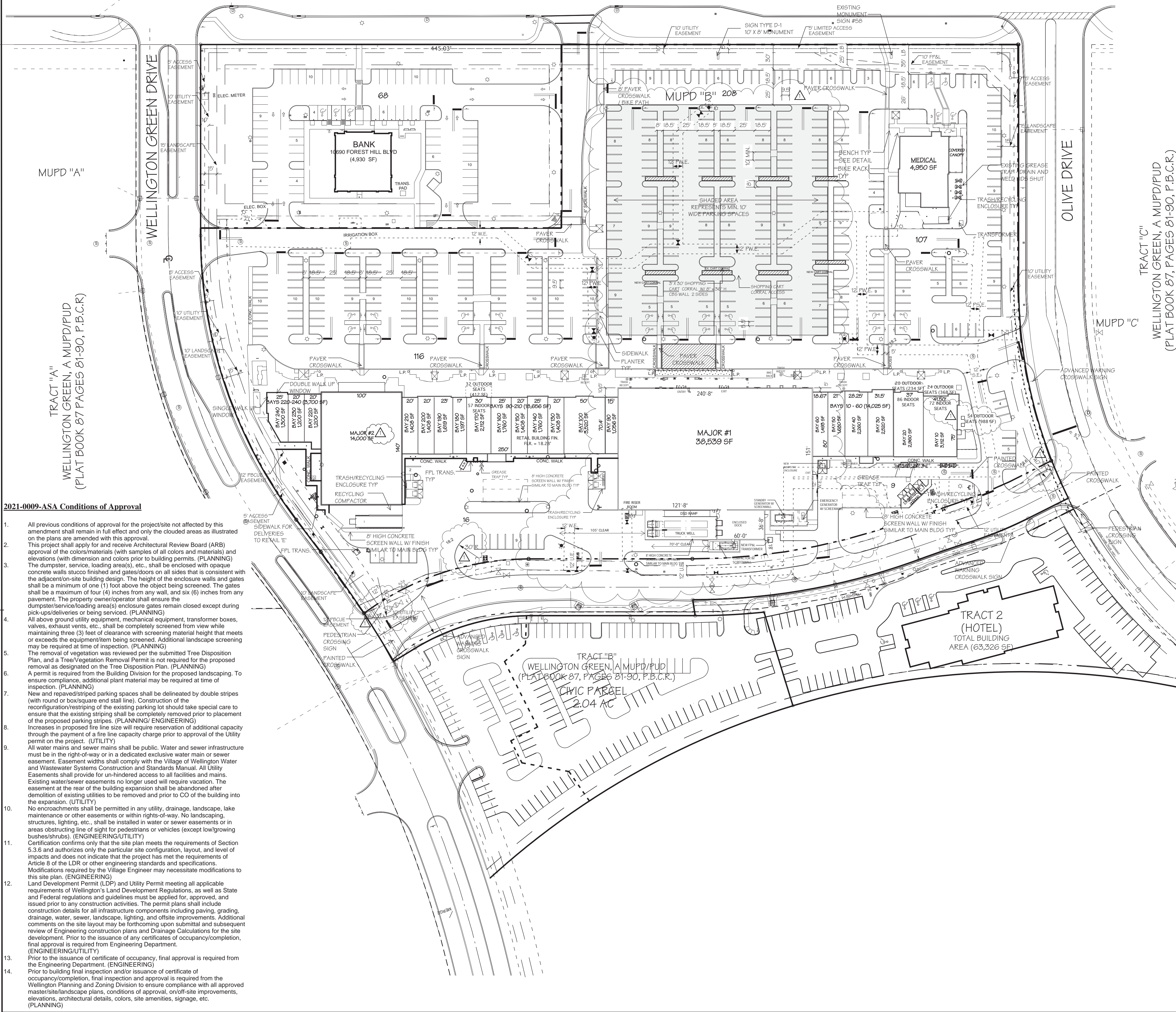


Exhibit A - Approved Site Plan

FOREST HILL BOULEVARD



TABULAR DATA

PETITION NUMBER	2021-0009-ASA
PROJECT NUMBER	5000.345
PROPOSED USES	RETAIL / OFFICE
FUTURE LAND USE	LS/MU OVERLAY (CH)
ZONING	MUPD
SECTION/TOWNSHIP/RANGE	S13/T44/R41
CONCURRENCY CASE #	95-0908001
OVERLAY DISTRICT	DRI

	APPROVED	CHANGE	REVISION	ACRES	PERCENTAGE
GROSS SITE AREA	744,904			17.10	100.00%
BANK PARCEL (TRACT 3)	100,770			2.31	
HOTEL PARCEL (TRACT 2)	77,928			1.79	
NET SITE AREA (TRACT 1)	566,206			13.00	
USE SQUARE FOOT ANALYSIS					
TOTAL BUILDING (SF GFA)	94,569	7,291	98,860	GFA	12.28%
OTHER USES (COVERED LOADING, METER RMS, MAINT RM)	-2,490	-1,100	-1,300		
TOTAL USES SF	92,079	6,191	100,100		12.61%
SHOPPING CENTER PARCEL FAR	0.13	0.00	0.13		
MAJOR #1	24,397	17,142	38,539	AC	% OF SITE
MAJOR #2	6,400	0	6,400		
MAJOR #3	14,000	0	14,000		
RETAIL BAYS 10' - 240	3,451	0	21,181		
INLINE MEDICAL	7,015	0	7,015		
INLINE RESTAURANT	8,184	0	8,184		
MEDICAL OUTBUILDING	4,950	0	4,950		
BANK BUILDINGS	4,930	0	4,930		
OTHER USES (COVERED LOADING, METER RMS, MAINT RM)	-2,490	-1,100	-1,300		
SHOPPING CENTER BUILDING COVERAGE	99,909	6,191	100,100	2.30	12.61%
RESTAURANT OUTDOOR SEATING	2,002	0	2,002		
HOTEL PARCEL BUILDING COVERAGE	63,326	0	63,326		
OVERALL PARCEL 'B' BUILDING COVERAGE	199,237	6,191	165,428		
OVERALL PARCEL 'B' FAR	-0.24	0.01	0.22		

BUILDING HEIGHT	35' MAX
PARKING REQUIRED	
RETAIL (73,720 SF)	@ 1 SP / 250 SF
MEDICAL (11,966 SF)	@ 1 SP / 200 SF
RESTAURANT (345 SEATS)	@ 1 SP / 3 SEATS
BANK (4,930 SF)	@ 1 SP / 200 SF
TOTAL REQUIRED PARKING	465
PARKING PROVIDED	
REGULAR	594
HANDICAP	27
TOTAL	621
VEHICULAR USE AREAS	486,749
WALKS	92,979
IMPERVIOUS SURFACE AREA	549,428
PERVIOUS AREA	226,782
TOTAL SITE	744,904
BUILDING HEIGHT	35'
NUMBER OF STORIES	1
FINISHED GRADE ELEVATION	
TYPE OF CONSTRUCTION (EXCLUDING OP #1)	TYPE 'IV' UNPROTECTED FULLY SPRINKLERED

LEGAL DESCRIPTION

TRACT "B," "WELLINGTON GREEN, A MUPD/PUD," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, FLORIDA

CONTAINING 744,905 SQUARE FEET / 17.10 ACRES, MORE OR LESS.

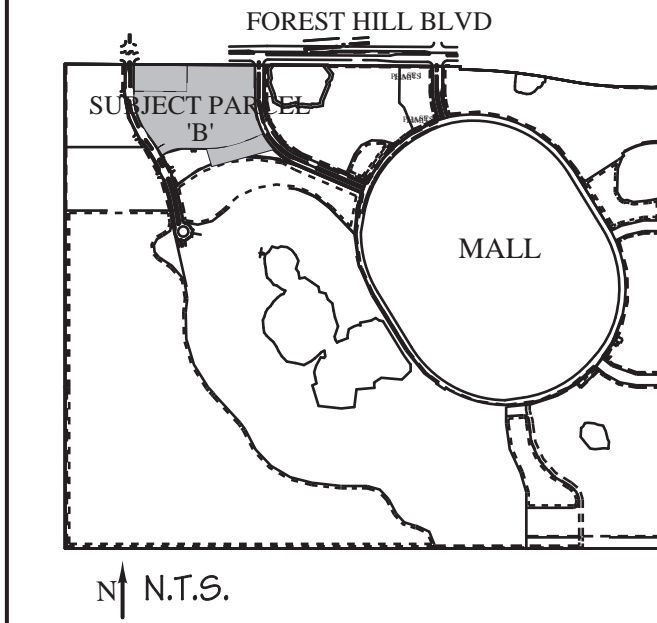
NOTES

DUMPSTER ENCLOSURE WILL HAVE DECORATIVE ALUMINUM GATE AND ADDITIONAL LANDSCAPE BUFFERING AROUND DUMPSTER AND WITHIN R.O.W. BUFFER.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH AN ARCHITECTURALLY COMPATIBLE SCREEN.

L.S.A.=LANDSCAPE AREA

LOCATION MAP



ZONING STAMPS

2021-0009-ASA

Planning and Zoning Division

Certification

Petition No.: 2021-0009-ASA

Cert. Date: April 4, 2022

DRM: Damian Newell

Sheet: A-1, RP-1 & (P-1-2 Only)

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington. Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

WELLINGTON GREEN  
PARCEL 'B'

WELLINGTON, FLORIDA



MARK	DESCRIPTION	DATE
▲	SITE PLAN REVISION	1/20/21
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

IWA ARCHITECTURE, LLC  
ARCHITECTURE / PLANNING

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F: 561-750-5298

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C/O SOUTHEAST CENTERS,  
LLC  
1541 Sunset Drive,  
Suite 300  
Coral Gables, FL 33143  
Ph: 305.666.2140

WELLINGTON GREEN  
PARCEL 'B'

WELLINGTON, FLORIDA

JOB NUMBER	20034
SCALE	AS NOTED
ISSUE DATE	3/25/22
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	SITE PLAN
SHEET NUMBER	A-1