

RESOLUTION NO. R2023-11

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0006-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY, KNOWN AS PARCEL B OF POLO HOUSE AT PALM BEACH POLO AND COUNTRY CLUB POA, INC., TOTALING 22.983 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND POLO CLUB ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO CREATE RESIDENTIAL POD 80; TO TRANSFER 27 DWELLING UNITS (DU) FROM POD 65B (BLUE CYPRESS TRACT G-1) TO POD 80; TO ASSIGN 27 SINGLE FAMILY DU TO POD 80 WITH AN OVERALL DENSITY OF 1.17 DU/ACRE; TO ADOPT THE FARRELL WEST PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

**WHEREAS**, Parcel B of Polo House of Palm Beach Polo and Country Club POA, Inc. has a Future Land Use Map designation of Residential C (1.01 – 3.0 du/acre) and a Zoning designation of PUD; and

**WHEREAS**, the Master Plan Amendment was reviewed and certified by the Development Review Manager; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on April 19, 2023, recommended approval of the Master Plan Amendment with a 4 to 1 vote; and

**WHEREAS**, the Council has taken the recommendations from the Local Planning Agency, Wellington staff and the comments from the public into consideration for the proposed Master Plan Amendment.

**WHEREAS**, the Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan;

2. The Master Plan Amendment is consistent with the purpose and intent of the Land Development Regulations (LDR);
3. The Master Plan Amendment is consistent with the surrounding Land Uses and Zoning Districts;
4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request; and
5. The Master Plan Amendment will result in a logical and orderly development pattern.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:**

**SECTION 1:** The Wellington PUD Master Plan Amendment (Exhibit B) is hereby APPROVED for the property described in Exhibit A, providing the following:

1. To create residential Pod 80.
2. To transfer 27 DU from Pod 65B (Blue Cypress Tract G-1) to Pod 80.
3. To assign 27 single family DU to Pod 80 with an overall density of 1.17 du/acre.
4. To adopt the Farrell West Project Standards Manual.

**SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

1. All previous conditions of the Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
2. The project shall comply with the Project Standards Manual as adopted in Exhibit C as part of Resolution R2023-11. (PLANNING AND ZONING)
3. Architectural Review Board approval for all single family models/elevations is required prior to issuance of building permits. (PLANNING AND ZONING)
4. Farrell West (aka Parcel B) is required to be replatted. The plat shall be approved, and recorded, prior to the issuance of any building permits. (ENGINEERING)
5. Land Development Permit is required prior to construction of any infrastructure improvements. (ENGINEERING)
6. A 20-foot wide Type C Landscape Buffer and Easement shall be required for all properties adjacent to a Forest Hill Boulevard. The landscape buffer shall be installed by the developer, and inspected by Planning and Zoning, prior to closing the LDP. (PLANNING AND ZONING)

- 86  
87 7. A 10-foot wide Type A/F Landscape Buffer and Easement shall be provided for all  
88 properties adjacent to Residential E (Golf Cottages) and Residential F (St.  
89 Andrews Condominiums) land uses. The landscape buffers shall be installed by  
90 the developer, and inspected by Planning and Zoning, prior to closing the LDP.  
91 (PLANNING AND ZONING)  
92  
93 8. A certified cost estimate for all landscaping that includes the plant materials,  
94 installation, irrigation, and 1-year of maintenance shall be provided with the LDP  
95 application, along with a bond in the amount of 110% of the cost estimate.  
96 (PLANNING AND ZONING)  
97  
98 9. The approval includes only the transfer of 27 units to Pod 80 from Tract G-1 within  
99 Pod 65B. A Site Plan Amendment and Re-plat will be required to develop Tract G-  
100 1. Transferring additional units from Pod 65B to another residential Pod will require  
101 a Master Plan Amendment. (PLANNING AND ZONING)  
102  
103 10. The developer shall be required to take measures to ensure that during site  
104 development dust/debris particles from the development do not become a  
105 nuisance to the neighboring properties. (PLANNING AND  
106 ZONING/ENGINEERING)  
107  
108 11. The applicant is advised that no guarantee of available capacity is expressed or  
109 implied by the issuance of a Capacity Availability Letter, until such time that the  
110 developer has reserved capacity through payment of Water, Sewer, and Fire  
111 Capacity Fees. (UTILITIES)  
112  
113 12. A Developers Agreement will be required by the Utility Department in order to  
114 reserve water and sewer capacity for the project. Payment of capacity fees per  
115 Wellington Resolution R2018-35 shall be required to reserve capacity. The  
116 Developers agreement must be executed and approved by Wellington's Council  
117 prior to the execution of the Palm Beach County Health Water and Sewer  
118 Department permits by Wellington's Utility Director. The Developers Agreement  
119 conditions should be coordinated during the Site Plan Approval process.  
120 (UTILITIES)  
121  
122 13. Water, Sewer and Fire Line Capacity fees are based on the "Wellington Water and  
123 Wastewater Rates and Charges Fiscal Year 2022. Applicant is encouraged to  
124 review capacity fees. These fees are due prior to the approval of the Developers  
125 agreement by Wellington's Council. (UTILITIES)  
126  
127 14. Developer is responsible for the funding and construction of all  
128 improvements/upgrades necessary to existing lift stations, water distribution  
129 systems, sanitary systems, and force main systems because of impacts to existing  
130 systems by the proposed project development plan. (ENGINEERING)  
131

132 15.The applicant must apply for and obtain a Utility Major permit prior to the  
133 development of the proposed improvements. (UTILITIES)

134  
135 16.Landscaping, structures, lighting, fencing etc. will not be permitted within the water  
136 and sewer easements or equivalent width (except low-growing bushes/shrubs).  
137 (UTILITIES)

138  
139 17.Water and sewer infrastructure must be located in the right-of-way or in a  
140 dedicated exclusive water main or sewer easement. Easement widths shall comply  
141 with the Wellington Water and Wastewater Systems Construction and Standards  
142 Manual (15-foot minimum). (UTILITIES)

143  
144 18.No building permits are to be issued after December 31, 2026, unless a time  
145 extension has been approved. (TRAFFIC)

146  
147 19.The County traffic concurrency approval is subject to the Project Aggregation  
148 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

149  
150 **SECTION 3:** This Resolution shall become effective immediately upon approval.

151  
152 (The remainder of this page left intentionally blank)

153

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WELLINGTON**

BY: \_\_\_\_\_  
Anne Gerwig, Mayor

**ATTEST:**

BY: \_\_\_\_\_  
Chevelle Addie, Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

178 **Exhibit A**

179 **Legal Description**

180  
181  
182 A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH,  
183 RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY  
184 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
185 BEGINNING AT THE NORTHWEST CORNER OF PARCEL B ACCORDING TO THE  
186 PLAT OF GOLF AND TENNIS VILLAGE PHASE 1 OF PALM BEACH POLO AND  
187 COUNTRY CLUB AS RECORDED IN PLAT BOOK 35, PAGE 185 OF THE PUBLIC  
188 RECORD OF PALM BEACH COUNTY FLORIDA; THENCE S51°06'48"W A DISTANCE  
189 OF 101.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND  
190 HAVING A RADIUS OF 512.21 FEET; AND HAVING A RADIAL BEARING OF  
191 S38°45'40"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE  
192 THROUGH A CENTRAL ANGLE OF 7°45'40" A DISTANCE OF 69.38 FEET TO A POINT  
193 OF TANGENCY; THENCE N59°00'00"W A DISTANCE OF 100.00 FEET TO THE POINT  
194 OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A  
195 RADIUS OF 429.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID  
196 CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" A DISTANCE OF 299.58 FEET  
197 TO THE POINT OF TANGENCY; THENCE N18°20'00"W A DISTANCE OF 70.49 FEET  
198 TO A POINT ON THE SOUTHERLY LINE OF ST. ANDREWS AT THE POLO CLUB  
199 CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 17828, PAGE 1678 OF  
200 SAID PUBLIC RECORDS, THENCE LEAVING THE RIGHT—OF—WAY LINE AND  
201 ALONG SAID SOUTHERLY LINE N58°05'58"E A DISTANCE OF 174.46 FEET;  
202 THENCE LEAVING SAID SOUTHERLY LINE N20°57'41"W A DISTANCE OF 150.59  
203 FEET; THENCE N28°22'58"W A DISTANCE OF 42.15 FEET TO THE POINT OF  
204 CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS  
205 OF 80.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE  
206 THROUGH A CENTRAL ANGLE OF 29°51'18" A DISTANCE OF 42.15 FEET TO A POINT  
207 OF NON—TANGENCY; THENCE N20°57'41"W A DISTANCE OF 10.18 FEET; THENCE  
208 N11°22'27"E A DISTANCE OF 142.51 FEET TO A POINT ON THE SOUTHERLY  
209 RIGHT—OF—WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN  
210 OFFICIAL RECORD BOOK 2439, PAGE 992 OF SAID PUBLIC RECORDS; THENCE  
211 ALONG SAID SOUTHERLY RIGHT—OF-WAY LINE S89°48'25"E A DISTANCE OF  
212 1643.98 FEET TO THE WESTERLY RIGHT—OF—WAY LINE OF POLO CLUB DRIVE  
213 (PLATTED LONG MEADOW DRIVE) AS RECORDED IN PLAT BOOK 35, PAGE 185  
214 AS RECORDED IN SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY  
215 LINE THE FOLLOWING TWO COURSES; S02°50'35"W A DISTANCE OF 89.84 FEET;  
216 THENCE S63°13'33"W A DISTANCE OF 66.22 FEET; THENCE S30°02'04"W A  
217 DISTANCE OF 134.19 FEET; THENCE N87°11'32"W A DISTANCE OF 47.13 FEET;  
218 THENCE S02°39'52"W A DISTANCE OF 251.41 FEET TO A POINT ON THE  
219 NORTHERLY LINE OF PARCEL "B" GOLF & TENNIS VILLAGE PHASE 1 OF PALM  
220 BEACH POLO & COUNTRY CLUB P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE  
221 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE  
222 ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES; S76°31'35"W A

223 DISTANCE OF 998.30 FEET; THENCE S61°06'48"W A DISTANCE OF 153.65 FEET TO  
224 THE POINT OF BEGINNING.

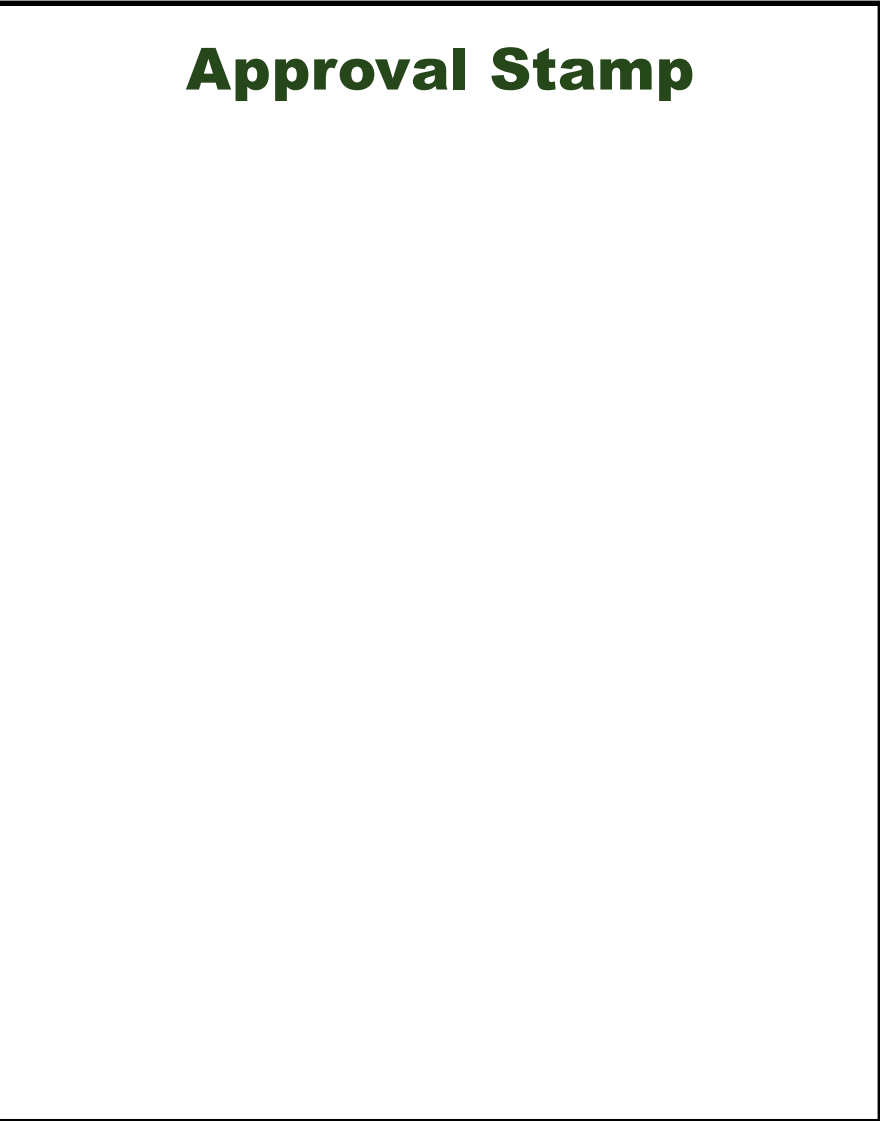
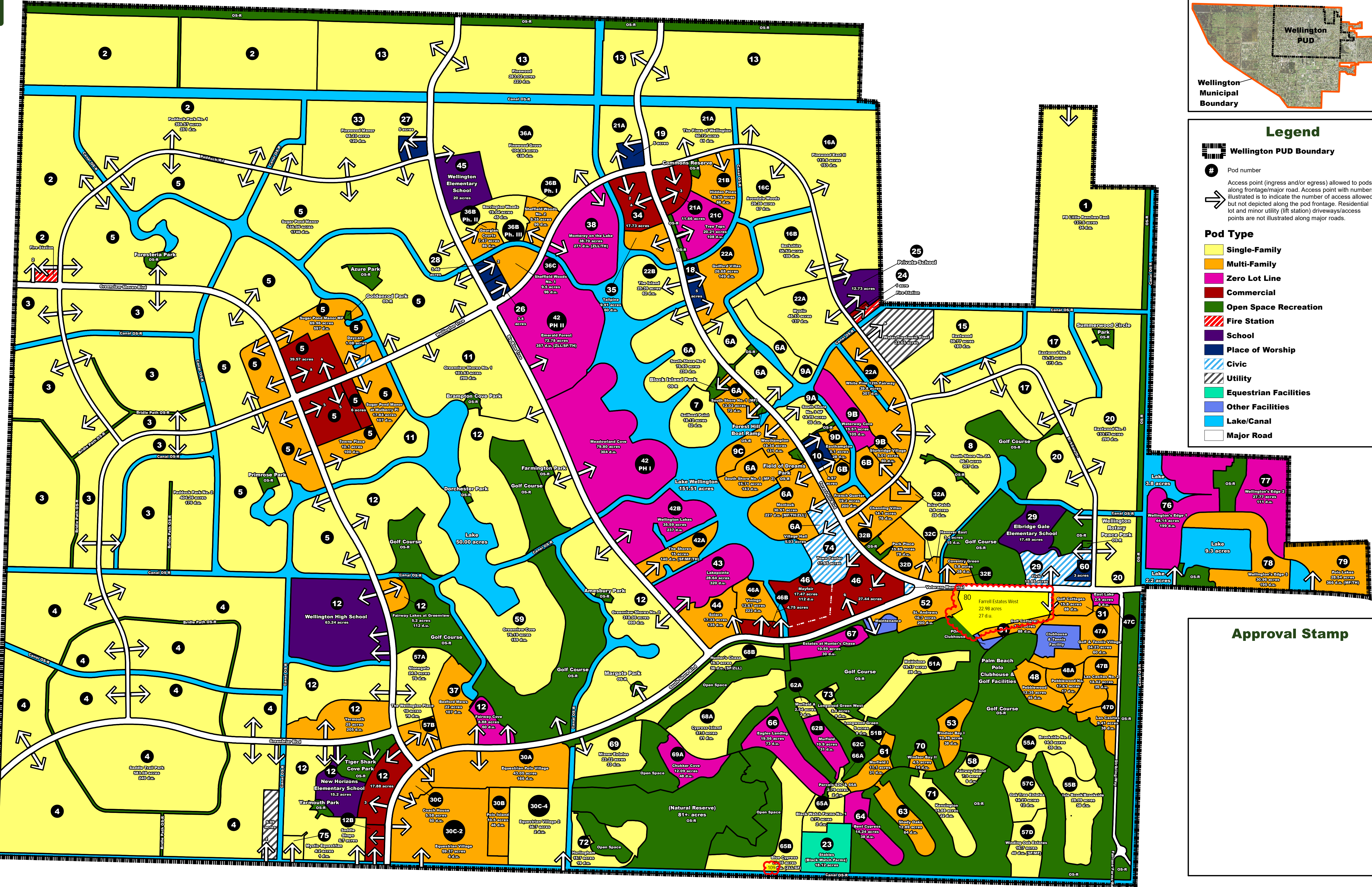
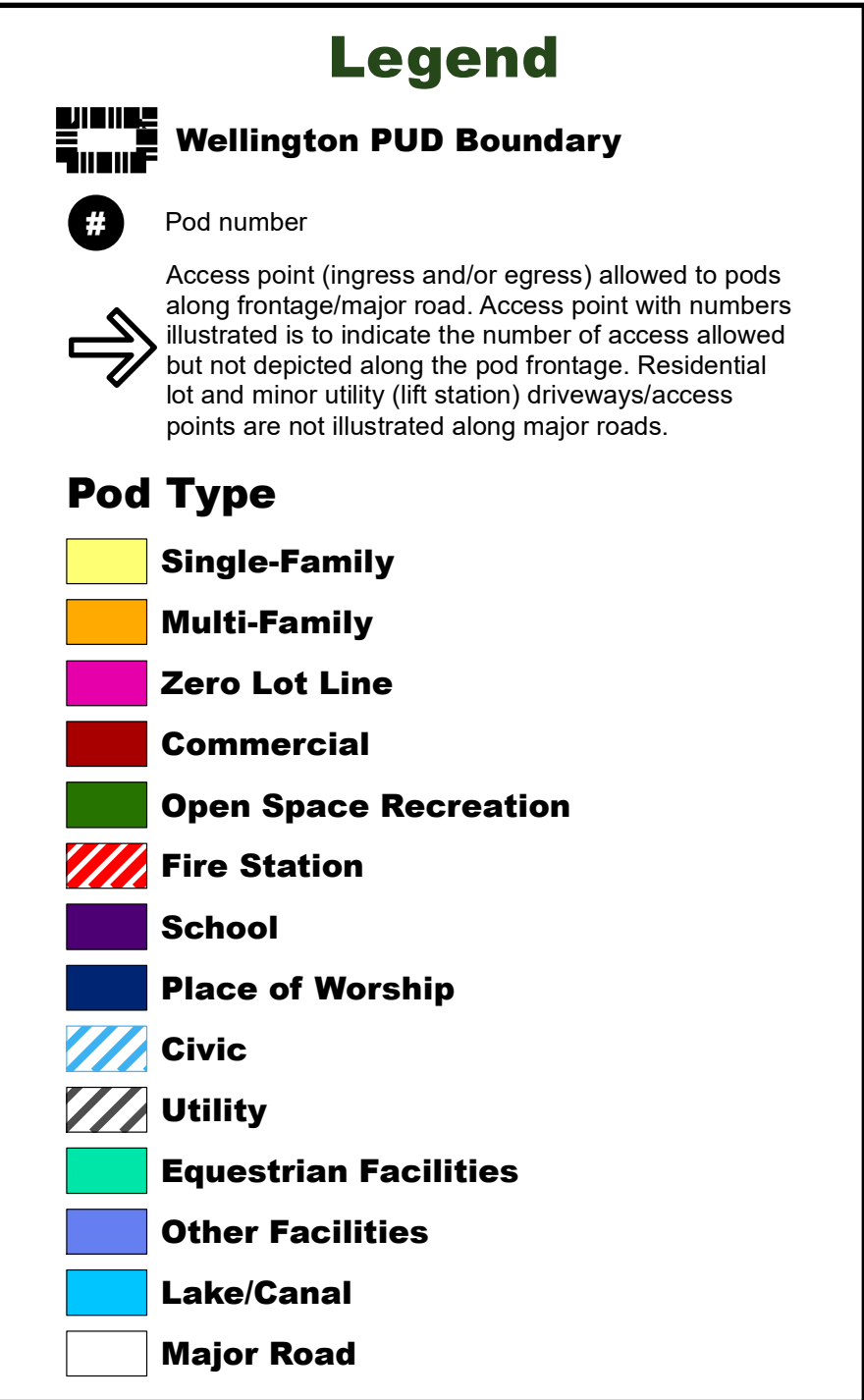
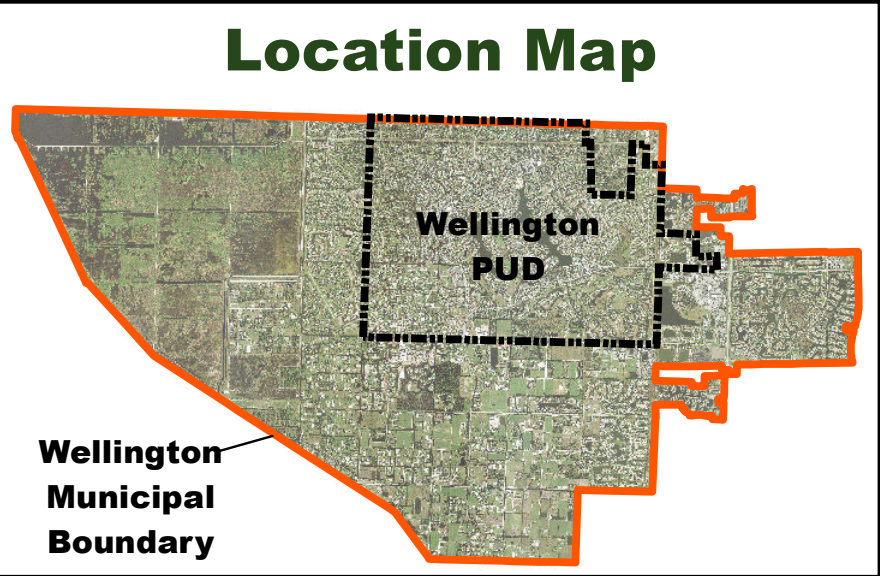
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226 SAID HEREIN DESCRIBED PARCEL CONTAINING 22.983 ACRES MORE OR LESS.

227



Wellington PUD Master Plan







Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	109	Single Family/Zero Lot Line	28.25	3.86
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Robin Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
	Total Units	14382			

# Approval Stamp



FARRELL  
WELLINGTON



**Farrell Wellington - Estates West**

**DESIGN AND PROPERTY DEVELOPMENT STANDARDS MANUAL**

**Revised April 4, 2023**

## **1. PURPOSE**

The purpose of this manual is to establish design and property development standards for the Farrell Wellington - Estates West project (the "Estates West Project"). The following criteria shall be met for all development within the Estates West Project. Any improvements for which specific development standards are not addressed herein shall be subject to the Village of Wellington (the "Village") Unified Land Development Code (the "ULDC").

## **2. PERMITTED USES**

- a. Single family dwellings
- b. Passive Park/recreation areas
- c. Accessory Uses: As set forth in Section 6.2.3 of the ULDC.

## **3. DENSITY**

- a. Farrell Wellington - Estates West: 27 single-family lots

## **4. PROPERTY DEVELOPMENT REGULATIONS**

- a. Minimum Lot Area: 10,000 SF
- b. Minimum Lot Width: 95 feet
- c. Minimum Lot Depth: 100 feet
- d. Maximum Building Height: Two (2) stories; 35 feet
- e. Minimum Setbacks
  - i. Primary Structure
    - 1. Front: 25 feet
    - 2. Rear: 15 feet
    - 3. Side Interior: 7.5 feet
    - 4. Side Corner: 15 feet
  - ii. Pools/Accessory Structures
    - 1. Shall not be located forward of the front façade of the home.
    - 2. Side Interior: 10.5 feet
    - 3. Side Corner: 18 feet
    - 4. Rear (not abutting a landscape buffer tract of the Estates West): 10.5 feet.
    - 5. Rear (abutting a landscape buffer tract of the Estates West): 5 feet.
  - iii. Pool Decks
    - 1. Side Interior: 5 feet
    - 2. Side Corner: 10 feet
    - 3. Rear (not abutting a landscape buffer tract of the Estates Projects): 5 feet
    - 4. Rear (abutting a landscape buffer tract of the Estates Projects): 2 feet
  - iv. Screen Enclosures
    - 1. Side Interior: 7.5 feet
    - 2. Side Corner: 15 feet

- 3. Rear: 5 feet
- v. Permitted Setback Encroachments: As per Table 6.3-2 of the ULDC.
- f. Maximum Building Coverage/Lot: 45%
- g. Maximum Impervious Area
  - i. Within Front Setback: 50%
  - ii. Within Side and Rear Setbacks: 75%

## **5. FENCE/WALL/HEDGE HEIGHT**

- a. Fences/Walls:
  - i. Front (within front setback): 3 feet
  - ii. Sides and Rear: 6 feet
- b. Hedges:
  - i. Front (within front setback): 3 feet
  - ii. Sides and Rear: 8 feet

## **6. PARKING**

- a. Minimum Parking: Two (2) spaces per unit, and units with four (4) or more bedrooms require one (1) additional parking space per bedroom starting with the fourth bedroom.

## **7. LANDSCAPING**

- a. Landscaping shall comply with Chapter 8 of the ULDC.
- b. In addition, the typical lot landscape plans approved by the Village for the Estates West Project reflected on the following pages of this Manual and detailed on Sheets LP-2 shall be used as a guide to establish the general design intent of lot landscaping with respect to quantities and variety in plantings.
- c. All landscape plans are subject to final approval by the sub-property owners' association for the Estates West Project.

## **8. MAINTENANCE OF COMMON AREAS AND AMENITIES**

Common areas and amenities shall be properly maintained by the Property Owners' Association and kept in clean, working, orderly and aesthetically pleasing condition.

## **9. SITE/EXTERIOR LIGHTING**

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property. In addition, the lighting shall be designed and arranged so as to shield streets and adjacent properties from direct glare or hazardous interference of any kind.

## **10. MONUMENT SIGNS**

Monument sign designs shall be approved by the Village Architectural Review Board (the "ARB").



## **11.MISCELLANEOUS**

- a. No vertical structures shall be constructed within drainage easements, except for fences with approval by the Village.
- b. Ground-mounted air conditioning units shall be located away from the adjacent rights-of-way whenever possible and shall be screened with landscaping.
- c. Aboveground pools are prohibited.
- d. Prefabricated sheds are prohibited.

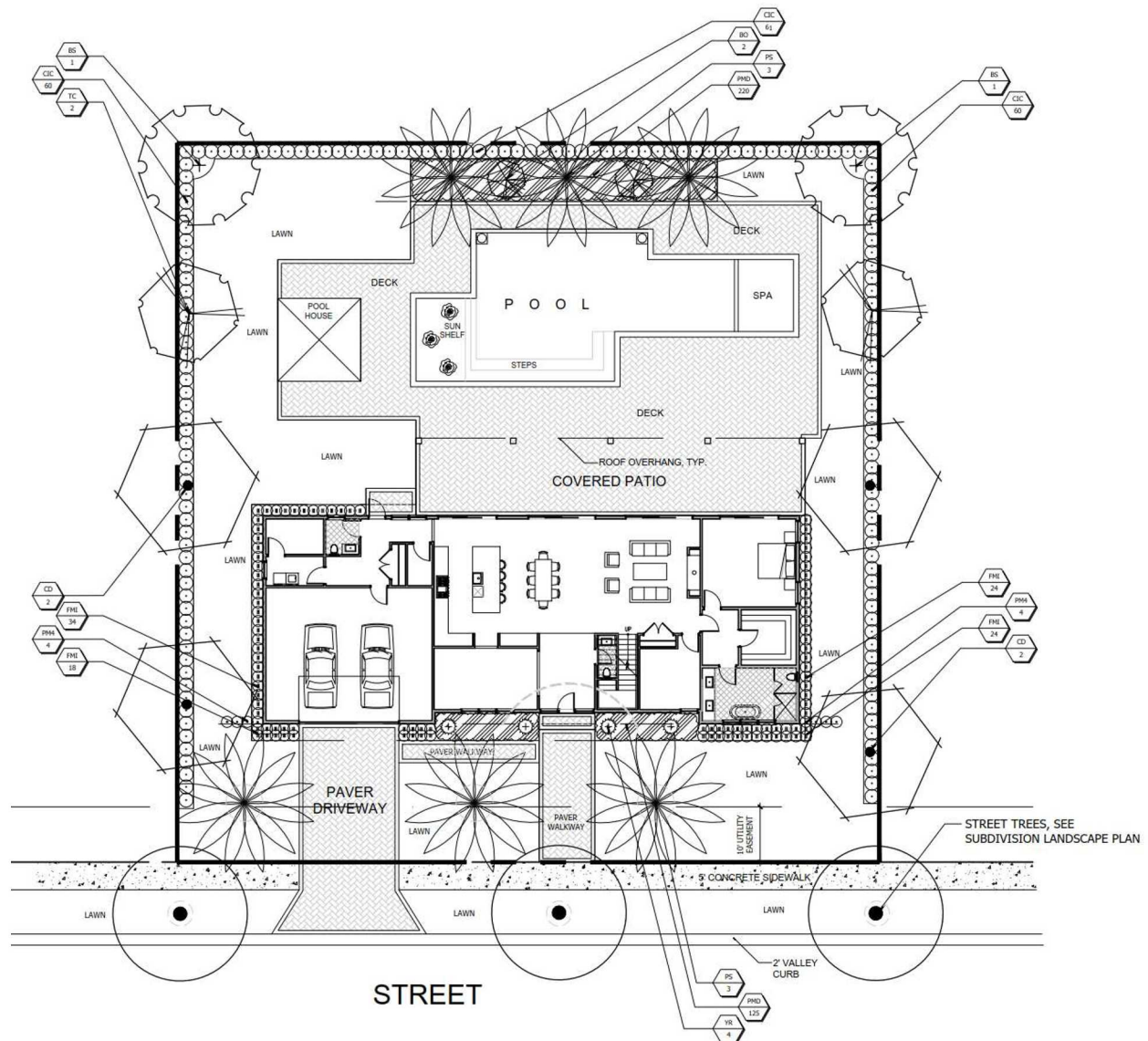
## **12.ARCHITECTURAL DESIGN GUIDELINES**

### **a. General**

- i. The architectural character and building design of uses shall be compatible with the general architectural character of the neighborhood and surrounding uses.
- ii. All home designs shall be approved by the ARB. Minor variations to home designs approved by the ARB, so long as such variations maintain consistency with the design intent approved by the ARB, shall be subject to review by Village staff. If the variations are considered by Village staff to deviate from the design intent approved by the ARB, such variations shall require separate review and approval by the ARB.
- iii. All exterior finishes, colors, and materials shall be consistent with the material schedule and color charts adopted by the ARB or shall be approved as part of an overall design by the ARB during the review of elevations and design details.
- iv. No two (2) identical facades shall be placed next to, or directly across the street from, each other. Identical facades shall mean color, material, and design. If any of the elements differ, but have one identical element, this requirement shall not apply.
- v. Accessory structures or buildings, such as freestanding garages, cabanas, accessory dwellings, shall match the colors and materials of the principal structure. Any alternative design shall require ARB approval for aesthetic compatibility prior to alterations or construction.
- vi. The cumulative enclosed square footage of all accessory structures on a lot shall not exceed 30 percent of the principal structure(s) gross floor area (under air).

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## Typical Lot Landscape Plan (Estates West)



## Typical Unit Plant List (Estates West)

### TYPICAL UNIT PLANT LIST

#### TREES/PALMS

<u>SYM.</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
BS	2	BURSERA SIMARUBA	GUMBO LIMBO	16' X 10' MIN	A.S.	HEAVY THICK TRUNK
PS	6	PHOENIX SYLVESTRIS	SYLVESTER PALM	10'WD., DIAMOND CUT TRUNK	A.S.	MATCHED, HEAVY THICK TRUNK
CD	4	COCCOLOBA DIVERSIFOLIA	PIEGON PLUM	14' O.A.	A.S.	MATCHED
YR	4	YUCCA ROSTRADA	YUCCA ROSTRADA	5' O.A.	A.S.	MATCHED
BO	2	BOUGAINVILLEA STD.	PURPLE BOUGAINVILLEA	6' O.A., 3' SPD.	A.S.	FULL & THICK, MATCHED
TC	2	TABEBUIA CARAIBA	YELLOW TABEBUIA	14' O.A., 3" DBH.	A.S.	FULL & THICK, MATCHED

#### SHRUBS

FMI	100	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	18"X18" MIN.	18"-24"	FULL HEALTHY GROWTH
PMD	345	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PODOCARPUS PRINGLES	15"X15" MIN.	18" O.C.	FULL HEALTHY GROWTH
PM4	8	PODOCARPUS MACROPHYLLUS	PODOCARPUS	4'X2' MIN	24" O.C.	FULL HEALTHY GROWTH
CIC	181	CHRYSOBALANUS ICACO	RED-TIP COCOPLUM	24" X 18"	24" O.C.	FULL HEALTHY GROWTH

#### MISCELLANEOUS

MULCH: 2-3" SHREDDED CYPRESS MULCH  
SOD: ST. AUGUSTINE 'FLORITAM'

IRRIGATION NOTE: CONTRACTOR SHALL PROVIDE 100% COVERAGE  
FOR ALL NEW LANDSCAPE AND LAWN AREAS

\* DENOTES NATIVE WATER WISE PLANT

## Typical Lot Landscape Requirements (Estates West)

### LANDSCAPE REQUIREMENTS

SITE AREA:	16,510.0 S.F. (0.38 ACRES)
TREES REQUIRED:	11 TREES (1 PER 1,500 S.F. OF LOT AREA)
TREES PROVIDED:	11 TREES
FLOWERING TREES REQUIRED:	2 TREES (1 PER 10 REQUIRED TREES)
FLOWERING TREES PROVIDED:	2 TREES
SHRUBS REQUIRED:	220 SHRUBS (20 PER 1,500 S.F. OF LOT AREA)
SHRUBS PROVIDED:	220
GROUNDCOVERS REQUIRED:	110 GROUNDCOVERS (10 PER 1,500 S.F. OF LOT AREA)
GROUNDCOVERS PROVIDED:	110

#### NOTES:

- NO MORE THAT 75% OF THE PERVIOUS AREA ON A LOT MAY BE PLANTED WITH TURF GRASSES.
- MIN. 25% OF THE REQUIRED TREES & 75% OF THE REQUIRED SHRUBS SHALL BE PLANTED IN THE FRONT YARD.
- MAX. 25% OF THE REQUIRED TREES CAN BE SPECIMEN PALM TREES.
- PALM TREES LESS THAN 6" CAL. SHALL BE CLUMPED INTO GROUPS OF THREE TO EQUAL 1 REQUIRED TREE.
- TREES FOR ONE-STORY RESIDENCES SHALL BE MIN. 12' TALL, PALMS SHALL BE MIN. 8' GRAY WOOD.
- TREES FOR TWO-STORY RESIDENCES SHALL BE MIN. 14' TALL, PALMS SHALL BE MIN. 12' GRAY WOOD.
- MINIMUM ONE FLOWERING TREE SHALL BE PLANTED FOR EVERY 10 REQUIRED TREES.
- 50% OF THE PROPOSED PLANTINGS SHALL BE FROM THE VILLAGE OF WELLINGTON'S PREFERRED SPECIES LIST.
- ALL NEW LANDSCAPE MATERIAL SHALL BE FLORIDA NO. 1 QUALITY.