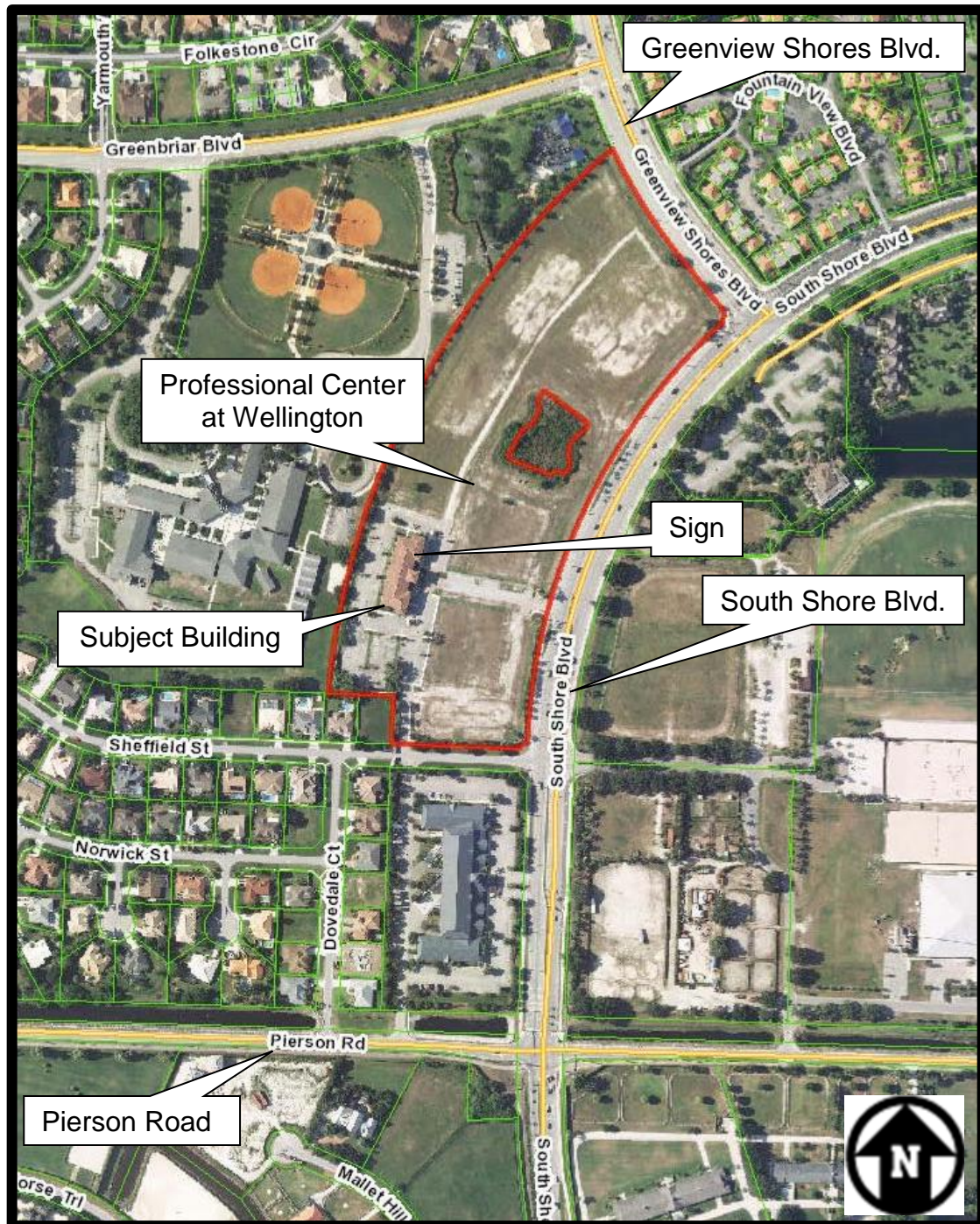


**Staff Report Exhibit "A"**  
Location Map







The way to grow your business.

## East Elevation - 13421 South Shore Blvd.,

Staff Report Exhibit "B"  
Proposed Wall Signs



Face lit channel letters mounted on 3 raceways. Logo digitally printed with gloss lamination. "Palm Beach International Academy" will have painted perforated vinyl applied to white acrylic faces with painted trim cap to match perforated vinyl SW 6966 Blue Blood. Returns and raceways painted to match SW 6693 Lily.



Client:	Date:
Landord:	Date:
<small>Note: Company policy states that sign production will not begin until a customer &amp; landord signed layout approval is received and a 50% deposit is paid.</small>	
<small>Notes: These drawings are the exclusive property of Signarama, WFL. They are submitted to you under your company for the sole purpose of your consideration of whether to purchase this artwork &amp; sign from Signarama, WFL. Use of these plans/works by anyone other than you or your company may be subject to a claim or a display similar to this one is expressly forbidden without written consent from Signarama, WFL. In the event that such exhibition occurs, Signarama, WFL shall be reimbursed \$200.00 as compensation for the time and effort in creating these plans/works.</small>	

**Signarama**  
The way to grow your business.  
1367 N. Military Tr. West Palm Beach, FL  
Ph: 561.687.7993 Fx: 561.687.1629  
dana@signaramawpb.com

Client:	Palm Beach International Academy
Location:	Wellington, FL
Date:	11/14/2018
Sales:	Doug Ensinger
Artwork:	AC
File Name:	Palm Beach International Academy.FS

COLORS ON DESIGN  
ARE REPRESENTATIONS  
AND ARE NOT EXACT.  
A SWATCH WILL BE  
PROVIDED UPON  
CUSTOMER REQUEST

### CALCULATIONS

Storefront: 96 ft

Allowable Sign Area: 150 sq. ft.

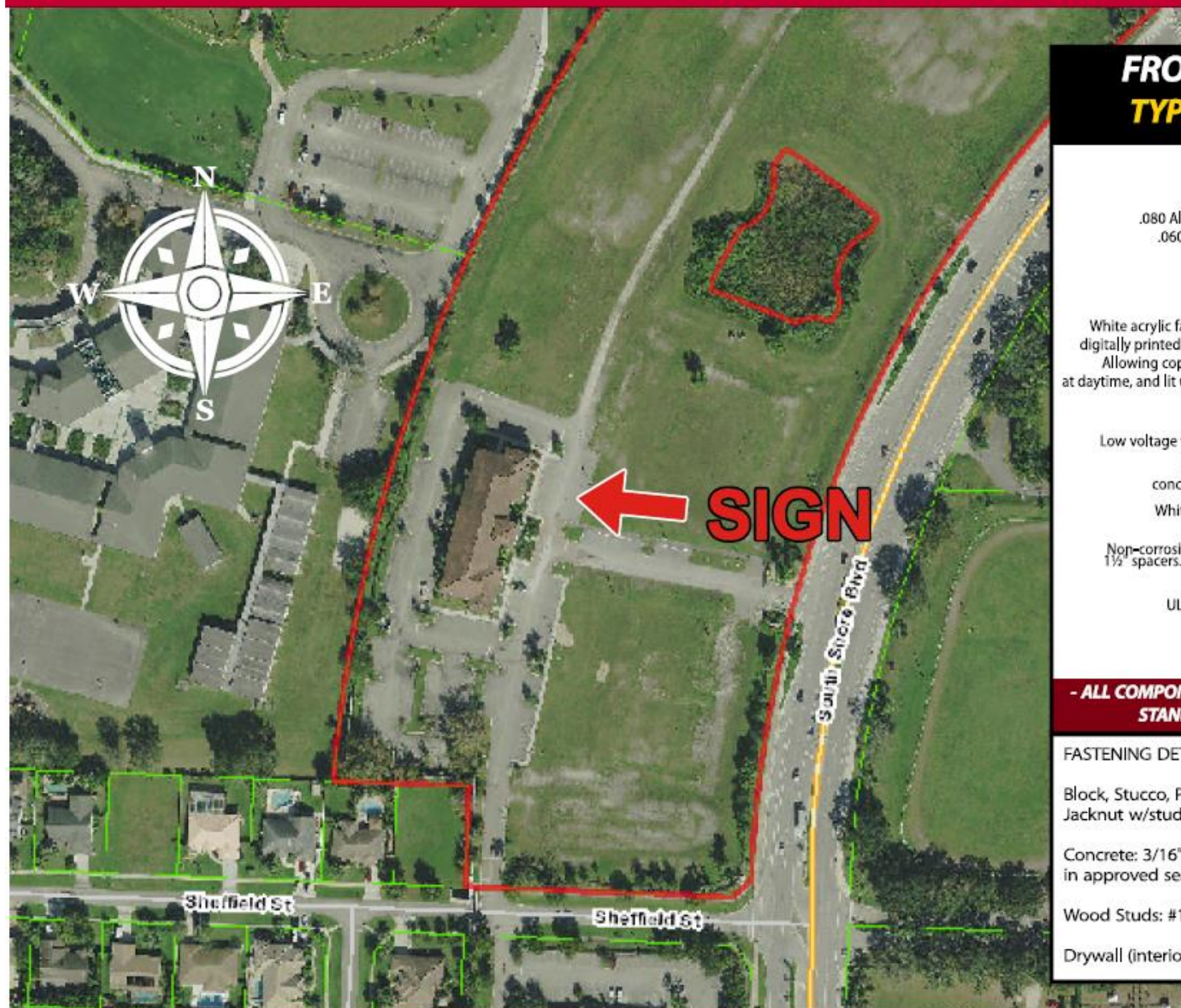
Proposed Sign: 491" x 24" = 81.83 sq. ft.



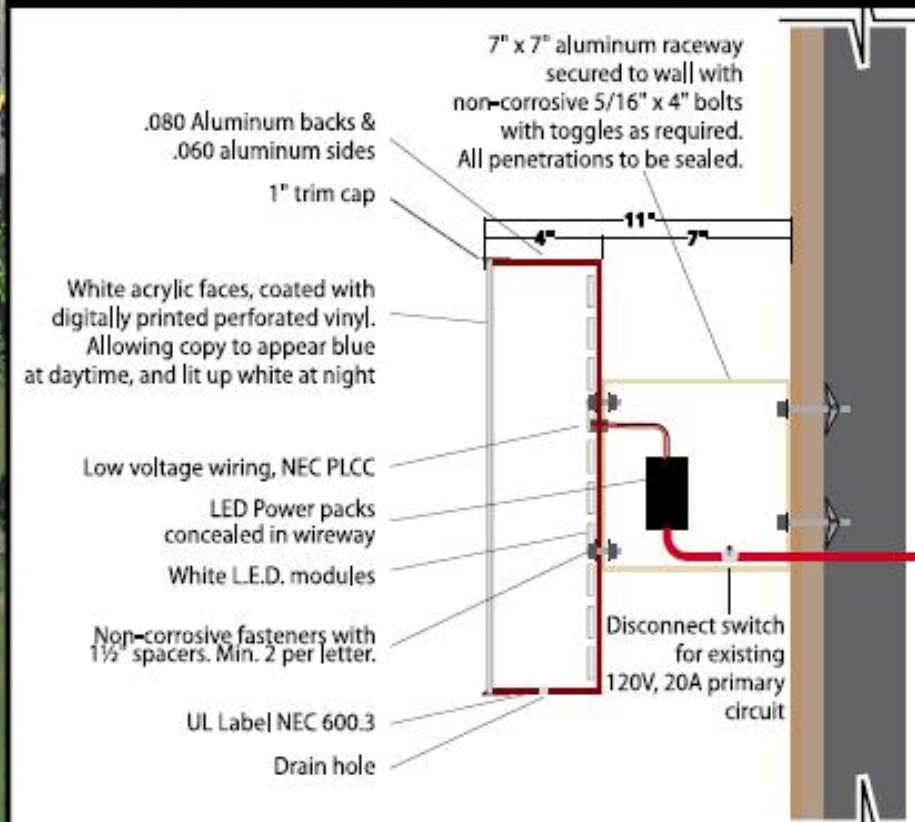


The way to grow your business.

**East Elevation - 13421 South Shore Blvd., Wellington, FL 33414**



## FRONT-LIT CHANNEL LETTERS TYPICAL CONSTRUCTION - N.T.S.



**- ALL COMPONENTS, WIRING & CONSTRUCTION TO BE UL APPROVED - STANDARD 120 PRIMARY WITH DISCONNECT SWITCH**

### FASTENING DETAILS

Block, Stucco, Plywood: 1/4", 5/16" x 4" toggles, washer and nut, Jacknut w/stud (washer + nut when needed)

Concrete: 3/16" x 2 1/4" tapcons, 3/16" studs, min. 3 per letter in approved sealant.

Wood Studs: #10 x 2" screws.

Drywall (interior): 3/16" toggles; hollow wall fasteners.

Client:

Date:

Landord:

Date:

Note: Company policy states that sign production will not begin until a customer & landord signed layout approval is received and a 50% deposit is paid.  
And: These drawings are the exclusive property of Signarama, WFLA. They are submitted to you under your company for the sole purpose of your consideration of whether to purchase this artwork & sign from Signarama, WFLA. Use of these plans/works by anyone other than you or your company employees to construct a sign or a display similar to this one is expressly forbidden without written consent from Signarama, WFLA. In the event that such violation occurs, Signarama, WFLA will be reimbursed \$500.00 as compensation for the time and effort in creating these plans/works.



1367 N. Military Tr. West Palm Beach, FL  
Ph: 561.687.7993 Fx: 561.687.1629  
dana@signaramawpb.com

Client: Palm Beach International Academy

Location: Wellington, Florida

Date: 11/14/2018

Sales: Doug Ensinger

Artwork: AC

File Name: Palm Beach International Academy.FS

**COLORS ON DESIGN  
ARE REPRESENTATIONS  
AND ARE NOT EXACT.  
A SWATCH WILL BE  
PROVIDED UPON  
CUSTOMER REQUEST**

## CALCULATIONS

**Storefront: 96 sq ft**

**Allowable Sign Area: 150 sq. ft.**

**Proposed Sign: 81.83 sq. ft.**





The way to grow your business.

East Elevation - 13421 South Shore Blvd.,

Staff Report Exhibit "C"  
Staff Recommended Wall Sign



Face lit channel letters mounted on 3 raceways. Logo digitally printed with gloss lamination. "Palm Beach International Academy" will have painted perforated vinyl applied to white acrylic faces with painted trim cap to match perforated vinyl SW 6966 Blue Blood. Returns and raceways painted to match SW 6693 Lily.



Client:

Date:

Landord:

Date:

Note: Company policy states that sign production will not begin until a customer & landlord signed layout approval is received and a 50% deposit is paid.  
Notice: These drawings are the exclusive property of Signarama, WPB. They are submitted to you and/or your company for the sole purpose of your consideration of whether to purchase this artwork & sign from Signarama, WPB. Use of these plans/artwork by anyone other than you or your company employees to construct a sign or a display similar to this one is expressly forbidden without written consent from Signarama, WPB. In the event that such exhibition occurs, Signarama, WPB shall be reimbursed \$500.00 as compensation for the time and effort in creating these plans/artwork.



1367 N. Military Tr. West Palm Beach, FL  
Ph: 561.687.7993 Fx: 561.687.1629  
dana@signaramawpb.com

Client: Palm Beach International Academy

Location: Wellington, FL

Date: 11/14/2018

Sales: Doug Ensinger

Artwork: AC

File Name: Palm Beach International Academy.FS

**COLORS ON DESIGN  
ARE REPRESENTATIONS  
AND ARE NOT EXACT,  
A SWATCH WILL BE  
PROVIDED UPON  
CUSTOMER REQUEST**

## CALCULATIONS

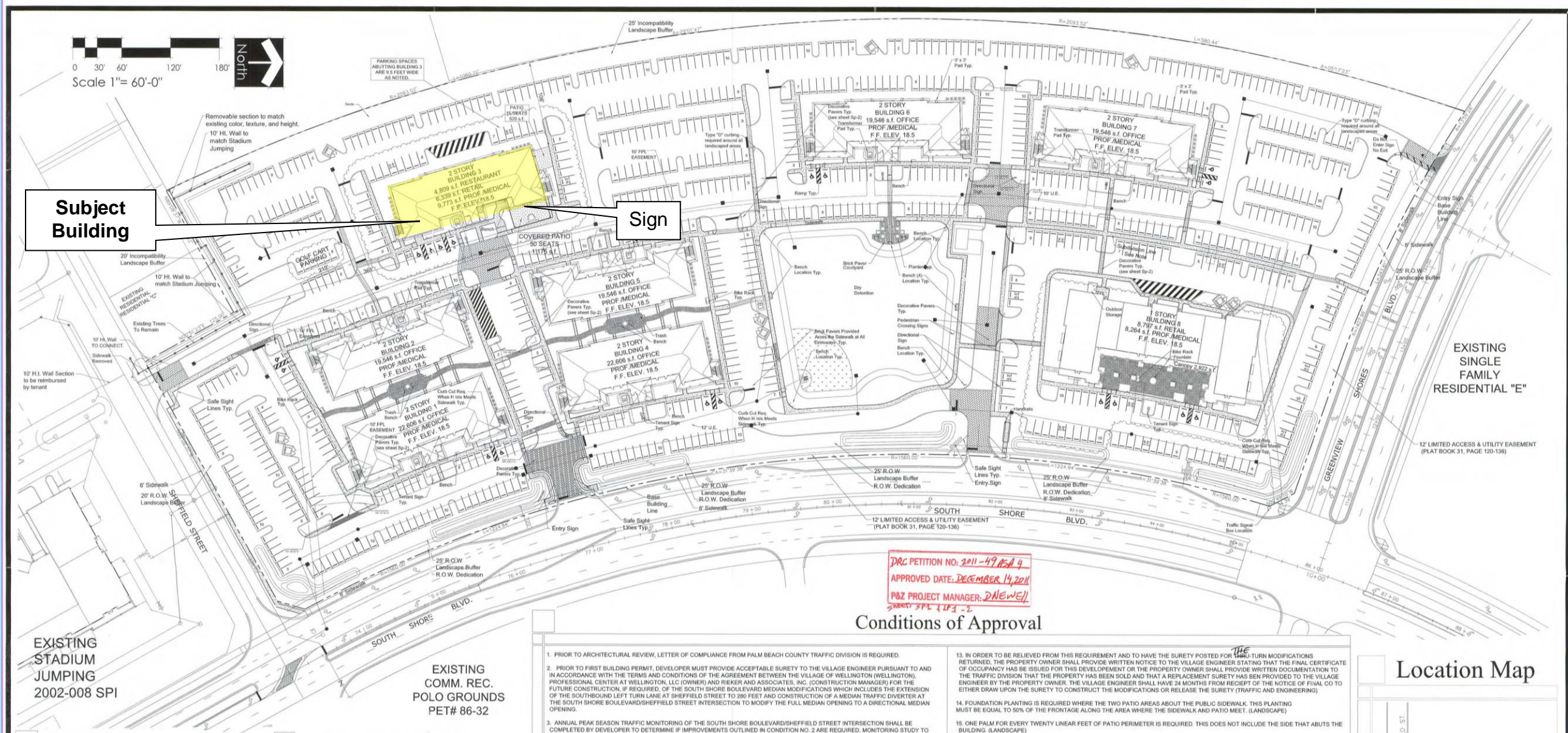
**Storefront: 96 ft**

**Allowable Sign Area: 150 sq. ft.**

**Proposed Sign: 433" x 24" = 72.16 sq. ft.**



Staff Report Exhibit "E"  
Approved Professional Center at Wellington Site Plan



Site Data

Petition Number	2006-002-ASA-3
Name of Project	Professional Center At Wellington
Proposed Use	Professional Office, Medical Office, Retail, Restaurant
Future Land Use Designation	Community Commercial
Zoning District	Commercial Pod within Wellington P.U.D.
Section, Township, Range	73-41-44-16-00-000-7010
Property Control Numbers	73-41-44-09-02-000-0092
Concurrence Exemption No.	0131005X1
Traffic Analysis Zone	1001
Total Site Area	17.96 a.c.
Total Gross Floor Area	161,378 s.f.
Prof. Office	141,433 s.f.
Max. Med. Office	33,300 s.f.
Retail	15,136 s.f.
Restaurant	4,809 s.f.
Total Floor Area Ratio	.21
Total Building Coverage	14%
(Including Overhang of 18,817 s.f.)	
Impervious Area	67%
Buildings	111,431 s.f.
Pavement/Walks	414,785 s.f.
Pervious Area	33%
Open Space	256,122 s.f.
Lake/Retention/Detention	.75 a.c.
Building Height	max. 35'
Number of Stories	2
Parking Required	866 SPACES
Med. Office - 1 Space/200 s.f. @ 53,300 s.f. = 267	
Prof. Office - 1 Space/200 s.f. @ 98,133 s.f. = 441	
Retail - 1 Space/200 s.f. @ 15,136 s.f. = 76	
Restaurant - 1 Space/80 s.f. @ 4,809 s.f. = 60	
Outdoor Seating - 1 Space/80 s.f. @ 1,695 s.f. = 22	
Proposed Parking	868
Handicap Spaces Required	18
Handicap Spaces Proposed	20
Loading Required (15' x 55' Min.) *	2
Loading Provided	2

Tree Protection Detail

Notes: BARRICADE REQUIRED AT DRIP LINE OF ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY IS TO TAKE PLACE. BARRICADES TO BE REMOVED PRIOR TO PRUNING. IF ROOTS ARE DISTURBED BY CONSTRUCTION.

Notes / Legend

- Hours of Operation 7 A.M. to 10 P.M.
- Light Pole Location
- A/C Location
- Trash Receptacle
- Pedestrian Light Pole Location
- Handicap Symbol
- Tenant Sign
- Decorative Paver Hatch
- Cross Walk Hatch
- Directional Sign

- Conditions of Approval
- PRIOR TO ARCHITECTURAL REVIEW, LETTER OF COMPLIANCE FROM PALM BEACH COUNTY TRAFFIC DIVISION IS REQUIRED.
  - PRIOR TO FIRST BUILDING PERMIT, DEVELOPER MUST PROVIDE ACCEPTABLE SURETY TO THE VILLAGE ENGINEER PURSUANT TO AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON (WELLINGTON) PROFESSIONAL CENTER AT WELLINGTON, LLC (OWNER) AND REISER AND ASSOCIATES, INC. (CONSTRUCTION MANAGER) FOR THE FUTURE CONSTRUCTION, IF REQUIRED, OF THE SOUTH SHORE BOULEVARD MEDIAN MODIFICATIONS WHICH INCLUDES THE EXTENSION OF THE SOUTHBOUND LEFT TURN LANE AT SHEFFIELD STREET TO 260 FEET AND CONSTRUCTION OF A MEDIAN TRAFFIC DIVERTER AT THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION TO MODIFY THE FULL MEDIAN OPENING TO A DIRECTIONAL MEDIAN OPENING.
  - ANNUAL PEAK SEASON TRAFFIC MONITORING OF THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION SHALL BE COMPLETED BY DEVELOPER TO DETERMINE IF IMPROVEMENTS OUTLINED IN CONDITION NO. 2 ARE REQUIRED. MONITORING STUDY TO BE COMPLETED ANNUALLY UNTIL IMPROVEMENTS ARE CONSTRUCTED OR UNTIL 24 MONTHS AFTER LAST CERTIFICATE OF OCCUPANCY. IF IMPROVEMENTS ARE NOT REQUIRED, AS DETERMINED BY THE VILLAGE ENGINEER, SURETY WILL THEN BE RELEASED. UPON COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OUTLINED IN CONDITION NO. 2 ABOVE (THE EXTENSION OF THE SOUTHBOUND LEFT TURN LANE AT SHEFFIELD STREET TO 260 FEET AND CONSTRUCTION OF A MEDIAN TRAFFIC DIVERTER AT THE SOUTH SHORE BOULEVARD/SHEFFIELD STREET INTERSECTION), THIS CONDITION WILL BE CONSIDERED SATISFIED AND SURETY MAY THEN BE RELEASED.
  - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE VILLAGE FOR ANY STRUCTURE UNTIL SUCH TIME AS THE CONSTRUCTION OF SOUTH SHORE BOULEVARD FROM GREENVIEW SHORES BOULEVARD TO PIERSON ROAD IS SUBSTANTIALLY COMPLETED. IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON, PROFESSIONAL CENTER AT WELLINGTON, LLC AND REISER AND ASSOCIATES, INC. IF THE WORK IS TERMINATED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH PARAGRAPH 16 OF THE AGREEMENT THIS PROVISION SHALL NOT APPLY.
  - PETITIONER SHALL PROVIDE AN ANNUAL REPORT IDENTIFYING THE MEDICAL AND PROFESSIONAL OFFICE BUILDING SQUARE FOOTAGE OCCUPANCY AND PERCENTAGE. ADDITIONALLY THE REPORT WILL BE PROVIDED AT TIME OF BUILDING PERMIT FOR TENANT IMPROVEMENTS AND BUSINESS LICENSE. CONDITION OF APPROVAL PRIOR TO BUILDING PERMITS AND BUSINESS LICENSES.
  - THIS SITE PLAN IS CERTIFIED PURSUANT TO THE PROVISIONS OF SECTION 5.8 OF THE WELLINGTON LDR. CERTIFICATION CONFIRMS ONLY THAT THE SITE PLAN MEETS THE REQUIREMENTS OF SECTION 5.8 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 SECTION 8 OF THE LDR OR OTHER ENGINEERING STANDARDS AND SPECIFICATIONS. APPROVAL FROM THE VILLAGE ENGINEER PURSUANT TO THE REQUIREMENTS OF SECTION 8 SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. MODIFICATIONS REQUIRED BY THE VILLAGE ENGINEER PURSUANT TO SECTION 8 MAY NECESSITATE MODIFICATIONS TO THIS SITE PLAN.
  - PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, FINAL APPROVAL BY THE ENGINEERING DEPARTMENT IS REQUIRED FOR THE IMPROVEMENTS SHOWN WITHIN THE PHASE FOR THAT PARTICULAR BUILDING. THE IMPROVEMENTS FOR A PARTICULAR PHASE ARE THOSE ON THE APPROVED SITE PLAN AND PHASING PLAN.
  - PRIOR TO COMMENCING WORK, APPLICANT SHALL OBTAIN ALL REQUIRED BUILDING AND ENGINEERING PERMITS.
  - NO BUILDING PERMITS SHALL BE ISSUED AFTER DECEMBER 31, 2012. (PALM BEACH COUNTY TRAFFIC AND PLANNING & ZONING)
  - THE UNDEVELOPED / UNIMPROVED AREAS OF THE SITE SHALL BE GRASSSED / SPRIGGED FOR UNIFORM COVERAGE AND DUST CONTROL PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY AND MAINTAINED IN ACCEPTABLE MANNER (REGULAR MAINTENANCE) AT ALL TIMES. (ENGINEERING AND PLANNING & ZONING)
  - NO STORAGE SHALL BE PERMITTED ON THE UNDEVELOPED / UNIMPROVED PHASES OF THIS PROJECT. (PLANNING & ZONING)
  - THE PROPERTY OWNER SHALL FUND THE COST OF U-TURN PAVEMENT MODIFICATIONS IF WARRANTED AS DETERMINED BY THE VILLAGE ENGINEER AT THE GREENVIEW SHORES BOULEVARD AND SOUTHBOROUGH INTERSECTION FOR THE NORTHBOUND U-TURN AT THE SHEFFIELD STREET AND SOUTH SHORE BOULEVARD INTERSECTION FOR THE SOUTHBOUND U-TURN. THE COST OF MODIFICATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY RELOCATION AND RIGHT OF WAY OR EASEMENT ACQUISITION. CERTIFICATES OF OCCUPANCIES FOR THE RETAIL SQUARE FOOTAGE SHALL NOT BE ISSUED UNTIL THE PROPERTY OWNER PROVIDES ACCEPTABLE SURETY IN THE FORM OF A CASH BOND OR ESCROW AGREEMENT TO THE VILLAGE OF WELLINGTON IN AN AMOUNT AS DETERMINED BY THE VILLAGE ENGINEER. (TRAFFIC AND ENGINEERING)

Development Regulations

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			FAR	PERV. AREA	BLOG. COVER	MAX. BLOG. HEIGHT	SETBACKS/SEPARATIONS			
	SIZE	WIDTH	DEPTH					FRONT	REAR	CORNER	REAR
CC PUD	100'	200'	35'	n/a	25%	35'	25'	C-20'	25'	C-20'	
CC PUD	17.96 A.C.	2,144'	514'	.21	33%	14%	35'	97'	220'	106'	

Subdivision Note

APPLICANT INTENDS TO FURTHER SUBDIVIDE PROPERTY PURSUANT TO SECTION 8.6.2, SUBDIVISION OF COMMERCIAL AND INDUSTRIAL BUILDING SITES OF THE LDR AS SHOWN HEREIN. ALL PARKING WITHIN THIS AREA ARE 9.5 FEET WIDE.

Location Map

Development Team

DEVELOPER: BROADVIEW REALTY I, LLC  
14443 PIERSON ROAD  
WELLINGTON, FLORIDA 33414

ENGINEER, PLANNER, SURVEYOR: SEXTON ENGINEERING ASSOCIATES, INC.  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE: 561-792-3122

LANDSCAPE ARCHITECT: JON E. SCHMIDT AND ASSOCIATES  
2247 PALM BEACH LAKES BLVD., SUITE 101  
WEST PALM BEACH, FLORIDA 33409

11-16-2011 Site Plan Update By: SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS

10 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33409  
PHONE: 561-792-3122 FAX: 561-792-3688  
FL REGISTRATION NO. 00000837, E0007084

SEA Proj/ect #152671

Professional Center  
At Wellington

Village of Wellington, Florida

Jon E. Schmidt and Associates  
Landscape Architecture & Site Planning  
2247 Palm Beach Lakes Blvd., Suite 101  
West Palm Beach, Florida 33409  
Tel. (561) 684-6141 • Fax. (561) 684-6142  
E-mail: jschmidt@jesa.com  
Website: www.jesa.com  
License No.: LC26000232

Site Plan RECEIVED JAN 12 2012 VILLAGE OF WELLINGTON PLANNING & CODE DEPARTMENT

SP-1 of 2