

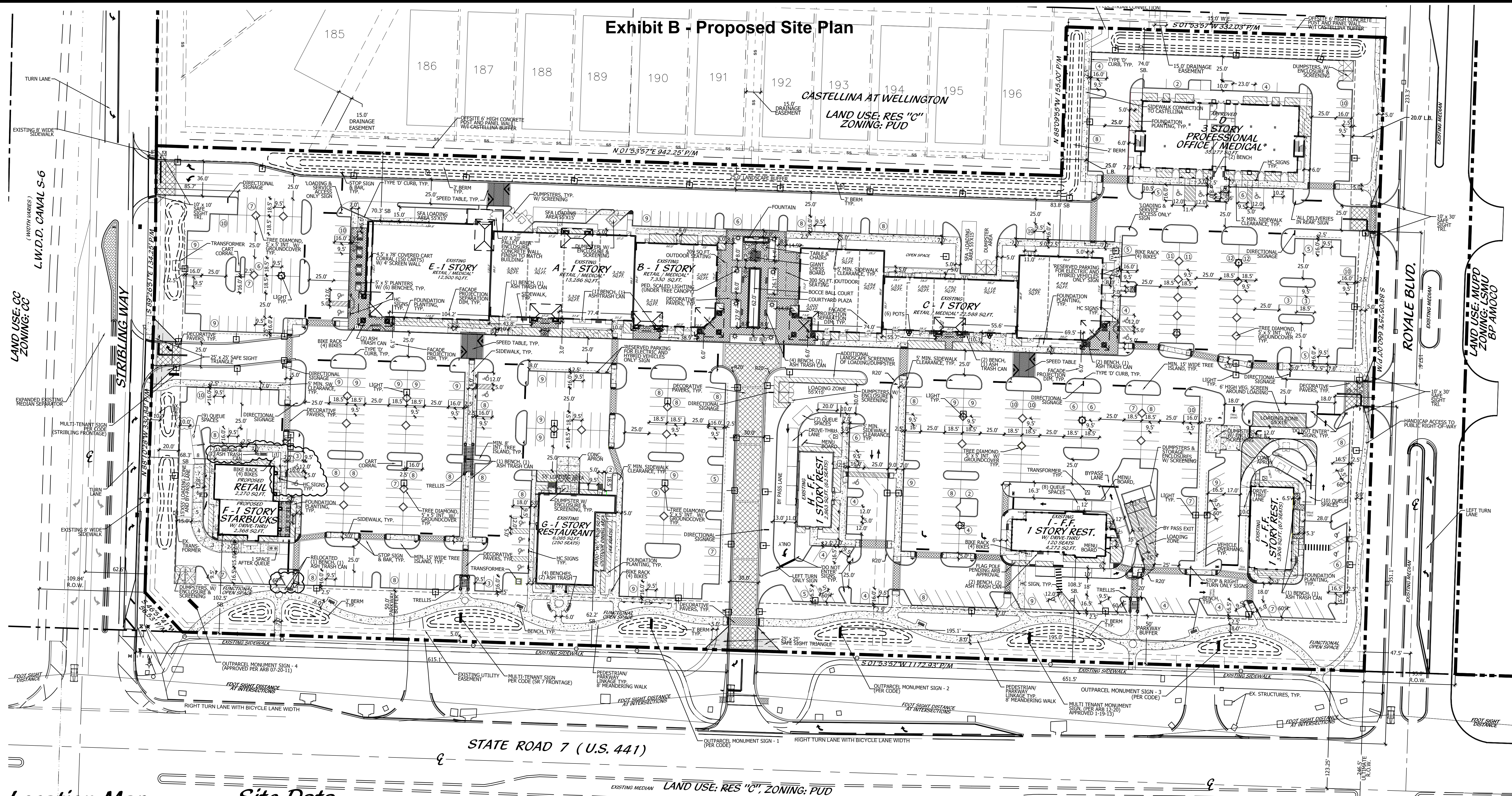


1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

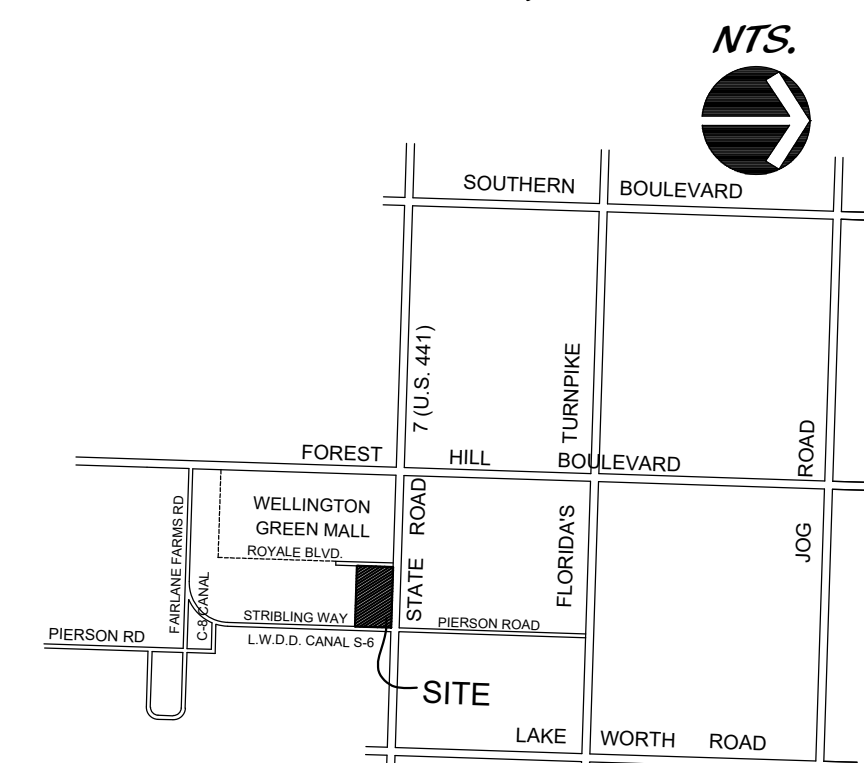
Village Green Center
Ward Real Estate
Village of Wellington, Florida

Village of Wellington, Florida

STELLINA AT WELLINGTON
LAND USE: RES "C"
ZONING: PUD



Location Map



Site Data

SECTION 13 TOWNSHIP 44 RANGE 41			
PCN NUMBERS			
75-41-44-13-96-001-0000	73-41-44-13-96-002-0000	73-41-44-13-96-002-0010	
75-41-44-13-96-003-0000	73-41-44-13-96-004-0000	73-41-44-13-96-005-0000	
75-41-44-13-96-006-0000	73-41-44-13-12-007-0000	73-41-44-13-12-002-0010	
RETAIL, PROFESSIONAL OFFICE, MEDICAL & RESTAURANT		17-045 (2017-031 ASLT)	B
EXISTING LAND USE DESIGNATION		CC, COMMUNITY COMMERCIAL	
EXISTING ZONING DESIGNATION		CC, COMMUNITY COMMERCIAL	
PLOT NUMBER		17-045 (2017-031 ASLT)	B
FLOOD ZONE			
PANEL NUMBER		COMM 120192010 B OCT. 15, 1982	
TOTAL SITE AREA		15,896/ACRES	
		692.967 SQ. FT.	
TYPE OF OWNERSHIP		PRIVATE	
LOT FRONTAGE		1,270'	
LOT WIDTH (100' MIN.)		1,270'	
LOT DEPTH (200' MIN.)		660'	
BUILDING DATA			
BLDG A - RETAIL / MEDICAL*		13,286	
BLDG B - RETAIL / MEDICAL* (NC 269 SQ. FT. OUTDOOR SEATING		7,539	
BLDG C - RETAIL / MEDICAL* (NC 300 SQ. FT. OUTDOOR SEATING		2,968	
BLDG D - PROFESSIONAL OFFICE / MEDICAL* (MIN. 30,000 SQ. FT.)		35,277	
BLDG E - RETAIL / MEDICAL*		12,500	
BLDG F - RESTAURANT, FAST FOOD (35 SEATS INSIDE, 16 OUT)		2,968	
BLDG G - RETAIL		4,272	
BLDG H - RESTAURANT (250 SEATS INSIDE, 48 SEATS OUTDOOR)		6,693	
BLDG I - RESTAURANT, FAST FOOD (62 SEATS)		2,963	
BLDG J - RESTAURANT, FAST FOOD (120 SEATS)		4,272	
BLDG K - RESTAURANT, FAST FOOD (67 SEATS)		3,906	
TOTAL		113,862 SQ. FT.	
BUILDING DATA			
RETAIL / MEDICAL* (NC 509 SQ. FT. OUTDOOR SEATING AREA)		56,213	SQ. FT.
RETAIL		2,271	SQ. FT.
RESTAURANT, FAST FOOD		13,400	SQ. FT.
RESTAURANT, SIT DOWN (INCLUDING OUTDOOR PATIO AREA)		6,693	SQ. FT.
PROFESSIONAL OFFICE / MEDICAL		35,277	SQ. FT.
TOTAL		113,862 SQ. FT.	
BUILDING STORIES			
		1 - 3 STORIES	
BUILDING LOT COVERAGE (MAX = 25%)		12.94%	
FAR (MAX 35)		0.15	
BUILDING SETBACKS			
	REQUIRED	PROHIBITED	
SIDE STREET	30'	6'	

LAND USE CLASSIFICATION		SQ.FT.	ACRES	PERCENT
VEHICULAR AREA		381,379.54	8.30	52.18%
WALKS & ENTRY PLAZAS		63,286.14	1.45	9.14%
OPEN SPACE AND BUFFERS		178,248.67	4.00	25.74%
TOTAL SITE AREA		622,967.75	15.00	100.00%
OPENSAPCE AND BUFFERS				
PERIMETER		SQ.FT.	ACRE	PERCENT
INTERIOR (OPEN SPACE) LANDSCAPE AREA		76,350.10	1.75	11.03%
PERIMETER (BUFFER) LANDSCAPE AREA		101,890.57	2.34	14.71%
TOTAL		178,240.67	4.09	25.74%
IMPERVIOUS				
BUILDING LOT COVERAGE		88,652.80	2.06	12.54%
VEHICULAR AREA		381,379.54	8.30	52.18%
WALKS & ENTRY PLAZAS		63,286.14	1.45	9.14%
SUBTOTAL		514,118.28	11.81	74.26%
TOTAL		622,967.75	15.00	100.00%
GREEN SPACE CALCULATIONS				
REQUIRED		PROVIDED		
30.00%		25.74%		
FUNCTIONAL OPEN SPACE				
3		3.77	ACRES	
3,130.00		164.26	SQ. FT.	
PARKING OPEN SPACE				
REQUIRED		PROVIDED		
RETAIL, MEDICAL				
1 PER 200 SF @ 55,213.57, INC. 800.50 FT. (OUTDOOR SEATING),		281.07 (GB2)	284	
RETAIL (D 1 PER 500 SF @ 2,207.53)		11,351.12	12	
FAST FOOD RESTAURANTS (1 PER 3 SEATS @ 300 SEATS)		100	100	
ST. DOWN RESTAURANTS (1 PER 80 SE @ 6,683.53)		60.66 (BA4)	84	
PROFESSIONAL OFFICE / MEDICAL (1 PER 200 SF @ 55,277.57)		176.17 (D17)	176	
TOTAL		655	657	
HANDICAP SPACES (2% OF TOTAL INCLUDED IN TOTAL)		14	21	
LOADING ZONES				
REQUIRED		PROVIDED		
(1 LOADING SPACE PER 1ST 100,000 SQ. FT. + 1 E.A. ADD. 100,000 SQ. FT.)		2	3	
RESTAURANT				
(1 LOADING SPACE PER 1ST 100,000 SQ. FT. + 1 E.A. ADD. 15,000 SQ. FT.)		4	5	
1. SPECIAL USE NOT TO EXCEED 16.000 SQ. FT.				

Conditions:

1. THIS SITE PLAN IS CERTIFIED PURSUANT TO THE PROVISIONS OF SECTION 5.6 OF THE WELLINGTON LDR. CERTIFICATION CONFIRMS THAT THE SITE PLAN MEETS THE REQUIREMENTS OF SECTION 5.6 AND AUTHORIZES ONLY THE PARTICULAR SITE CONFIGURATION, LAYOUT AND LEVEL OF IMPACTS. THE CERTIFICATION OF THIS SITE PLAN DOES NOT INDICATE THAT THE PROJECT HAS MET THE REQUIREMENTS OF ARTICLE 8 OF THE LDR OR OTHER ENGINEERING STANDARDS AND SPECIFICATIONS. APPROVAL FROM THE VILLAGE ENGINEER PURSUANT TO THE REQUIREMENTS OF ARTICLE 8 SHALL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY BUILDING OR IMPROVEMENTS REQUIRED BY THE WELLINGTON ENGINEER PURSUANT TO ARTICLE 8 MAY NECESSITATE MODIFICATIONS TO THIS SITE PLAN. (ENGINEERING)
2. THE DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CONDITIONS OF ORDINANCE NO. 2013 - 04 AND RESOLUTION NO. R2013 - 15.
3. PRIOR TO COMMENCING WORK ALL NECESSARY BUILDING AND ENGINEERING PERMITS SHALL BE OBTAINED.
4. PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, FINAL APPROVAL IS REQUIRED FROM THE ENGINEERING DEPARTMENT. (ENGINEERING)
5. PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, FINAL INSPECTION AND APPROVAL IS REQUIRED FROM THE PLANNING AND ZONING DIVISION TO ENSURE CONFORMANCE WITH ALL APPLICABLE ORDINANCES AND RESOLUTIONS. THE CONDITIONS OF APPROVAL, ON/OFF-SITE IMPROVEMENTS, BUILDING ELEVATIONS, ARCHITECTURAL DETAILS, COLORS, SITE AMENITIES, SIGNAGE, ETC. (PLANNING)
6. THE OUTDOOR DISPLAY OR STORAGE OF INVENTORY, MERCHANDISE OR OTHER PRODUCTS SHALL BE PROHIBITED. (PLANNING)
7. THE LOADING/SERVICE AREAS ADJACENT TO DRIVE LANES SHALL REMAIN CLEAR AND ACCESSIBLE FOR THROUGH TRAFFIC. (PLANNING)
8. ALL DUMPSTER/COMPACTOR AREAS SHALL BE ENCLOSED WITH WALLS AND AUTOMATIC CLOSING GATES. THE OWNER SHALL ENSURE THE GATES REMAIN CLOSED UNLESS DURING PICK-UPS/DELIVERIES OR BEING SERVICED. (PLANNING)
9. THE OVERNIGHT PARKING OF VEHICLES WITH ENGINE OR REFRIGERATION UNIT(S) IN USE WITHIN 200 FEET OF THE WEST PROPERTY LINE SHALL BE PROHIBITED.
10. DELIVERIES WITHIN 200 FEET OF THE WEST PROPERTY LINE SHALL BE LIMITED TO THE HOURS BETWEEN 6:00 AM AND 11:00 PM.
11. THE EXTERIOR ELEVATIONS, COLORS AND MATERIALS FOR BUILDINGS A, B, C AND E SHALL BE CONSISTENT WITH ARB 13-05 APPROVAL.
12. ALL MENU BOARD SIGNS FOR BUILDING I (PDQ) MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
13. THE OPEN SPACE RECORDED IN PLAT BOOK 115 PAGE 153 (2.75 ACRES) AND THE ORIGINAL RECORD BOOK 26455 PAGE 1769 (0.27 ACRES) IS REQUIRED TO COMPLY WITH ORDINANCE NO. 2013-04 MINIMUM THRESHOLD (3) ACRE OPEN SPACE REQUIREMENT.
14. THE OUTDOOR SEATING AND SERVICE FOR BUILDING B-1 SHALL BE LIMITED TO 209 SQUARE FEET AND IN THE LOCATION ILLUSTRATED ON THE APPROVED SITE PLAN. OUTDOOR SEATING AND SERVICE FOR A PORTION OF BUILDING C-1 SHALL BE LIMITED TO 300 SQUARE FEET AND IN THE LOCATION ILLUSTRATED ON THE APPROVED SITE PLAN. THE SEATING SHALL BE LIMITED TO THE SEATING AREA COURTYARD BETWEEN THE TWO OUTDOOR SEATING AREAS.
15. THE PROPOSED FAST FOOD RESTAURANT AND RETAIL BUILDING MUST COMPLY WITH SECTION 6.5.1.91 OF THE LAND DEVELOPMENT REGULATIONS AND SHALL BE CONSISTENT IN CHARACTER, COLORS, AND MATERIALS WITH BUILDING A, B, C AND E. THE ELEVATIONS, COLORS AND MATERIALS SHALL BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT. (PLANNING)
16. ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED AND NOT VISIBLE FROM THE ADJACENT PROPERTIES AND ROADWAYS. THE HEIGHT OF THE EQUIPMENT AND TO THE PARAPET WALL SHALL BE ILLUSTRATED ON THE PLANS AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
17. MEDICAL OFFICE SHALL BE PERMITTED ONLY IN RETAIL BUILDINGS A, B, C, D AND E.
18. OFFICE USE SHALL NOT EXCEED 15,000 SQ. FT.

Project Team

OWNER/CLIENT:
W & W V LLC
12180 SOUTH SHORE BLVD., SUITE 104
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561.798.4160
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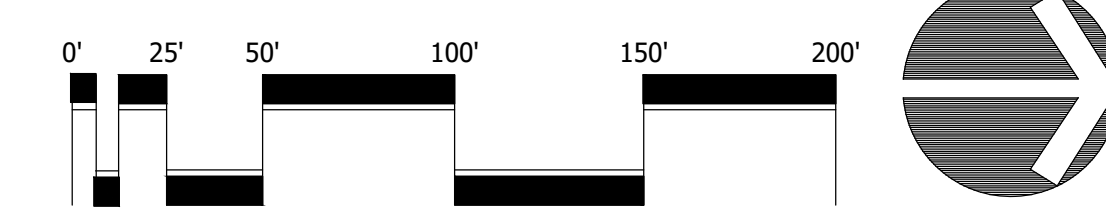
LANDSCAPE ARCHITECT/PLANNER:
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CONTACT: ADAM KERR

Proposed Site Plan



Scale: 1" = 50'

North

Notes:

- ACCESS ALONG JOYALE BLVD. SUBJECT TO APPROVAL OF WELLINGTON GREEN HILL. ACCESS TO BE CONSTRUCTED IN PH. 1 IF GRANTED.
- ARCHITECTURE FOR ENTIRE COMMERCIAL CENTER TO BE CONSISTENT WITH MAIN BUILDING AS SUBMITTED AND APPROVED BY THE VILLAGE OF WELLINGTON.
- SIGNAGE TO BE ARCHITECTURAL CONSISTENT WITH PROPOSED COMMERCIAL CENTER.
- SIGNAGE TO BE ARCHITECTURAL CONSISTENT WITH PROPOSED COMMERCIAL CENTER.

DESIGNED	JGH, HK
DRAWN	JGH, HK
APPROVED	DEH
JOB NUMBER	06-0211
DATE	03-15-10
REVISIONS	07-19-10
04-24-11 DRC REV	08-10-10
10-15-12 PDQ	CERT. 8-25-10
11-19-12 PDQ	11-17-10
11-30-12 PDQ	12-22-10
05-09-13	01-04-11
05-28-13	02-15-11
06-07-13	04-29-11 ENG
REV. PER DRC CMNTS	05-22-13
PDQ RV	06-07-13 01-15-13 PDQ
07-31-13	04-10-13 DRC
08-05-13	06-11-13 ENG
08-20-13 ENG	08-04-11 SP
10-11-13 P&Z	09-02-11 DRC
11-18-13 P&Z	09-08-11 ENG
12-05-13 P&Z	07-20-15 MED
	07-26-17 BLDG F
	09-06-17 BLDG F

Sept. 06, 2017 9:28:33 a.m.
Drawing: 06-0211 SR ABB STAR DWG

SHEET 1 OF 1

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