

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.

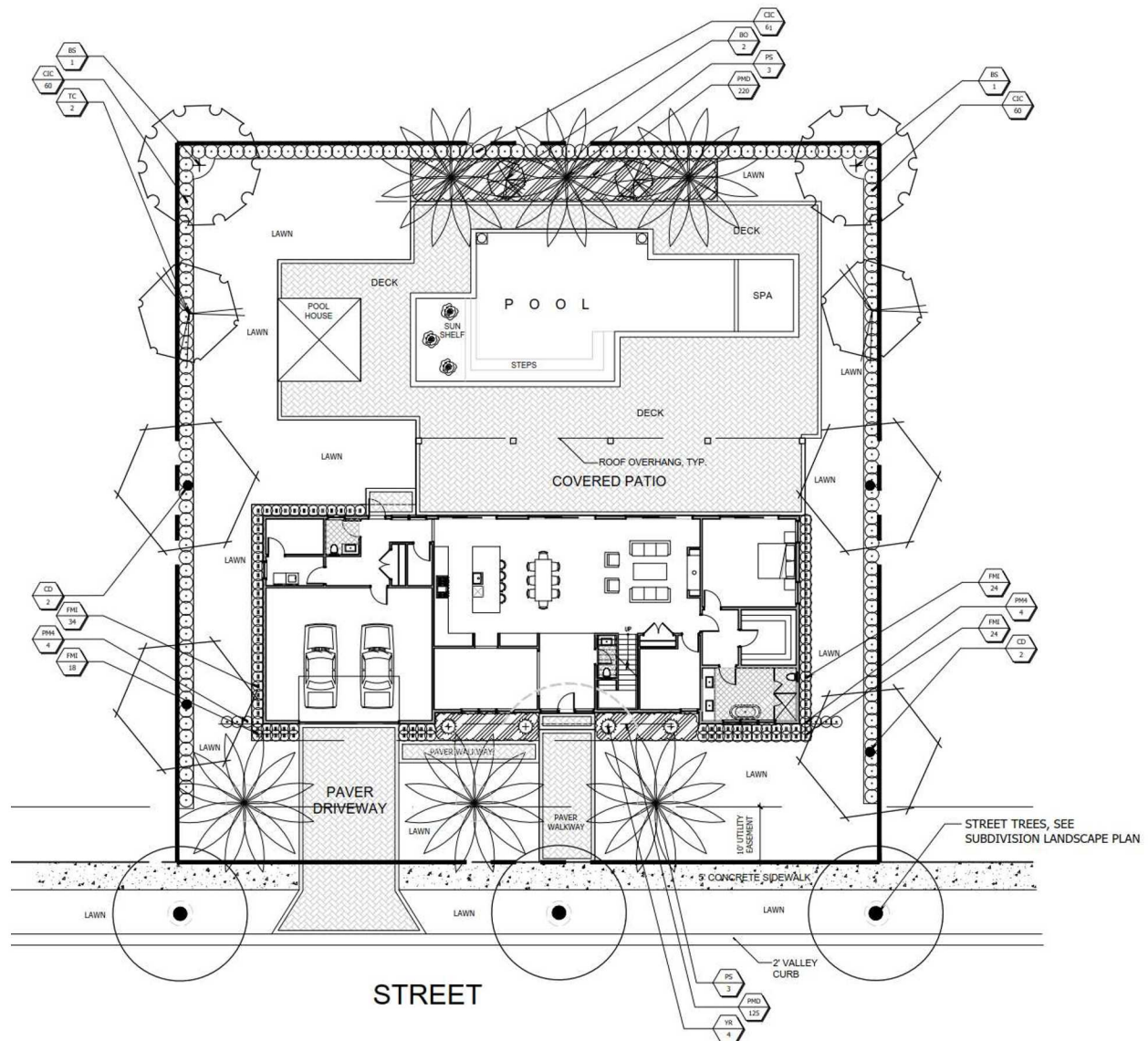
12.ARCHITECTURAL DESIGN GUIDELINES

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.