

Project Team

PROPERTY OWNER  
WELLINGTON ISLES, LLC  
601 BAYSHORE BLVD., SUITE 650  
JUPITER, FLORIDA 33406  
PHONE: 813-251-1271  
FAX: 813-251-1270  
CONTACT: RICK LOODCO

PLANNER  
COTLEUR & HEARING  
1834 COMMERCIAL LANE, SUITE 1  
JUPITER, FLORIDA 33458  
PHONE: 561-747-6336  
FAX: 561-747-6337  
CONTACT: DON HEARING

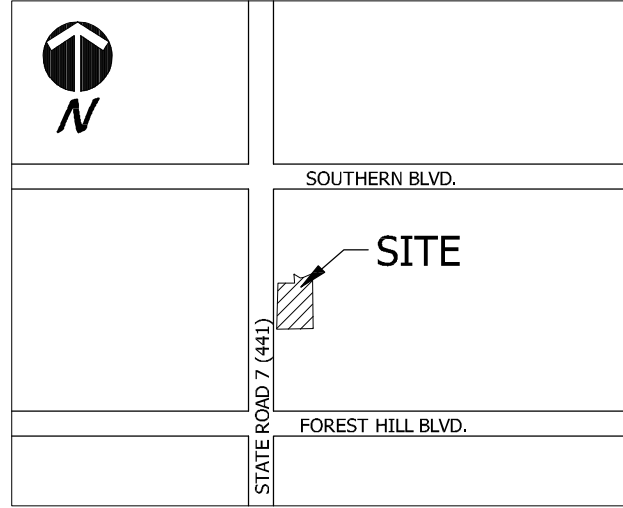
ARCHITECT  
MARC WEINER ARCHITECTS  
33 SE 4TH STREET, SUITE 101  
BOCA RATON, FLORIDA 33432  
PHONE: 561-756-4111  
FAX: 561-756-5200  
CONTACT: MARG WEINER

LANDSCAPE ARCHITECT  
COTLEUR & HEARING  
1834 COMMERCIAL LANE, SUITE 1  
JUPITER, FLORIDA 33458  
PHONE: 561-747-6336  
FAX: 561-747-6337  
CONTACT: DON HEARING

CIVIL ENGINEER  
SIMMONS & WHITE  
5601 CORPORATE WAY, SUITE 200  
WEST PALM BEACH, FLORIDA 33407  
PHONE: 561-478-7648  
FAX: 561-478-3728  
CONTACT: GREG BOLEN

SURVEYOR  
WALLACE SURVEYING  
601 NORTHPOINT PARKWAY SUITE 117  
WEST PALM BEACH, FLORIDA 33407  
PHONE: 561-466-4551  
FAX: 561-466-0773  
CONTACT: CRAIG WALLACE

Location Map Exhibit A - Proposed Site Plan



CO. OFFICE  
312 CLEMATIS  
PROP.

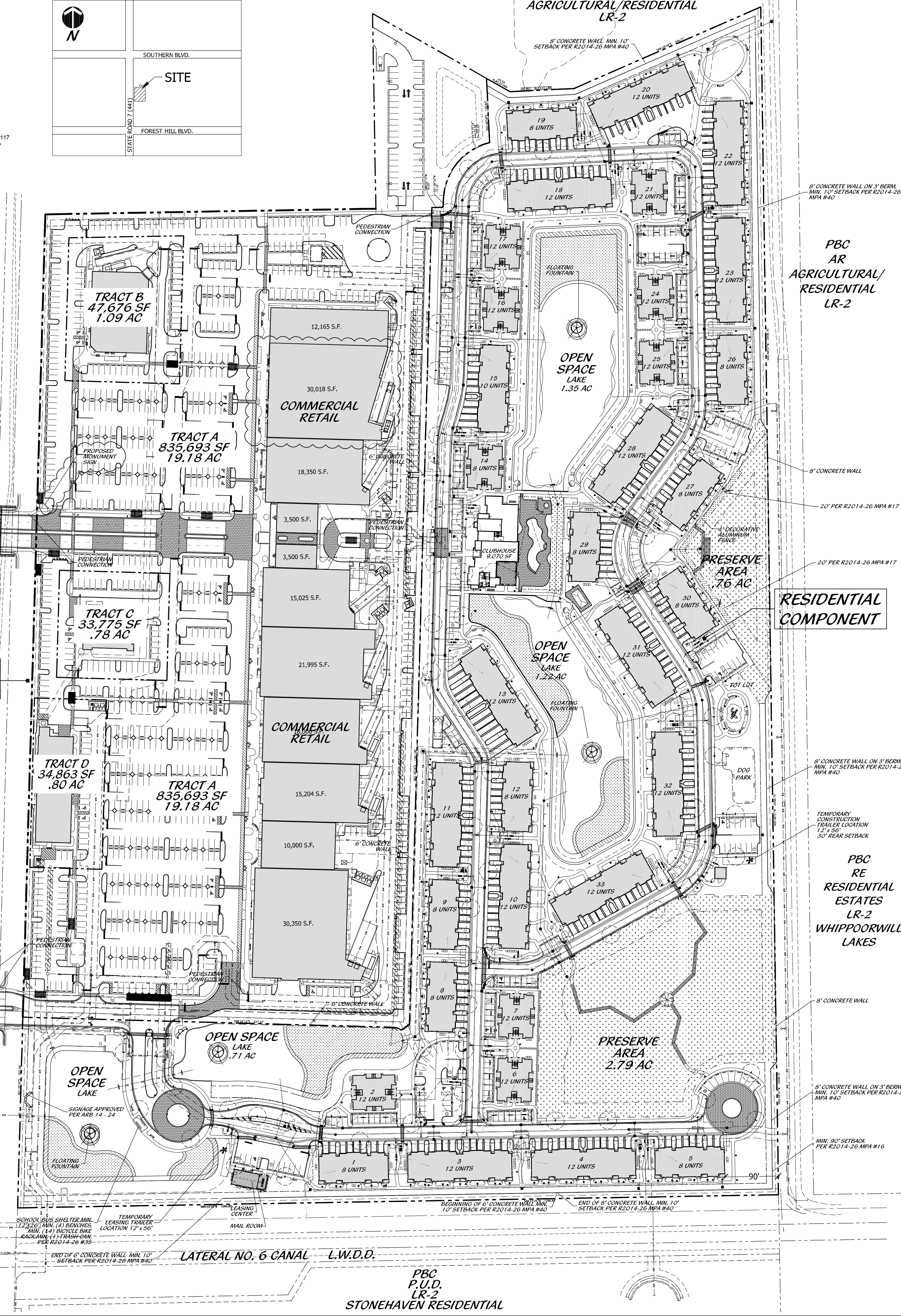
P.U.D.  
RESIDENTIAL  
2.0 DU/AC  
BLACK DIAMOND

OFFICE  
COMMERCIAL  
WELLINGTON  
RESERVE  
OFFICE PARK

STATE ROAD 7 ( U.S. 441 )  
E-1 CANAL L.W.D.D.

E-1 CANAL L.W.D.D.

STATE ROAD 7 ( U.S. 441 )



Commercial Site Data

PCN: 73-42-44-06-00-0000  
SECTION: 06, TOWNSHIP: 44, RANGE: 42  
EXISTING FLU DESIGNATION: MIXED USE  
EXISTING ZONING DESIGNATION: MIXED USE TYPE 1  
FUTURE LAND USE DESIGNATION: MUPO  
PROPOSED FUTURE LAND USE DESIGNATION: MUPO  
ZONING DESIGNATION: MUPO  
PROPOSED ZONING DESIGNATION: MUPO  
VILLAGE PETITION NUMBER: 2002-024-SPI  
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	998,143.00	22.914	42.77%
OPEN SPACE (LAKES AND TRACT L3)	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
<b>TOTAL SITE AREA</b>	<b>2,333,482.00</b>	<b>53.569</b>	<b>100.00%</b>

PARCEL DATA	SQUARE FEET	ACRES	PERCENTAGE
PARCEL A - COMMERCIAL / OFFICE	998,143.00	22.914	42.77%
PARCEL B - MULTI-FAMILY RESIDENTIAL	1,335,339.00	30.655	57.23%
<b>TOTAL SITE AREA</b>	<b>2,333,482.00</b>	<b>53.569</b>	<b>100.00%</b>

PROPOSED USES  
PARCEL A - RETAIL 209,326.00 SQ.FT.  
TOTAL GROSS BUILDING AREA 209,326.00 MAXIMUM SQ.FT.

BUILDING DATA	SQUARE FEET	ACRES	PERCENTAGE
MAXIMUM BUILDING HEIGHT	35 FEET		
BUILDING STORIES	1, 2 & 3		
PHASING	1 PHASE		
NUMBER OF BUILDINGS	4 BUILDINGS		
TYPE OF OWNERSHIP	PRIVATE		

OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
GREEN SPACE	204,853.91	4.703	82.21%
PLAZAS AND WALKWAYS	44,339.18	1.018	17.79%
<b>TOTAL</b>	<b>249,193.09</b>	<b>5.721</b>	<b>100.00%</b>

SITE AREA CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	204,853.91	4.703	20.52%
GREEN SPACE	204,853.91	4.703	20.52%
<b>IMPERVIOUS</b>	<b>209,326.00</b>	<b>4.805</b>	<b>20.97%</b>
BUILDING LOT COVERAGE	539,623.91	12.388	54.06%
VEHICULAR USE AREAS	44,339.18	1.018	4.44%
WALKS, COURTYARDS & PLAZAS	793,289.09	18.211	79.48%
<b>SUB-TOTAL</b>	<b>998,143.00</b>	<b>22.914</b>	<b>100.00%</b>

PARKING CALCULATIONS	REQUIRED	PROPOSED
RETAIL (1/200) FOR 163,142 SQ.FT.	816	988
MUPD REDUCTION 45,000 SQ.FT. @ 1/500 SQ.FT.	90	98
<b>TOTAL</b>	<b>906</b>	<b>988</b>
HANDICAP INCLUDED IN TOTAL (2% OF REQ.)	21	21
<b>TOTAL</b>	<b>3</b>	<b>10</b>

LOADING ZONES	REQUIRED	PROPOSED
RETAIL (209,326 SQ.FT.)	1	1
1 LOADING SPACE PER 1ST 10,000 SQ.FT.	2	9
1 LOADING SPACE EACH ADD. 100,000 SQ.FT.	3	10

PEDESTRIAN AMENITIES  
BIKE RACKS (5% OF REQUIRED PARKING) 45 45

General Notes

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INVISIBLE WASTE SYSTEMS AND TRASH COMPACTOR WITH RECYCLING.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON AND MASTER SIGN PLAN.

THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS. THE VILLAGE OF WELLINGTON CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING (24" MINIMUM).

TWENTY-FOUR (24") INCH RIDGED ROOT BARRIER SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN SIX (6) FEET OF CURBS OR SIDEWALKS. ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ROOT BARRIER, IN ACCORDANCE WITH THE LOCAL UTILITY AUTHORITY CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND UTILITIES.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDRS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

25' X 25' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS. ALL PLANT MATERIAL WITHIN SAFE SIGHT TRIANGLE SHALL BE MAINTENANCE BELOW 30" IN HEIGHT OR ABOVE 8'-0" IN HEIGHT AS MEASURE FROM FINISHED GRADE.

THE PHOTOMETRIC PLAN WILL REFLECT INITIAL LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON.

ALL TREES PLANTED UNDER OR ADJACENT TO FPLB POWER LINES WILL COMPLY WITH THE FPLB RIGHT TREE PLACE GUIDELINES.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL AND ALL STRIPING WITHIN PARKING BRICKS AREAS SHALL BE PAVED BRICKS OF APPROPRIATE COLOR IN ACCORDANCE WITH LDR.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

TREES PLANTED A MINIMUM OF 15 FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.

ALL WATER METERS ARE CLEAR OF PLANTS. AT LEAST 5 FEET AROUND THE METER.

DOGPOUT PET STATIONS SHALL BE DISTRIBUTED THROUGHOUT THE PLAN APPROXIMATELY EVERY 300'.

PARKING SHALL BE ASSIGNED TO INDIVIDUAL UNIT OWNERS FOR PARKING MANAGEMENT. VISITOR AND PUBLIC PARKING SHALL BE CLEARLY IDENTIFIED.

PROVISIONS FOR ELECTRIC CAR CHARGING WILL BE PROVIDED WITHIN GARAGES OF EACH OF THE TOWNHOUSE UNITS. TWO COMMON ELECTRIC CHARGING STATIONS PROVIDED ON SITE PER SITE PLAN. ADDITIONAL STATIONS WILL BE PROVIDED AS DEMAND WARRANTS.

ALL PAVES AREAS TO BE EITHER ALL STAMPED CONCRETE OR ALL DECORATIVE PAVERS.

CLEAR ACCESS WITH STEPPING STONES WILL BE PROVIDED FOR EMERGENCY AND PEDESTRIAN ACCESS IN THE REAR OF TYPE 1 BUILDINGS AT PRESERVE AREAS.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

THE PLATTED 30-FOOT RIGHT-OF-WAY LYING BETWEEN THE SOUTH BOUNDARY LINE OF TRACT ONE-HALF (S 1/2) OF TRACT 32 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, LOT 10, SOUTH ONE-HALF (S 1/2) OF TRACT 32, LOT 32, AND THE SOUTH BOUNDARY LINE OF LOT 32, AND THE NORTH BOUNDARY LINE OF LOT 32, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS 20, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH:

THE PLATTED 30-FOOT RIGHT-OF-WAY LYING BETWEEN THE SOUTH BOUNDARY LINE OF TRACT ONE-HALF (S 1/2) OF TRACT 32 AND ALL OF TRACTS 33 AND 34, 43 THROUGH 48, BLOCK 10, LOT 10, SOUTH ONE-HALF (S 1/2) OF TRACT 32, LOT 32, AND THE SOUTH BOUNDARY LINE OF LOT 32, AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS 20, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

CONTAINING: 2,333,466 SQUARE FEET OR 53.569 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NOTES:

BOUNDINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01 DEGREES 37 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST. (10/4442)

Legal Description

Residential Site Data

PCN: 72-42-44-06-00-0000  
SECTION: 06, TOWNSHIP: 44, RANGE: 42  
EXISTING FLU DESIGNATION: MIXED USE  
EXISTING ZONING DESIGNATION: MIXED USE TYPE 1  
FUTURE LAND USE DESIGNATION: MUPO  
PROPOSED ZONING DESIGNATION: MUPO  
VILLAGE PETITION NUMBER: 2013-64  
FUTURE LAND USE AMENDMENT DEVELOPMENT ORDER AMENDMENT MASTER PLAN  
SITE PLAN  
FLOOD ZONE: B

MIXED USE LAND AREA:	SQUARE FEET	ACRES	PERCENTAGE
RESIDENTIAL	891,892.00	20.475	38.22%
COMMERCIAL	998,143.00	22.914	42.77%
OPEN SPACE (LAKES)	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
<b>TOTAL SITE AREA</b>	<b>2,333,482.00</b>	<b>53.569</b>	<b>100.00%</b>

SITE AREA:	SQUARE FEET	ACRES	PERCENTAGE
PHASE I - COMMERCIAL PLAT AREA	998,143.00	22.914	42.77%
PHASE II - RESIDENTIAL PLAT AREA	1,335,339.00	30.655	57.23%
<b>TOTAL SITE AREA</b>	<b>2,333,482.00</b>	<b>53.569</b>	<b>100.00%</b>

PROPOSED BUILDING USES (FLOOR AREA)

RESIDENTIAL BUILDING DATA:	SQUARE FEET	ACRES	PERCENTAGE
MAXIMUM BUILDING HEIGHT	35 FEET		
BUILDING STORIES	1 & 3 STORIES		
PHASING	1 PHASE		
DWELLING UNITS (TYPE 1 MIX)	350 DU		
DWELLING UNITS PER ACRE (TYPE 1 MIX)	6.53 DU/ACRE		
TYPE OF OWNERSHIP	RENTAL		
RESIDENTIAL FAR	0.46		
TOTAL SITE FAR	0.50		
REQ. PRO.	0.35		

LAND USE ALLOCATION:	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREA	278,194.95	6.386	20.83%
OPENSPACE, BUFFERS & PLAZAS	379,568.48	8.714	28.43%
LAKES (INCLUDING L.M.E.) & TRACT L3	288,568.00	6.624	12.37%
PRESERVE	154,879.00	3.556	6.64%
<b>TOTAL</b>	<b>1,335,339.00</b>	<b>30.655</b>	<b>88.80%</b>

OPEN SPACE CALCULATIONS:	SQUARE FEET	ACRES	PERCENTAGE
PERVIOUS	292,167.28	6.707	21.88%
OPENSPACE & BUFFERS (GREENSPACE)	288,568.00	6.624	21.61%
LAKES (INCLUDING L.M.E.) & TRACT L3	154,879.00	3.556	11.60%
PRESERVE (GREEN SPACE)	736,614.28	16.887	55.09%
<b>SUB-TOTAL</b>	<b>1,335,339.00</b>	<b>30.655</b>	<b>100.00%</b>

IMPERVIOUS	SQUARE FEET	ACRES	PERCENTAGE
BUILDING LOT COVERAGE	234,128.57	5.375	17.53%
VEHICULAR USE AREAS	278,194.95	6.386	20.83%
WALKS, COURTYARDS & PLAZAS	87,401.20	2.006	6.55%
<b>TOTAL</b>	<b>599,724.72</b>	<b>13.768</b>	<b>44.91%</b>

PARKING CALCULATIONS:	REQUIRED	PROPOSED
RESIDENTIAL - 1 BEDROOMS (175 SPACES EA. DU)	182	182
RESIDENTIAL - 2 BEDROOMS (175 SPACES EA. DU)	281	281
RESIDENTIAL - 3 BEDROOMS (2 SPACES EA. DU)	150	150
RESIDENTIAL - 4 BEDROOMS (2 SPACES EA. DU)	44	44
RESIDENTIAL - GUESTS (25 SPACES EA. DU)	88	100
CLUBHOUSE / POOL (1 SPACE EA. 250 SQ.FT.)	36	28
<b>TOTAL</b>	<b>781</b>	<b>785</b>

SETBACKS:	REQUIRED	PROPOSED
MF BUILDINGS	30' MIN	30'
NORTH PROPERTY LINE	30' MIN	30'
SOUTH PROPERTY LINE	30' MIN	30'
WEST PROPERTY LINE	30' MIN	>100'
EAST PROPERTY LINE	30' MIN	30'
BUILDING 5 - PER MPA #16	90' MIN	90'
BUILDING 27 - PER MPA #17	20' MIN	20'
BUILDING 30 - PER MPA #17	20' MIN	20'
* SETBACK SHALL BE MEASURED FROM THE OVERALL ISLA VERDE PROJECT PROPERTY LINES		
MONUMENT SIGN	5' MIN	27'
NORTH PROPERTY LINE	5' MIN	10'
SOUTH PROPERTY LINE	5' MIN	10'
WEST PROPERTY LINE	5' MIN	10'
EAST PROPERTY LINE	5' MIN	NA
LEASING CENTER BUILDING	30' MIN	>100'
NORTH PROPERTY LINE	20' MIN	21'
SOUTH PROPERTY LINE	30' MIN	>100'
WEST PROPERTY LINE	30' MIN	>100'
EAST PROPERTY LINE	30' MIN	>100'
TRASH COMPACTOR	25' MIN	>100'
NORTH PROPERTY LINE	25' MIN	>100'
SOUTH PROPERTY LINE	25' MIN	>100'
WEST PROPERTY LINE	25' MIN	>100'
EAST PROPERTY LINE	100' MIN	>100'
RESIDENTIAL DISTRICT		

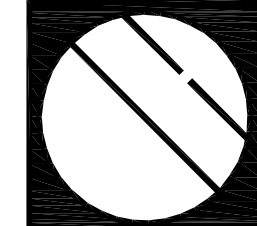
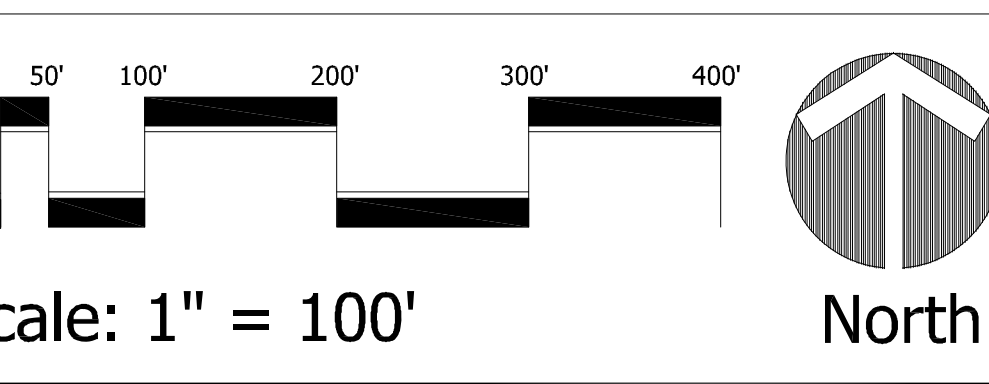
\* 2 STORY FACADE FACING WHIPPOORWILL, SEE ARCHITECTURAL PLANS.

UNIT MIX

Unit Type		Unit Mix Per Building								Totals
		Type I	Type I.1	Type II.1	Type II.2	Type III.1	Type III.2	Type V.1		
No. of Stories	3	3	3	3	3	3	3	3		
No. of Bldgs	8	1	7	3	5	8	1			
(12 Units / Bldg)	(6 Units / Bldg)	(6 Units / Bldg)	(6 Units / Bldg)	(12 Units / Bldg)	(12 Units / Bldg)	(10 Units / Bldg)				
A - 1 BR	96	0	0	0	0	0	0	0	0	104
B - 2 BR	0	0	14	6	20	32	3	75		
BE - 2 BR	0	0	14	6	10	16	2	48		
C - 2 BR	0	0	14	0	10	0	2	26		
D - 3 BR	0	0	14	6	20	32	3	75		
E - 4 BR	0	0	0	6	0	16	0	22		
<b>Totals</b>	<b>96</b>	<b>8</b>	<b>56</b>	<b>24</b>	<b>60</b>	<b>96</b>	<b>10</b>	<b>350</b>		

Unit Mix		
Unit Type	Total Unit Number	Percentage of Mix
1 Bedroom	104	29.71%
2 Bedroom	149	42.57%
3 Bedroom	75	21.43%
4 Bedroom	22	6.29%
<b>Totals</b>	<b>350</b>	<b>100.00%</b>

Master Plan



Cotleur  
Hearing

Landscape Architecture  
Planning  
Environmental Consulting  
Graphic Design

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

Isla Verde Commercial  
Wellington Isles, LLC  
Village of Wellington, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	04-1216.04
DATE	10-17-13
REVISIONS	12-16-13
02-03-15	02-13-14
04-28-15	03-20-14
09-23-15	07-28-14
12-24-15	12-01-14
04-25-18	12-23-14



