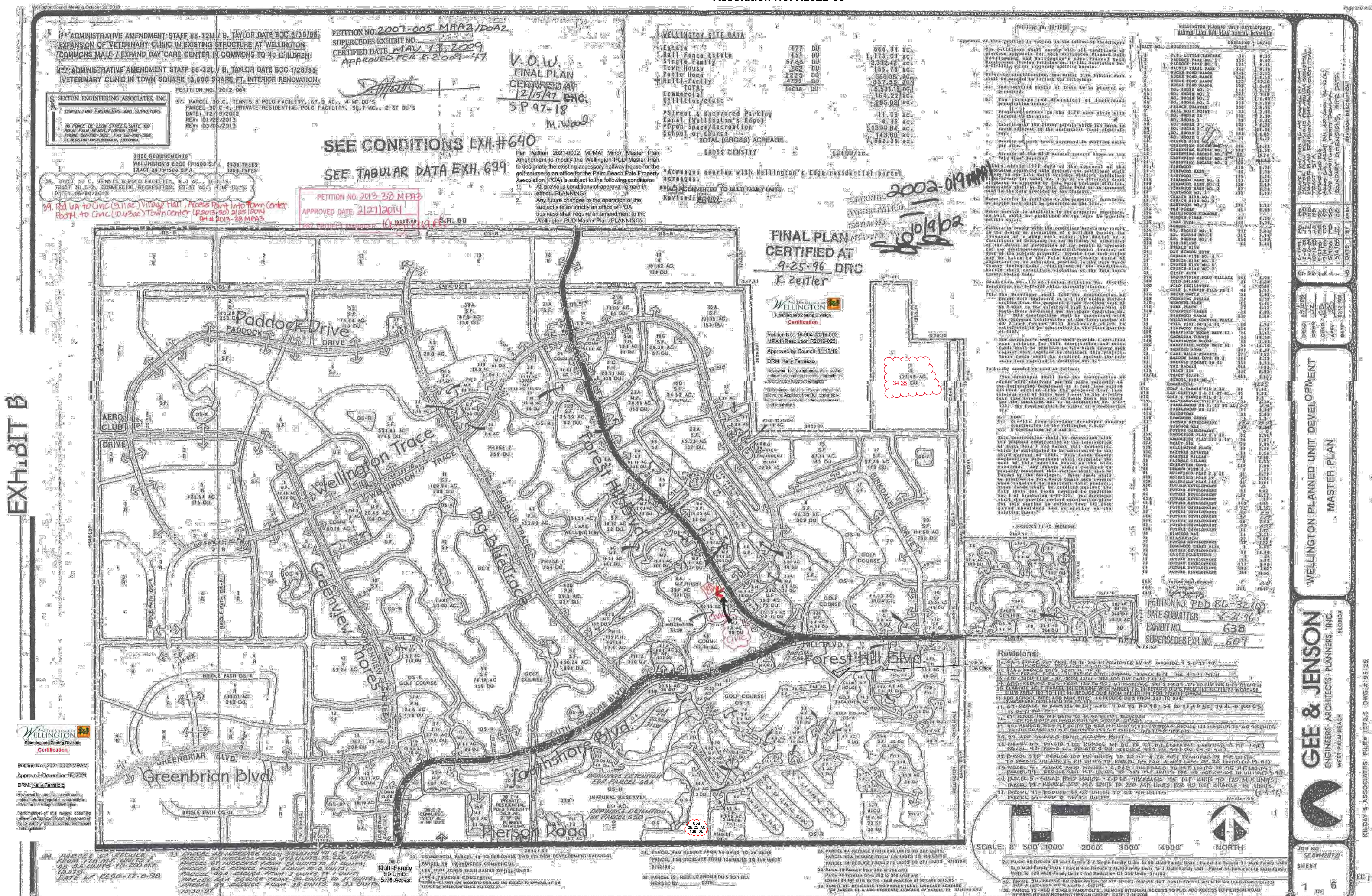


Exhibit A - Wellington PUD Master Plan
Resolution No. R2022-65



ADMINISTRATIVE AMENDMENT STAFF 86-32M / B. TAYLOR DATE BOC 3/19/86
EXPANSION OF VETERINARY CLINIC IN EXISTING STRUCTURE AT WELLINGTON
COMMONS MALE / EXPAND DAY CARE CENTER IN COMMONS TO 40 CHILDREN

ADMINISTRATIVE AMENDMENT STAFF 86-32L / B. TAYLOR DATE BOC 1/28/88
VETERINARY CLINIC IN TOWN SQUARE 13,600 SQUARE FT. INTERIOR RENOVATION

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
100 POND DE LEON STREET, SUITE 300
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-782-3022 FAX 561-782-3068
FL REGISTRATION NO. 00000007, 00000008

PETITION NO. 2007-005 MPA2/DOA2
SUPERCEDES EXHIBIT NO. 639
CERTIFIED DATE MAY 13, 2009
APPROVED PER R.2009-47

V.O.W.
FINAL PLAN
CERTIFIED AT
12/15/21 DRG
SP 97-18
M. Wood

SEE CONDITIONS EXH.#640
SEE TABULAR DATA EXH. 639

PETITION NO. 2013-38 MPA3
APPROVED DATE 2/27/2014
2013 PROJECT NUMBER 101-00000000

WELLINGTON SITE DATA

Tract	Area	Units
Tract 1	477.00 AC	DU
Tract 2	451.00 AC	DU
Tract 3	57.85 AC	DU
Tract 4	2,332.42 AC	DU
Tract 5	155.76 AC	DU
Tract 6	227.50 AC	DU
Tract 7	479.50 AC	DU
Tract 8	136.48 AC	DU
Tract 9	0.15 AC	DU
Tract 10	656.34 AC	DU
Tract 11	1,173.03 AC	DU
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WELLINGTON PLANNED UNIT DEVELOPMENT
MASTER PLAN UNIT DEVELOPMENT
DATE: 12/15/21

PETITION NO. 2013-38 MPA3
APPROVED DATE 2/27/2014
2013 PROJECT NUMBER 101-00000000

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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 35	SF	34 35	0.25	DH	SF	34 35	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	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

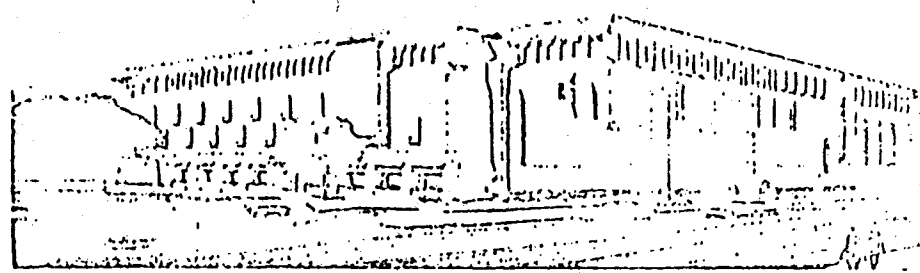
Scale: NOT TO SCALE
Date: 8/7/96
Drawn By: AS
File No.: 1072.5
Drawing No.: 95-25
Sheet 2 of 6

86-32

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 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 area.
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 a 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 and 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 on site 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 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 on-site 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 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 adjacent Central District and Florida Water Management District. The design of the system shall assume the ultimate Thoroughfare Plan Section road drainage runoff.

PETITION NO. 86-141 CONT

9. The proper 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 \$263,570.00 (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 shall 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 \$395,353.00 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.
10. The petitioner shall convey to the Lake Worth Drainage District 8 feet east of the southwest 1/4 of Section 12 44/41. This will also cover a few feet 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.
11. 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.
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 fee funds required in Condition No. 9.
13. 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.
14. 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 warranted after 12 months of the final Certificate of Occupancy, this property owner shall be relieved from this condition.
15. 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 POD
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
				12-20-92

JOB NO. 1072-5	DRAWING NO. 95-25	SHEET 3 OF 6
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REVISIONS

13. 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 1/4 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.

- a. A site plan for the open space recreation area; and,
- b. Appropriate executed agreement with Acme Improvement District for joint use of the Acme owned recreation area.

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

c. One (1) native palm or pine tree for each thirty (30) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location.

PETITION NO. PDD 86-32
DATE SUBMITTED 8-21-96
EXHIBIT NO. 640 (3 of 4)

WELLINGTON R.U.D.
MASTER PLAN
ZONING CONDITIONS

Wellington PUD - BCC Conditions of Approval (Pg. 3 of 4)

13467

i). A fifteen (15) foot wide landscape buffer strip which includes a single row of canopy trees planted no more than twenty (20) feet on center on a minimum three (3) foot high berm. All trees within this buffer will be installed at fourteen (14) feet in height, with trunk diameters of 3.5 inches, measured 4.5 feet above grade. All trees shall also contain a canopy diameter of seven (7) feet. Diameter shall be determined by the average canopy radius at three points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.

2. The property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape all adjacent median(s) of all abutting rights-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County.

All required median landscaping, including an irrigation system, if required, shall be installed at the property owners expense. All landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners' Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of xeriscape material during periods of drought in order to maintain healthy plant material.

In lieu of performing the above, the Village of Wellington shall require: (1) the property owner to pay to the Village of Wellington all costs associated with the material and installation of the median landscaping enumerated above prior to the issuance of the first certificate-of-occupancy; (2) the property owner to pay, on an annual basis, the pro rata share of the costs associated with the perpetual maintenance of the aforementioned improvements as determined by the Village of Wellington.

The pro rata share shall be calculated based on the linear frontage of POD 46A and POD 46B as compared to the total linear frontage of the median landscape improvement installed by the Village of Wellington along South Shore Blvd. The pro rata share between POD 46A and POD 46B shall be based on total site acreage.

The Village of Wellington shall bear the responsibility for installation of the required median landscaping and the selection of materials for such installation. Upon payment of the required fee (prior to receipt of the first certificate of occupancy), the property owner shall not be subject to any further timing requirement.

D. USE LIMITATION POD 46B (4.75 ACRE COMMERCIAL TRACT)

1. All uses on POD 46B shall be considered a Requested Land Use pursuant to Section 6.8 of the Palm Beach County Land Development Regulations.

E. VOLUNTARY CONDITIONS AND COMMITMENTS

1. Prior to the issuance of the first Certificate of Occupancy, the developer of POD 46A shall make a voluntary contribution to the Village of Wellington, Parks and Recreation Department, in the amount of \$25,000.00 to offset the impacts of this residential project on the Village of Wellington recreation system.

CERTIFIED FOR
INFORMATION ONLY
9-25-96

PDD 86-32
PETITION NO. 8-21-96
DATE SUBMITTED 840 (4 of 4)
EXHIBIT NO.

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

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