRCS-105 BIKE RACK

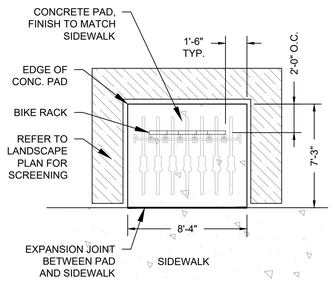
MANUFACTURER: VICTOR STANLEY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

QUANTITY: 3

PRODUCT DETAILS:

- SOLID STEEL RIBBON STYLE BIKE RACK
- CAPACITY: 7 BIKES
- FINISH: BLACK POWDER COATED
- SURFACE MOUNT ON CONCRETE PAD
- INSTALL PER MANUFACTURER'S SPECS.





LITTER & RECYCLING RECEPTACLE DETAIL

N.T.S.

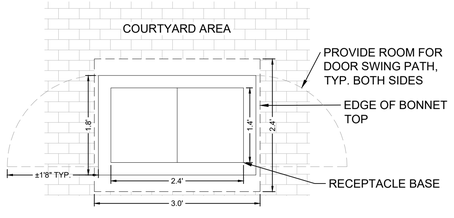
PRODUCT: #LEX70 EXPOSITION DOUBLE RECEPTACLE W/ SIDE DOORS

MANUFACTURER: ANOVA (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

QUANTITY: 4

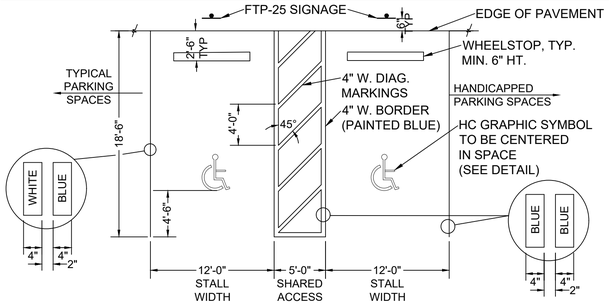
PRODUCT DETAILS:

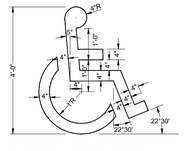
- SOLID STEEL SLAT RECEPTACLE DIVIDED FOR LITTER AND RECYCLING
- 70 GALLON CAPACITY W/ BONNET TOP, TWO SIDE DOORS, AND TWO PLASTIC LINERS
- TEXTURED BLACK POWDER COATED FINISH; WHITE DECALS - "TRASH" AND "MIXED RECYCLING"
- SURFACE MOUNT TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS



HANDICAP PARKING SPACE DETAIL:

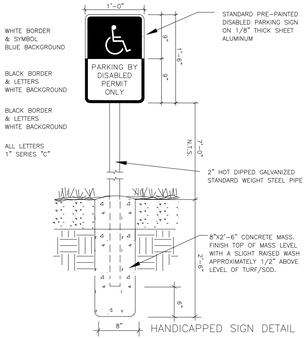
N.T.S.





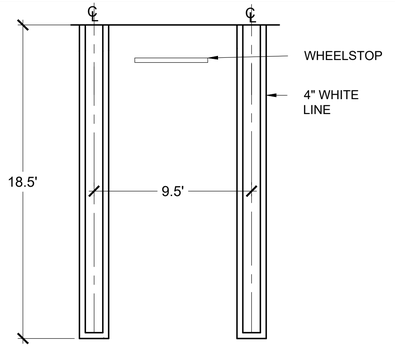
PAINTED HANDICAP SIGN

NOTE: SYMBOL TO BE PAINTED BLUE IN ALL HANDICAPPED SPACES.



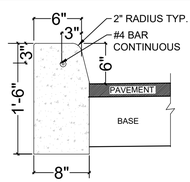
TYPICAL PARKING SPACE DETAIL:

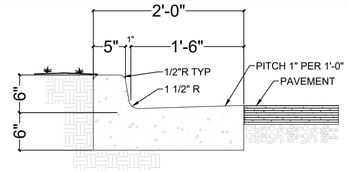
N.T.S.



CURB DETAILS:

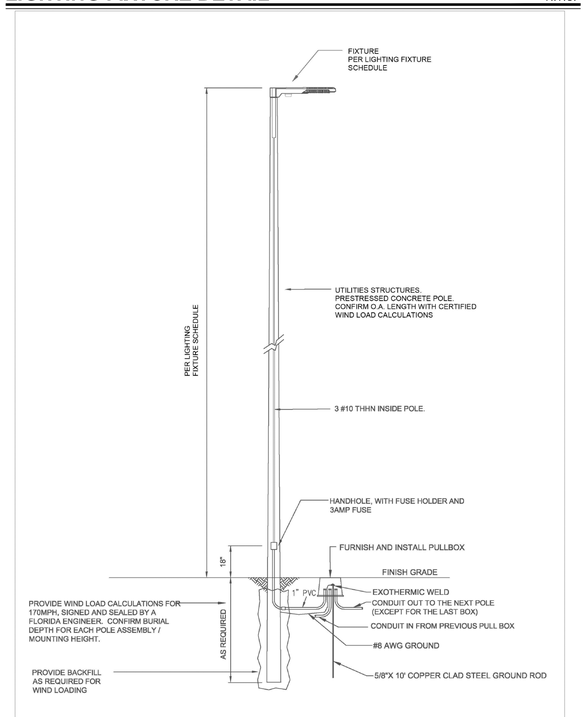
N.T.S.





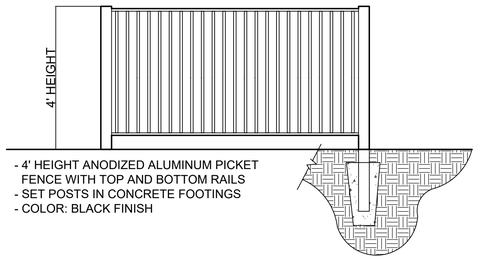
LIGHTING FIXTURE DETAIL

N.T.S.



PLAYGROUND FENCE DETAIL

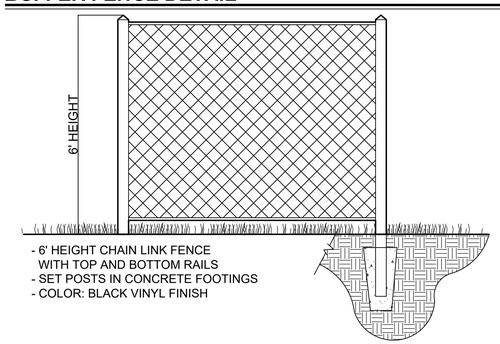
N.T.S.



- 4' HEIGHT ANODIZED ALUMINUM PICKET FENCE WITH TOP AND BOTTOM RAILS
- SET POSTS IN CONCRETE FOOTINGS
- COLOR: BLACK FINISH

BUFFER FENCE DETAIL

N.T.S.

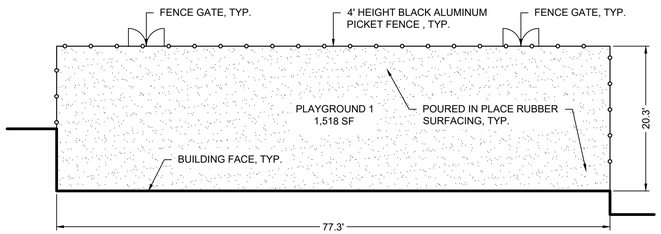


- 6' HEIGHT CHAIN LINK FENCE WITH TOP AND BOTTOM RAILS
- SET POSTS IN CONCRETE FOOTINGS
- COLOR: BLACK VINYL FINISH

PLAYGROUND ONE DETAIL PLAN

N.T.S.

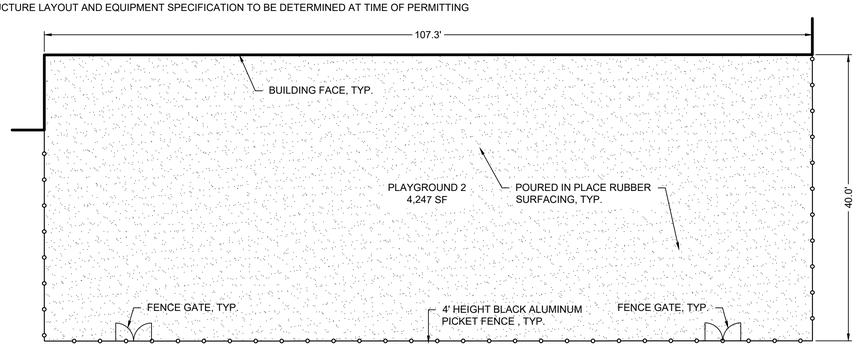
NOTE: PLAY STRUCTURE LAYOUT AND EQUIPMENT SPECIFICATION TO BE DETERMINED AT TIME OF PERMITTING



PLAYGROUND TWO DETAIL PLAN

N.T.S.

NOTE: PLAY STRUCTURE LAYOUT AND EQUIPMENT SPECIFICATION TO BE DETERMINED AT TIME OF PERMITTING



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Family Church
Wellington

12700 Forest Hill Boulevard

Site Details

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Date:	04/01/2025
Project No.:	24-083.000
Designed By:	
Drawn By:	
Checked By:	

Revision Dates:

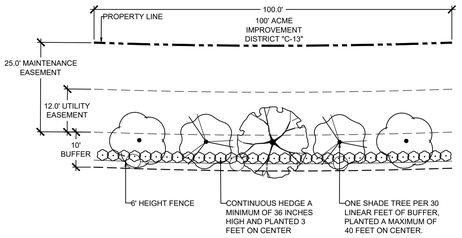
01-13-2026 RESUBMITTAL

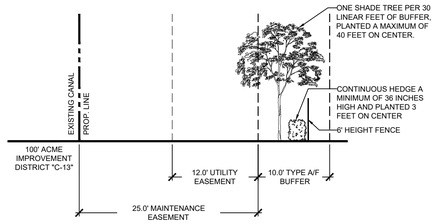
SP-2
of 6

LANDSCAPE BUFFER DETAILS

A- TYPE A/F - 10' PERIMETER LANDSCAPE BUFFER - North Property Line

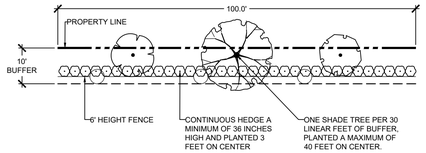
NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
- THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
- IF A FENCE OR WALL IS DESIRED OR REQUIRED, THE LANDSCAPING SHALL BE LOCATED BETWEEN THE BARRIER AND THE ADJACENT PROPERTY OR ROW. FENCES OR WALLS THAT MAY CONFLICT WITH PRE-EXISTING DEDICATED EASEMENTS, SHALL REQUIRE APPROVAL FROM THE WELLINGTON ENGINEER, UTILITIES DIRECTOR AND/OR EASEMENT HOLDER IF THE STRUCTURE IS NOT ABLE TO BE SHIFTED OR RELOCATED TO NOT ENCROACH THE EASEMENT. FENCES AND WALLS SHALL COMPLY WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
- WHERE PROPERTIES ARE SEPARATED FROM ADJACENT PROPERTIES OR ROW BY A CANAL, LAKE AND/OR PASSIVE OPEN SPACE, WITH A MINIMUM WIDTH OF 50 FEET, THE BUFFER WIDTH MAY BE REDUCED BY UP TO 25 PERCENT. IF THE BUFFER INCLUDES A WALL OR FENCE THE BUFFER SHALL MAINTAIN A MINIMUM TEN FOOT WIDTH. THE QUANTITIES OF PLANT MATERIAL MAY BE REDUCED PROPORTIONATE TO THE REDUCTION IN BUFFER WIDTH.

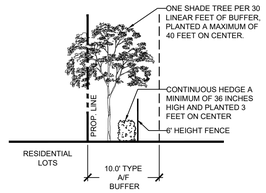




B- TYPE A/F - 10' PERIMETER LANDSCAPE BUFFER - East Property Line

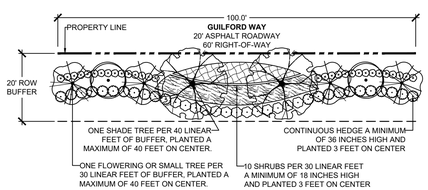
NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
- THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
- IF A FENCE OR WALL IS DESIRED OR REQUIRED, THE LANDSCAPING SHALL BE LOCATED BETWEEN THE BARRIER AND THE ADJACENT PROPERTY OR ROW. FENCES OR WALLS THAT MAY CONFLICT WITH PRE-EXISTING DEDICATED EASEMENTS, SHALL REQUIRE APPROVAL FROM THE WELLINGTON ENGINEER, UTILITIES DIRECTOR AND/OR EASEMENT HOLDER IF THE STRUCTURE IS NOT ABLE TO BE SHIFTED OR RELOCATED TO NOT ENCROACH THE EASEMENT. FENCES AND WALLS SHALL COMPLY WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
- IT IS ENCOURAGED THAT DOUBLE WALLS OR FENCES BETWEEN TWO PROPERTIES BE AVOIDED. IF AN EXISTING DEVELOPMENT HAS A WALL OR FENCE, THE PZB DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE WALL OR FENCE. THE MINIMUM WIDTH OF THE BUFFER AND REQUIRED LANDSCAPE QUALITY AND QUANTITIES SHALL STILL APPLY.

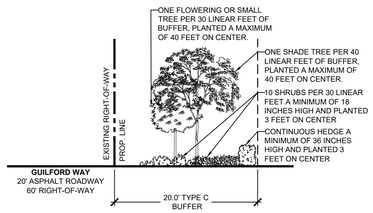




C- TYPE C - 20' R.O.W. BUFFER - South Property Line

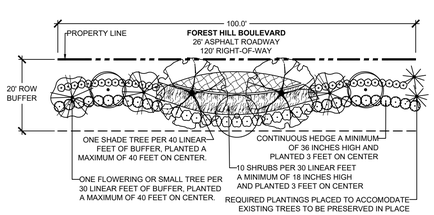
NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
- THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
- PALMS OR SLASH PINES PLANTED IN BUFFERS SHALL BE INSTALLED IN GROUPS OF THREE OR MORE. EACH GROUP OF PALMS SHALL BE A MINIMUM OF 12, 14, AND 16 FOOT CLEAR TRUNK AT INSTALLATION. EACH GROUP OF SLASH PINES SHALL AVERAGE 10 FEET IN HEIGHT AND COUNTED AS ONE REQUIRED SHADE TREE.
- FOR NON-RESIDENTIAL DEVELOPMENTS, THE REQUIRED QUANTITY OF TREES AND PALMS MAY BE CLUSTERED IN ROW BUFFERS TO ALLOW FOR SIGN VISIBILITY AND TO ACCOMMODATE SIGNAGE PROPOSED IN THE BUFFER.

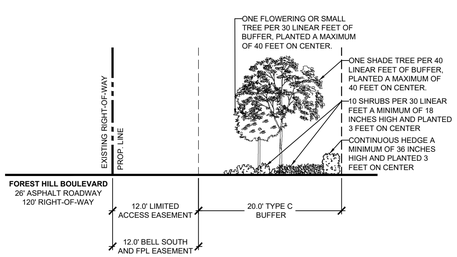




D- TYPE C - 20' R.O.W. BUFFER - West Property Line

NOTES:
- THE MINIMUM HEIGHT STANDARDS ESTABLISHED FOR EACH BUFFER TYPE SHALL BE ACHIEVED WITHIN TWO YEARS OF INSTALLATION.
- THE AREA OF EASEMENTS OR ACCESS WAYS THAT TRAVERSE THE REQUIRED PERIMETER OR ROW BUFFER MAY BE SUBTRACTED FROM THE OVERALL LINEAR BUFFER AREA CALCULATION.
- PALMS OR SLASH PINES PLANTED IN BUFFERS SHALL BE INSTALLED IN GROUPS OF THREE OR MORE. EACH GROUP OF PALMS SHALL BE A MINIMUM OF 12, 14, AND 16 FOOT CLEAR TRUNK AT INSTALLATION. EACH GROUP OF SLASH PINES SHALL AVERAGE 10 FEET IN HEIGHT AND COUNTED AS ONE REQUIRED SHADE TREE.
- FOR NON-RESIDENTIAL DEVELOPMENTS, THE REQUIRED QUANTITY OF TREES AND PALMS MAY BE CLUSTERED IN ROW BUFFERS TO ALLOW FOR SIGN VISIBILITY AND TO ACCOMMODATE SIGNAGE PROPOSED IN THE BUFFER.





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12700 Forest Hill Boulevard

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Drawn By:	
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Revision Dates:
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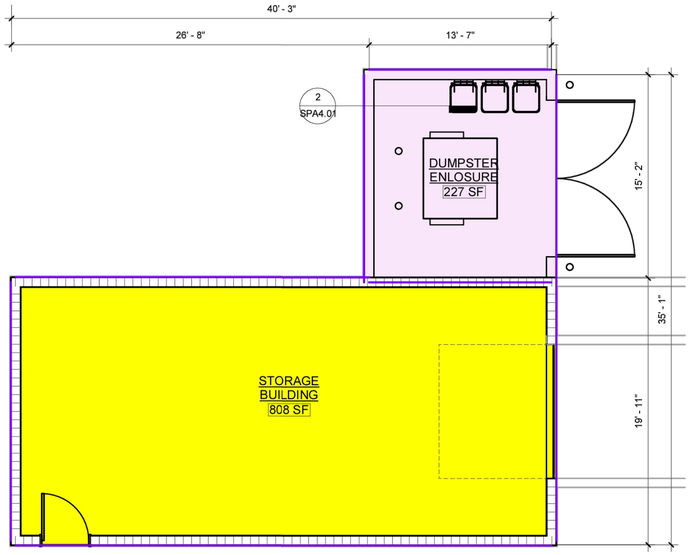
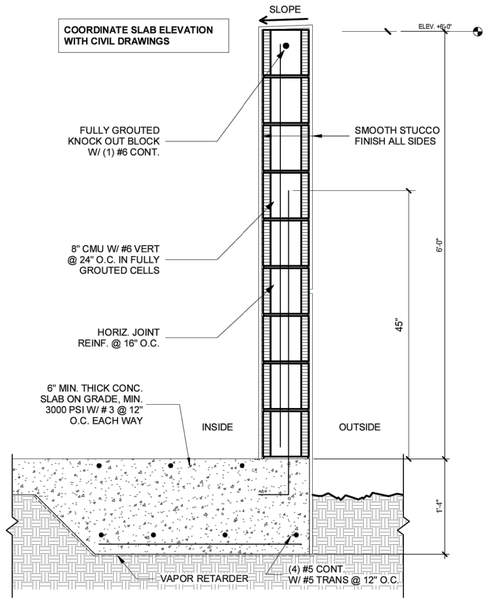
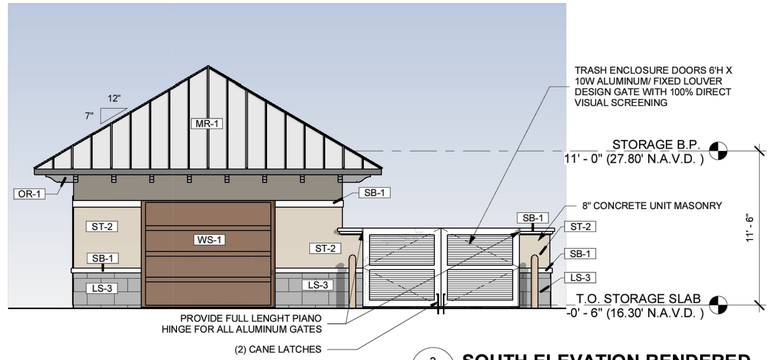
of 6



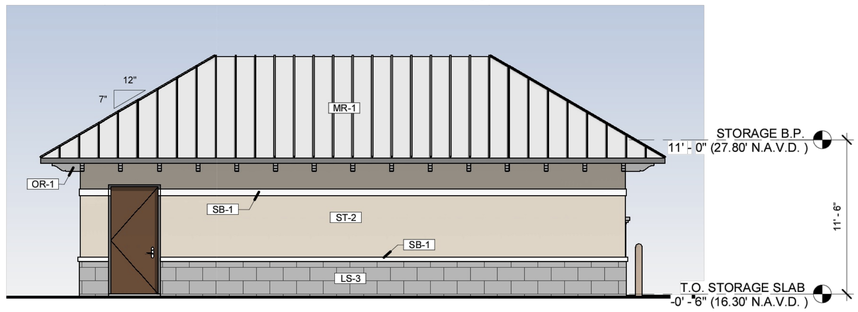
1 SPA4.01 **STORAGE & DUMPSTER FLOOR PLAN** 3/16" = 1'-0"



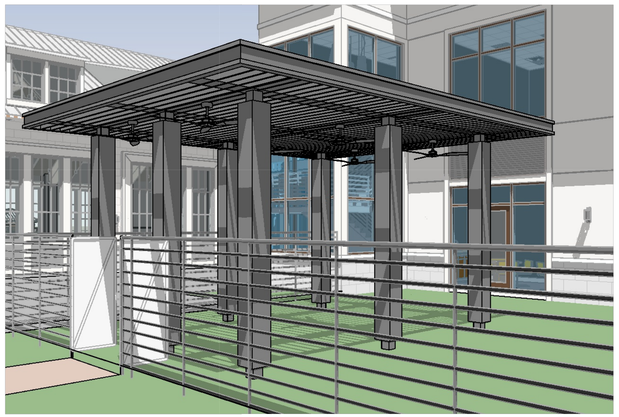
2 SPA4.01 **DUMPSTER WALL SECTION** 1" = 1'-0"



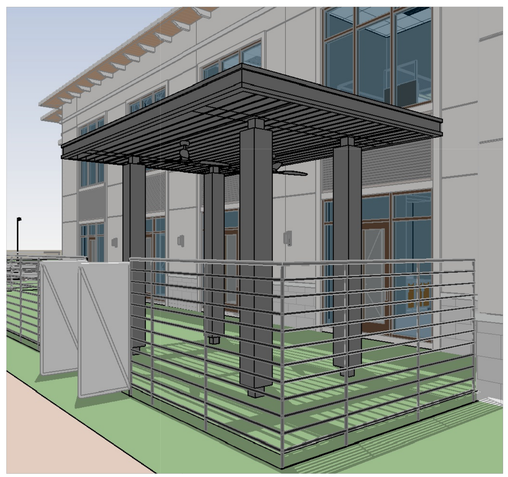
3 SPA4.01 **SOUTH ELEVATION RENDERED** 3/16" = 1'-0"



4 SPA4.01 **WEST ELEVATION RENDERED** 3/16" = 1'-0"



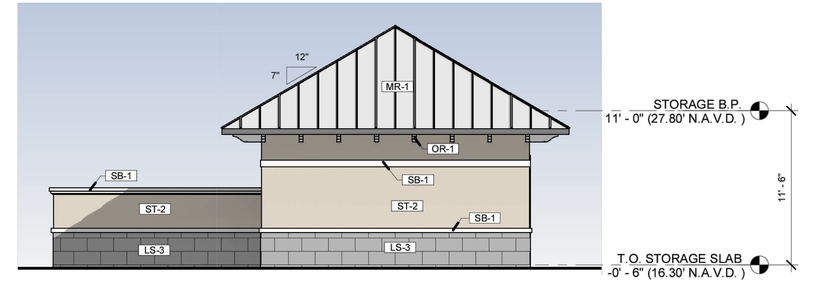
WEST PLAYGROUND AWNING



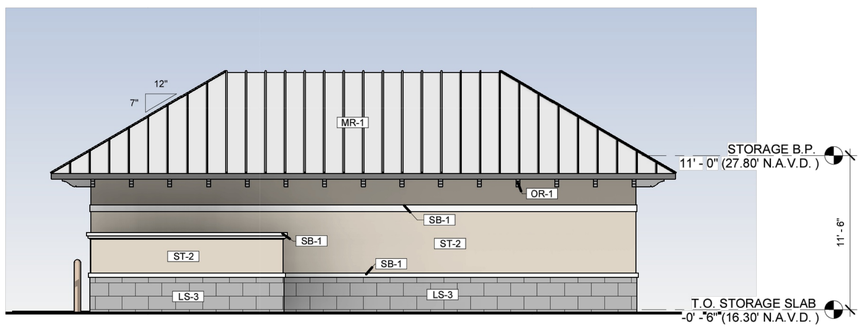
EAST PLAYGROUND AWNING

MATERIAL & PAINT LEGEND

MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
LS-1		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 12" X 24"
LS-3		EXTERIOR FINISH WALL LIMESTONE MONTECITO BY 12" X 24"
WS-1		WOOD CLADDING - TRUE COLOR STEEL SIDING 6" LAP 10G CEDAR
SB-1		STUCCO BAND -WHITE TO RUN AROUND PARAPET AREAS) SW 7006 'EXTRA WHITE'
OR-1		CEDAR COLOR TO MATCH 10G CEDAR
BR-1		PREFAB - SIGNAGE COLOR BRONZE - WINDOW FRAMES AND MULLIONS
AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'



5 SPA4.01 **NORTH ELEVATION RENDERED** 3/16" = 1'-0"



6 SPA4.01 **EAST ELEVATION RENDERED** 3/16" = 1'-0"

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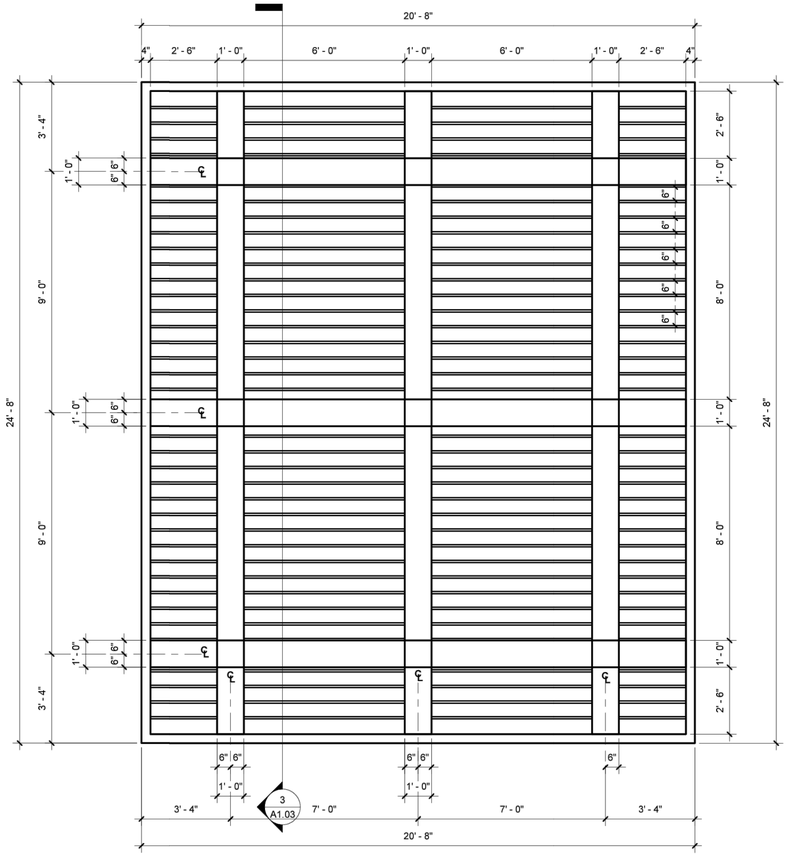
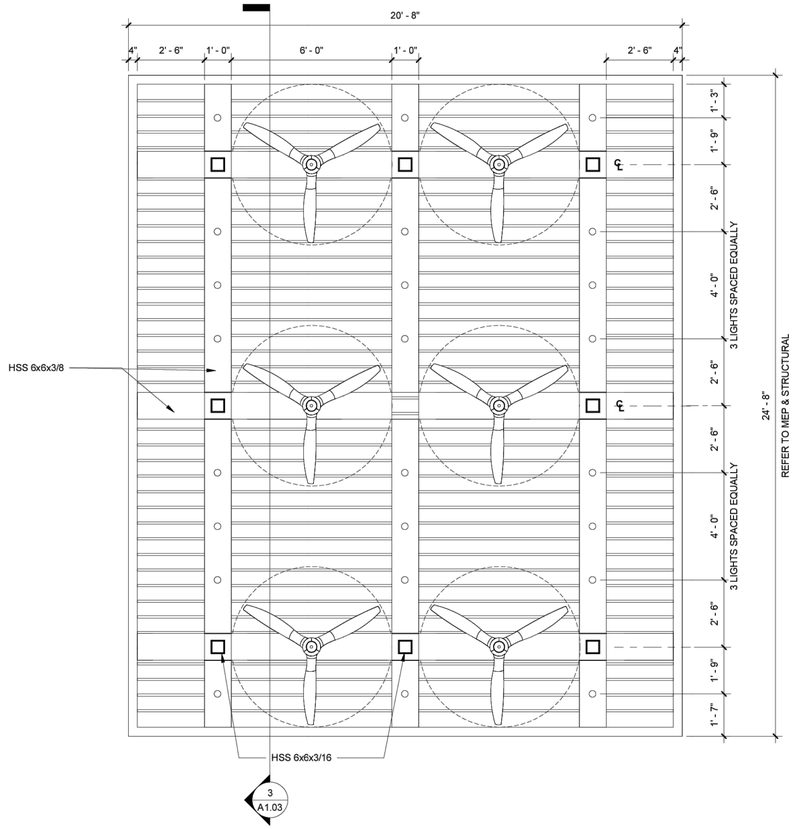
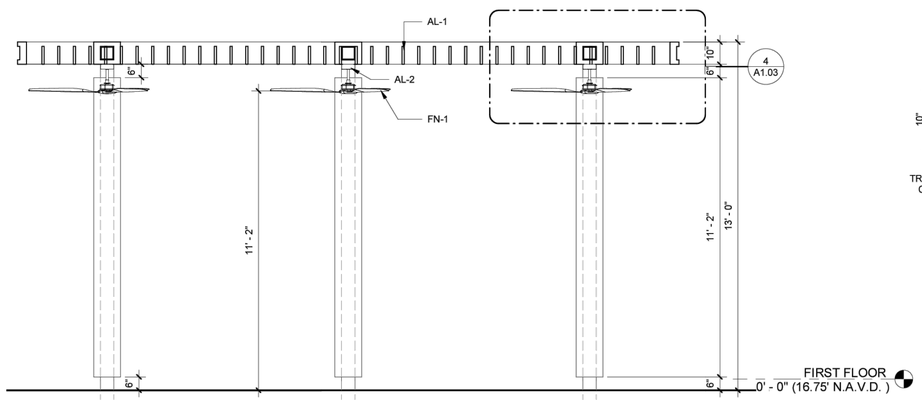


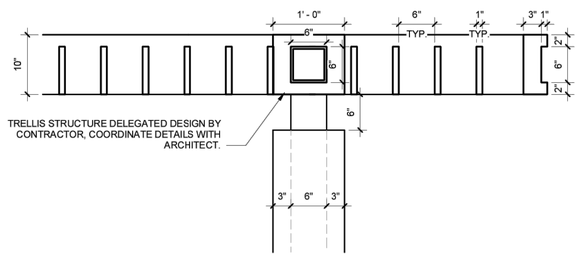
1 A1.03 **EXTERIOR AWNING #1 PLAN**
3/8" = 1'-0"



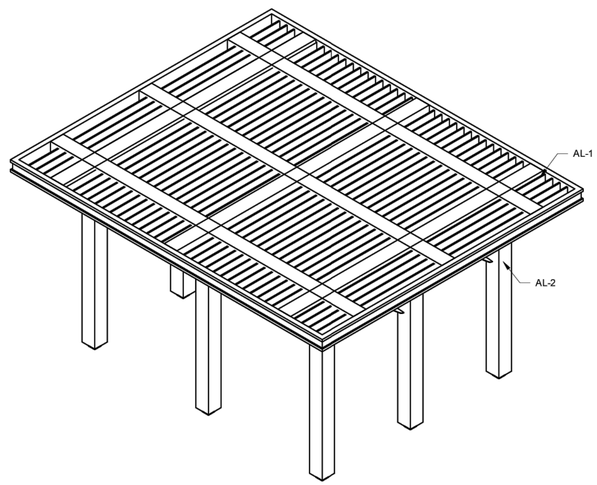
2 A1.03 **EXTERIOR AWNING #1 RCP**
3/8" = 1'-0"



3 A1.03 **EXTERIOR AWNING #1 SECTION**
3/8" = 1'-0"



4 A1.03 **ENLARGED AWNING #1 DTL.**
1" = 1'-0"



3D - EXTERIOR AWNING #1

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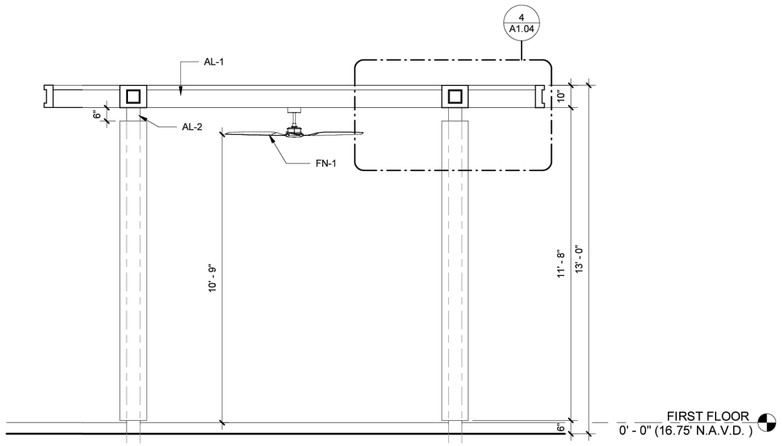
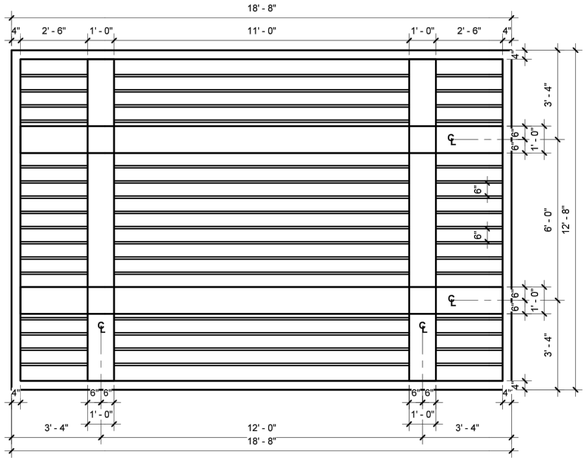
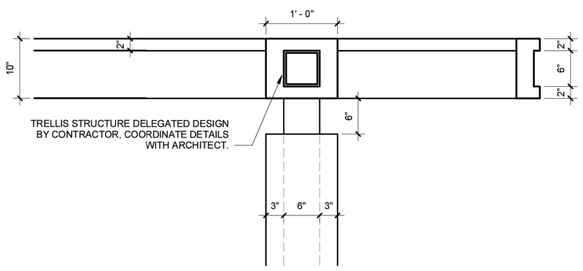


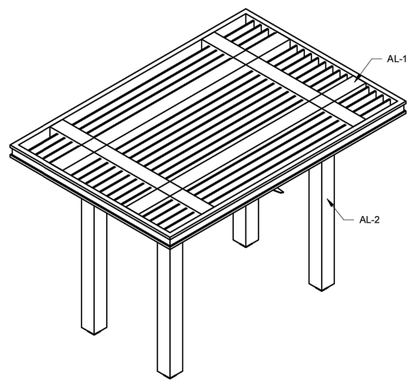
3 A1.04 **EXTERIOR AWNING #2 SECTION**
3/8" = 1'-0"



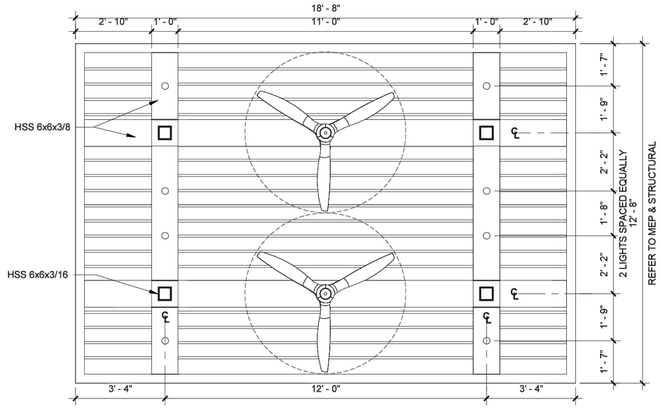
1 A1.04 **EXTERIOR AWNING #2 PLAN**
3/8" = 1'-0"



4 A1.04 **ENLARGED AWNING #2 DTL.**
1" = 1'-0"



3D - EXTERIOR AWNING #2



2 A1.04 **EXTERIOR AWNING #2 RCP**
3/8" = 1'-0"

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Circulation Plan

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LOT 1
PARCEL ID:
73-41-44-02-03-001-0012 /
73-41-44-02-03-001-0011
(L.B.34, PG.63)

LOT 2
PARCEL ID:
73-41-44-02-03-001-0022 /
73-41-44-02-03-001-0021
(L.B.34, PG.63)

LOT 3
PARCEL ID:
73-41-44-02-03-001-0032 /
73-41-44-02-03-001-0031
(L.B.34, PG.63)

LOT 4
PARCEL ID:
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(L.B.34, PG.63)

LOT 5
PARCEL ID:
73-41-44-02-03-001-0052 /
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(L.B.34, PG.63)

LOT 6
PARCEL ID:
73-41-44-02-03-001-0062 /
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(L.B.34, PG.63)

LOT 7
PARCEL ID:
73-41-44-02-03-001-0072 /
73-41-44-02-03-001-0071
(L.B.34, PG.63)

LOT 8
PARCEL ID:
73-41-44-02-03-001-0082 /
73-41-44-02-03-001-0081
(L.B.34, PG.63)

S14° 14'20"E
S15° 15'00"E
820.04'(M)
820.20'(P)

S67° 48'19"W
226.52'(P&M) S68°
49'59"W (M)

GULFORD WAY
20' ASPHALT ROADWAY
60' RIGHT-OF-WAY

N65° 45'46"W 35.65'(M)
N66° 41'55"W 35.72'(P)

N17° 11'05"W 448.38'(P)
N16° 10'35"W 448.46'(M)

N72° 50'38"E
N71° 46'39"E
189.67'(M)
189.94'(P)

N76° 49'38"E
N75° 49'46"E
65.09'(M)
65.13'(P)

N13° 10'12"W(P) 328.10'(P&M) N12° 09'32"W(M)

100' ACME
IMPROVEMENT
DISTRICT "C-13"

FOREST HILL BOULEVARD
26' ASPHALT ROADWAY
120' RIGHT-OF-WAY

BUILDING 1
33,461.82 SF
ASSEMBLY, EDUCATION, OFFICE
2 STORIES

ENTRY
COURTYARD

STORAGE BLDG
808 SF

REC FIELD/OVERFLOW PARKING
10,378 SF

LEGEND

- ACCESS POINT
- PRIMARY VEHICULAR CIRCULATION
- PARKING CIRCULATION
- PEDESTRIAN CIRCULATION

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	09-26-2025
Project No.:	24-083.000
Designed By:	
Drawn By:	
Checked By:	

Revision Dates:
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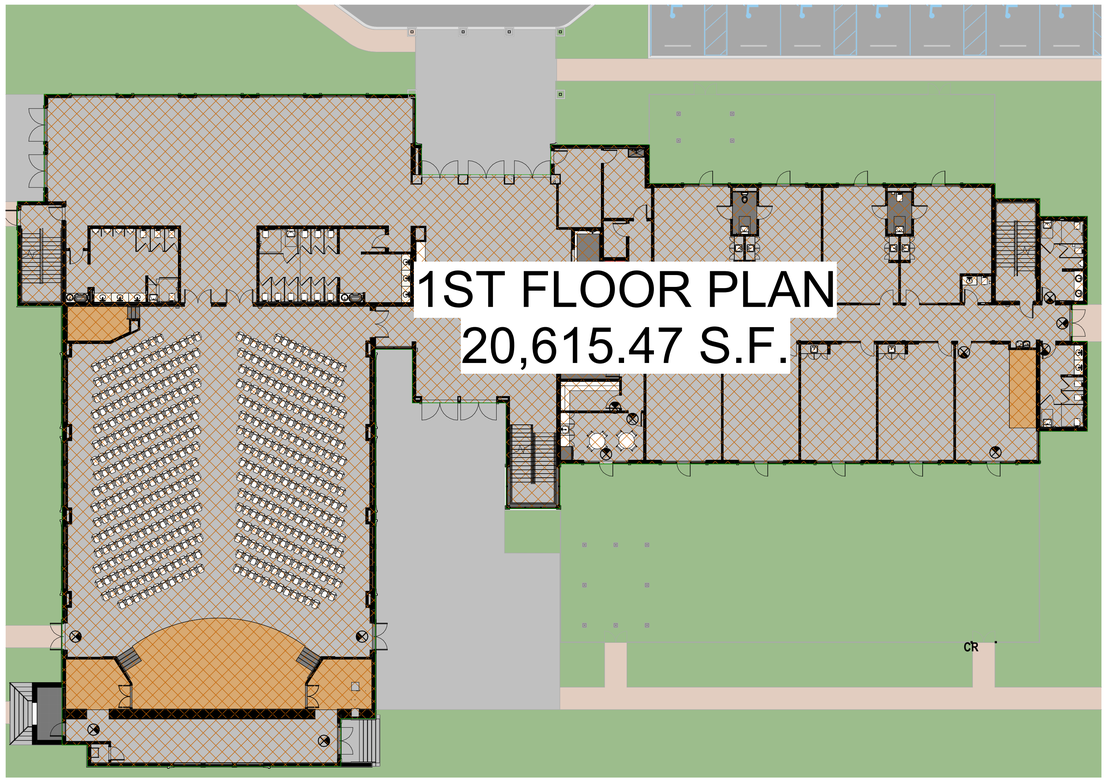
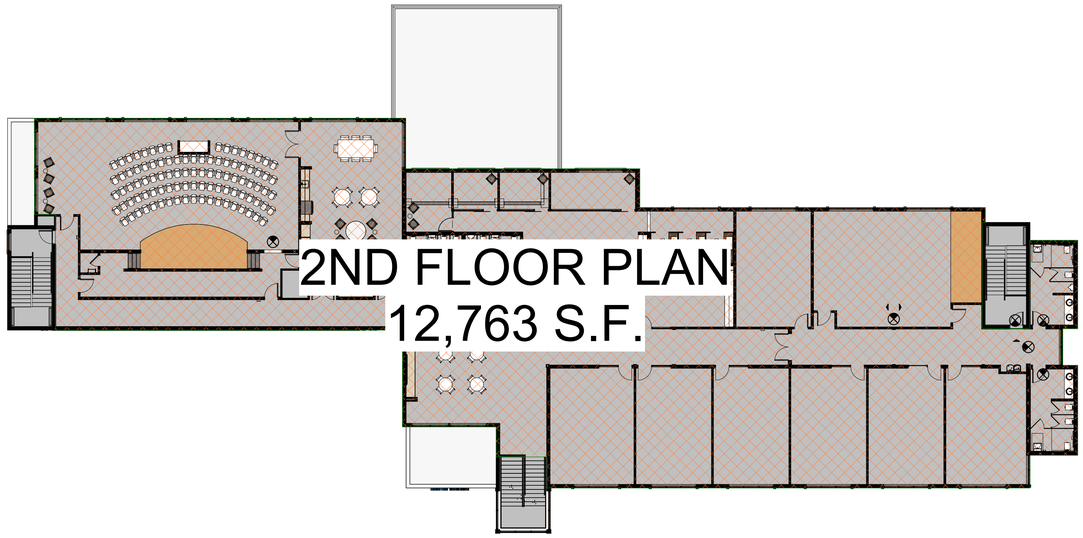


1ST FLOOR PLAN
20,615.47 S.F.



2ND FLOOR PLAN
12,763 S.F.

TRUE

BUILDING AREA (UNDER AIR SQUARE FT.)	
1ST FLOOR OVERALL A/C SQ. FOOTAGE	20,615.47 S.F.
2ND FLOOR OVERALL A/C SQ. FOOTAGE	12,846.35 S.F.
GRAND TOTAL (UNDER AIR - A/C AREA)	**33,461.82 S.F.**

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STEVEN W. KNIGHT R.A
FLORIDA R.A #15312
ARCHITECT

PROJECT 25.0016

PROJECT

FAMILY CHURCH WELLINGTON

PROJECT DESCRIPTION

PROJECT ADDRESS:
12700 FOREST HILL BLVD.
WELLINGTON, FL 33414

OWNER:

KEY PLAN

REVISION #	DESCRIPTION	DATE

Project Number: 25.0016
Filename:
Scale: 1/16" = 1'-0"
Date: 2026-01-12

LAYOUT		
DRAWN		Author
REVIEWED		Checker

SUBMITTAL PHASE

A.R.B SUBMITTAL

SHEET CONTENTS

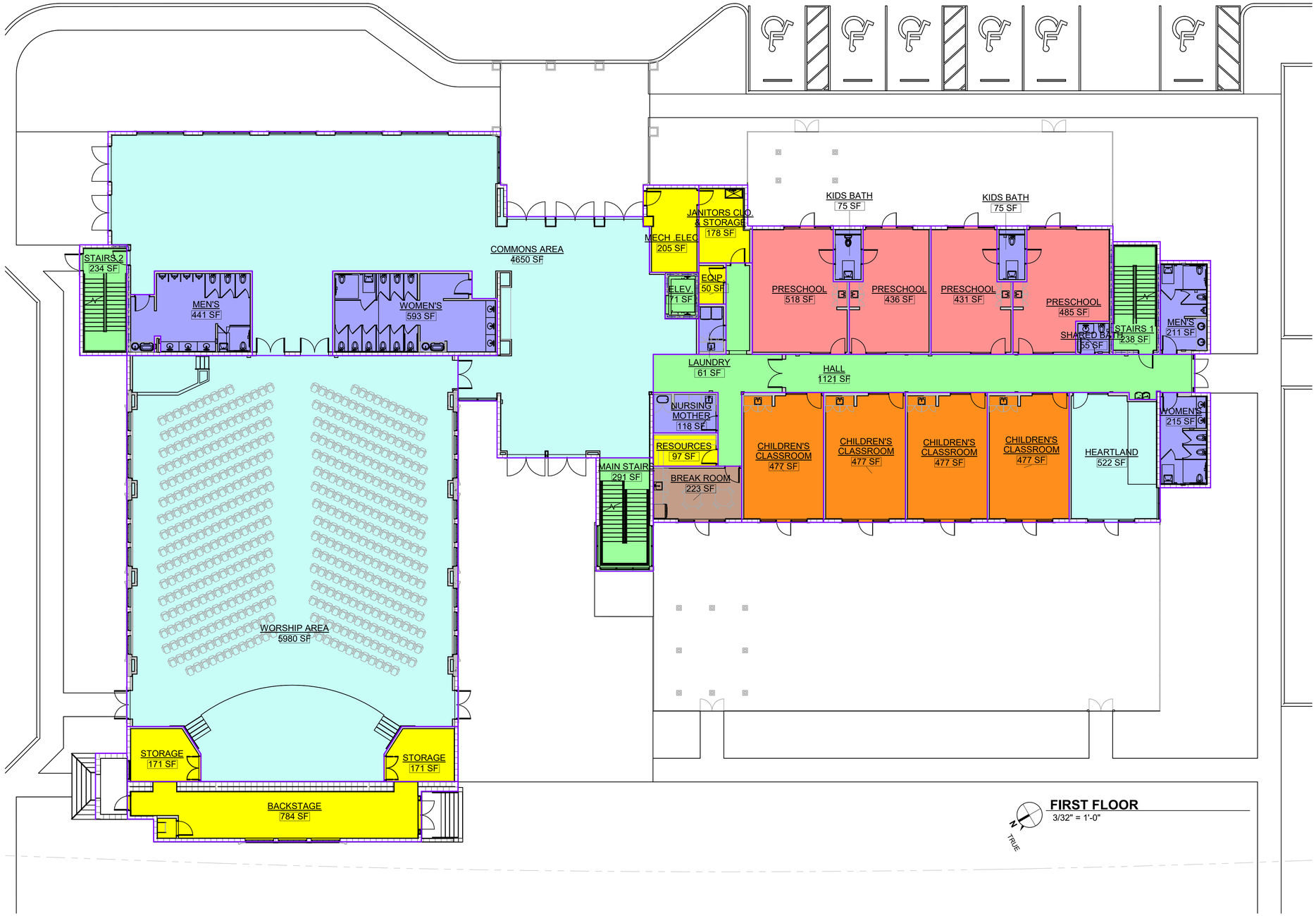
OVERALL AREA PLANS

SHEET NO.

SPA2.00

01/14/2026 A.R.B SUBMITTAL

BUILDING AREA LEGEND (BY OCCUPANCY)		
WORSHIP CENTER	492 SEATS	
ASSEMBLY (W/ W.C.)	11,152 S.F.	
BUSINESS	223 S.F.	
EDUCATION	1,907 S.F.	
DAYCARE	1,870 S.F.	
STORAGE	1,659.15 S.F.	
WET AREA'S	1,846.16 S.F.	
CIRCULATION SPACE	1,958.16 S.F.	
GRAND A/C TOTAL (1ST FLOOR)	**20,615.47 S.F.**	



FIRST FLOOR
3/32" = 1'-0"

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FAMILY CHURCH WELLINGTON

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OWNER:

KEY PLAN

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DESCRIPTION DATE

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Scale: As indicated
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LAYOUT		
DRAWN		Author
REVIEWED		Checker

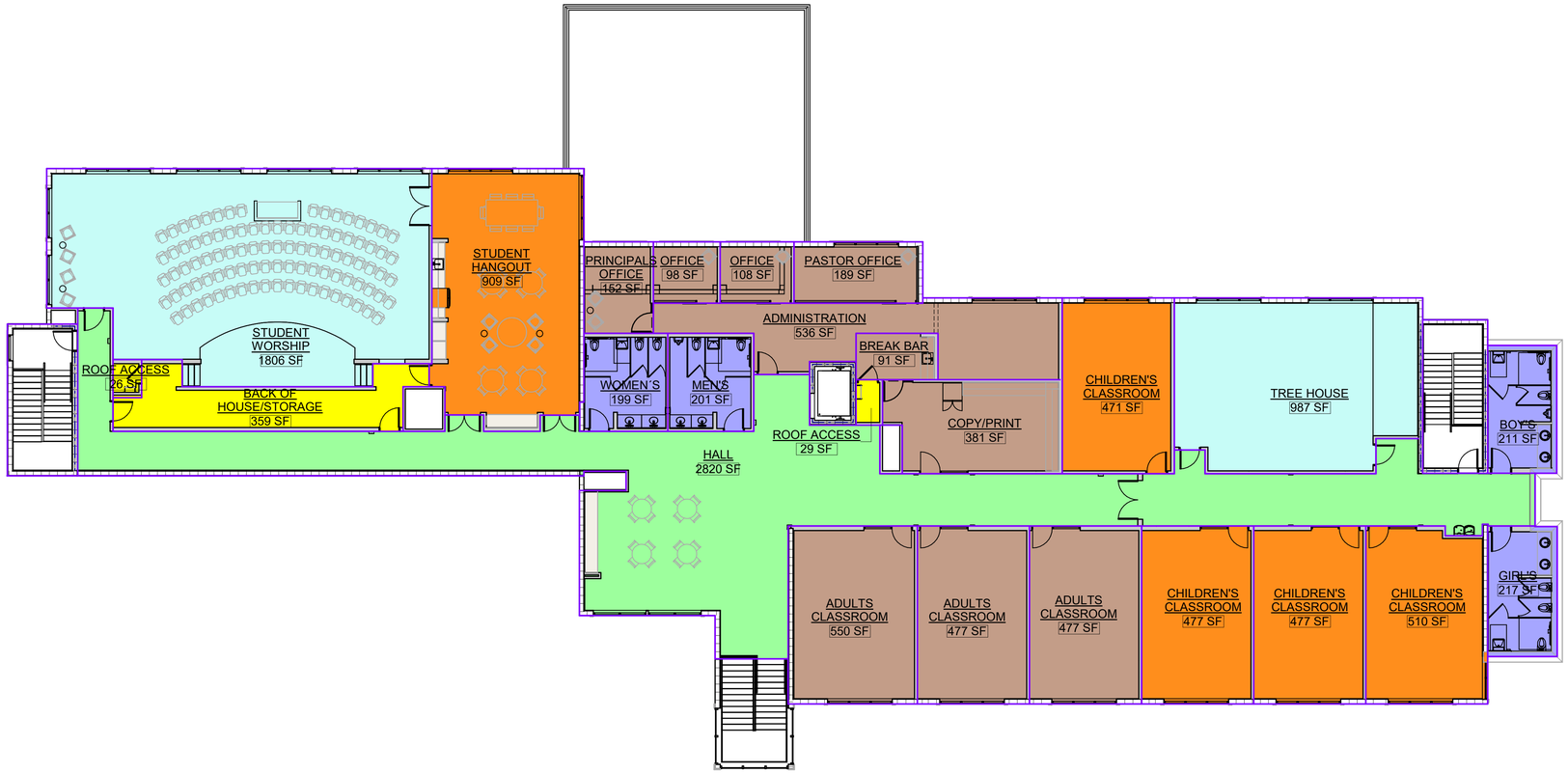
SUBMITTAL PHASE
A.R.B SUBMITTAL

01/14/2026 A.R.B SUBMITTAL

SHEET CONTENTS
FIRST FLOOR OVERALL PLAN

SHEET NO.
SPA2.01

BUILDING AREA LEGEND (BY OCCUPANCY)		
ASSEMBLY	2,793 S.F.	
BUSINESS	3,058 S.F.	
EDUCATION	2,845 S.F.	
STORAGE	417.97 S.F.	
WET AREA'S	829 S.F.	
CIRCULATION SPACE	2,820.03 S.F.	
GRAND A/C TOTAL (2ND FLOOR)	**12,763 S.F.**	



1 SPA2.02 **SECOND FLOOR** 3/32" = 1'-0"

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PROJECT 25.0016

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FAMILY CHURCH WELLINGTON

PROJECT DESCRIPTION

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OWNER:

KEY PLAN

REVISION
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DRAWN		Author
REVIEWED		Checker

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SHEET CONTENTS

SECOND FLOOR OVERALL PLAN

SHEET NO.

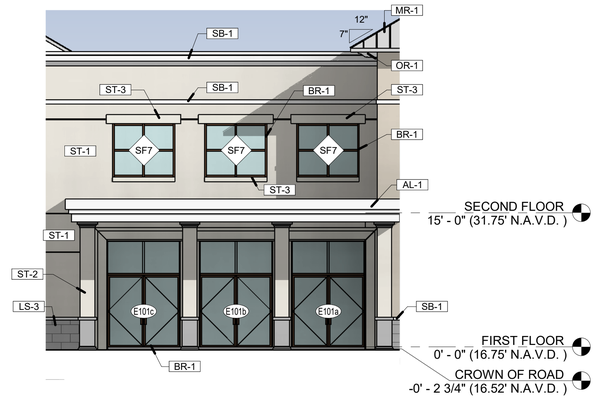
SPA2.02

01/14/2026 A.R.B SUBMITTAL

1 SPA3.01 **EAST ELEVATION - RENDERED**
3/32" = 1'-0"

MATERIAL & PAINT LEGEND

FC-1	FC	FAMILY CHURCH LOGO, BRANDING SPECS TO MATCH CHURCH STANDARDS, REFER TO MSG CONSULTING SPECS.
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
LS-1		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 12" X 24"
LS-3		EXTERIOR FINISH WALL LIMESTONE MONTECITO BY 12" X 24"
WS-1		WOOD CLADDING - TRUE COLOR STEEL SIDING 6" LAP 10G CEDAR
SB-1		STUCCO BAND -WHITE TO RUN AROUND PARAPET AREAS) SW 7006 'EXTRA WHITE'
OR-1		CEDAR COLOR TO MATCH 10G CEDAR
BR-1		PREFAB - SIGNAGE COLOR BRONZE - WINDOW FRAMES AND MULLIONS
AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'



2 SPA3.01 **EAST ENTRY CANOPY ELEVATION - RENDERED**
1/8" = 1'-0"

3 SPA3.01 **NORTH ELEVATION - RENDERED**
3/32" = 1'-0"

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STEVEN W. KNIGHT R.A
FLORIDA R.A #15312
ARCHITECT

PROJECT 25.0016

PROJECT

FAMILY CHURCH WELLINGTON

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WELLINGTON, FL 33414

OWNER:

KEY PLAN

REVISION
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LAYOUT		
DRAWN		Author
REVIEWED		Checker

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A.R.B SUBMITTAL

01/14/2026 A.R.B SUBMITTAL

SHEET CONTENTS

BUILDING ELEVATIONS -COLOR

SHEET NO.

SPA3.01

1 SPA3.02 **WEST ELEVATION - RENDERED**
3/32" = 1'-0"

MATERIAL & PAINT LEGEND

FC-1	FC	FAMILY CHURCH LOGO, BRANDING SPECS TO MATCH CHURCH STANDARDS, REFER TO MSG CONSULTING SPECS.
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
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AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'

2 SPA3.02 **SOUTH ELEVATION - RENDERED**
3/32" = 1'-0"

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STEVEN W. KNIGHT R.A
FLORIDA R.A #15312
ARCHITECT

PROJECT 25.0016

PROJECT

FAMILY CHURCH WELLINGTON

PROJECT DESCRIPTION

PROJECT ADDRESS:
12700 FOREST HILL BLVD.
WELLINGTON, FL 33414

OWNER:

KEY PLAN

REVISION
#	DESCRIPTION	DATE

Project Number: 25.0016
Filename:
Scale: As indicated
Date: 2026-01-12

LAYOUT		
DRAWN		Author
REVIEWED		Checker

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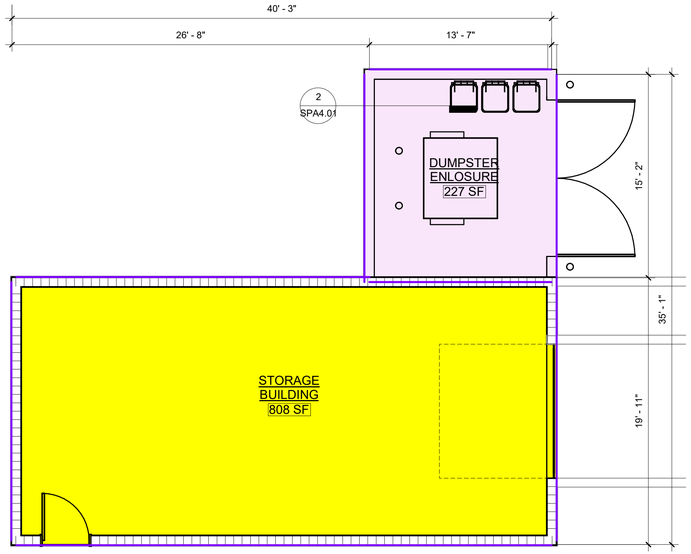
SHEET CONTENTS

BUILDING ELEVATIONS - COLOR

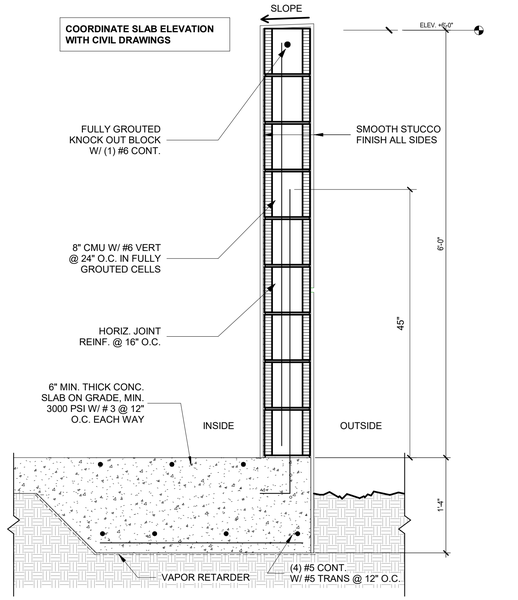
01/14/2026 A.R.B SUBMITTAL

SHEET NO.

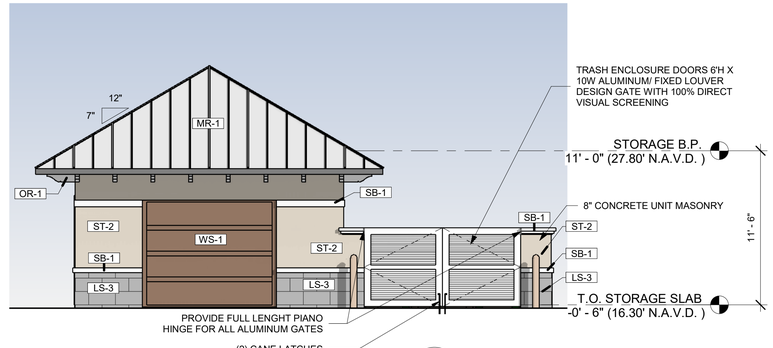
SPA3.02



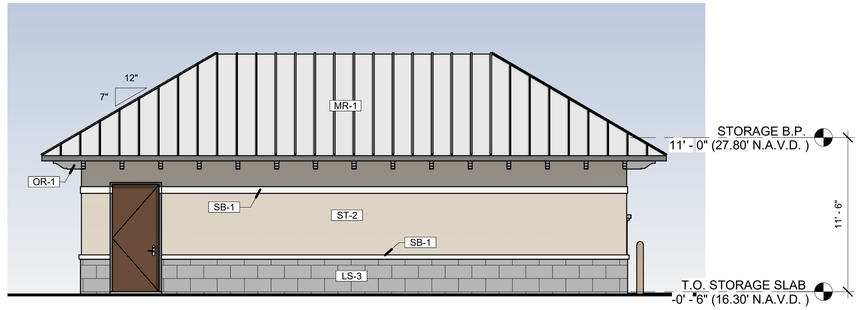
1 SPA4.01 **STORAGE & DUMPSTER FLOOR PLAN** 3/16" = 1'-0"



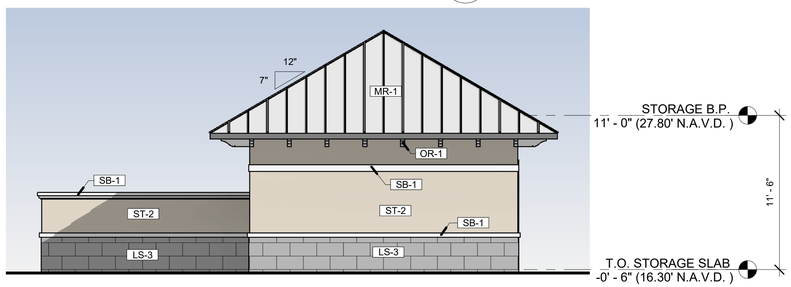
2 SPA4.01 **DUMPSTER WALL SECTION** 1" = 1'-0"



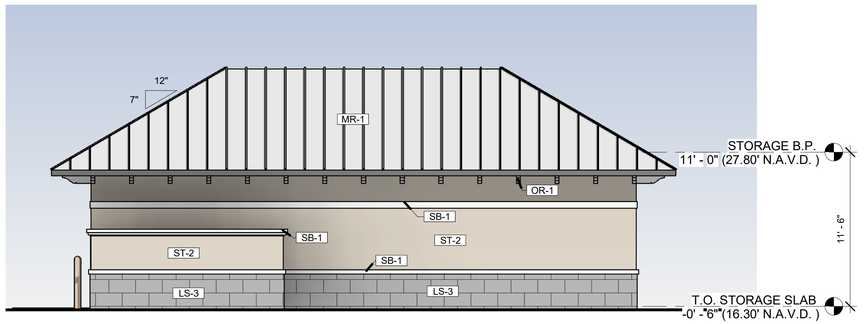
3 SPA4.01 **SOUTH ELEVATION RENDERED** 3/16" = 1'-0"



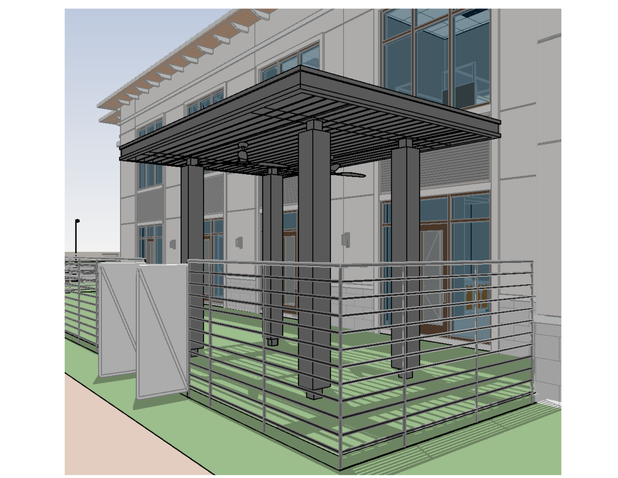
4 SPA4.01 **WEST ELEVATION RENDERED** 3/16" = 1'-0"



5 SPA4.01 **NORTH ELEVATION RENDERED** 3/16" = 1'-0"



6 SPA4.01 **EAST ELEVATION RENDERED** 3/16" = 1'-0"



WEST PLAYGROUND AWNING

EAST PLAYGROUND AWNING

MATERIAL & PAINT LEGEND

FC-1	FC	FAMILY CHURCH LOGO, BRANDING SPECS TO MATCH CHURCH STANDARDS, REFER TO MSG CONSULTING SPECS.
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
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STEVEN W. KNIGHT R.A
FLORIDA R.A #15312
ARCHITECT

PROJECT 25.0016

PROJECT

FAMILY CHURCH WELLINGTON

PROJECT DESCRIPTION

PROJECT ADDRESS:
12700 FOREST HILL BLVD.
WELLINGTON, FL 33414

OWNER:

KEY PLAN

REVISION

#	DESCRIPTION	DATE

Project Number: 25.0016
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Scale: As indicated
Date: 2026-01-12

LAYOUT		
DRAWN		Author
REVIEWED		Checker

SUBMITTAL PHASE
A.R.B SUBMITTAL

01/14/2026 A.R.B SUBMITTAL

SHEET CONTENTS
SITE PLAN DETAILS

SHEET NO.
SPA4.01

JUSTIFICATION STATEMENT
FAMILY CHURCH WELLINGTON
Architectural Review Board (ARB)

Intake Date: January 20, 2026

urban design studio

Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

On behalf of the property owner, Family Church – 15, LLC, Urban Design Studio respectfully requests approval of a Type B Architectural Review Board application to approve the proposed elevations, colors, and details for the proposed 33,462 SF worship building on the existing First Baptist Church of Wellington site. The 5-acre site is located at the northeast corner of Forest Hill Boulevard and Guilford Way (PCN 73-41-44-03-02-001-0000) within the jurisdiction of the Village of Wellington (Village). The site has a future land use designation of Community Facilities (CF), and a zoning district of Wellington PUD.

Proposed Architecture

The proposed church building features a combination of materials designed for a modern aesthetic. The exterior will use off-white smooth limestone or precast concrete, with satin limestone for additional finishes complemented by wood cladding in a true cedar color. The roofing consists of a charcoal gray metal system. Stucco elements will include a white band around the parapet and a modern gray finish for the exterior.

In terms of elevation, the first floor is at 0 feet, while the second floor is at 15 feet. The deckline of the highest element of the Mansard Roof is 34 feet 1 inch in height which serves as the applicable proposed height for the building. The average roof height of the tower is 43 feet and 6 inches and serves as the tallest element of the proposed structure. The proposed height is permitted under the exclusions from height limitations outlined in Section 6.3.1.G.8. This section states that towers are not included in the overall height measurement if they meet specific criteria: they must not exceed 30 percent of the roof area in gross area, or they must not exceed 25 percent of the proposed maximum building height. The tower element complies with these requirements, as it does not exceed 30 percent of the roof area and is within the 25 percent allowance over the maximum building height. This allows for a maximum tower height of 43 feet and 9 inches, and the proposed tower is below this limit.

This elevation design emphasizes the building's height and architectural significance within the community. The overall structure aims to create a prominent and functional space for congregants and visitors.

Additional details regarding the proposed trash enclosure, playground awnings, and site furnishing can be found in the architectural plans and Site Plan included in the ARB submittal.

ARB Standards:

Pursuant to the Village's Development Review Manual, the following decision-making standards apply to any request for Site Plan approval. Please consider the Applicant's responses to all applicable standards as listed below.

a) The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.
Response: The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. As prescribed in Policy LU&CD 1.1.1 of the Land Use element of the Comprehensive Plan – the proposed redevelopment of the existing church is compatible with existing conditions, as the Applicant is improving the site aesthetically with the redevelopment while maintaining the same established used at a comparable intensity to what was approved prior. The proposed request is also consistent with Policy MB 1.1.3 of the Mobility Element of the Comprehensive Plan which prescribes that safe, accessible pedestrian walkways along Wellington's major roads shall be provided. The site is designed with multiple accessible pedestrian sidewalk connections to Forest Hill Blvd which is one of the most heavily traveled roadways in the Village of Wellington.

b) The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.
Response: The proposed request is not in conflict with the Wellington LDRs. As prescribed in Section 6.3.1. and as prescribed in the applicable definition of building height in the ULDC. The proposed building height of 34 feet 1 inch is within the 35' maximum allowed; and the proposed tower height of 43 feet 6 inches is within the exception to building height allowed in Section 6.3.1.G.8

c) The proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.
Response: The proposed request is consistent with the existing use of the site as a place of worship or assembly. This alignment is illustrated in the Wellington PUD Master Plan, which designates the site as a "Place of Worship."

d) The proposed request is consistent with Wellington neighborhood aesthetics.
Response: The proposed request is consistent with Wellington neighborhood aesthetics and reflects similar elements such as the metal roof, and modern architectural style as depicted in the Village of Wellington Municipal Complex on the west side of Forest Hill Blvd.

On behalf of the Applicant / Property Owner, Urban Design Studio requests your consideration of this Site Plan application. Project Managers at Urban Design Studio are Rob Dinsmore and Lentzy Jean-Louis. They can be reached at 561-366-1100

Legislation Text

File #: ARB-381, **Version:** 1

ITEM: Petition No. 2026-0003-ARB Lotis Wellington 1 Signs (Buildings 3, 4, 6, and 7)

PUBLIC HEARING: YES **QUASI-JUDICIAL: YES**

SUMMARY: Architectural Review Board (ARB) approval to amend the Lotis 1 Master Sign Plan for tenant signs of the combined retail, restaurant and general office use buildings (Building 3, 4, 6 and 7) within the commercial pod of the mixed-use project.

ARCHITECTURAL REVIEW BOARD
Planning and Zoning Division
February 25, 2026

Lotis Wellington 1 Signs (Buildings 3, 4, 6 & 7) STAFF REPORT

Petition Number: 2026-0003-ARB

Owner/Applicant: Lotis Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431

Agent: Rich Kasser of Lotis Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431
561-350-8853
rkasser@lotisgroup.com

Site Address: 1361/1351/1381/1371 State Road 7
PCN(s): 73-41-44-12-22-003-0060 and -0010 (Buildings 3, 4, 6 and 7)

Future Land Use Designation:
Mixed Use (MU)

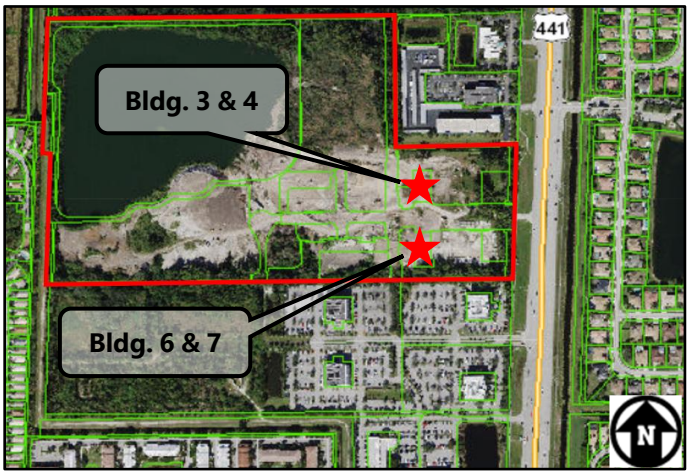
Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreage: 64 Acres (+/-)

Request:
Architectural Review Board (ARB) approval to amend the Lotis 1 Master Sign Plan for tenant signs of the combined retail, restaurant and general office use buildings (Building 3, 4, 6 and 7) within the commercial pod of the mixed-use project.

Project Manager:
Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(561) 753-257

Location/Map:
Lotis Wellington (Lotis 1) project is located approximately a mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The subject buildings (Building 3, 4, 6 and 7) are located west of State Road 7/US 441 along the north and south side of the main road/access drive to Lotis 1 project (red outline) as illustrated on the below map with the red star.



Adjacent Property	FLUM	Zoning
North	PBC Low Residential (LR-2)	PBC Agricultural Residential (AR)
South	Medical Commercial (MC)	Multiple Use Planned Unit Development (MUPD)
East	PBC Commercial (C)	PBC (MUPD) / Commercial High Office (CHO)
West	Res. C (1 - 3 du/ac) / Res. F (8 - 12 du/ac)	Planned Unit Development (PUD)

Site History and Current Request:

The Lotis Wellington (Lotis 1) Master Plan was originally approved by Council on December 8, 2020 (Resolution No. R2020-48) and recently amended on January 3, 2024 (Resolution No. R2023-63). The 64-acre mixed-use project consists of restaurants (23,676 SF min./42,043 SF max.), retail (7,200 SF min./23,900 SF max.), medical office (20,000 SF min./60,000 SF max.), 372 multi-family residential dwelling units, and 28.4 acres (+/-) of open space, inclusive of a lake, cypress preserve, dog park, and greenway with a multi-use pathway open to the public. The overall Lotis 1 Site Plan was originally approved on December 15, 2021 (Petition No. 2019-0002-SP). The project has received ARB approvals for building/structure elevations, exterior colors, materials, site amenities/elements, signage, etc., as indicated below.

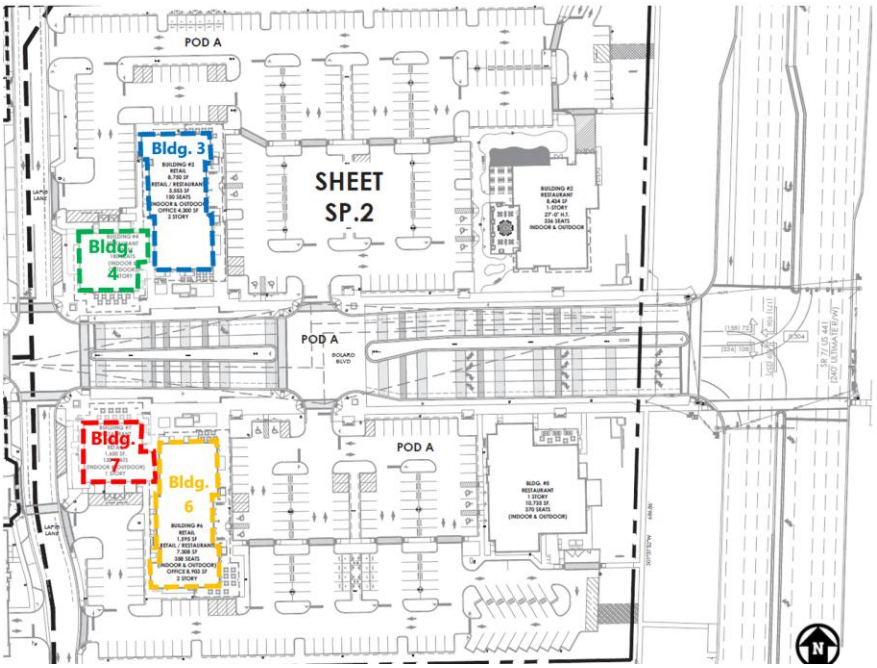
Petition Number	Approval	Approval Date
2021-0007-ARB	All ground mounted signs throughout the project.	August 18, 2021 October 20, 2021
2021-0014-ARB	Commercial pod Buildings 3 and 6 (combine retail/office/restaurant buildings), Buildings 4 and 7 (restaurant buildings) and Building 23 (parking garage with 3-levels), and overall site amenities/elements.	December 15, 2021
2021-0017-ARB	Commercial pod Building 5 with wall signs (with deviations) for the proposed Cooper's Hawk restaurant.	March 16, 2022
2022-0002-ARB	Residential pod buildings/structures (Bldgs. 11-20).	February 16, 2022
2022-0006-ARB	Medical Office Buildings 8 & 9	April 20, 2022
2022-0022-ARB	Commercial pod Building 2 with wall signs (with deviations) for the proposed Lazy Dog restaurant.	July 27, 2022
2022-0026-ARB	Commercial pod Building 10 with wall signs (with deviations) for the proposed daycare.	January 31, 2023
2023-0017-ARB	Amend elevations for multi-family (Bldgs. 16-19), clubhouse (Bldg. 20), and commercial (Bldgs. 4 & 6) buildings, and decorative pavement material. Request for asphalt roof material was not approved.	August 23, 2023
2023-0022-ARB	Modify the elevations/architectural details for the commercial retail building (Bldg. 7), and roof materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	September 27, 2023

2024-0018-ARB	Modify the elevations/architectural details and wall signs (with deviations) for the proposed Lazy Dog restaurant (Commercial Pod Building 2).	August 28, 2024
2025-0001-ARB	Modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARP) for the Lazy Dog restaurant (Commercial Pod Building 2).	Pending Meeting May 28, 2025
2025-0003-ARB	Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7.	May 28, 2025
2025-0011-ARB	Amend prior approved site amenities/furnishings and add new site amenities/furnishings.	June 25, 2025

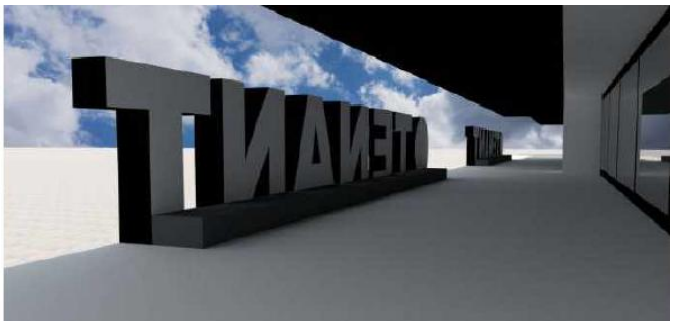
This request (2026-0003-ARB) is for approval to amend the Lotis 1 Master Sign Plan for tenant signs on Buildings 3, 4, 6, and 7, which will have retail, restaurant, and general office uses within the Lotis 1 mixed-use project. The Lotis 1 Master Sign Plan for the tenant wall/building signs was previously approved by ARB (2025-0003-ARB), but the applicant/landlord is requesting to amend the approval to remove the requirement for the signs to be uniform in font and color.

Analysis:

Staff reviewed the request for the Architectural Review Board (ARB) for consistency with Wellington's Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63). Construction of the subject four (4) buildings, as illustrated on the approved site plan (See below the subject area/buildings), is now complete, with tenants open or working on permits/completion of interior work (buildout).



The applicant proposed channel letter-type signs, as illustrated below, for the future tenants within Buildings 3, 4, 6, and 7.



Also, limited the font and color allowed for the tenant signs as shown below, except for trademark logos/colors.

Font to be Sans Serif and be uniform throughout each sign. Colors will be white (daytime) and illuminated white (nighttime). Each letter will be surrounded by black aluminum. Tenants may place their logo with their brand specific color(s) within their allotted sign area with Landlord's approval.

Note: Trademark logos & colors may be accepted with landlord approval.

This was done to provide a uniform appearance to the wall signs for tenants of these four (4) buildings within the project. After ARB approval of the master sign plan, the applicant received several requests from tenants to utilize their brand's lettering/font and colors instead of the approved font and color. The LDR does not require a project to have a uniform font or color for tenants, but the applicant should provide what is proposed for the master sign plan approval by the ARB. As a uniform font or color is not a code requirement and only a master sign plan requirement imposed by the applicant, staff did approve permits for tenants' wall signs brand's lettering/font and colors, with the condition that the ARB master sign plan be amended.

Below are tenants' wall signs.

The applicant's complete Architectural Review Board application (2026-0003-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. The Lotis 1 Master Sign Plan for tenant signs on Buildings 3, 4, 6, and 7 is amended to allow the font and color to be per the tenant's request, while meeting all other requirements.

Legislation Text

File #: ARB-383, **Version:** 1

ITEM: Petition No. 2026-0004-ARB Life Church Elevation and Signage

PUBLIC HEARING: YES **QUASI-JUDICIAL: YES**

SUMMARY: Architectural Review Board (ARB) approval of elevations and signage for a Life Church located at 3061 State Road 7.

LIFE CHURCH — STAFF REPORT

Petition Number: 2026-0004-ARB

Owner: Life Covenant Church, INC.
4600 E 2nd Street
Edmond, OK 73034

Applicant/Agent: Jennifer Burger
4600 E 2nd Street
Edmond, OK 73034

Site Address: 3061 S State Road 7
Wellington, FL 33414

PCN(s): 73-41-44-24-10-001-0000

Future Land Use Map (FLUM) Designation:

Community Facilities

Zoning Designation:

Community Facilities (CF)

Acreage:

8.58 Acres

Request:

Architectural Review Board (ARB) approval of elevations and signage for Life Church, located at 3061 State Road 7.

Project Manager:

Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) 868-8634

Location/Map:

Life Church is located along State Road 7 heading southbound near the southwest corner of Stribling Way and State Road 7.

Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Mixed Use	MUPD
South	PBC Residential	PUD
East	CF	CF
West	Mixed Use	MUPD

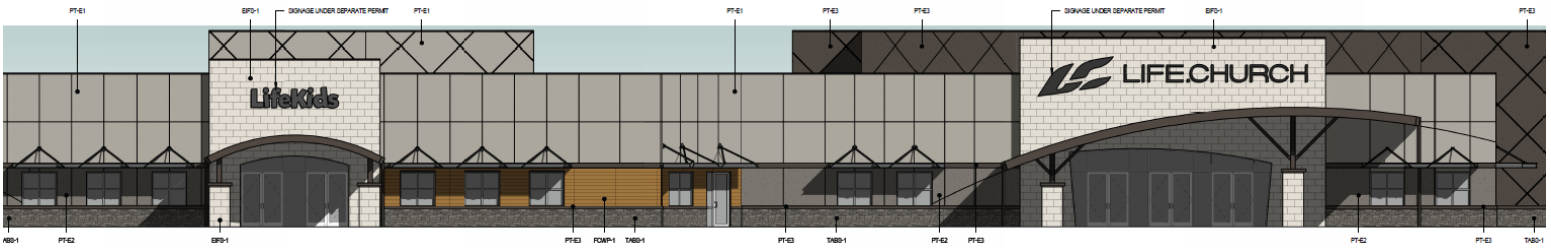
Site History and Current Request:

The subject site is situated near the southwest corner of State Road 7 and Stribling Way. The 8.58-acre site consists of a 31,309 SF church that was constructed in 2009. ARB approval was provided in 2008 for the exterior elevations, colors, material, two (2) primary wall signs, and a monument sign along SR7. An off-premise monument sign exists along Stribling Way on the K Park property, but will be removed once the K Park site is developed. A building permit (BP25-4645) for the exterior renovations was returned for corrections from zoning as the updated elevations required ARB approval.

Analysis:

Staff reviewed the request for ARB approval for the proposed renovations to the existing Life Church for consistency with Wellington's Land Development Regulations (LDR). Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, are used to review all non-residential buildings to obtain ARB approval before the issuance of building permits.

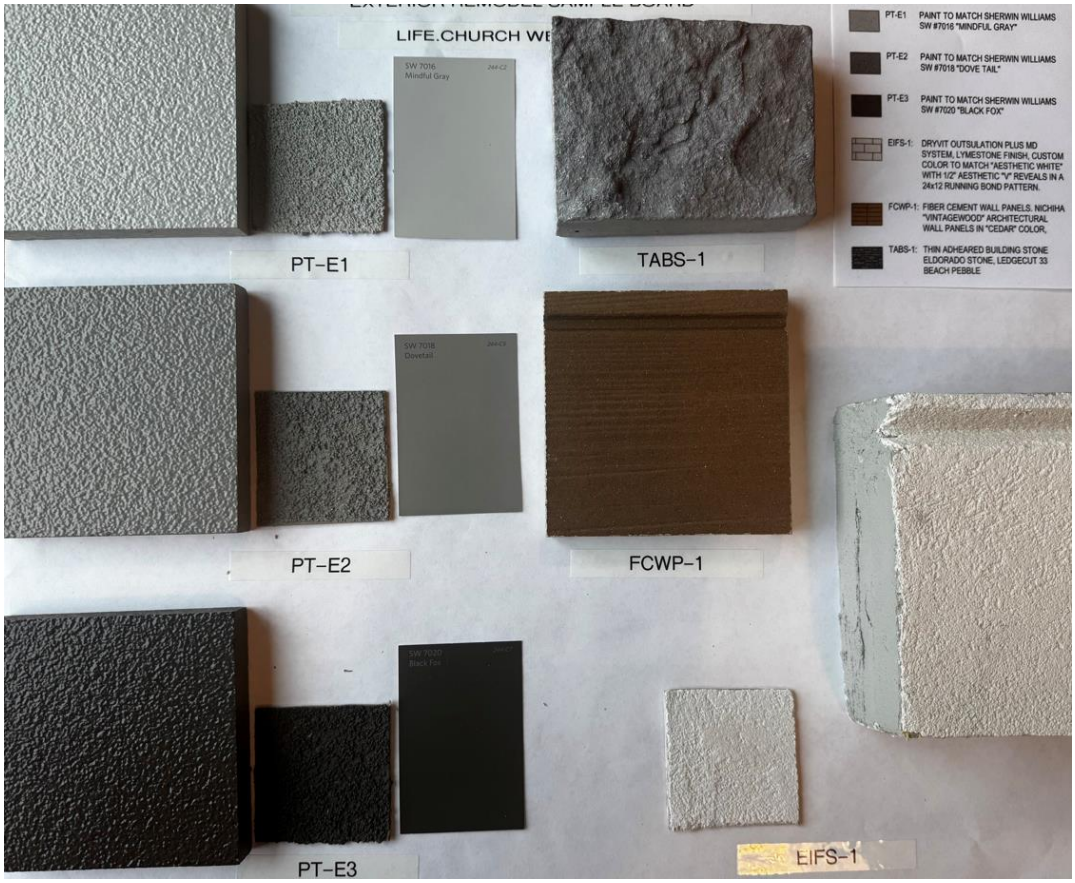
Existing Site Conditions



Proposed Elevations

Exterior Elevations: The existing church is updating the exterior elevations by incorporating new colors, materials and a new entryway. The new materials include:

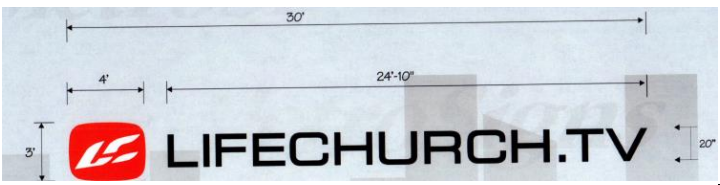
- Stucco Finish - SW 7016 Mindful Gray, SW 7018 Dove Tail, SW 7020 Black Fox
- Entry Feature - Lymestone Finish
- Accent Materials – Fiber Cement Wall Panels in "Cedar" color
- Stone – Thin adhered building stone in Beach Pebble



The renovations exhibit a modern commercial architectural style that is visually compatible with the surrounding development pattern, including the adjacent K Park project. The entry feature incorporates light-colored limestone with a stone veneer create a welcoming and cohesive appearance. Variations of colors and materials provide for architectural contrast throughout the exterior. All colors and materials are on the ARB approved color chart.

Signage:
The request for ARB approval of the proposed wall signs and monument signs were reviewed for consistency with Wellington's Land Development Regulations (LDR). Multiple technical deviations for the existing building signs are included in the request.

Wall Signs: The proposed wall signs were reviewed for compliance with Section 7.9.8.A.2 of Wellington's LDR, Permanent Wall Signs. A major tenant (over 10,000 SF) with an exterior public entrance and a primary façade length of 150 feet or greater, is eligible for a wall sign up to 200 SF in sign area on the primary façade. They are permitted one (1) primary wall sign a maximum height of 66 inches. A technical deviation was granted in 2008 for the additional "Life Kids" sign, however, the existing primary wall signs do not match what is installed today.



2008 Approval

Proposed Sign

2008 Approval

Proposed Sign

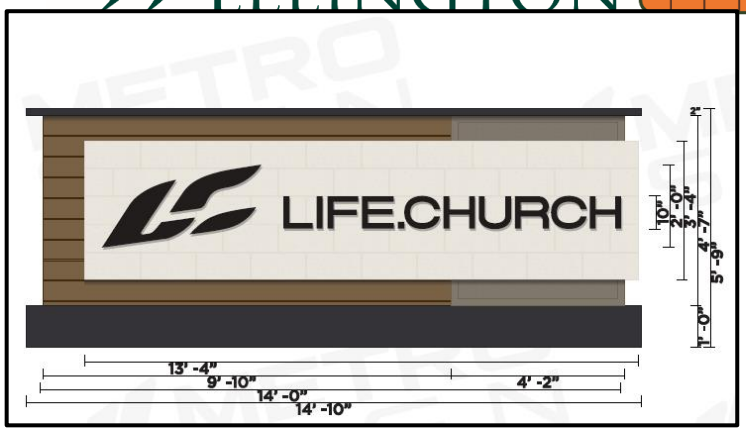
The applicant is requesting to replace the two existing primary wall signs as shown above. The combined sign area of the two (2) signs exceeds the maximum square footage permitted for the Major Tenant sign; no additional signage, including secondary wall signage, is requested on the building. The deviations are provided below:

Deviations for Wall Signs

Primary Wall Sign for Major Tenant (East Façade/Elevation)				
	Standards	**Allowed**	**Requested**	**Deviation**
	Number of Signs	1	2	1
Sign 1 – "Life Church"	**Sign Area (Boxed)**	200 SF	224 SF	24 SF
	Height (Boxed)	66 inches	69 inches	3 inches
	Length	179 LF (80% Façade Length of 224 LF)	39 LF	0
Sign 2 – "Life Kids"	**Sign Area (Boxed)**	150 SF	64 SF	0
	Height (Boxed)	66 inches (Major Tenant)	48 inches	0
	Length	179 LF (80% Façade Length of 224 LF)	16 LF	0
	Sign Area (Total Combined)	200 SF	263 SF	63 SF

Monument Sign: Below are photos of the current Monument sign near State Road 7 and the proposed renovated sign. Per Section 7.9.8.B.2. of Wellington's LDR, the sign structure shall not exceed eight (8) feet in height, shall not exceed 36 inches in height, and a sign area of 32 square feet. Sign area is measured by the entire face of a sign, including the surface and framing, trim, or molding, but not including the supporting structure. The limestone material on which the sign is mounted is included in the sign area. Although a deviation was granted for the original sign, the replacement of the entire sign will require an additional ARB approval. Below are the requested deviations:

Existing



Proposed

Standards	Allowed	Existing Sign	Proposed Sign	Deviation
Number of Signs	1	1	1	0
Sign Area (Boxed)	32 SF	68.75 SF	44.55 SF	12.55 SF
Height (Sign)	36 inches	60 inches	40 inches	4 inches
Height (Structure)	8 feet	6 feet 5 inches	5 feet 9 inches	0

Technical Deviation:
Per Section 7.9.10.B, Technical Deviations, of Wellington's LDR, an applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and decision criteria provided in the Development Review Manual, as listed below:

1. *Describe in detail the Technical Deviation:*

As described in the tables above, the requested deviations include:

- An additional primary wall sign on the east façade
- Additional 63 SF of combined sign area for the primary wall signs
- Additional 12.55 SF of sign area and 4 inches of height for the Monument Sign

2. *No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.*

The proposed primary wall signs and monument sign are not specifically prohibited and are permitted under Sections 7.9.8.A.2 and 7.9.8.B.2. The applicant is requesting ARB approval to deviate from the number of signs permitted on one façade and the increased sign area.

3. *The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.*

The requested sign area and height deviations will allow for visibility and ensure the signs are proportional to the areas of the building attached. The additional Life Kids sign will provide clear primary identification for the accessory use as it is the main entrance for the youth programming.

4. *Approval of the deviation must not negatively impact another tenant or buildings shown on the Master Sign Plan.*

Life Church is the only tenant on the property. No other tenant or building will be affected.

5. *The technical deviation must not cause any negative off-site impacts.*

The requested increase in sign area and height for the proposed wall signs will allow signs that are a proportional scale to the attached wall areas on the existing building. The building is also set back over 1,400 feet from State Road 7 and the increased sign area will provide visibility to traffic entering the project site.

Site Amenities: The previously approved site amenities will remain unchanged, with the exception of a new paint color being proposed for the dumpster enclosure and the monument sign to match the building.

Summary:

Based on the Findings of Fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve petition 2026-0004-ARB:

1. The exterior elevations, colors, materials, and finishes shall comply with the elevations shown in Exhibit C.

2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.

3. All rooftop mechanical equipment shall be screened from view. Before issuance of a certificate of occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view.

4. All above-ground infrastructure, utility equipment, mechanical equipment, transformer boxes, valves, exhaust vents, etc., shall be completely screened from view.

5. The address identification/numbering height shall comply with the Palm Beach County Fire code minimum requirements and shall not exceed the LDR maximums.

6. Permit approval is required before the construction/installation of proposed renovations.

7. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction shall require ARB approval.

8. Before the closeout of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

9. The Life Church wall signs shall be consistent with Exhibit D, and as approved below:

Primary Wall Sign for Major Tenant (East Façade/Elevation)				
	Standards	**Allowed**	**Requested**	**Deviation**
	Number of Signs	1	2	1
Sign 1 – "Life Church"	**Sign Area (Boxed)**	200 SF	224 SF	24 SF
	Height (Boxed)	66 inches	69 inches	3 inches
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	Height (Boxed)	66 inches (Major Tenant)	48 inches	0
	Length	179 LF (80% Façade Length of 224 LF)	16 LF	0
	Sign Area (Total Combined)	200 SF	263 SF	63 F

10. The Life Church monument sign shall be consistent with Exhibit D, and as approved below:

Standards	Allowed	Proposed Sign	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	32 SF	44.55 SF	12.55 SF
Height (Sign)	36 inches	40 inches	4 inches
Height (Structure)	8 feet	5 feet 9 inches	0

Exhibits:

Exhibit A Site Conditions

Exhibit B Site Plan

Exhibit C Proposed Elevations, Colors and Materials

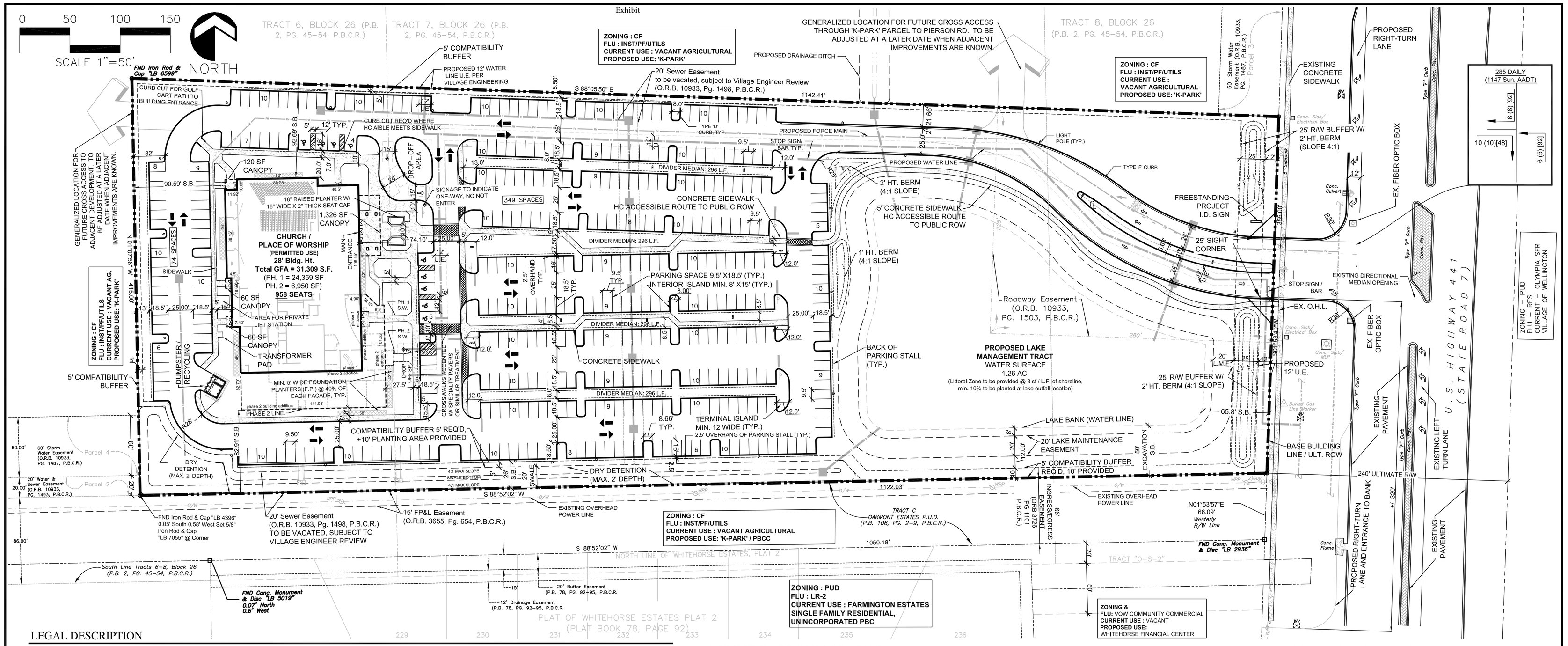
Exhibit D Signage Detail

Exhibit E West Palm Beach Life Church Renderings

Exhibit F Justification Statement

Exhibit A – Existing Site Conditions

Exhibit



LEGAL DESCRIPTION

PARCEL 1
A parcel of land included within Tracts 6 through 8, less the South 86 feet of Tracts 6 through 8 and less the right-of-way for State Road 7 as now laid out, Block 26, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 to 54, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

A certain parcel of land lying in Section 24, Township 44 South, Range 41 East, Palm Beach County, Florida, being a portion of Tracts 6, 7 and 8, in Block 26, PALM BEACH FARMS COMPANY PLAT NO. 3, as same is recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at a point on the Westerly right-of-way line of U.S. Highway 441 (State Road No. 7) as same is depicted on the Florida Department of Transportation Right-of-Way Map Section 93210-2519 and the North line of WHITEHORSE ESTATES PLAT 2, as same is recorded in Plat Book 78, Page 92, Public Records of Palm Beach County, Florida; Thence from said POINT OF COMMENCEMENT, North 01°53'57" East (the North line of said WHITEHORSE ESTATES PLAT 2 is assumed to bear South 88°52'02" West and all other bearings mentioned herein are relative thereto) along said Westerly right-of-way line, a distance of 66.09 feet to the POINT OF BEGINNING; Thence, from said POINT OF BEGINNING, South 88° 52'02" West along a line 66.00 feet North of as measured at right angles thereto, from said North line of WHITEHORSE ESTATES PLAT 2, (said line also being 86.00 feet North of, as measured at right angles thereto, the South line of said Tracts 6, 7 and 8) a distance 1122.03 feet; Thence North 01°07'58" West, a distance of 415.00 feet; Thence South 88°05'50" East. a distance of 1142.41 feet to a point on said Westerly right-of-way line of State Road No. 7; Thence South 01°53'57" west, along said Westerly right-of-way line, a distance of 355.00 feet to the POINT OF BEGINNING.

PARCEL 2
A non-exclusive easement lying within a portion of Tracts 5 and 6, Block 26, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 to 54, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

The North 20 feet of the South 106 feet of said Tracts 5 and 6, Block 26, the PALM BEACH FARMS COMPANY PLAT NO. 3, bounded on the east by a line 1122.83 feet West of the Westerly right-of-way line of U.S. Highway 441 (State Road No. 7), as shown on the Florida Department of Transportation right-of-way map, section 93210-2519, and bounded on the West by the Easterly right-of-way line of Lake Worth Drainage District Canal S-6, as now laid out and in use.

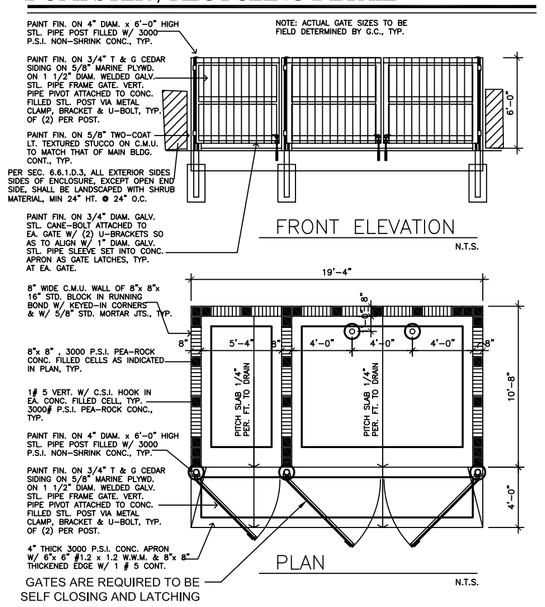
PARCEL 3
A non-exclusive easement lying within a portion of Tracts 7 and 8, Block 26, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 to 54, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the point of intersection of the Westerly right-of-way line of U.S. Highway 441 (State Road No. 7), as shown on the Florida Department of Transportation right-of-way map, section 93210-2519, with the North line of WHITEHORSE ESTATES PLAT 2, as same is recorded in Plat Book 78, Page 92, of the Public Records of Palm Beach County, Florida; Thence North 01° 53' 57" East (bearing as cited herein relative to the North line of said Plat of WHITEHORSE ESTATES PLAT 2, which bears South 88° 52' 02" West) along the Westerly right-of-way line of U.S. Highway 441, a distance of 421.09 feet to the Northeast corner of the church parcel; Thence South 88° 05' 52" East, along the North line of said church parcel, a distance of 30.00 feet to the POINT OF BEGINNING, and the centerline of a 60 foot wide easement, lying 30 feet on each side of the following described line; Thence North 01° 53' 57" East, a distance of 335 feet more or less to the existing crossover drainage culvert of U.S. Highway 441 and the terminus of this easement.

PARCEL 4
A non-exclusive easement lying within a portion of said Tracts 5 and 6, Block 26, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 to 54, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

The North 60 feet of the South 166 feet of said Tracts 5 and 6, Block 26, the PALM BEACH FARMS COMPANY PLAT NO. 3, bounded on the East by a line 1122.83 feet West of the Westerly right-of-way line of U.S. Highway 441 (State Road No. 7), as shown on the Florida Department of Transportation right-of-way map, section 93210-2519, and bounded on the West by the Easterly right-of-way line of Lake Worth Drainage District Canal S-6, as now laid out and in use.

DUMPSTER / RECYCLING DETAIL



SITE DATA

WELLINGTON PROJECT #	**08-00001319**
PETITION #	**2002-005**
PROPERTY ADDRESS	**3061 STATE ROAD 7**
EXISTING LAND USE DESIGNATION	**INST / PF / UTILS**
EXISTING ZONING DISTRICT	**COMMUNITY FACILITY (CF - VILLAGE OF WELLINGTON)**
PROPOSED USE	**CHURCH / PLACE OF WORSHIP**
	958 SEATS
PCN	**73-42-43-27-05-026-0061**
GROSS LOT AREA	**10.00 AC. (435,600 SF)**
TOTAL BUILDING FLOOR AREA	**31,309 SF**
Phase 1 area = 24,359 SF	
Phase 2 addition = 6,950 SF	
FLOOR AREA RATIO (MAX. .35)	**.07 FAR**
DEVELOPABLE / NET LOT AREA (LESS1.51 AC LAKE MANAGEMENT TRACT)	8.49 AC. (369,824 SF)
BUILDING HEIGHT (MAX. 35')	**28' / ONE-STORY**
BUILDING COVERAGE (MAX. 25%) (includes canopies for weather protection only)	**7.5%**
PERVIOUS / OPEN SPACE (MIN. 20%)	**49.8% (216,929 SF)**
IMPERVIOUS AREA	**50.2%**
LAKES	**1.51 AC.**
PARKING REQUIRED	**319 SPACES**
1 SP / 3 SEATS @ 958 SEATS	
HANDICAP REQUIRED : 9 SPACES (FOR 401-500 SPACES PROVIDED)	
PARKING PROVIDED	**423 SPACES (104 SPACE EXCESS)** (Avg. 1 space per 2.26 seats)
HANDICAP PROVIDED : 9 SPACES (number included in total provided above)	
LOADING REQUIRED:	**N/A**

PROPOSED SETBACKS

FRONT:	**879'**
SIDE:	**82.91'**
SIDE:	**92.61'**
REAR:	**90.59'**

PROJECT INFORMATION:

Church Staff =	**12-15 persons (typ.)**
Hours of operation =	**Monday - Thursday 8:00am-5:00pm**
Services (Experiances) =	**Saturday (2) - 5:30pm & 6:30pm**
	Sunday (4) - 8:30am, 9:00am, 10:30am & 12:00pm

CONDITIONS OF APPROVAL

This petition is approved with the following Conditions of Approval:
1. This site plan is certified pursuant to the provisions of Section 5.6 of the Wellington LDR. Certification confirms only the site plan meets the requirements of Section 5.6 and authorizes only the particular site configuration, layout and level of impacts. The certification of this site plan does not indicate the project has met the requirements of Section 8 of the LDR or other engineering standards and specifications. Approval from the Village Engineer pursuant to the requirements of Section 8 shall be required prior to the issuance of any building permits. Modifications required by the Village Engineer pursuant to Section 8 may necessitate modifications to this site plan. (Engineering)

2. Architectural Review Board (ARB) approval is required for the elevations, colors and signs prior to permitting. (Planning and Zoning)

3. Building permits shall not be issued after December 31, 2011, unless a time extension has been approved by the Village Engineer based upon an approved traffic study which complies with the mandatory Traffic Performance Standards in place at the time of the request. (Traffic)

4. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

5. The following conditions are per FDOT access approval letter regarding the construction of the southbound right turn lane:
a.) The property owner shall construct on SR 7 at the Project's entrance, a right-turn lane north approach.
b.) This construction shall be concurrent with the paving and drainage improvement for the site. The property owner shall pay any and all costs associated with the construction. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
c.) All permits shall be obtained prior to the issuance of the first Building Permit.
d.) Construction shall be completed prior to the issuance of the first Certificate of Occupancy.

6. The 20 feet water/sewer easement on the south-west property line shall be vacated / abandoned.

7. Prior to Building Permits and/or commencing site development, an Engineering Land Development Permit is required.

8. Prior to commencing site development, applicant shall obtain all required building and engineering permits. A separate Building Permit and Application shall be required for the building, signage and dumpster enclosure(s).

9. Prior to the issuance of any certificates of occupancy, final approval is required from Engineering Department.

10. Landscaping or permanent structures shall not be placed in utility / drainage easement or over utility / drainage areas. Landscaping shall not encroach within any water/sewer tines or easements.

11. Trees shall be planted a minimum of 15 feet from light poles, unless poles are below the tree canopy.

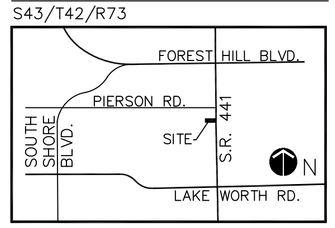
12. Speed bumps are not allowed now or in the future.

NOTES

1. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WANTMAN GROUP, INC. DATED 4-4-08
2. SITE IMPROVEMENTS SUCH AS PAVING, DRAINAGE, WATER AND SEWER WILL REQUIRE SEPARATE PERMITTING AND INSPECTION THROUGH THE ENGINEERING DIVISION.
3. THE COMMUNITY FACILITIES ZONING DISTRICT (CF) DOES NOT HAVE PROPERTY DEVELOPMENT REGULATIONS (PER LDR SEC. 6.5.1)

LOCATION MAP

NTS

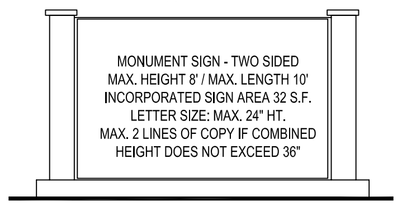


DEVELOPMENT TEAM

OWNER/ DEVELOPER:	**LIFE COVENANT CHURCH, INC.** 4600 E. 2nd Street Edmond, OK 73034-7550
SURVEYOR & CIVIL ENGINEER:	**Wantman Group, Inc.** 2035 Vista Parkway, Suite 100, West Palm Beach, FL 33411 561.687.2220
ARCHITECT:	**THE SMALL GROUP** 13 South Broadway Edmond, OK 73034 (405) 840-1111
TRAFFIC ENGINEER:	**SIMMONS & WHITE** 5601 Corporate Way, Suite 200 West Palm Beach, FL 33407 (561) 478-7848
PLANNER / LANDSCAPE ARCHITECT:	**KILDAY & ASSOCIATES, INC.** 1551 Forum Place Suite 100a West Palm Beach, FL 33401 (561) 689-5522

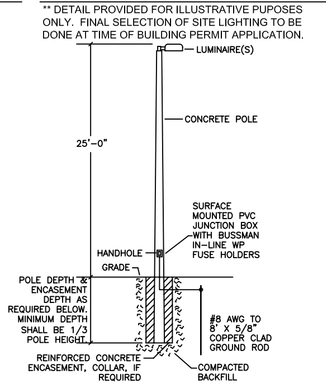
TYP. SIGN DETAIL

* NOTE: Actual sign detail and specifications to be submitted with ARB application for review & approval

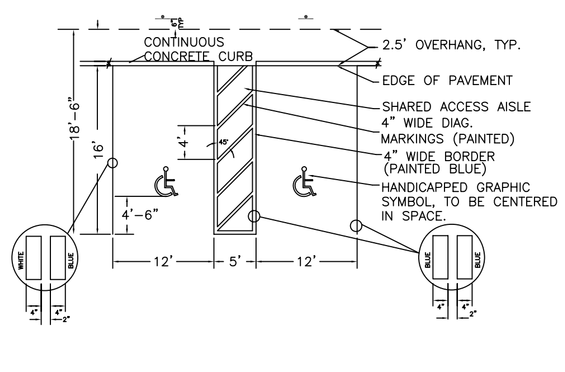


TYP. LIGHT POLE DETAIL

** DETAIL PROVIDED FOR ILLUSTRATIVE PUPOSES ONLY. FINAL SELECTION OF SITE LIGHTING TO BE DONE AT TIME OF BUILDING PERMIT APPLICATION.



HANDICAP PARKING DETAIL



Landscape Architects / Planners
Kilday & Associates
Landscape Architects / Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
Phone: (561) 689-5522
Fax: (561)689-2592

This Drawing, as an instrument of service, shall remain the property of KILDAY & ASSOCIATES, INC., and shall NOT be reproduced, published or used in any way without the written permission of the same.

VILLAGE OF WELLINGTON, FLORIDA
FINAL SITE PLAN

LIFE COVENANT CHURCH

WELLINGTON CAMPUS

Scale: 1"= 50'
Date: 11/7/08
Design By: MLC
Drawn By: MLC
Check By: CWW
File No. 08-167.00(xr1563.02)
Drawing No. 08-16

REVISIONS / SUBMISSIONS
- 11/7/08 : FINAL SITE PLAN APP. SUBMITTAL
- 12/19/08 : RESUBMITTAL - DRC COMMENTS
- 1/14/09 DRC CERTIFICATION

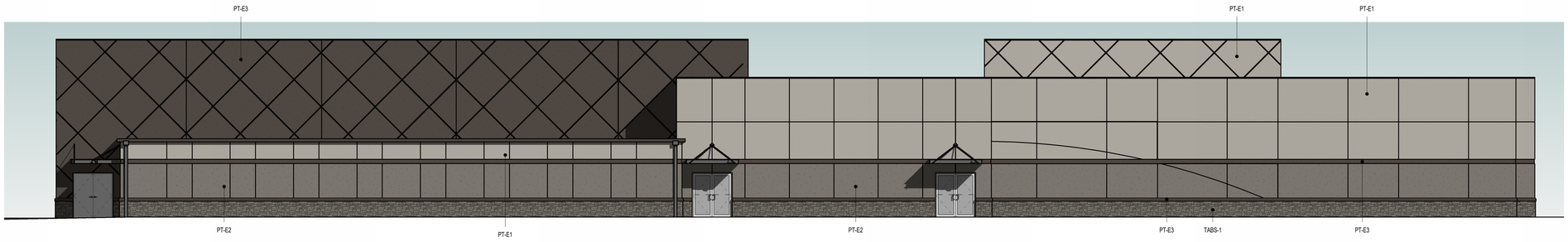
SITE PLAN

SP-1 OF 1

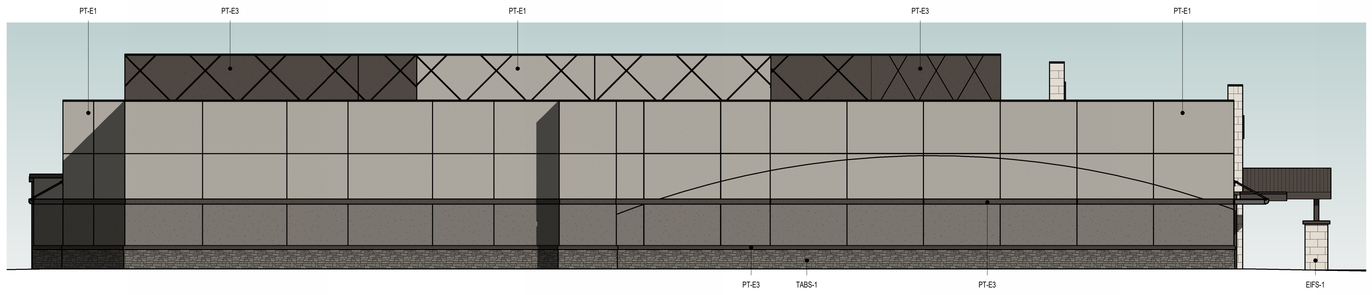
Exhibit C - Proposed Elevation, Colors and Materials

LEGEND:

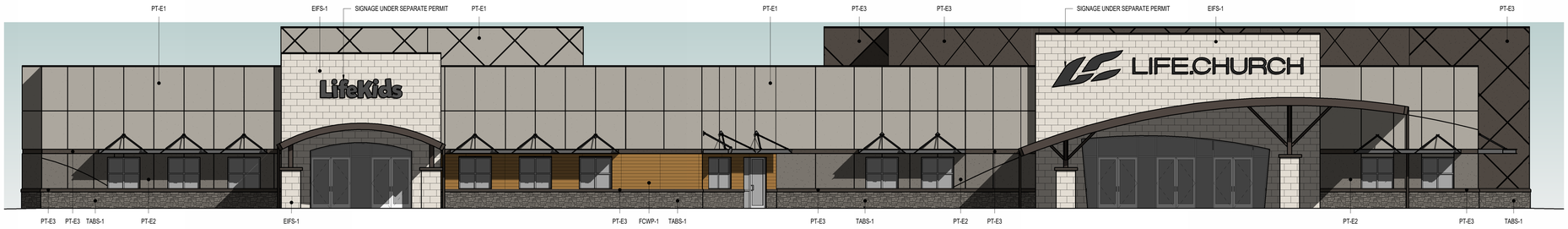
PT-E1	PAINT TO MATCH SHERWIN WILLIAMS SW #7016 "MINDFUL GRAY"
PT-E2	PAINT TO MATCH SHERWIN WILLIAMS SW #7018 "DOVE TAIL"
PT-E3	PAINT TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX"
EIFS-1:	DRYVIT OUTSULATION PLUS MD SYSTEM, LYMESTONE FINISH, CUSTOM COLOR TO MATCH "AESTHETIC WHITE" WITH 1/2" AESTHETIC "V" REVEALS IN A 24x12 RUNNING BOND PATTERN.
FCWP-1:	FIBER CEMENT WALL PANELS. NICHIHA "VINTAGEWOOD" ARCHITECTURAL WALL PANELS IN "CEDAR" COLOR.
TABS-1:	THIN ADHEARED BUILDING STONE ELDORADO STONE, LEDGECUT 33 BEACH PEBBLE



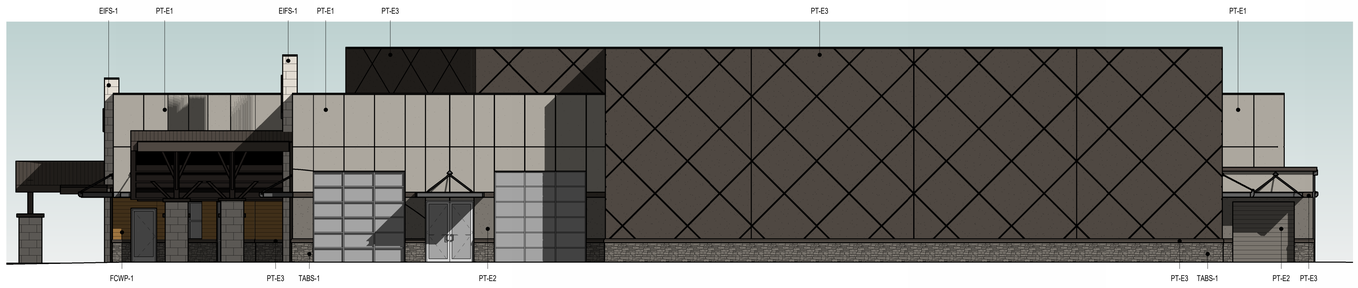
1 A202 WEST ELEVATION
1/8" = 1'-0"



2 A202 SOUTH ELEVATION
1/8" = 1'-0"



3 A202 EAST ELEVATION
1/8" = 1'-0"



4 A202 NORTH ELEVATION
1/8" = 1'-0"

REVISIONS:

ARCHITECT:

LIFE.CHURCH
SPACES & PLACES

4600 E. 2nd St.
Edmond, OK 73043
(405) 680-5433

LIFE.CHURCH

3061 State Road Seven,
Wellington, FL 33467

DRAWN BY: RW	CHECKED BY: TR

SEAL:

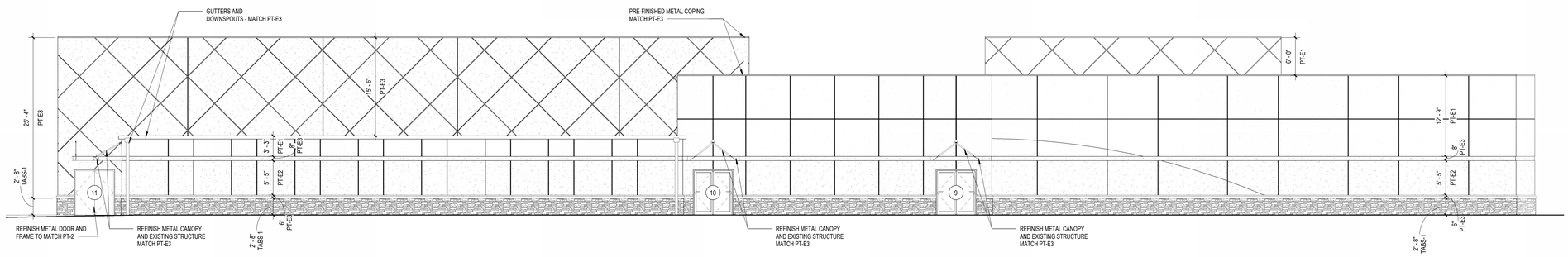
STATE OF FLORIDA · RYAN DANIEL WALKER · AR104334 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ryan Walker using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed an the signature must be verified on any electronic copies.

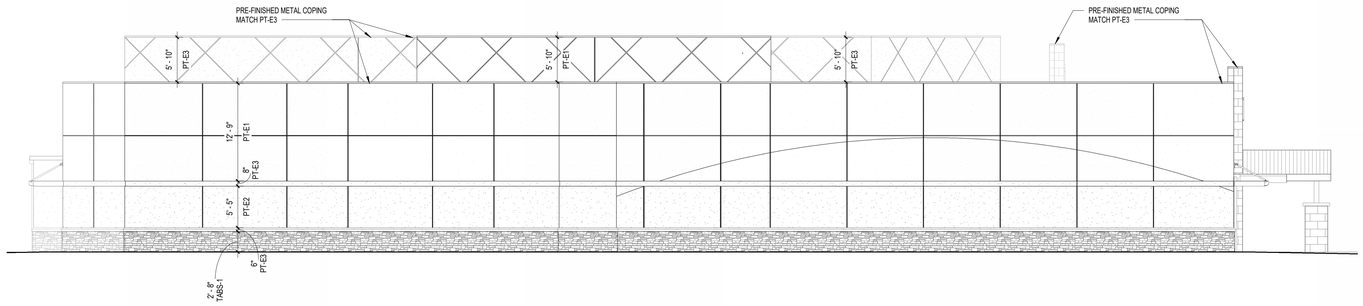
Ryan Walker 11/20/2025

DATE:	09/26/2025
PROJECT NUMBER:	FFE000869
DRAWING TITLE:	COLOR ELEVATIONS
DRAWING NUMBER:	A202

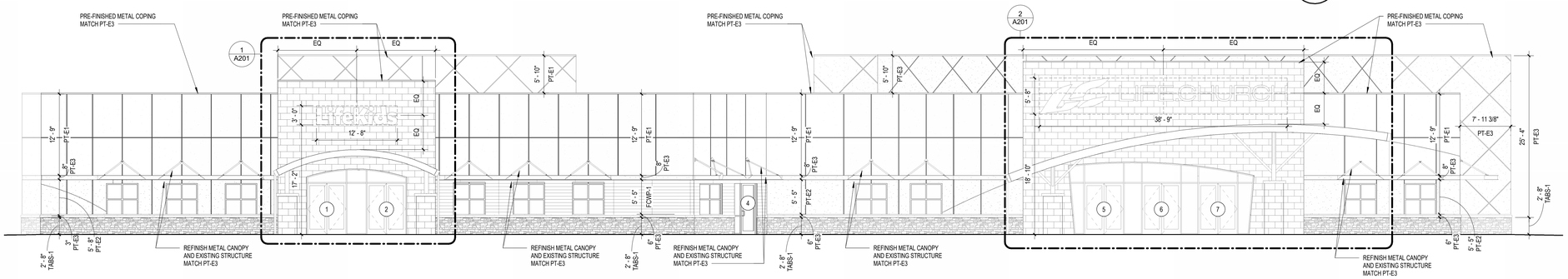
Docusign Envelope ID: F73265E7-6B74-4172-AB1B-9170FB5859A7



1 A200 WEST ELEVATION
1/8" = 1'-0"

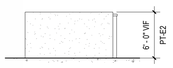


2 A200 SOUTH ELEVATION
1/8" = 1'-0"



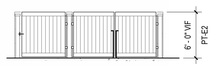
3 A200 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
REFINISH ALL SURFACES TO MATCH PT-2.
REPAIR ANY DAMAGED FRAMING AND HARDWARE

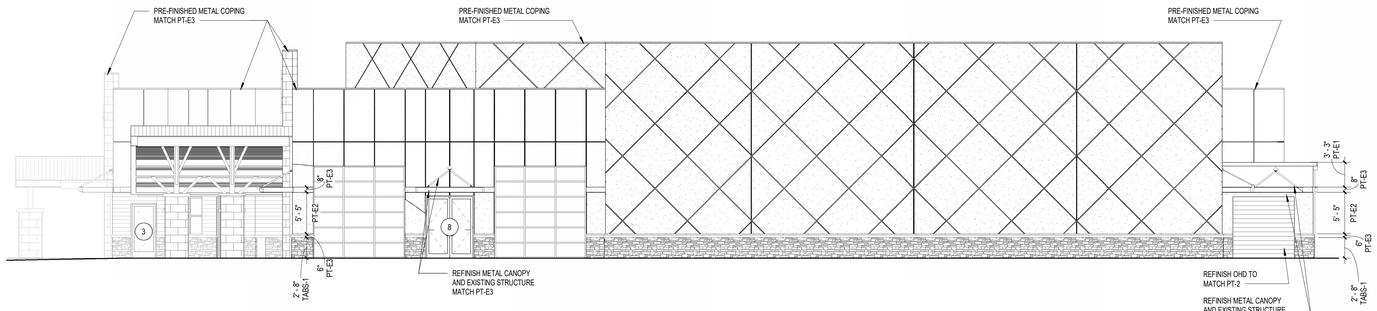


5 A200 ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
REFINISH ALL SURFACES TO MATCH PT-2.
REPAIR ANY DAMAGED FRAMING AND HARDWARE



6 A200 ELEVATION
1/8" = 1'-0"



4 A200 NORTH ELEVATION
1/8" = 1'-0"

LEGEND:

	PT-E1	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7016 "MINDFUL GRAY"
	PT-E2	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7018 "DOVE TAIL"
	PT-E3	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX"
	PT-E4	SHERWIN WILLIAMS SW #7063 "NEBULOUS WHITE"
	EIFS-1:	DRYVIT OUTSULATION PLUS MD SYSTEM, LYMESTONE FINISH, CUSTOM COLOR TO MATCH "AESTHETIC WHITE" WITH 1/2" AESTHETIC "V" REVEALS IN A 24x12 RUNNING BOND PATTERN.
	FCWP-1:	FIBER CEMENT WALL PANELS. NICHIHA "VINTAGEWOOD" ARCHITECTURAL WALL PANELS IN "CEDAR" COLOR.
	TABS-1:	THIN ADHEARED BUILDING STONE ELDORADO STONE, LEDGECUT 33 BEACH PEBBLE

GENERAL NOTES:

A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSION AND EXISTING FIELD CONDITIONS.
B. ALL DOWNSPOUTS TO BE REPLACED RE: ELEVATIONS FOR FINISH & COLOR.
C. ALL STANDING SEAM ROOFS AT CANOPIES SHALL B MATCH PT-3 AND APPROVED BY OWNER.
D. ALL EXTERIOR LIGHTING TO REMAIN, GC TO VERIFY LOCATIONS.
E. ALL EXTERIOR EIFS FINISHES TO BE RECOATED OVER EXISTING FACE TO MATCH SHERWIN WILLIAMS FINISHES.

SIGNAGE NOTES

CONTACT: DON HENDERSON
GENERAL MANAGER
METRO SIGN CORPORATION
405-949-1555 OFFICE
405-520-7592 CELL
DON@METROSIGNS.COM

FOR ORDER PER WIRE KIT AND SIGNAGE TEMPLATES. CONFIRM WITH OWNER BEFORE ORDERING.

REVISIONS:

ARCHITECT:

LIFE.CHURCH
SPACES & PLACES

4600 E. 2nd St.
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LIFE.CHURCH

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Wellington, FL 33467

DRAWN BY: RW | CHECKED BY: TR

SEAL:

STATE OF FLORIDA
RYAN DANIEL WALKER
AR104334
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Ryan Walker 11/20/2025

DATE: 09/26/2025

PROJECT NUMBER: FFE000869

DRAWING TITLE: ELEVATIONS

DRAWING NUMBER: A200

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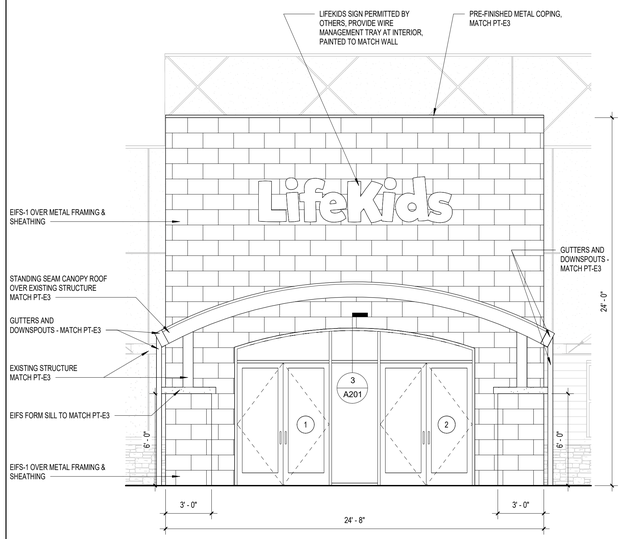
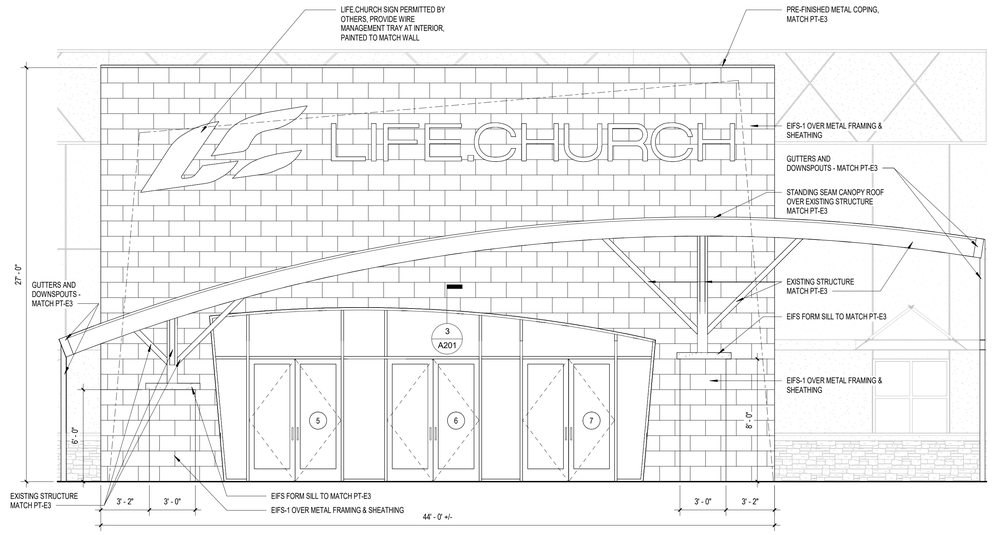
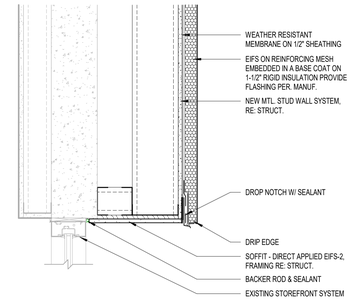


1 A201 ENTRY ELEVATION
1/4" = 1'-0"



2 A201 ENTRY ELEVATION
1/4" = 1'-0"



3 A201 HEADER DETAIL
1 1/2" = 1'-0"

LEGEND:

PT-E1	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7016 "MINDFUL GRAY"
PT-E2	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7018 "DOVE TAIL"
PT-E3	DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX"
PT-E4	SHERWIN WILLIAMS SW #7063 "NEBULOUS WHITE"
EIFS-1:	DRYVIT OUTSULATION PLUS MD SYSTEM, LYMESTONE FINISH, CUSTOM COLOR TO MATCH "AESTHETIC WHITE" WITH 1/2" AESTHETIC "V" REVEALS IN A 24x12 RUNNING BOND PATTERN.
FCWP-1:	FIBER CEMENT WALL PANELS. NICHIHA "VINTAGEWOOD" ARCHITECTURAL WALL PANELS IN "CEDAR" COLOR.
TABS-1:	THIN ADHEARED BUILDING STONE ELDORADO STONE, LEDGECUT 33 BEACH PEBBLE

GENERAL NOTES:

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B. ALL DOWNSPOUTS TO BE REPLACED RE: ELEVATIONS FOR FINISH & COLOR.
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E. ALL EXTERIOR EIFS FINISHES TO BE RECOATED OVER EXISTING FACE TO MATCH SHERWIN WILLIAMS FINISHES.

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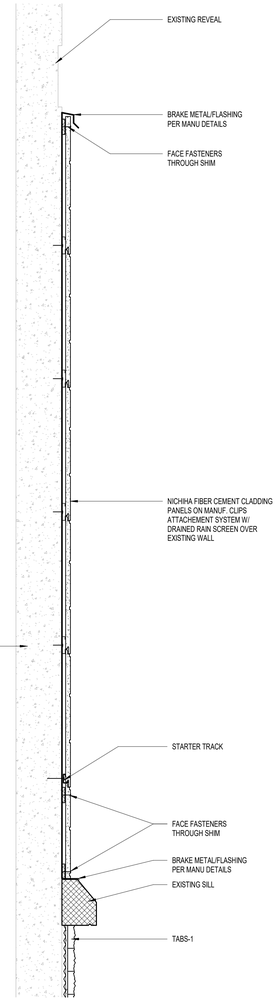
FOR ORDER PER WIRE KIT AND SIGNAGE TEMPLATES. CONFIRM WITH OWNER BEFORE ORDERING.

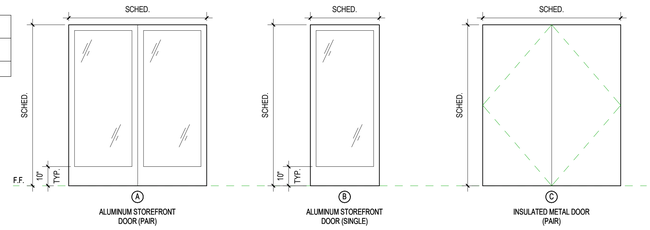


4 A201 WALL SECTION
1 1/2" = 1'-0"

DOOR & FRAME SCHEDULE									
DOOR	DOOR MATERIAL	DOOR TYPE	DOOR GLAZING	WIDTH	HEIGHT	FRAME TYPE	FRAME MATERIAL	HARDWARE	NOTES
1	STOREFRONT	A	A	6' - 0"	8' - 0"	EXISTING	ALUMINUM	1.	1., 2.
2	STOREFRONT	A	A	6' - 0"	8' - 0"	EXISTING	ALUMINUM	2.	1., 2.
3	STOREFRONT	B	A	3' - 0"	7' - 0"	A	ALUMINUM	2.	1., 2.
4	STOREFRONT	B	A	3' - 0"	8' - 0"	EXISTING	ALUMINUM	2.	1., 2.
5	STOREFRONT	A	A	6' - 0"	8' - 0"	EXISTING	ALUMINUM	1.	1., 2.
6	STOREFRONT	A	A	6' - 0"	8' - 0"	EXISTING	ALUMINUM	1.	1., 2.
7	STOREFRONT	A	A	6' - 0"	8' - 0"	EXISTING	ALUMINUM	1.	1., 2.
8	STOREFRONT	A	A	6' - 0"	8' - 0"	A	ALUMINUM	1.	1., 2.
9	STOREFRONT	A	A	6' - 0"	7' - 0"	A	ALUMINUM	2.	1., 2.
10	STOREFRONT	A	A	6' - 0"	7' - 0"	A	ALUMINUM	1.	1., 2.
11	INSUL. MTL.	C	--	6' - 0"	7' - 0"	B	HOLLOW MTL.	5.	1., 2.

DOOR GLAZING LEGEND	
MARK	FINISH
A	1" FULLY TEMPERED INSULATED GLASS, MEDIUM GRAY TINT

DOOR AND FRAME SCHEDULE NOTES:
1. PROVIDE DRIP EDGE AT HEADER.
2. REUSE EXISTING LOCK CYLINDERS



5 A201 DOOR TYPES
3/8" = 1'-0"

DOOR HARDWARE SETS:

SET #1
STANDARD PANIC HARDWARE
PULL HARDWARE (B)
CLOSER (C)
KICK-DOWN STOP
CONTINUOUS HEAVY DUTY HINGES
THRESHOLD
SWEEP STRIP
WEATHER STRIPPING
CYLINDER LOCKSET

SET #2
ACCESS CONTROL PANIC HARDWARE
PULL HARDWARE (B)
CLOSER (C)
KICK-DOWN STOP
HEAVY-DUTY HINGES (TOP AND BOTTOM)
ELECTRIC HINGE (CENTER)
THRESHOLD
SWEEP STRIP
WEATHER STRIPPING

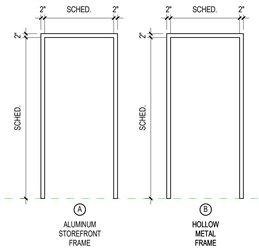
SET #5
STANDARD PANIC HARDWARE
PULL HARDWARE (D)
CLOSER (A)
HINGES
WEATHER STRIPPING
SWEEP STRIP
THRESHOLD

DOOR HARDWARE SETS LEGEND:

STANDARD PANIC HARDWARE	FIRST CHOICE BUILDING PRODUCTS, 3600 SERIES, CLEAR ANODIZED
ACCESS CONTROL PANIC HARDWARE	FIRST CHOICE BUILDING PRODUCTS, 3790 SERIES, CLEAR ANODIZED, WITH FIRST CHOICE MEL 3000 SERIES MOTOR DRIVEN ELECTRONIC LATCH RETRACTION DEVICE IVES - 8 WIRE ELECTRIFIED HINGE - 24V
PULL HARDWARE (A)	ASSA ABLOY, ROCKWOOD SERIES, BF110, 8" CTC, US26D316
PULL HARDWARE (B)	ASSA ABLOY, ROCKWOOD SERIES, TBF157ABT8/16, US26D/630
PULL HARDWARE (C)	DORMA, TG SERIES, TG 9387-SNG-134-36-ROSE-630
PULL HARDWARE (D)	CAL-ROYAL ICSCHDESC-00 FALCON 712R, V DANE
PUSH PLATE	ASSA ABLOY, ROCKWOOD SERIES, 70F, US32D316
PRIVACY LOCKSET	CAL-ROYAL, SL SERIES, SL20, US26D
STOREROOM LOCKSET	CAL-ROYAL, SL SERIES, SL05, US26D
PASSAGE LOCKSET	CAL-ROYAL, SL SERIES, SL30, US26D
ENTRANCE/OFFICE LOCKSET	CAL-ROYAL, SL SERIES, SL00, US26D
CLASSROOM LOCKSET	CAL-ROYAL, SL SERIES, SL03, US26D
CYLINDER LOCKSET	
FLUSH BOLT	ASSA ABLOY, ROCKWOOD SERIES, 557, US26D
KICK-DOWN STOP	EVERBILT KICK DOWN 15258 SATIN CHROME
CLOSER (A)	DORMA, 8916 SPA FC SN1 689
CLOSER (B)	DORMA, 8916 AF89 FC SN1 689
CLOSER (C)	DORMA, 8916 AF89P FC TPF89 DP89 689
CLOSER (D)	DORMA, 8916 AF89 FC TPK89 689
ELECTRIC HINGE TRANSFER	SECURITY DOOR CONTROLS (SDC), POWER HINGE (PTH), DULL CHROME

GENERAL NOTES:

A. ALL H.M. DOORS AND FRAMES TO BE PAINTED WITH SHERWIN WILLIAMS DTM, PT-3, UNLESS NOTED OTHERWISE.
B. GC SHALL FIELD VERIFY ALL DIMENSIONS.
C. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT HARDWARE.



6 A201 FRAME TYPES
3/8" = 1'-0"

REVISIONS:

ARCHITECT:

LIFE.CHURCH
SPACES & PLACES

4600 E. 2nd St.
Edmond, OK 73043
(405) 680-5433

LIFE.CHURCH
3061 State Road Seven,
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Ryan Walker 11/20/2025

DATE: 09/26/2025

PROJECT NUMBER: FFE000869

DRAWING TITLE:
ENLARGED ELEVATIONS & DETAILS

DRAWING NUMBER:
A201

EXTERIOR REMODEL SAMPLE BOARD

LIFE.CHURCH WE

SW 7016
Mindful Gray
244-C2

PT-E1

TABS-1

PT-E1 PAINT TO MATCH SHERWIN WILLIAMS SW #7016 "MINDFUL GRAY"

PT-E2 PAINT TO MATCH SHERWIN WILLIAMS SW #7018 "DOVE TAIL"

PT-E3 PAINT TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX"

EIFS-1: DRYVIT OUTSULATION PLUS MD SYSTEM, LYMESTONE FINISH, CUSTOM COLOR TO MATCH "AESTHETIC WHITE" WITH 1/2" AESTHETIC "V" REVEALS IN A 24x12 RUNNING BOND PATTERN.

FCWP-1: FIBER CEMENT WALL PANELS. NICHIHA "VINTAGEWOOD" ARCHITECTURAL WALL PANELS IN "CEDAR" COLOR,

TABS-1: THIN ADHEARED BUILDING STONE ELDORADO STONE, LEDGECUT 33 BEACH PEBBLE

SW 7018
Dovetail
244-C5

PT-E2

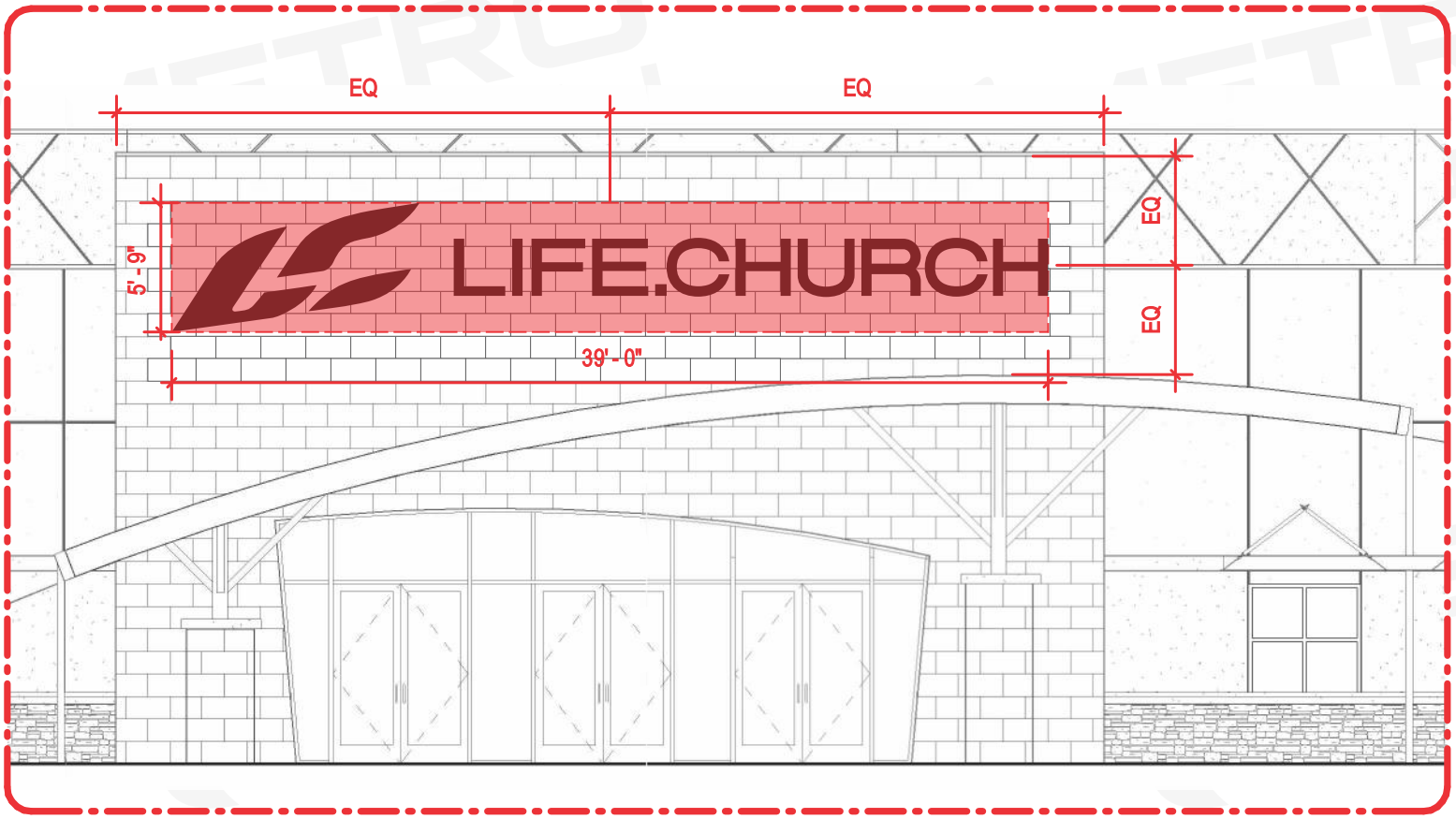
FCWP-1

SW 7020
Black Fox
244-C7

PT-E3

EIFS-1

Exhibit D - Signage Detail



EAST ELEVATION
Scale: 1/8"=1'0"

LIFE.CHURCH

One (1) set of black LC reverse-channel letters with LED halo-lit and LIFE.CHURCH channel letters with perforated vinyl.
Dimensions of 5'-9"H x 39'-0"L.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
East Elevation
LC LIFECHURCH Signage

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
3/16" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

P:\Design\A Design\Design_2025\Brian Elliott\Lifechurch\Wellington, FL\OP008302 - LC WEL (Wellington FL) - 3061 State Road 7 - Sign Package

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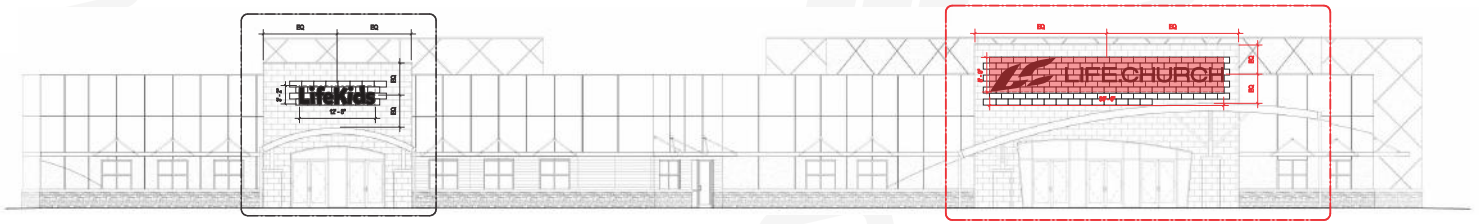

3 A200 EAST ELEVATION
1/32" = 1'0"

LIFE.CHURCH

One (1) set of black LC reverse-channel letters with LED halo-lit and LIFE.CHURCH channel letters with perforated vinyl.
Dimensions of 5'-9"H x 39'-0"L.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
East Elevation
LC LIFECHURCH Signage

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
3/16" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

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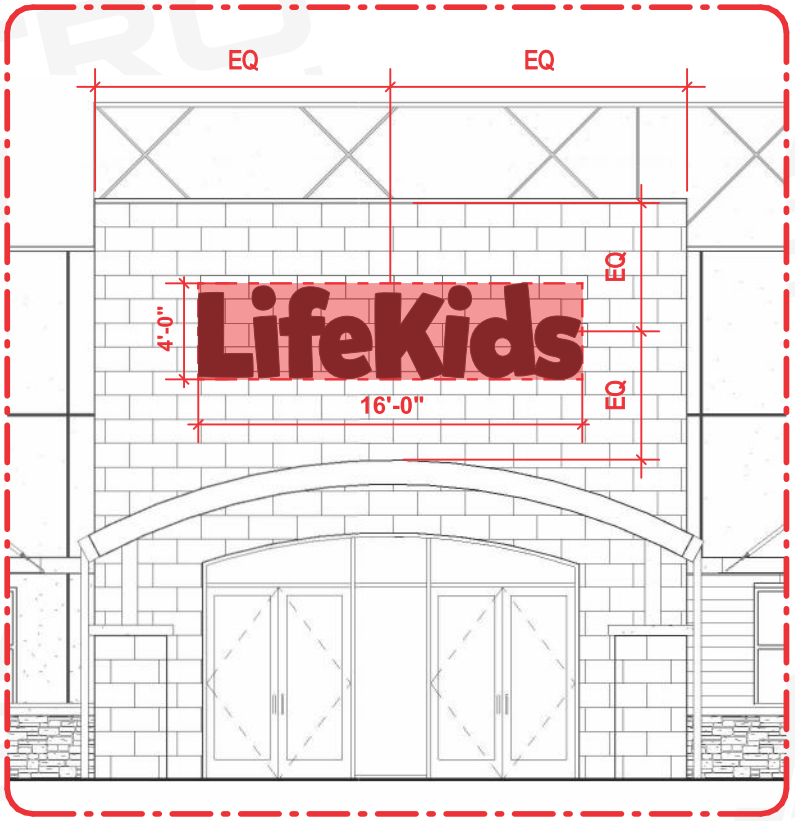

EAST ELEVATION
Scale: 1/8"=1'0"

LIFE.CHURCH

One (1) set of black LC reverse-channel letters with LED halo-lit and LIFE.CHURCH channel letters with perforated vinyl.
Dimensions of 5'-9"H x 39'-0"L.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
East Elevation
LIFEKIDS Signage

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
1/2" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

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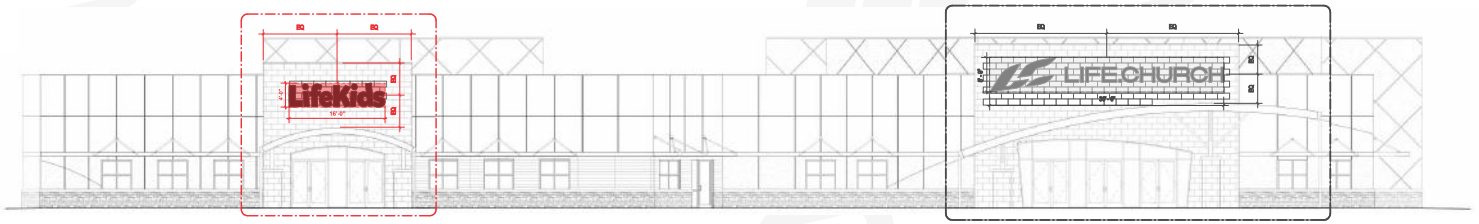

3 A200 EAST ELEVATION
1/32" = 1'0"

LifeKids

4'-0"

16'-0"

P:\Design\A Design\Design_2025\Brian Elliott\Lifechurch\Wellington, FL\OP008302 - LC WEL (Wellington FL) - 3061 State Road 7 - Sign Package

LIFE.CHURCH

One (1) set of black LC reverse-channel letters with LED halo-lit and LIFE.CHURCH channel letters with perforated vinyl.
Dimensions of 5'-9"H x 39'-0"L.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
East Elevation
LIFEKIDS Signage

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
1/2" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

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LIFE.CHURCH

One (1) double-sided Lifechurch monument sign as per the drawing and specifications with dimensions of 5'-9"H x 14'-10"W x 2'-0"D and cabinet size of 3'-4"H x 13'-4"W.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
Monument Sign

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
3/8" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

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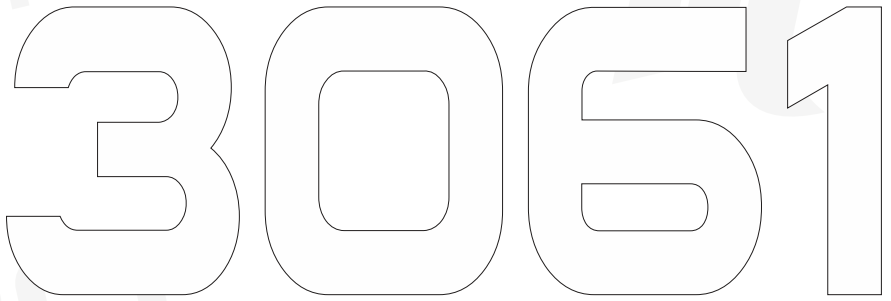
SIZE & COLOR TBD



P:\Design\A Design\Design_2025\Brian Elliott\Lifechurch\Wellington, FL\OP008302 - LC WEL (Wellington FL) - 3061 State Road 7 - Sign Package

LIFE.CHURCH

One (1) set of "3061" address numerals.

CLIENT:
LC WEL (Wellington FL)

LOCATION:
3061 State Road 7
Wellington, FL 33449

JOB NAME:
Address Numerals

ACCT. EXECUTIVE:
Brian Elliott

DATE:
11.12.25

SCALE:
1.5" = 1'

DESIGNER:
Justin Vander Haar - 2025

METROSIGN

DESIGN APPROVAL

Color Specs:

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Justification Statement

The proposed request is consistent with the purposes, goals, objectives, and policies of the Town of Wellington Comprehensive Plan. The improvements maintain the existing approved development pattern and do not introduce new or conflicting uses.

The proposed request is not in conflict with any portion of Wellington's Land Development Regulations (LDR) and is consistent with the purpose and intent of the LDR. All elements comply with applicable zoning, architectural, and site design standards.

The proposed request is compatible with existing uses and zoning of the surrounding properties. The scope of work is appropriate for the site and surrounding area and does not alter the established character or function of the development.

The proposed request is consistent with Wellington neighborhood aesthetics. Materials, colors, and design elements align with existing approvals and surrounding development, ensuring a cohesive and visually compatible result.

Technical Deviation Statement – Principal Sign Height and Life Kids Sign Area

1. Description of the Technical Deviation
A technical deviation is requested for (a) the height of the existing principal building sign and (b) the sign area of the Life Kids sign. The principal sign height reflects an existing, long-standing installed condition. While documentation of prior ARB approval for the existing principal sign height is not currently available, the sign has functioned as the primary building identification element. The Life Kids sign area exceeds the originally approved sign area. The modest increase in height and sign area supports readability at appropriate viewing distances while maintaining proportionality and architectural integration within the façade composition. No changes are proposed to sign location, materials, illumination, or overall design character.

This request is submitted with the understanding that approval of a technical deviation is at the discretion of the Architectural Review Board. Should the deviation not be approved, the applicant is willing to modify the signage to conform to the previously approved dimensions.

2. Compliance with Prohibited Sign Regulations
The requested deviations do not permit any sign type that is specifically prohibited by Wellington's sign regulations. Both signs remain permitted building-mounted identification signage in accordance with the code.

3. Aesthetic Enhancement / Unique Feature Consideration
The existing and proposed signage maintains a cohesive, proportional, and architecturally integrated sign program. The principal sign provides clear primary identification for the site, and the Life Kids sign serves as subordinate program identification. The dimensional adjustments support appropriate legibility while preserving balance within the façade composition and overall architectural intent.

4. Impact on Other Tenants or Master Sign Plan
Approval of the requested deviations will not negatively impact any other tenant or building within the Master Sign Plan. The signage is limited to this building façade and does not encroach upon or diminish signage opportunities for others.

5. Off-Site Impacts
The requested deviations will not create negative off-site impacts. The signage remains building-mounted, consistent in scale with the structure, and compatible with surrounding development.

Legislation Text

File #: ARB-382, **Version:** 1

ITEM: Petition No 2026-0005-ARB Lewis Prime Grill Signage

PUBLIC HEARING: YES **QUASI-JUDICIAL: YES**

SUMMARY: Architectural Review Board (ARB) approval of two (2) wall signs with a Technical Deviation for Lewis Prime Grill (Restaurant) at 10120 Forest Hill Blvd, Unit 110.

LEWIS PRIME GRILL — STAFF REPORT

Petition Number: **2026-0005-ARB**

Owner: Pointe at Wellington, LLC.
10440 Golden Eagle Court,
Fort Lauderdale, FL 33324

Applicant: Michael Jackson – Lewis Prime Grill, Wellington
2888 Shawnee Avenue
West Palm Beach, FL 33409

Agent: Michael Jackson
2888 Shawnee Avenue
West Palm Beach, FL 33409

Site Address: 10120 Forest Hill Blvd, Unit 110
Wellington, FL 33414

PCN(s): 73-41-44-13-01-004-0020

Future Land Use Map (FLUM) Designation:

Regional Commercial / LSMU

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage:

16.56 Acres

Request:

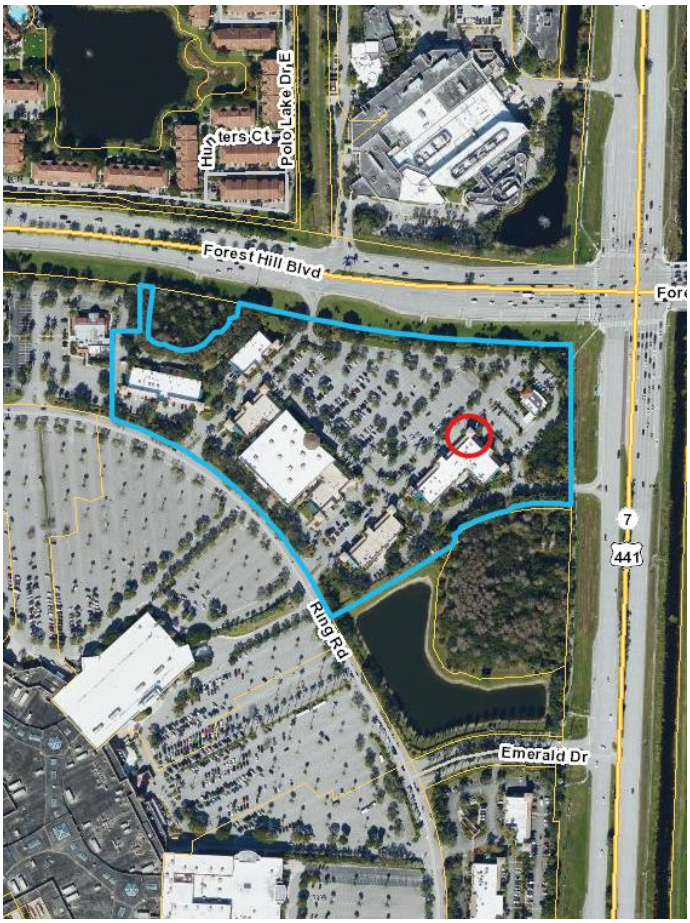
Architectural Review Board (ARB) approval of two (2) wall signs with a Technical Deviation for Lewis Prime Grill (Restaurant) at 10120 Forest Hill Blvd, Unit 110.

Project Manager:

Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) 868-8634

Location/Map:

LA Medical is located on the Southwest corner of Forest Hill Blvd and S State Road 7.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Com	MCPD
South	Regional Commercial/LSMU	MUPD
East	Residential C	PUD
West	Regional Commercial/LSMU	MUPD

Site History and Current Request:

The subject site, located at 925 S. State Road 7, is situated on the southwest corner of Forest Hill Blvd and State Road 7. The subject tenant space is a 3,840 square foot commercial space that was previously occupied by Stonewood Grill & Tavern. The request is for a Technical Deviation of a primary façade wall sign (north side) and a secondary wall sign (east side).

Analysis:

Staff reviewed the request for ARB approval of the proposed Minor Tenant Wall Sign (tenant with under 10,000 SF of indoor space) for consistency with Wellington's Land Development Regulations (LDR), Section 7.9.8.A., Permanent Wall Signs. The request is for a Technical Deviation of one (1) primary façade wall sign and one (1) Secondary wall sign.

Per the LDR, one (1) primary façade wall sign is allowed per tenant primary façade with a maximum sign area of two (2) square feet per foot of primary façade length (tenant bay/unit), not to exceed 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The tenant is within a building with a primary façade length of 84 feet.

Per the LDR, tenants may have up to two (2) secondary wall signs located on the rear, end, and tower facades, with only one (1) sign on each façade. Secondary wall signs shall not exceed 50% of the sign area and height of the associated major/minor tenant wall sign on the principal façade. No more than three (3) wall signs per tenant, including the principal wall sign, shall be permitted. In this case, the applicant is only requesting one (1) secondary wall sign. The tables below illustrate what is allowed per the LDR, what is being requested, and the deviation for the tenant's proposed primary façade wall sign and secondary façade.

Primary Wall Sign (East Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	150 sq. ft. (Max per LDR)	31 sq. ft.	0
Height (Boxed)	30 in. (Minor Tenant)	42 in.	12 in.
Length	67 FT (80% Façade Length of 84')	8 ft, 10 In.	0

Secondary Wall Sign (North Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	75 sq. ft. (Max per LDR)	31 sq. ft.	0
Height (Boxed)	15 in. (Minor Tenant)	37 in.	22 in.
Length	40 FT (80% Façade Length of 50')	7 ft, 10 In.	0

Below is an illustration of the proposed primary façade wall sign on the east façade/elevation of the building.

Below is an illustration of the proposed Secondary façade wall sign on the north façade/elevation of the building.

Technical Deviation

An applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and decision criteria provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation.

   As indicated in the above table, the request is to allow the primary wall sign height at 42", which is 12" more than what is allowed by the LDR (30" allowed). Also, the other request is to allow the secondary wall sign at 37", which is 22" more than what is allowed (15" allowed).

2. No deviation may be granted that has the effect of permitting a sign that is specifically prohibited by the sign regulations.

   The requested sign height deviation, as shown in the above table, will allow signs that are proportionate to the area of the wall where the sign will be attached. Denying the deviation request to exceed the standard code requirements (30" / 15" height) will create a visual impact that is not in proportionate scale with the tenant's sign wall area on the primary (east) façade, along with the secondary (north) façade. The proposed wall signs will also help with the overall building aesthetics, along with allowing Lewis Prime Grill to be more visible from the adjacent roadways.

3. The technical deviation must not cause any negative off-site impacts.

   The requested sign height will provide customers with clear visibility of the tenant location without negatively impacting surrounding tenants or traffic. Given the tenant space's location alongside State Road 7, the proposed sign height will have no negative off-site impact. The previous tenant, Stonewood Grill & Tavern, had signs approved with similar dimensions of

42 inches in height and 9 ft, 7 inches in length and did not result in any negative off-site impacts.

The applicant's complete Architectural Review Board application (2026-0005-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0005-ARB:

1. The Lewis Prime Grill tenant space wall signs on the outer building located at 10120 Forest Hill Blvd, Unit 110, shall be consistent with Exhibit A, and as approved below:

   a) Shall be consistent with the below approved standards per the tenant façade length of 84 feet (Primary) and 50 feet (Secondary):

Primary Wall Sign (East Façade)		
Standards	Approved	Deviation
Number of Signs	1	1
Sign Area (Boxed)	31 sq. ft	0
Height (Boxed)	42 in	12 in
Length	8 ft,10 in	0

Secondary Wall Sign (North Façade)		
Standards	Approved	Deviation
Number of Signs	1	1
Sign Area (Boxed)	24 sq. ft	0
Height (Boxed)	37 in	22 in
Length	7 ft,10 in	0

2. Permit approval is required before the construction/installation of the signs.

3. Any modifications to this approval during permitting and/or construction shall require ARB approval.

4. The applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of the sign.

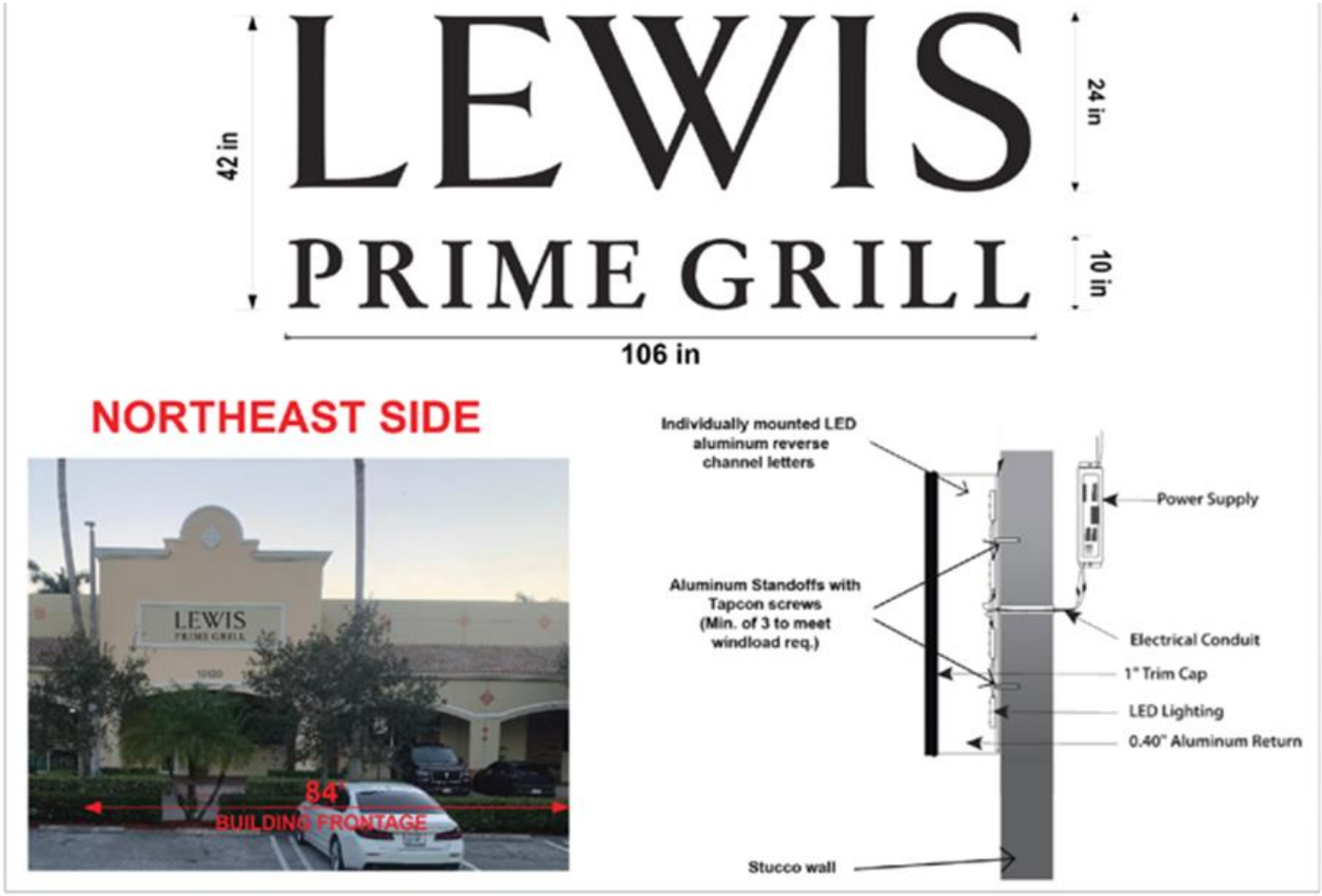
Exhibits:

Exhibit A: Proposed Wall Signs

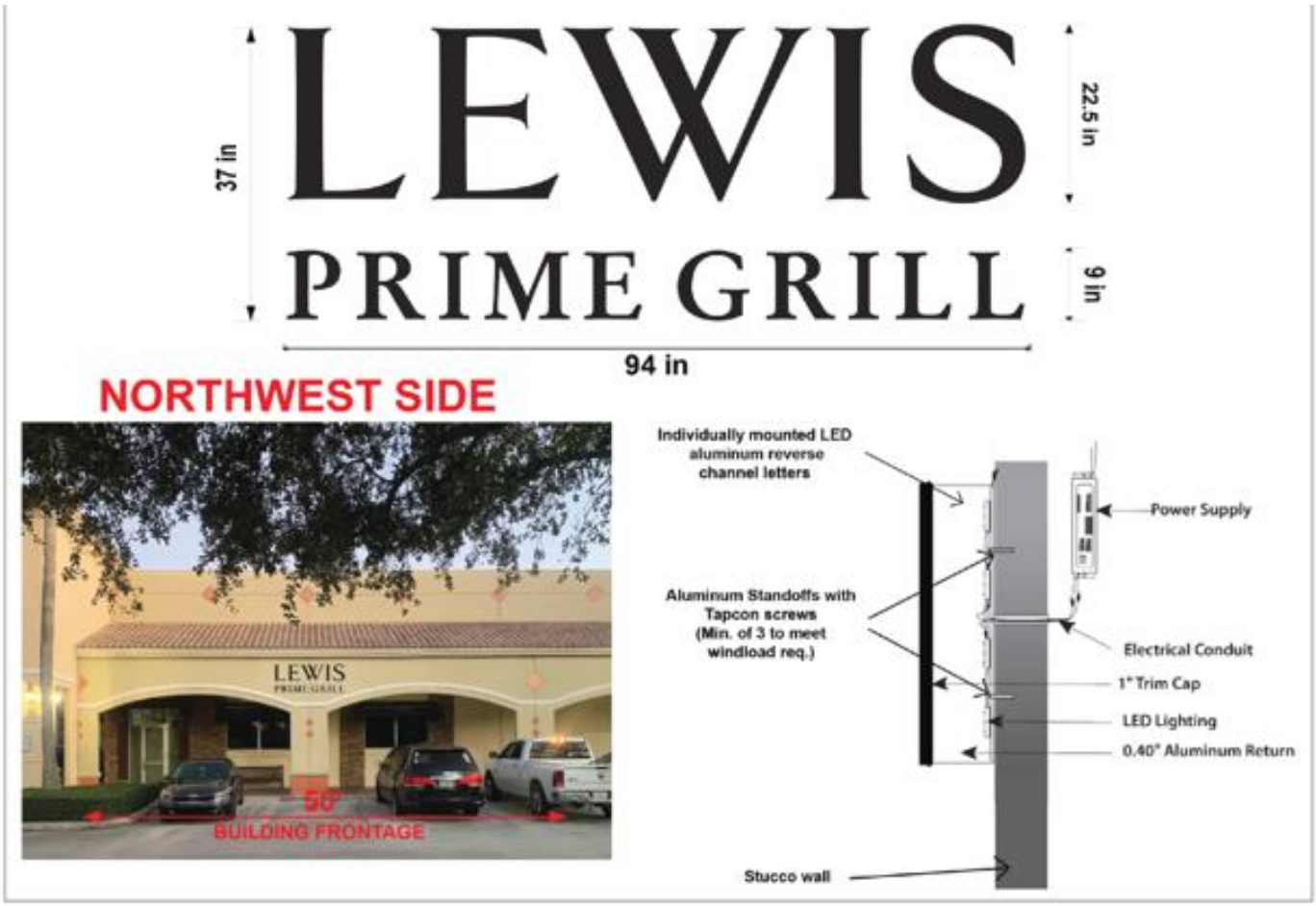
Exhibit B: Applicant Justification Statement

Exhibit A – Proposed Wall Signs

Primary



Secondary


LEWIS
PRIME GRILL
37 in
22.5 in
9 in
94 in
NORTHWEST SIDE
LEWIS
50'
BUILDING FRONTAGE
Individually mounted LED aluminum reverse channel letters
Aluminum Standoffs with Tapcon screws (Min. of 3 to meet windload req.)
Power Supply
Electrical Conduit
1" Trim Cap
LED Lighting
0.40" Aluminum Return
Stucco wall

Signage Justification Statement – Illuminated Signage

Project Name: Lewis Prime Grill Wellington
Location: 10120 Forest Hill Blvd, #110, Wellington, FL
Review Body: Village of Wellington Architectural Review Board (ARB)
Sign Type: Wall Sign / Monument Sign – Illuminated

Purpose of Statement

This statement is submitted in support of the proposed illuminated signage to demonstrate consistency with the Village of Wellington's architectural, signage, and lighting standards and to confirm that the signage is compatible with the building design, surrounding development, and public safety objectives.

Architectural Compatibility

The proposed sign is designed to complement the architectural character, materials, and proportions of the building façade. The scale, placement, color palette, and typography are coordinated with the building's design elements to ensure the sign appears integrated rather than visually dominant. The sign contributes to a cohesive streetscape and aligns with the overall aesthetic intent of the plaza.

Illumination and Lighting Design

Illumination is provided solely to enhance visibility and legibility during evening and low-light conditions. The lighting method and intensity are designed to be non-glaring and uniform, with light directed toward the sign face and away from adjacent properties, public rights-of-way, and roadways. The illumination does not create visual clutter or distract from traffic control devices, and it supports safe wayfinding for patrons and visitors.

Site Context and Safety

The sign location has been selected to avoid obstruction of pedestrian paths, vehicular sight lines, and building egress while optimizing patron visibility. The illuminated signs improve identification of the tenant space and assist with nighttime navigation while maintaining compliance with life-safety and accessibility considerations.

Construction and Code Compliance

The signage will be securely mounted in accordance with applicable structural and wind-load requirements and will comply with all applicable electrical, fire, and accessibility codes. All wiring, transformers, raceways, and related components will be concealed or screened in a

manner consistent with Wellington's architectural and design standards. Required permits and inspections will be obtained prior to installation.

Maintenance and Ongoing Compliance

The sign will be maintained in good condition and appearance at all times. Illumination components will be kept in proper working order, and any damaged or non-functioning elements will be promptly repaired or replaced. The sign will be removed or modified as required by applicable codes, ARB conditions, or lease obligations upon termination or change of use.

Conclusion

The proposed illuminated signage is appropriate in scale, design, and illumination and is consistent with the intent of the Village of Wellington's sign and architectural standards. The sign enhances tenant identification and site wayfinding while maintaining architectural compatibility, minimizing light impacts, and supporting public safety. Approval by the Architectural Review Board is respectfully requested.

Sincerely,

Michael Jackson
Lewis Prime Grill Wellington
January 27, 2026