

			PLANNED DEVELOPMENT TABULAR DATA RESIDENTIAL PODS								
POD TYPE AND NAME	ACRE	LATEST BCC UNIT APPROVAL Approved Village of Wellington 8/13/96	CURRENT DRC APPROVAL EX 609 APPROVED 9/13/95				NEW SUBMITTAL				CHANGE
			TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT	DENSITY	CLASS	
			OR GROSS FLOOR AREA				OR GROSS FLOOR AREA				
1	137.5	34	SF	34	0.25	DH	SF	34	0.25	DH	0
2	375.3	253	SF	253	0.67	DH	SF	253	0.67	DH	0
3	425.5	175	SF	175	0.41	DH	SF	175	0.41	DH	0
4	610	242	SF	242	0.4	DH	SF	242	0.4	DH	0
5	557.8	1746	SF	1746	3.13	DH	SF	1746	3.13	DH	0
5	77.15	624	MF	624	8.1	AH	MF	624	8.1	AH	0
5	10.1	120	MF	120	12.3	AH	MF	120	12.3	AH	0
5	20.45	108	MF	108	5.57	AH	MF	108	5.57	AH	0
6A	15.71	144	MF	144	9.17	AH	MF	144	9.17	AH	0
6A	39.7	297	MF/TH/ZLL	297	7.48	AH/DH	MF/TH/ZLL	297	7.48	AH/DH	0
6A	12.02	72	MF	72	6	AH	MF	72	6	AH	0
6A	95.15	238	SF	238	2.5	DH	SF	238	2.5	DH	0
6B	21.4	200	MF	200	9.34	AH	MF	200	9.34	AH	0
7	18.12	52	SF	52	2.87	DH	SF	52	2.87	DH	0
8	96.3	309	SF	309	3.2	DH	SF	309	3.2	DH	0
9A	14.25	35	SF	35	2.46	DH	SF	35	2.46	DH	0
9B	15.57	105	MF	105	6.74	AH	MF	105	6.74	AH	0
9B	5.01	60	MF	60	11.98	AH	MF	60	11.98	AH	0
9C	19.34	163	MF	163	8.43	AH	MF	163	8.43	AH	0
9D	5.1	24	MF	24	4.7	AH	MF	24	4.7	AH	0
11	109.9	296	SF	296	2.69	DH	SF	296	2.69	DH	0
12	450.2	898	SF	898	1.99	DH	SF	898	1.99	DH	0
12	8.88	60	MF	60	6.76	AH	MF	60	6.76	AH	0
12	5.2	112	MF	112	21.5	AH	MF	112	21.5	AH	0
12	25	208	MF	208	8.32	AH	MF	208	8.32	AH	0
13	181.6	138	SF	138	0.76	DH	SF	138	0.76	DH	0
14		86	SF	86	0.78	DH	SF	86	0.78	DH	0
15	67.14	185	SF	185	2.76	DH	SF	185	2.76	DH	0
16A	101.2	153	SF	153	1.51	DH	SF	153	1.51	DH	0
16B	35.52	110	SF	110	3.19	DH	SF	110	3.19	DH	0
16C	29.39	67	SF	67	2.28	DH	SF	67	2.28	DH	0
17	57.79	173	SF	173	2.99	DH	SF	173	2.99	DH	0
20	139.9	298	SF	298	2.13	DH	SF	298	2.13	DH	0
21A	71.03	61	SF	61	0.86	DH	SF	61	0.86	DH	0
21B	20.8	88	TH	88	4.2	AH	TH	88	4.2	AH	0
21C	20.21	108	ZLL	108	5.34	DH	ZLL	108	5.34	DH	0
22A	45.33	137	SF	137	3.02	DH	SF	137	3.02	DH	0
22A	39.8	312	MF	312	7.84	AH	MF	312	7.84	AH	0
22A	26.68	150	MF	150	5.62	AH	MF	150	5.62	AH	0
22B	25.39	62	SF	62	2.44	DH	SF	62	2.44	DH	0
30A	40.7	166	MF	166	4.08	AH	MF	166	4.08	AH	0
30B	10.5	46	MF	46	4.38	AH	MF	46	4.38	AH	0
30C	104.6	6	MF	6	0.06	AH	MF	6	0.06	AH	0
31	15.8	88	MF	88	5.57	AH	MF	88	5.57	AH	0
32A	5.8	28	MF	28	4.83	AH	MF	28	4.83	AH	0
32B	14.1	76	TH	76	5.39	AH	TH	76	5.39	AH	0
32C	3.4	15	MF	15	4.41	AH	MF	15	4.41	AH	0
32D	18.2	75	MF	75	4.12	AH	MF	75	4.12	AH	0
32	5.8	28	MF	28	4.83	AH	MF	28	4.83	AH	0

POD TYPE AND NAME	ACRE	LATEST BCC UNIT APPROVAL Approved Village of Wellington 8/13/96	CURRENT DRC APPROVAL EX 609 APPROVED 9/13/95				NEW SUBMITTAL				CHANGE
			TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT	DENSITY	CLASS	
			OR GROSS FLOOR AREA				OR GROSS FLOOR AREA				
33	74.74	120	SF	120	1.60	DH	SF	120	1.60	DH	0
35	13.16	60	TH	60	4.56	AH	TH	60	4.56	AH	0
36A	87.5	138	SF	138	1.58	DH	SF	138	1.58	DH	0
36B	36	96	MF	96	3.92	AH	MF	96	3.92	AH	0
36B		93	MF	93	10.3	AH	MF	93	10.3	AH	0
36B		45	SF	45	3.92	DH	SF	45	3.92	DH	0
36C	9.5	96	MF	96	10.1	AH	MF	96	10.1	AH	0
37	22	107	TH	107	4.86	AH	TH	107	4.86	AH	0
38	36	271	ZLL/MF	271	7.52	DH/AH	ZLL/MF	271	7.52	DH/AH	0
42 PH1	133.9	304	ZLL	304	4.95	DH	ZLL	304	4.95	DH	0
42 PH 2		359	ZLL	359	4.95	DH	ZLL	359	4.95	DH	0
42A	15	168	MF	168	11.8	AH	MF	168	11.8	AH	0
42B	39.2	237	ZLL	237	6.05	DH	ZLL	237	6.05	DH	0
43/44	47.4	455	ZLL/ME	135 ZLL 320 MF	9.6	DH/AH	ZLL/MF	135 ZLL 320 MF	9.6	DH/AH	0
46A	12.67	224					MF	222	17.52	AH	+222
47A	35.7	60	TH	60	1.68	AH	TH	60	1.68	AH	0
47B	12.1	45	ZLL	45	3.72	DH	ZLL	45	3.72	DH	0
47C	2.4	6	SF	6	2.5	DH	SF	6	2.5	DH	0
47D	13.9	38	ZLL	38	2.73	DH	ZLL	38	2.73	DH	0
48	14.5	50	MF	50	3.45	AH	MF	50	3.45	AH	0
48A	4.8	17	TH	17	3.54	AH	TH	17	3.54	AH	0
51A	26.6	28	SF	28	1.05	DH	SF	28	1.05	DH	0
51B	5	9	SF	9	1.8	DH	SF	9	1.8	DH	0
52	16.7	174	SF/MF	137 MF 37 SF	10.23	AH/DH	SF/MF	137 MF 37 SF	10.23	AH/DH	0
53	7.2	38	MF	38	5.27	AH	MF	38	5.27	AH	0
54	4.1	0	MF	0	0	AH	MF	0	0	AH	0
55A	14.6	35	SF	35	2.4	DH	SF	35	2.4	DH	0
55B	35.6	38	ZLL	38	1.07	DH	ZLL	76	1.07	DH	0
57A	24.6	76	ZLL	76	3.09	DH	ZLL	76	3.09	DH	0
57B	10	78	TH	78	7.8	AH	TH	78	7.8	AH	0
57C	10.5	12	SF	12	1.14	DH	SF	12	1.14	DH	0
57D	16.7	40	SF/MF	20 SF 20 MF	2.4	SF/MF	SF/MF	20 SF 20 MF	2.4	SF/MF	0
58	7.3	9	SF	9	1.23	DH	SF	9	1.23	DH	0
59	76.19	159	SF	159	2.09	DH	SF	159	2.09	DH	0
60	3	5	SF	5	1.67	DH	SF	5	1.67	DH	0
61	11.1	31	MF	31	2.79	AH	MF	31	2.79	AH	0
62A	24	4	MF	4	3.75	AH	MF	4	3.75	AH	0
62B	10.9	31	MF	31	2.84	AH	MF	31	2.84	AH	0
62C	0.5	1	MF	1	2	AH	MF	1	2	AH	0
63	12.89	57	SF	57	4.42	DH	SF	57	4.42	DH	0
64	12	38	ZLL	38	3.17	DH	ZLL	38	3.17	DH	0
65A	7.66	2	SF	2	0.26	DH	SF	2	0.26	DH	0
65B	28.25	140	ZLL	140	4.99	DH	SF/ZLL	70/66	4.82	DH	0
66	16.8	73	ZLL	73	4.34	DH	ZLL	73	4.34	DH	0
66A	1.1	3	SF	3	2.72	DH	SF	3	2.72	DH	0
67	10.55	24	ZLL	24	2.27	DH	ZLL	24	2.27	DH	0
68A	26.35	96	ZLL	96	3.64	DH	ZLL	96	3.64	DH	0
68B	20.55	36	ZLL	36	2.43	DH	ZLL	36	2.43	DH	0
69	20.1	39	SF	39	1.94	DH	SF	39	1.94	DH	0
69A	12.09	48	ZLL	48	3.97	DH	ZLL	48	3.97	DH	0
70	4.5	14	MF	14	3.11	AH	MF	14	3.11	AH	0
71	14.88	22	SF	22	1.48	DH	SF	22	1.48	DH	0
72	15.7	19	ZLL	19	1.22	DH	ZLL	19	1.22	DH	0
73	3.4	9	SF	9	2.65	DH	SF	9	2.65	DH	0
74	7	98	MF	98	14	AH	MF	98	14	AH	0
75	4.2	4	SF	4	0.95	DH	SF	4	0.95	DH	0
76	32.4	199	SF	199	5.27	DH	SF	199	5.27	DH	0
77	64.8	111	SF	111	6.48	DH	SF	111	6.48	DH	0
78	35.2	268	TH	268	7.6	AH	TH	268	7.6	AH	0
79	22.76	366	TH/MF	282 MF 84 TH	16	AH	TH/MF	282 MF 84 TH	16	AH	0
TOTAL	5,531.18	14,647		14,423				14,647			+222*

HOUSING

TYPE

*6817 SF - Single Family

*1852 ZLL - Zero Lot Line/Patio Home

*838 TH - Townhouse

*4615 MF - Multiple Family

*NO CHANGE FOR BLUE CYPRESS SINGLE FAMILY DEVELOPMENT. FILE HISTORY UNCLEAR.

CLASSIFICATION

DH - Detached Housing

AH - Attached Housing

CERTIFIED FOR
INFORMATION ONLY
9-25-96

PDD 86-32(0)

DATE SUBMITTED 8-21-96

EXHIBIT NO. 639

SUPERSEDES EXH. NO. 536

Wellington
Tabular Data (Master Plan)

Kilday & Associates
Landscape Architects/Planners
1551 Forum Place
Suite 100A
West Palm Beach, Florida 33401
(407) 689-5522

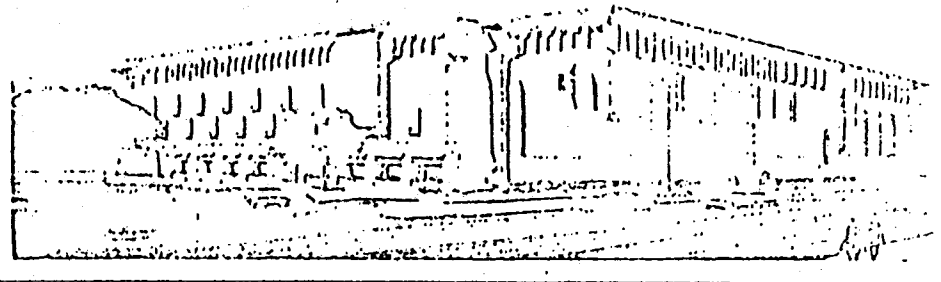
WELLINGTON PUD
VILLAGE OF WELLINGTON, FL
PLANNED DEVELOPMENT TABULAR DATA

Scale: NOT TO SCALE
Date: 8/7/96
Drawn By: AS
File No.: 1072.5
Drawing No.: 95-25
Sheet 2 of 6

ZONING HISTORY FOR PETITION NO. 86-32

PETITION NO.	APPROVAL DATE	RESO NO.	ADPTN DATE	REQUEST/BOARD ACTION
72-50	2/17/72	NO RESO AVAILABLE; Result Letter with final conditions is included; letter states that the conditional use, if not utilized for the purpose intended, shall become null and void on August 17, 1972.		
80-204	10/23/80	R-80-1616	11/25/80	SPECIAL EXCEPTION to allow the excavation and removal of muck, sand, shell, rock, soil, or other extractive material.
86-141	12/1/86	R-87-522	3/31/87	SPECIAL EXCEPTION to amend and expand the Site Plan for excavation and removal of muck, sand, rock, shell, soil, and other extractive materials, previously approved under Zoning Petition No. 80-204, and to allow a PUD, including an Adult Congregate Living Facility.
86-32	3/28/86	R-86-764	5/27/86	SPECIAL EXCEPTION to amend the Master Plan for Wellington PUD, previously approved on February 17, 1972, Petition No. 72-50.
86-32(A)	1/29/87	R-87-882	6/23/87	SPECIAL EXCEPTION to amend the Master Plan for a PUD previously approved under Zoning Petition No. 86-32, to allow a child day care center and to increase the building square footage for Church Site No. 2, Wellington, on all of Church Site No. 1 of Wellington PUD.
86-32(B)	10/29/87	PETITION WITHDRAWN WITHOUT PREJUDICE AT BCC ZONING AUTHORITY HEARING, 4-0.		
86-32(C)	11/30/87	R-88-1807	10/25/88	SPECIAL EXCEPTION to amend the Master Plan for a PUD (Wellington) previously approved under Zoning Petition No. 86-32 on March 28, 1986, to transfer density from Tract 68A to Tract 71.
86-32(D)	4/28/88	R-89-443	3/14/89	SPECIAL EXCEPTION to amend and expand the Master Plan for Wellington PUD by incorporating Wellington's Edge PUD to: 1) increase the land area by 187.29 acres; 2) transfer 344 dwelling units from Tract 29 to the added acreage; and 3) designate Tract 29 as a civic site, which will have the effect of extinguishing the special exception for Wellington's Edge PUD, previously approved under Zoning Petition No. 86-141.
86-32(E)	8/25/88	R-89-706	4/25/89	SPECIAL EXCEPTION to amend the Master Plan for Wellington PUD to provide an additional access from Forest Hill Boulevard to
86-32(F)	9/23/88	R-89-1040	6/6/89	SPECIAL EXCEPTION to amend the Master Plan of Wellington PUD to permit a day care center (maximum 125 children, 15 staff).
86-32(G)	3/9/89	R-89-1259	6/27/89	SPECIAL EXCEPTION to amend the Master Plan for Wellington PUD (Petition No. 86-32F) to include a day care center (Maximum 125 children).
86-32(H)	6/29/89	R-89-2216	12/12/89	SPECIAL EXCEPTION to amend the Master Plan for Wellington PUD (Petition No. 86-32F) to 1) redesignate a portion of a commercial site as a civic site and 2) include an educational institution (public elementary school).
86-32(I)	4/92			Request for a SPECIAL EXCEPTION to permit a car wash, self service and automatic.
86-32(J)	1/3/94	R-94-1	1/3/94	DOA to increase number of children in existing Day Care Center.
86-32(K)				
86-32(L)	1/25/95	R-95-108	1/26/95	REQUESTED USE for 1,365 SF Veterinary Clinic within existing structure at Town Center Mall.
86-32(M)	3/30/95	R-95-426	3/30/95	DOA to expand Veterinary Clinic and Day Care Facility (maximum 40 children) in Wellington Commons Mall.
86-32(N)	1/5/96	R-96-12	1/5/96	DOA to allow fast food restaurant in Courtyard Shoppes at Wellington Commercial Center.
86-32(O)	8/13/96 by Wellington Village Council			Amend Master Plan to convert 12.67 acres of Commercial to 224 residential units in Tract 46A. Commercial will be Tract 46B.

PALM BEACH COUNTY
PLANNING, ZONING, AND BUILDING DEPARTMENT
P. O. BOX 1548
WEST PALM BEACH, FLORIDA 33402



February 23, 1972

Alpha Beta Inc, and Breakwater Housing Corp.
c/o Paul C. Wolfe
P. O. Box 2190
West Palm Beach, Fla

RE: Petition No. 72-50

Gentlemen:

Please be informed that the Board of County Commissioners at the Public Hearing on February 17, 1972, approved your petition subject to the following conditions:

Reservation to be made of road Rights-of-Way existing or future as designated by the County Engineer.

Positive drainage to be adequately provided for.

All arterial and collector roads to be dedicated to the public and constructed by the developer to County standards.

The extension of Forest Hill Boulevard, from State Road No. 7 to your east property line, shall be constructed by the developer to County Standards no later than 1978.

All other statements made during the presentation of the petition and set forth in the official record of the meetings, shall be made a part of these conditions. A synopsis of these statements are attached.

This Conditional Use, if not utilized for the purpose intended, shall become null and void on August 17, 1972.

Sincerely,

William R. Boose, Director
Planning, Zoning and Building

Petition 72-50

Developer proposes an overall average of 2 dwelling units per acre with public open space of over 25%. Development expected to take at least until year 2000.

Will enhance and preserve big blue areas and pine tree forests. Will develop a ring of water around the big blue for protection. Will increase water level 1 foot (back to its original condition) and animal life can be restored to its original condition.

Propose to record covenants and restrictions that will run with the land so further protection will be provided for the trees and an architectural review committee will exist so that layouts of what will take place will be screened and approved prior to construction.

Central and Southern portions are cultivated now, to some degree. They propose to establish a better ecology than exists presently.

Propose four school sites on 125 acres. School site plans have been O.K'd by Board of Education.

Will preserve natural vegetation.

The lake will be a curvilinear lake with no sea walls. Sloping green areas to lake. No boats with gasoline motors allowed -- only sail boats and boats with electric motors.

Low profile image aimed for in commercial areas.

A planned community of open spaces, bicycle paths, golf course and recreation areas, with restoration and preservation of big blue pristine forest areas.

All the primary arterial road systems will provide for 4-lane rights-of-way but will not be building 4-lane roads until traffic requirements call for it. The county agreed to provide sufficient rights-of-way for 4-lane road extension of Forest Hill Blvd. and the developer agreed to provide an easement for the same. No easement is required -- not later than 1978, which is the time their traffic survey indicates they will be required. Arterial and collector systems will be dedicated to the public and constructed to Palm Beach County standards. Roads not meeting standards will be later planned but maintenance will be provided by Acme Drainage District.

They will have a variety of covenants and restrictions as to building plans, tree cuttings, etc.

Will drill wells. Have test wells under way to explore quantity and quality of water.

Water and Sewer to be provided by the Acme Drainage District.

PETITION NO. 86-141

1. Prior to master plan certification, the master plan tabular data shall be amended to reflect the following:
 - a. The required number of trees to be planted or preserved.
 - b. The acreage and dimensions of individual preservation areas.
2. All property included in the legal description of this petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's Office which shall provide, among other things, for: Formation of a single "master" property owner's association, and automatic membership in the "master" association by any party holding title to any portion of the property included in the P.U.D.
3. Abandonment of prior excavation activities:
 - a. Prior to master plan certification, reclamation plans for the excavation permitted under Petition No. 80-204 shall be certified by Site Plan Review Committee.
 - b. Prior to master plan certification, the Special Exception for Excavation (Petition No. 80-204) shall be abandoned administratively by the Site Plan Review Committee. This request for abandonment can be placed upon the same agenda as application for certification of the Planned Unit Development master plan.
4. Prior to master plan certification:
 - a. a study shall be conducted of the environmental viability of the areas indicated as "preserves". The study shall be conducted by a five (5) person team consisting of the Senior Site Planner/Zoning, the Palm Beach County Urban Forester, the Director of the Palm Beach County Wilderness Island Survey and two persons selected by the petitioner. The study team shall visit the site, assess the extent and character of existing vegetation in each "preserve" area, and make a recommendation as to whether or not each site is sufficiently viable to be maintained as a functional habitat. The study team shall consider the reasonable likelihood that the site can be restored to viability through a program of planting native trees, understorey and ground cover. The recommendation of the study team shall be by majority vote.
 - b. Those sites which are determined not to be viable may be eliminated from the Master Plan by Site Plan Review Committee. The areas determined to be non-viable (up to 50 percent of the total set aside for preserves) shall be utilized as open space or recreation facilities in addition to the four (4) acres originally set aside on the master plan as recreation.
 - c. Sites continued as preservation areas on the Master Plan shall be restored or maintained according to the suggested restoration program or otherwise by law.
 - d. Preservation areas shall be platted concurrent with adjacent residential tracts.
 - e. Petitioner shall adopt a restoration program suggested by the Zoning Director as part of its vegetation protection permit special conditions for preservation areas.
5. The developer shall retain the stormwater runoff in accordance in all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite 85% of the stormwater runoff and be in compliance with the storm water requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the Drainage System is not adequately maintained to the satisfaction of the County Engineer, the matter shall be submitted to the Code Enforcement Board for review and possible citation.
6. The property owner shall convey for the ultimate right-of-way of Forest Hill Boulevard, 120 total feet (60 feet from centerline) within 90 days of the approval of the Resolution approving this project.
7. The property owner shall construct concurrent with the 4 lane construction of Forest Hill Boulevard as outlined in the conditions below
 - a. left turn lane, west approach,
 - b. right turn lane, east approach and
 - c. left turn lane, north approach at the intersection of Forest Hill Boulevard and project's entrance roadsall concurrent with onsite paving and drainage improvements.
8. The property owner shall provide to Palm Beach County a road drainage easement within the project's internal lake system which is adjacent to the property and capable of accommodating all runoff from those segments of Forest Hill Boulevard along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines along Forest Hill Boulevard. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. The design of the system shall assure the ultimate Thoroughfare Plan Section road drainage runoff.

PETITION NO. 86-141 CONT

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- The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$263,370.00 (3,025 trips X \$80.40 per trip and 760 trips X \$26.79 per trip).
- Based on the Traffic Performance Standards (Category "A"), the developer who will contribute an additional \$131,785.00 toward Palm Beach County's existing Roadway Improvement Program. Any remaining funds after receiving credit from the 4 lane construction of Forest Hill Boulevard as outlined in condition No. 12 below from the \$995,353.00 are to be paid within 6 months of the completion of Forest Hill Boulevard.
- If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$131,785.00 shall be credited toward the increased Fair Share Fee.
- The petitioner shall convey to the Lake Worth Drainage District 80 feet east of the southwest 1/4 of Section 12-441. This will include one fee foot on the west side of Tracts 24 and 25, Block 18 Palm Beach Farms Company Plat No. 3 for the required right-of-way for Canal No. S-5.
- The developer shall provide construction plans for Forest Hill Boulevard as a 4 lane median divided section (expandable to 6 lanes) from the proposed 4 lane terminus west of S.R. 7 west to the existing 4 lane terminus east of South Shore Boulevard. These construction plans shall be prepared under the County Engineer's direction, with the plans to be complete and permits applied for by February 1, 1987.
- The developer shall fund the construction of Forest Hill Boulevard as a 4 lane median divided section from the proposed 4 lane terminus west of S.R. 7 west to the existing 4 lane terminus east of South Shore Boulevard per the above Condition No. 11. This construction shall be concurrent with the proposed construction of the intersection of S.R. 7 and Forest Hill Boulevard which is anticipated to be constructed in the first quarter of 1987.
- The developer's engineer shall provide a certified cost estimate for this construction and these funds shall be provided to Palm Beach County upon request when required to construct this project. These funds shall be credited against the fair share fee funds required in Condition No. 9.
- In order to comply with the mandatory traffic performance standards the property owner shall be restricted to no building permits for more than 75 dwelling units until construction has begun for the 4 laning of Forest Hill Boulevard from S.R. 7 to the Wellington Planned Unit Development, including intersection improvements at Forest Hill Boulevard and S.R. 7.
- The property owner shall install signalization if warranted as determined by the County Engineer at project's entrance road(s) and S.R.7. Should signalization not be varranted after 12 months of the final Certificate of Occupancy, this property owner shall be relieved from this condition.
- The developer shall dedicate the 3.74 acre Civic Site to Palm Beach County for public use.

**CERTIFIED FOR
INFORMATION ONLY**
9-25-96

PDD 86-32
PETITION NO. _____
DATE SUBMITTED 8-21-96
EXHIBIT NO. 640 (Pg. 1 of 4)

Wellington PUD
BCC Conditions of approval (1 of 4)

SIMMONS & WHITE, INC.

Engineers • Planners • Consultants
4623 Forest Hill Boulevard, Suite 112, West Palm Beach, Florida 33415
Telephone (407) 965 9144

WELLINGTON P.U.D.
MASTER PLAN
ZONING CONDITIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
				12-20-93

JOB NO. 1072.5	DRAWING NO. 95-25	SHEET 3 OF 6
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REVISIONS

PETITION NO. 86-32

- Prior to the expiration date of the existing bond on the sales/model unit on Tract-29 (60) the petitioner must renovate the structure to comply with all codes applicable to extended use or raze and remove the structure.
- Prior to master plan certification, the master plan shall be revised to reflect the dwelling unit count and housing types for all parcels that have been site planned and/or platted.
- Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
- Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
- This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
- The property owner shall construct appropriate turn lanes at the project's entrance(s) onto the major roadways per the County Engineers approval. All concurrent with the construction of the project's entrance road onto the major thoroughfare.
- The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended.
- The property owner shall provide construction plans for Forest Hill Boulevard as a 4 lane median divided section (expandable to 6 lanes with all drainage structures sized and placed for the ultimate 6 lanes from SR80 south to the existing 4 lane terminus) plus any appropriate tapexs. These construction plans shall be per the County Engineer's approval based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed within six (6) months of Special Exception Approval. Plan costs shall be approved by the County Engineer.
- The property owner shall construct Forest Hill Boulevard as a 4 land median divided section from SR80 south to the existing 4 lane terminus south of SR80 per the condition above. This construction shall be completed within 9 months of Special Exception Approval. This construction shall include any overlay of the existing roadway as required by the County Engineer. Credit for the impact fee shall be given for this road construction as outlined in Conditions No. 8 and No. 9.
- Surety required for the offsite road improvements as outlined in Condition Nos. 8 and 9 shall be posted with the Office of the County Engineer within six months of special exception approval.

PETITION NO. 86-32(A)

- Prior to site plan certification, the site plan shall be amended to reflect the following:
 - required number of trees.
 - one (1) of three (3) alternative perimeter landscape strips adjacent to existing residential lots.
 - the required terminal islands.
 - the required tree in each terminal island.
 - the day care center clearly labelled.
 - the drop-off and stacking areas indicated.
- No building permit shall be issued for the property until such a time that the site is connected to a public sewer system and/or water supply system.
- Since sewer and water service is available to the property, neither septic tank nor well shall be approved for use on the subject property.
- The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer this matter will be reviewed by the Code Enforcement Board for enforcement.
- The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$8,975.00 for Phase I (100 students) and an additional \$13,502.00 for Phase II (150 students), for a total of 250 student trips X \$26.79 per trip).
- The property owner shall construct a left turn lane, north approach and a right turn lane, south approach on Forest Hill Boulevard at the project's entrance road concurrent with the construction of the project's entrance road onto Forest Hill Boulevard.

PETITION NO. 86-32(C)

- The petitioner shall comply with all conditions of previous approvals unless expressly modified herein.
- Since sewer service is available to the property, septic tank shall not be approved for use on the property.
- Because water service is available to the property, a well shall not be approved for potable water use.
- Prior to Master Plan certification, the developer shall:
 - Revise the Master Plan for Wellington Planned Unit Development to indicate access locations for each pod and clearly identify whether they are existing or proposed.
 - Submit a separate master bike path plan indicating existing and proposed pedestrian/bike pathways, and existing roadways.

PETITION NO. 86-32(D)

- The petitioner shall comply with all conditions of previous approvals unless expressly modified herein.
- Prior to certification, the master plan tabular data shall be amended to reflect the following:
 - The required number of trees to be planted or preserved.
 - The acreage and dimensions of individual preservation areas.
 - Proposed access to the 3.74 acre civic site located to the east.
 - Labelling of the linear parcels which run north to south adjacent to the easternmost canal right-of-way.
 - Density of each tract expressed in dwelling units per acre.
 - Acreage of the OS-R natural reserve known as the "Big Blue" Reserve.
- Within ninety (90) days of the approval of the resolution approving this project, the petitioner shall convey to the Lake Worth Drainage District sufficient right-of-way for Canal No. S-5, or an alternate canal alignment as approved by Lake Worth Drainage District. Conveyance shall be by Quit Claim Deed or an Easement Deed in the form provided by the District.
- Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site.
- Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water.
- Failure to comply with the conditions herein may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code. Violations of the conditions herein shall constitute violation of the Palm Beach County Zoning Code.
- Condition No. 12 of Zoning Petition No. 86-141, Resolution No. R-87-522 which currently states:

"12. The developer shall fund the construction of Forest Hill Boulevard as a 4 lane median divided section from the proposed 4 lane terminus west of S.R. 7 west to the existing 4 lane terminus east of South Shore Boulevard per the above Condition No. 11. This construction shall be concurrent with the proposed construction of the intersection of S.R. 7 and Forest Hill Boulevard which is anticipated to be constructed in the first quarter of 1987.

The developer's engineer shall provide a certified cost estimate for this construction and these funds shall be provided to Palm Beach County upon request when required to construct this project. These funds shall be credited against the fair share fees required in Condition No. 9."

PETITION NO. 86-32(D) CONT.

is hereby amended to read as follows:

"The developer shall fund the construction of Forest Hill Boulevard per the plans currently in the Engineering Department as a four lane median divided section from the proposed four lane terminus west of State Road 7 west to the existing four lane terminus east of South Shore Boulevard per the condition No. 11 of Resolution No. R-87-522. The funding shall be either or a combination of:

- cash
- credits from previous developer roadway construction in the Wellington P.U.D.
- A combination of a and b.

This construction shall be concurrent with the proposed construction of the intersection of State Road 7 and Forest Hill Boulevard, which is anticipated to be constructed in the third quarter of 1988. Palm Beach County Engineering Department shall calculate the cost of this section based on the bids received. Any change orders required to properly construct this section shall also be funded by the developer. These funds shall be provided to Palm Beach County upon request when required to construct this project. These funds shall be credited against the fair share fee funds required in Condition No. 9 of Resolution No. R-87-522. The developer shall also provide revised construction plans for this section to reflect four (4) foot paved shoulders and an overlay on the existing lanes."

PETITION NO. 86-32(E)

- The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
- Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site.
- Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water.
- The property owner shall construct a left turn lane south approach and a right turn lane north approach on Forest Hill Boulevard concurrent with onsite paving and drainage improvements. Construction shall be completed prior to the issuance of a Certificate of Occupancy.
- The subject site shall be platted in accordance with Palm Beach County Subdivision & Platting Regulations 33-4 as amended.
- Failure to comply with the conditions herein may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code. Violations of the conditions herein shall constitute violations of the Palm Beach County Zoning Code.

PETITION NO. 86-32(F)

- Prior to certification, the site plan shall be amended to indicate the following:
 - Required drop-off area with adequate stacking and bypass lane;
 - Six foot high wooden fence around the entire outdoor play area;
 - Required perimeter landscape strips which shall include: canopy trees thirty (30) feet on center around the entire perimeter of the site, hedge material twenty-four (24) inches high spaced twenty-four (24) inches on center;
 - Required perimeter dimension along Hyacinth Place;
 - Dimensions for all required back-up distances; and
 - Directional signage.
 - The relocation of the 5,000 square foot day care center to accommodate access from Wellington Trace; and,
 - Deletion of access off Sunflower Court.
- Security lighting shall be low intensity and directed away from adjacent properties and streets, shining only on the site and shall not exceed twenty (20) feet in height.

PETITION NO. 86-32(F) CONT.

- Use of the site shall be limited to a child day care center supporting a maximum of 125 children and 15 staff members.
- No outdoor loudspeaker system shall be permitted on-site.
- The trash receptacle shall be completely screened by a six (6) foot high solid wood fence and located away from the outdoor play area.
- The developer shall preserve existing vegetation on site and shall incorporate the vegetation into the project design. Clearing shall be limited to the developable area, retention areas, right-of-way, and building pods. Areas of existing vegetation to be preserved shall be shown upon the approved development plan prior to site Plan Review Committee certification. These preservation areas shall receive appropriate protection from damage and disturbance in accordance with Section 500.36. of the Zoning Code during the site development and construction phase.
- The petitioner shall submit an Alternative Landscape Betterment Plan at the time of Site Plan Review Committee submittal to allow some flexibility in the elimination of parking stalls and subsequent relocation of interior landscape islands which will allow for the preservation of native plant material.
- Prior to Site Plan Review Committee, the petitioner shall amend the site plan to indicate the location of all preserved vegetation.
- Prior to Site Plan Review Committee, the petitioner shall amend the site plan to indicate the location of the 4,375 square feet of indoor activity area. The petitioner shall also indicate in a tabular form the spatial requirements for all offices, supply rooms, mechanical rooms, lavatories, hallways, foyers, etc. If the total square footage of these accessory functions exceeds 625 square feet, a subsequent reduction in the student population shall be indicated to support these additional spatial needs.
- Prior to Site Plan Review Committee approval, the petitioner shall secure the necessary releases from the appropriate utilities to allow for the installation of landscaping in the 12 foot wide easement located around the perimeter of the site.
- No dumpster pick-up will be permitted between the hours of 8:00 p.m. and 8:00 a.m.
- Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site.
- Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water.
- The developer shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite the stormwater runoff generated by a three (3) year-one (1) hour storm with a total rainfall of 3 inches as required by the Permit Section, Land Development Division. In the event that the subject site abuts a Department of Transportation maintained roadway, concurrent approval from the Florida Department of Transportation will also be required. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer, this matter will be referred to the Code Enforcement Board for enforcement.
- The property owner shall construct a left turn lane, west approach on Wellington Trace at Hyacinth Place concurrent with onsite paving and drainage improvements. Construction shall be completed prior to the issuance of a Certificate of Occupancy.
- The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$11,225.00 (419 trips X \$26.79 per trip).
- Failure to comply with the conditions herein may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code. Violations of the conditions herein shall constitute violations of the Palm Beach County Zoning Code.

CERTIFIED FOR
INFORMATION ONLY
9-25-96

PETITION NO. PDD 86-32
DATE SUBMITTED 8-21-96
EXHIBIT NO. 640 (2 of 4)

8/7/96 KILDAY & ASSOCIATES

SIMMONS & WHITE, INC.

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WELLINGTON PUD
MASTER PLAN
ZONING CONDITIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
				12-20-93	10725	95-25	4	6

Wellington PUD - BCC Conditions of Approval (Pg 2 of 4)

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