

Site Data

SECTION 13 TOWNSHIP 44 RANGE 41

PCN NUMBERS	SQUARE FT.	ACRES	PERCENT
73-41-44-13-09-001-0000	361,379.54	8.30	62.16%
73-41-44-13-09-002-0000	63,286.14	1.46	8.14%
73-41-44-13-09-003-0000	178,268.47	4.09	25.74%
73-41-44-13-09-004-0000	89,692.60	2.06	12.94%
73-41-44-13-09-005-0000	89,692.60	2.06	12.94%
TOTAL SITE AREA	692,567.75	15.90	100.00%

EXISTING LAND USE DESIGNATION CC, COMMUNITY COMMERCIAL
EXISTING ZONING DESIGNATION CC, COMMUNITY COMMERCIAL
PETITION NUMBER 17-045 (2017-03/15/17)
FLOOD ZONE B
PANEL NUMBER COMM. 1201920100 B OCT. 15, 1982
TOTAL SITE AREA 692,567.75 SQ. FT.
TYPE OF OWNERSHIP PRIVATE

LOT FRONTAGE 1,270'
LOT WIDTH (100' MIN.) 1,270'
LOT DEPTH (200' MIN.) 690'

BUILDING DATA

BUILDING	AREA (SQ. FT.)	SEATING
BLDG A - RETAIL / MEDICAL	13,285	
BLDG B - RETAIL / MEDICAL	7,839	
BLDG C - RETAIL / MEDICAL	22,889	
BLDG D - RETAIL / MEDICAL	12,800	
BLDG E - RETAIL / MEDICAL	12,800	
BLDG F - RESTAURANT, FAST FOOD (35 SEATS INSIDE, 36 OUTSIDE)	2,369	
BLDG G - RESTAURANT, FAST FOOD (35 SEATS INSIDE, 36 OUTSIDE)	2,369	
BLDG H - RESTAURANT, FAST FOOD (35 SEATS INSIDE, 36 OUTSIDE)	2,369	
BLDG I - RESTAURANT, FAST FOOD (35 SEATS INSIDE, 36 OUTSIDE)	2,369	
TOTAL	113,862	30.0

BUILDING DATA

BUILDING	AREA (SQ. FT.)	SEATING
RETAIL / MEDICAL (INC. 508 SQ. FT. OUTDOOR SEATING AREA)	56,213	
RETAIL	2,270	
RESTAURANT, FAST FOOD	13,409	
RESTAURANT, SIT DOWN (INC. 100 SQ. FT. OUTDOOR SEATING AREA)	6,593	
PROFESSIONAL OFFICE / MEDICAL	38,277	
TOTAL	113,862	30.0

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Conditions:

1. THE SITE PLAN MEETS THE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS RELATED TO SITE PLAN AND FINAL SUBDIVISION PLANS AND IS CERTIFIED FOR THE PARTICULAR SITE DESIGN BASED ON THE PLANS DATE STAMPED 01-31-2018. ANY CHANGES DUE TO ENGINEERING OR BUILDING PERMITS MAY REQUIRE A FUTURE SITE PLAN AMENDMENT. (PLANNING AND ZONING)

2. THE DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CONDITIONS OF ORDINANCE NO. 2017-09 (COMPREHENSIVE PLAN AMENDMENT) AND RESOLUTION NO. R2017-20 (DEVELOPMENT ORDER AMENDMENT). (PLANNING AND ZONING)

3. ENGINEERING/LAND DEVELOPMENT PERMITS MEETING ALL APPLICABLE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, AS WELL AS, STATE AND FEDERAL REGULATIONS AND GUIDELINES MUST BE APPLIED FOR, APPROVED, AND ISSUED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKEN PLACE. (ENGINEERING)

4. PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, FINAL INSPECTION AND APPROVAL IS REQUIRED FROM THE PLANNING AND ZONING DIVISION AND ENGINEERING DEPARTMENT TO ENSURE COMPLIANCE WITH ALL APPLICABLE MASTER/STREET LANDSCAPE PLANS, CONDITION OF APPROVAL, ON-OF-SITE IMPROVEMENTS, BUILDING ELEVATIONS, ARCHITECTURAL DETAILS, COLORS, SITE AMENITIES, SIGNAGE, ETC. (PLANNING AND ZONING AND ENGINEERING)

5. THE OUTDOOR DISPLAY OR STORAGE OF INVENTORY, MERCHANDISE OR THEIR PRODUCTS SHALL BE PROHIBITED. (PLANNING AND ZONING)

6. THE LOADING/SERVICE AREAS ADJACENT TO DRIVE LANES SHALL REMAIN CLEAR AND ACCESSIBLE FOR THROUGH TRAFFIC. (PLANNING AND ZONING)

7. ALL DUMPSTER/COMPACTOR AREAS SHALL BE ENCLOSED WITH WALL AND AUTOMATIC CLOSING GATES. THE OWNER SHALL ENSURE THE GATES REMAIN CLOSED UNLESS DURING PICKUPS/DELIVERIES OR BEING SERVICED. (PLANNING AND ZONING)

8. THE OVERNIGHT PARKING OF VEHICLES WITH ENGINE OR REFRIGERATION UNIT(S) IN USE WITHIN 200 FEET OF THE WEST PROPERTY LINE SHALL BE PROHIBITED. (PLANNING AND ZONING)

9. DELIVERIES WITHIN 200 FEET OF THE WEST PROPERTY LINE SHALL BE LIMITED TO THE HOURS BETWEEN 6:00 AM AND 11:00 PM. (PLANNING AND ZONING)

10. THE EXTERIOR ELEVATIONS, COLORS, MATERIALS AND SITE AMENITIES FOR ALL BUILDINGS SHALL REQUIRE ARCHITECTURAL REVIEW BOARD (ARB) APPROVAL MEET THE REQUIREMENTS OF THE LDR AND BE CONSISTENT IN THE DESIGN. (PLANNING AND ZONING)

11. ALL MEASUREMENT SIGNS AND SITE SIGNAGE THAT DO NOT MEET THE REQUIREMENTS OF THE LDR SHALL BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD. (PLANNING AND ZONING)

12. THE OPEN SPACE RECORDED IN PLAT BOOK 115 PAGE 153 (2.75 ACRES) AND OFFICIAL RECORDS BOOKS 26455 PAGE 1768 (0.27 ACRES) IS REQUIRED TO COMPLY WITH ORDINANCE NO. 2017-09 MINIMUM THREE (3) ACRES OPEN SPACE REQUIRED. (PLANNING AND ZONING)

13. THE OUTDOOR SEATING AND SERVICE FOR BUILDING B SHALL BE LIMITED TO 200 SQUARE FEET AND IN THE LOCATION ILLUSTRATED ON THE APPROVED SITE PLAN. OUTDOOR SEATING AN SERVICE FOR A PORTION OF BUILDING C-1 SHALL BE LIMITED TO 200 SQUARE FEET AND IN THE LOCATION ILLUSTRATED ON THE APPROVED SITE PLAN. AT NO TIME SHALL SERVICE BE PROVIDED IN THE OPEN SPACE COURTYARD BETWEEN THE TWO OUTDOOR SEATING AREAS. (PLANNING AND ZONING)

14. ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED AND NOT VISIBLE FROM THE ADJACENT PROPERTIES AND ROADWAYS. THE HEIGHT OF THE EQUIPMENT AND THE PARAPET WALL SHALL BE ILLUSTRATED ON THE ARCHITECTURAL PLANS AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD. (PLANNING AND ZONING)

15. MEDICAL OFFICE: NOT TO EXCEED 15,000 SQUARE FEET, SHALL BE PERMITTED WITHIN IN-LINE RETAIL BUILDINGS A, B, C, AND E. BUILDING D SHALL BE PERMITTED TO HAVE GENERAL OFFICE AND/OR MEDICAL OFFICE WITH NO LIMITATION ON SQUARE FOOTAGE BASED ON TYPE. (PLANNING AND ZONING)

16. ADDITIONAL LANDSCAPE SHALL BE PROVIDED FOR IN THE SOUTH LANDSCAPE BUFFER TO SCREEN THE DRIVE-THRU IN BUILDING F VIEW OF THE STRIBLING ROAD RIGHT-OF-WAY. LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT REVIEW MANAGER. IF DETERMINED AT THE TIME OF INSTALLATION THAT THE LANDSCAPING PROVIDED DOES NOT PROVIDE SUFFICIENT SCREENING, THE DEVELOPMENT REVIEW MANAGER MAY REQUIRE THE APPLICANT TO INSTALL ADDITIONAL LANDSCAPING. THE BUFFER SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE THE VISUAL SCREENING AS INTENDED PER THE DEVELOPMENT ORDER. (PLANNING AND ZONING)

Project Team

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Notes:

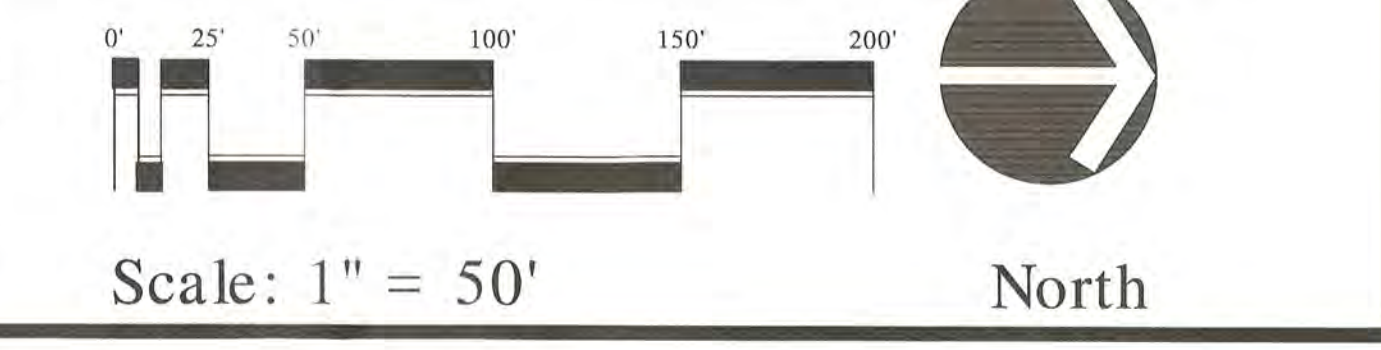
- ACCESS ALONG ROYALE BLVD. SUBJECT TO APPROVAL OF WELLINGTON GREEN MALL. ACCESS TO BE CONSTRUCTED IN PH. 1 IF GRANTED.
- ARCHITECTURE FOR ENTIRE COMMERCIAL CENTER TO BE CONSISTENT WITH MAIN BUILDING AS SUBMITTED AND APPROVED BY THE VILLAGE OF WELLINGTON.
- SIGNAGE TO BE ARCHITECTURAL CONSISTENT WITH PROPOSED COMMERCIAL CENTER.
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Village Green Center
Ward Real Estate
Village of Wellington, Florida

DESIGNED: JGH, HK
DRAWN: JGH, HK
APPROVED: DEH
JOB NUMBER: 06-0211
REVISIONS: 03-19-10
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
05-08-13 04-29-11 ENG
06-07-13 04-29-11 ENG
REV. PER DRC CMNTS 05-22-13
PDQ RV 06-27-13 01-15-13 PDQ
07-31-13 04-10-13 DRC CERT
08-05-13 6-10-11 ENG
08-20-13 ENG 08-04-11 PDQ
10-11-13 P&Z 09-02-11 DRC
11-18-13 P&Z 09-08-11 ENG
12-05-13 P&Z 07-26-11 MED
09-06-17 BLDG F
01-24-18 BLDG F ARB/ENG

SHEET 1 OF 1
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Jan. 24, 2018 9:28:33 a.m.
Drawing: 06-0211 SP ARB, STAMPED