

RESOLUTION NO. R2019 – 46

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION NUMBER 2019 – 06 MPA 7) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON GREEN, LOCATED IN THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE WELLINGTON GREEN MASTER PLAN TO REMOVE 3.89 ACRES OF WETLAND PRESERVE, KNOWN AS TRACT W-3, TO ALLOW 10,363 SQUARE FEET OF RETAIL AND A 1.63 ACRE WATER MANAGEMENT TRACT WITHIN MUPD C; AMENDING A PORTION OF THE 17.62 ACRE WETLAND PRESERVE, KNOWN AS TRACT W-5, TO ALLOW 185 MULTI-FAMILY RESIDENTIAL UNITS WITHIN POD C OF THE PUD; REDUCING THE OVERALL WETLAND ACREAGE FROM 23 TO 13 ACRES; AMENDING CERTAIN CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations, as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

**WHEREAS**, the notice and hearing requirements as provided in Article 5 of the Land Development Regulations (LDR), as adopted by Wellington, have been satisfied; and

**WHEREAS**, the subject site was approved by Palm Beach County as a Development of Regional Impact (DRI) by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions); and

**WHEREAS**, the Wellington Green DRI Development Order was amended and restated in Resolution No's R2000-107, R2000-143, R2001-112, R2002-30, R2004-04, R2005-124, R2005-125, R2005-126, R2008-03, R2008-70, R2011-41, and R2015-31; and

**WHEREAS**, the Wellington Green Development of Regional Impact (DRI) sunset December 31, 2016, thereby allowing local review without further requirement of a regional planning agency or state planning agency review as regulated by Florida Statutes Chapter 380. The satisfied DRI regional conditions have been deleted and all other regional and local conditions are now combined to be regulated as a local conditions of the development order; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on August 14, 2019, recommended \_\_\_\_\_ of the Master Plan Amendment with a \_\_\_\_ – \_\_\_\_ vote; and

**WHEREAS**, the Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Wellington review agencies and staff; and

51  
52 **WHEREAS**, the Council has made the following findings of fact:  
53

- 54 1. Environmental Considerations: The remaining wetlands will be regraded,  
55 refurbished and enhanced. This will improve the  
56 overall quality of the wetland and help minimize  
57 any potential adverse impacts to the natural  
58 environment that may be expected to occur as a  
59 result of this request to remove wetlands.  
60
- 61 2. Surrounding Use Considerations: The proposed amendment will not affect the  
62 surrounding uses. This request will not change  
63 any of the approved uses and will have no impact  
64 upon the project's original determination that it  
65 was compatible with surrounding uses.  
66
- 67 3. Public Facilities: The water, sanitary, sewer, and drainage systems  
68 meet code requirements with available capacity  
69 for Tract W-3 and W-5.  
70
- 71 4. Concurrency Considerations: The proposed amendment total 4,244 PM peak  
72 trips which is in compliance with the approved  
73 Wellington Green Development Order vested  
74 4,296 PM peak hour trips and Wellington Traffic  
75 Performance Standards.  
76
- 77 5. Comprehensive Plan Considerations: The proposed modifications are consistent with  
78 the Wellington Comprehensive Plan.  
79
- 80 6. Land Development Regulations: The subject request is consistent with the stated  
81 purposes and intent of the Land Development  
82 Regulations.  
83
- 84 7. Development Pattern: This request for Master Plan Amendment  
85 approval will allow the development of privately  
86 owned wetlands. The redevelopment of the  
87 Wellington Green project will result in a logical  
88 and orderly development pattern.  
89  
90

91 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**  
92 **FLORIDA, THAT:**  
93

94 **SECTION 1:** The Wellington Green Master Plan Amendment (Petition No. 2019 –  
95 06 MPA 7) to allow 10,363 SF of retail and a 1.63 acre lake on Tract W-3, 185 multi-family  
96 residential units on an 8.59 acre portion of Tract W-5 to be included in PUD Pod “C”, and  
97 to amend certain conditions of approval for the overall 466 acre parcel known as  
98 Wellington Green, as legally described in Exhibit 1 is hereby approved subject to  
99 conditions contained herein, which are in addition to the general requirements otherwise  
100 provided by Ordinance. The Development Order, as previously adopted by Resolution No.

R2017-10, is hereby amended and restated as follows:

**A. BUILDING AND SITE DESIGN**

1. Development of the site shall be limited to the uses, access, acreage, and site design approved on the Wellington Green Master Plan (Exhibit 2). The final master plan and sign plan consistent with any Council approved changes and conditions of approval imposed by Council shall be submitted to the **DRG project Development Review Manage (DM)** for final processing. All modifications must be approved by the Village Council unless the proposed changes are required to meet conditions of approval or are allowed by the Village's Land Development Regulations at the time the modification is requested. (ONGOING: ZONING)
2. Conditions which are not MUPD or PUD specific shall apply to the project.
3. The subject property shall be limited to a maximum of seven MUPDs and one PUD. (ONGOING: ZONING)
4. A restrictive covenant shall record in the public record requiring architectural consistency between all buildings, project identification, and signs in MUPDs A-G and PUD. The covenant shall require the use of prevalent Mediterranean and/or Italian Renaissance architecture, including, but not limited to, such primary architectural elements as pastel-colored stucco, masonry, stone, brick, classical features (columns, arches, medallions, bull's eye windows, wrought iron, decorative tile, etc.), earth-tone-colored tile roof accents, and towers. Natural and sky lighting shall be encouraged. Architectural consistency shall be provided around all sides of all structures. Alternative architecture designs and elements for building elevations may be approved by the Village of Wellington Architectural Review Board. (CONDITION SATISFIED) (ONGOING: ZONING-ARB)
5. The maximum gross acreage and minimum/maximum gross square feet of floor area for MUPDs A-G and PUD Pods A - C shall be limited as follows:

MUPD	ACREAGE	MINIMUM SF	MAXIMUM SF
A	8.67	62,546	103,546
B	29.78*	87,000	163,000
C	23.92	87,000	163,000
D	22.13	80,000	148,000
E	10.30	41,000	75,000
F	35.74*	98,000	221,082
G	110.96	1,310,000	1,432,000
<b>PUD</b>			
Pod A	48.45	N/A	N/A
Pod B	26.00	N/A	N/A
Pod C	<del>47.75</del> 27.00	N/A	N/A
Total Not To Exceed PM Peak Hour Trips = 4,296		Total for MUPD A-G Not to Exceed Leasable Square Footage = 2,159,082	

\*Includes 2.0-acre civic parcel. (DRC: ZONING)

6. Total combined gross floor area for MUPDs A-G shall not exceed 2,159,082 square feet. This figure includes one of the 125-room hotels allowed by Condition B.1. (ONGOING: ZONING)
7. A combined minimum of 22,500 gross square feet of office use shall be provided in MUPDs A-F. Uses considered office shall be devoted exclusively to business, medical, or professional services. Offices accessory to other principal uses shall not satisfy this requirement. (ONGOING: ZONING)
8. The maximum gross acreage, maximum gross leasable area, and maximum square feet of gross floor area for MUPD G (regional mall) shall be limited as follows: (ONGOING: ZONING)

MUPD	ACREAGE +/-	LEASABLE SF	GROSS SF
G	110.96	1,431,667	1,762,667

9. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material, or vegetation, such as dumpsters and trash compactors, shall be screened from view and confined to the areas designated on the certified site plan. (ONGOING: ZONING/ CODE ENF)
10. All roof-mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character, and architectural style of the principal structure. (ONGOING: ZONING/BLDG)
11. All other air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character, and architectural style of the principal structure or equivalent landscape material. (ONGOING: ZONING/BLDG)
12. Exterior materials and building surfaces visible to the public shall be high-quality materials and finishes, which exclude smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels with architectural features. Exposed neon light tubes on the exterior of buildings shall be prohibited. (ONGOING: ZONING /BLDG)
13. Buildings in MUPDs A-F shall not exceed 35 feet in height, including mechanical equipment, measured from finished grade to the highest point, excluding unoccupied architectural features. The petitioner may seek relief from this height requirement to exclude air conditioning and mechanical equipment from this height requirement. The two (2) permitted hotels, and the buildings in the PUD and MUPD G, shall not exceed 72 feet in height. Hotels shall be limited to a maximum of five (5) stories. (ONGOING: ZONING/BLDG)
14. All uses shall be as authorized under the property's respective Multiple Use Planned Development (MUPD) / Planned Unit Development (PUD) zoning designations and Community Commercial land use designation as designated in

Wellington's LDR Use Regulations Table 6.8-2.; except that within MUPDs A-F no Big Box Warehouse Retail, "freestanding" fast-food restaurants, auto sales, or convenience stores, with or without gas sales, shall be permitted. For purposes of this development order, Big Box Warehouse Retail shall be defined as a single user, single-story building greater than 75,000 square feet in total floor area. Please note that non-freestanding fast-food restaurants are permitted within MUPD B. (ONGOING: ZONING/BLDG)

15. There shall be no uninterrupted length of any facade in excess of 100 feet in any building located in MUPDs A-D. Facades greater than 100 feet in length must incorporate recesses and projections along the length of the facade to create horizontal relief in the facade. Such features as, but not limited to, windows, awnings, and arcades must be incorporated along the facade length facing any public street or entrance drive connecting to any public street to create a pedestrian scale and a clear and identifiable entrance. (ONGOING: ZONING/BLDG/ARB)
16. In MUPDs A-D, roofs must have at least two of the following features: parapets concealing flat roofs and equipment, overhanging eaves, sloped roofs, and/or three or more roof surfaces. Alternative architectural features may be permitted that meet or exceed the intent of this local condition as determined by the Village of Wellington Architectural Review Board. (ONGOING: ZONING/BLDG/ARB)
17. In MUPDs A-D, all customer entrances shall be highly visible with features such as but not limited to canopies, porticos, arches, or arcades. (ONGOING: ZONING /BLDG/ARB)
18. No freestanding buildings under 10,000 square feet of gross floor area shall be permitted in MUPD G. (ONGOING: ZONING/BLDG)
19. The project is subject to the Village's "Big Box" development and design standards as provided in Sec. 6.5.19 of the Land Development Regulations. (ONGOING: ZONING /BLDG)

## **B. CONDITIONAL USES**

1. The maximum number, location, and maximum gross square feet of floor area or rooms for each approved conditional use shall be limited as follows:

<b>APPROVED CONDITIONAL USES</b>	<b>MAX NO.</b>	<b>MUPD LOCATION</b>	<b>MAX SF / ROOMS BY MUPD<sup>1</sup></b>	<b>MAX COMBINED SF / ROOMS<sup>2</sup></b>
Building supplies, retail	5	F	150,000 in F	150,000
Convenience store with gas sales / auto service station / car wash & auto detailing	1	F	5,000 in F	5,000
Day care, general <sup>3</sup>	3	A,B,C,F	30,000 in A; 15,000 in B,C; 25,000 in F	40,000
Entertainment, Indoor	8	A,B,C,F	30,000 in A,B; 60,000 in C; 150,000 in F	150,000
Entertainment, Outdoor <sup>4</sup>	4	A,F	10,000 in A; 50,000 in F;	50,000
Financial Institution <sup>5</sup>	10	ALL	10,000 in A,E; 30,000 in B,C; 20,000 in D,F	100,000
Hotel	2	A,B,C,F	125 rooms in A,B,C,F	250 rooms
Restaurant, fast food	5	B,F	6,000 in B; 14,000 in	14,000
Theater, indoor	3	C,F,G	40,000 in C; 120,000 in F; 45,000 in G	120,000

<sup>1</sup> Maximum gross square feet of floor area per conditional use permitted in each MUPD.

<sup>2</sup> Maximum combined gross square feet of floor area of use permitted (total).

<sup>3</sup> Combined enrollment limited to a maximum of 600 children total.

<sup>4</sup> 18 acres (gross) maximum.

<sup>5</sup> Limitation applies to financial institutions over 10,000 square feet or with more than 3 drive-up teller windows only.

(DRC: ZONING)

2. Conditional uses may be co-located on a single and/or combined out parcel if an acceptable traffic equivalency analysis and transfer of square footage is approved by the Village Engineer and the DRC. (ONGOING: ZONING / ENG)

3. Convenience Store with Gas Sales/Auto Service Station/Car Wash & Auto Detailing:

a. A maximum of one convenience store with gas sales, auto service station, car wash & auto detailing facility, or combination, limited to a maximum of 5,000 square feet of gross floor area, shall be permitted in MUPD F only. The square footage of the convenience store will be limited as per the ULDC. The

remaining square footage will be utilized for a car wash and/or other appropriate ancillary uses. (ONGOING: ZONING)

b. Automated car-wash facilities shall utilize a 100% water-recycling system. (BLDG PERMIT: BLDG)

c. Outdoor repair shall not be permitted. Vehicle/trailer rental shall not be permitted. (ONGOING: CODE ENF)

d. Outdoor storage or display of disassembled vehicles, parts, inventory, or merchandise shall not be permitted. (ONGOING: CODE ENF)

e. Prior to site plan certification, the site plan shall be amended to indicate facilities for the provision of air and water for minor vehicle maintenance. Air and water for minor vehicle maintenance shall be provided to the public at no charge. (ONGOING: ZONING / CODE ENF)

4. Day Care: A maximum of three general day care centers shall be permitted, limited to a combined total of 40,000 gross square feet of floor area and 600 children. The day care centers shall be permitted in MUPDs A, B, C, or F only. (ONGOING: ZONING)

5. Entertainment, Outdoor

a. A maximum of 18 gross acres of private outdoor entertainment area, including water bodies and all required parking if part of the outdoor entertainment use, shall receive site plan approval. (ONGOING: ZONING)

b. Motorized carts, motorized rides, boats, or other similar outdoor entertainment uses requiring riding motorized equipment or vehicles shall be prohibited. (ONGOING: CODE ENF)

6. Hotel:

a. A maximum of two (2) hotels, not exceeding a total of 250 rooms, shall be permitted. The two (2) hotels may be permitted in MUPD A, B, C, or F only.

b. There shall be no full kitchen within the hotel rooms.

c. The operational functions of each hotel shall be contained within the hotel building and all hotel rooms shall be accessed from interior corridors only.

d. There shall be no individual parking spaces assigned to individual hotel rooms.

e. Accessory uses may include, but not be limited to, a restaurant, cocktail lounge, meeting rooms, or conference center open to the public. Total floor area of the accessory uses shall not exceed 15% of the gross floor area of the hotel. (ONGOING: ZONING)

f. Each hotel and its accessory uses shall be located within the same property. (ONGOING: ZONING)

- g. An amended inter-local agreement shall be executed and recorded in the public record prior to the developer acquiring the Park-n-Ride lot. The developer of the hotel permitted in MUPD B shall acquire the adjacent Park-n-Ride lot prior to issuance of a land development permit or building permit for the hotel. A re-plat to combine the Park-n-Ride facility and hotel site is required prior to issuance of permits.
- h. ~~Development Review Committee (DRC)~~ Development Review Manager (DM) shall consider comments and concerns presented by the Planning, Zoning and Adjustment Board (PZAB) at the March 8, 2017 meeting on pedestrian circulation when reviewing the site plan for the proposed hotel within MUPD "B."
7. Theater, Indoor: Movie Theater is limited to a maximum of 24 screens and 6,000 seats. Traffic generation is based on the number of screens but may be converted to square feet using an equivalency ratio approved by the Village Engineer.

### **C. CROSS ACCESS**

1. Cross access required to promote inter-connectivity with the parcels to the south. A minimum of three total access points shall be provided to these parcels (Castellina PUD and Village Green).
2. The petitioner shall provide a recorded easement for vehicular/pedestrian access to the adjacent southern projects (Castellina PUD and Village Green) as determined by the Director of Engineering Services. Access shall be consistent with the existing improvements constructed within MUPD F.

### **~~D. CIVIC SITE~~**

- ~~1. The developer shall dedicate a net 2.0-acre civic site in the location indicated on the Wellington Green Master Plan to Wellington and shall have satisfied each of the following conditions prior to deed conveyance:~~
  - ~~a. Developer shall provide all detention required for any future development of the proposed civic site by Wellington. Developer shall specifically address the following issues:~~
    - ~~1) The discharge of surface water from the proposed civic site into the developer's water detention basins.~~
    - ~~2) An easement across developer's property from the proposed civic site to the detention basins, if required.~~
    - ~~3) Drainage conveyance system connection shall be provided to the property line by the property owner.~~
- ~~2. Should Wellington decide to sell or transfer the proposed civic site for a nonpublic use, it will first offer the property to the developer at current market price before placing it on the general market. Should Wellington receive an acceptable bona-fide offer for the purchase of the property for a nonpublic use, the developer shall~~



337 ~~have a right of first refusal to match said offer.~~

- 338
- 339 ~~3. Should Wellington decide not to use the proposed civic site as a Fire Rescue~~
- 340 ~~station, the following alternative public uses shall be prohibited: incinerator, landfill,~~
- 341 ~~hazardous waste disposal, hazardous material storage, recycling center, transfer~~
- 342 ~~station, or any other noxious refuse related use. (DATE: MONITORING — PREM.~~
- 343 ~~NOTE — APPLICANT REQUIREMENTS COMPLETED)~~
- 344 ~~(Note: This was the former Park-n-Ride facility that was recently sold back to the~~
- 345 ~~developer, so this condition is no longer needed.)~~
- 346

347 **E.D. PARKING/STORAGE**

348

- 349 1. All delivery and/or loading areas built to accommodate semi-trucks, tractor trailers,
- 350 moving vans, etc., or consisting of two or more loading spaces, shall be screened
- 351 from view by a 12-foot high wing wall, or eight-foot wing wall if the loading area is
- 352 depressed, measured from finished grade to highest point. The wing wall shall be
- 353 constructed in a manner consistent with the color, character, and architectural style
- 354 of the principal structure. (BLDG PERMIT: BLDG - ZONING)
- 355
- 356 2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on
- 357 site, except in designated loading and delivery areas. (ONGOING: CODE ENF)
- 358
- 359 3. Prior to certification of each site plan in MUPDs A-F by the ~~Development Review~~
- 360 ~~Committee (DRC) — Development Review Manager (DM)~~, the site plan shall be
- 361 amended to include shopping cart storage and retrieval corrals in all retail parking
- 362 areas, where appropriate. (ONGOING: ZONING)
- 363
- 364 4. Open storage or display of any material, refuse, equipment, inventory,
- 365 merchandise, debris or other similar retail products shall not be permitted.
- 366 (ONGOING: CODE ENF)
- 367
- 368 5. A shared parking study shall not be used to reduce the required parking for
- 369 restaurants in MUPDs A-F. (ONGOING: ZONING)
- 370

371 **F.E. SCHOOL BOARD**

372

- 373 1. The petitioner shall post, in a clear and visible location in all sales/rental offices and
- 374 model homes, a sign provided by the School Board of Palm Beach County which
- 375 indicates that school-age children in the development may not be assigned to the
- 376 most proximate public school because of overcrowding, racial balancing, or other
- 377 School Board policies. (ONGOING: SCHOOL BOARD)
- 378

379 **G.F. SIGNS**

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381 Wall signs shall be regulated by Wellington's LDR except as conditioned herein. The

382 directional, median, project identification and monument type signs shall be consistent

383 with the approved Wellington Green Master Sign Plan (Exhibit 3). Amendments shall

384 be in accordance with Wellington's LDR.

385

- 386 1. Temporary balloon signs shall not be permitted. (ONGOING: ZONING)

- 387
- 388 2. Electronic message signs shall not be permitted. (BLDG PERMIT: BLDG -
- 389 ZONING)
- 390
- 391 3. Flags, other than federal, state, or local government emblems, shall not be
- 392 permitted. Flagpoles shall be limited to a maximum height of 35 feet, measured
- 393 from finished grade to highest point. A maximum of three flagpoles shall be
- 394 permitted in each planned development. (BLDG PERMIT/ONGOING: BLDG/CODE
- 395 ENF)
- 396

397 **H G. HEALTH**

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- 399 1. Generation and disposal of hazardous effluent into sanitary sewage system shall be
- 400 prohibited unless adequate pretreatment, approved by the Florida Department of
- 401 Environmental Protection (FDEP) and the Agency responsible for sewage works, is
- 402 used by project tenants or owners generating such effluent. (ONGOING: ENG)
- 403

404 **I H. MASS TRANSIT**

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- 406 1. Prior to certification of the preliminary development plan by the Development
- 407 Review Committee, the petitioner shall amend the plan to indicate bus access
- 408 and/or a bus stop(s) on or adjacent to the subject property. Bus access and/or bus
- 409 stops shall be located and constructed by the petitioner in a manner acceptable to
- 410 the Palm Beach County School Board, Palm Tran, and Village Engineer. The
- 411 petitioner shall dedicate additional rights-of-way to accommodate this requirement,
- 412 if requested by the Village Engineer. Bus stops shall include, at a minimum, a
- 413 covered shelter, continuous paved pedestrian and bicycle access from the bus stop
- 414 to the use(s) it is intended to serve, and bicycle rack. (CONDITION SATISFIED)
- 415
- 416 2. The developer shall consult with Palm Tran and agree to fund any necessary
- 417 improvements to accommodate Palm Tran facility within MUPD G with
- 418 specifications for the following:
- 419
- 420 a. Five convenient bus pull-outs to the mall and residential development.
- 421
- 422 b. Covered shelter(s) for a minimum of 40 people.
- 423
- 424 a. Easy access for buses along the ring access drive on the interior of the site.
- 425 (CONDITION SATISFIED)
- 426
- 427 3. Printed and electronic advertising for the regional mall, where practical, shall
- 428 contain information that mass transit service to the site is available. (ONGOING:
- 429 PALM TRAN)
- 430

431 **J I. PUD**

432

- 433 1. The PUD shall be limited to a maximum of 225 gross acres. (ONGOING: ZONING)
- 434
- 435 2. The CLF shall be limited to a maximum of 630 CLF units subject to the provisions of
- 436 Local Condition A. 5. (Note: the retail square footage in MUPD A as shown in Local

Condition A. 5 was decreased to accommodate the additional 115 CLF units)  
(DRC: ZONING)

3. The CLF units shall not be converted to multifamily or other housing types in accordance with the LDR. (ONGOING: ZONING)
4. The multifamily portion of the PUD shall be limited to a maximum of 673 858 units. The multifamily units may be converted to other housing types in accordance with the Land Development Regulations (LDR), upon approval by the Village Council. (ONGOING: ZONING)
5. Streetlights internal to the PUD shall be provided pursuant to LDR, subject to approval by the Village Engineer. (CO: BLDG - ENG)
6. Street trees internal to the PUD shall be planted in or adjacent to all rights-of-way, pursuant to LDR, subject to approval by the Village Engineer. (CO: LANDSCAPE - ENG)
7. A clearly delineated and distinct continuous bike path or bike lane, which may be constructed as part of the vehicular use area internal to the PUD, shall provide bike access to all mass transit stops, school bus pick up locations, and MUPD G. (ONGOING: ZONING)
8. All property included in the legal description of the PUD shall be subject to a Declaration of Restrictions and Covenants acceptable to the Village Attorney's office which shall, among other things, provide for: formation of a single "master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas. The property shall not be subjected to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the Village Attorney's office prior to the issuance of the first building permit, or recordation of the first plat for any portion of the planned development, whichever occurs first. (CONDITION SATISFIED)
9. South Florida Water Management District and Army Corps of Engineers approval is required prior to site plan approval of the former Tract W-3 (3.89 acres) and portion of Tract W-5 (8.59 acres).
10. The developer of the portion of Tract W-5 (8.59 acres) approved for 185 units shall provide a payment in lieu at \$50,000 per acre or fair market value per acre, whichever is greater, for public civic, and recreation land dedication.
11. An enhanced crosswalk system shall be provided for the current approved crosswalk location from the PUD to MUPD "G" along the Ring Road as illustrated on the Wellington Green Master Plan. The enhanced crosswalk system at minimum shall include solar powered flashing LED lights crosswalk signs and in-pavement marker lights. The crosswalk system shall be activated via push buttons or automatic activation methods.

## **K J. LIGHTING**

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded, and directed away from adjacent properties and streets. (BLDG PERMIT/ONGOING: BLDG / CODE ENF - ZONING)
2. All outdoor lighting fixtures in MUPDs A-F and the Residential PUD shall not exceed 30) feet in height, measured from finished grade to highest point. (CO: BLDG - ZONING)
3. All outdoor lighting fixtures in MUPD G shall not exceed 50 feet in height, measured from finished grade to highest point.

## **L K. LANDSCAPING**

1. All trees required to be planted on the subject property by conditions of approval, except as required within the upland preserve and wetland areas, shall meet the following minimum standards at installation:
  - a. Tree height: 14 feet.
  - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
  - c. Canopy diameter: 7 feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (CO: LANDSCAPE - ZONING)
2. All palms required to be planted on the subject property by conditions of approval, except as required within the upland preserve and wetland areas, shall meet the following minimum standards at time of installation:
  - a. Height: 10 feet gray wood or clear trunk, whichever is greater.
  - b. Clustered palms: staggered heights 10 to 12 feet.
  - c. Pruning: minimum 6 fronds. (CO: LANDSCAPE - ZONING)
3. All landscape requirements contained herein may be altered by the Development Review Committee upon approval of an Alternative Landscape Betterment Plan (ALBP) except as follows: the ALBP shall maintain the tree and palm standards above (Conditions 1 and 2); the interior landscaping requirements below (Conditions 1 through 6); the minimum width of the north and east perimeter buffers; the minimum number of trees, palms, and shrubs required in the north and east perimeter buffers; all required berms, and all supplemental material required in preserve areas. (ONGOING: ZONING)

### **Landscape within R.O.W. Median:**

4. The developer shall landscape all adjacent median(s) of all abutting rights-of-way, consist of the "High Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards and shall be consistent with the landscaping theme adopted for this roadway as mutually agreed upon by the developer and the Village of Wellington.

5. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all Xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (CONDITION SATISFIED)
6. All required landscaping, including an irrigation system if required, shall be installed at the property owner's expense. All landscape material shall be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees, or duly established Property Owner's Association and/or Homeowners' Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. (ONGOING: ENG)
7. A Declaration of Covenants and Restriction Document shall be established prior to issuance of the first Certificate of Occupancy to reflect this obligation. (CONDITION SATISFIED)

#### **Landscaping – Interior:**

8. A minimum of one interior landscape island shall be provided for every 10 parking spaces in MUPDs A-F and the Residential PUD. The maximum spacing between landscape islands shall not exceed 120 linear feet. (ONGOING: ZONING)
9. A minimum of one interior grade level planting area (i.e. diamond), with a minimum planting area of 20 square feet and one tree/palm and appropriate ground cover, shall alternate with one interior landscape island for every 10 parking spaces in MUPD G. The maximum spacing between diamonds/landscape islands shall not exceed 120 linear feet. Interior landscape islands may be used in place of required diamonds. This requirement shall not apply to rows of abutting parking separated by a landscaped divider median. (CONDITION SATISFIED)
10. All rows of parking shall end with a landscaped island. (ONGOING: ZONING)
11. Landscaped divider medians, with at grade bicycle and pedestrian cuts as appropriate, shall be provided in the center of all driveways over 30 feet in width providing ingress or egress to each MUPD or the PUD. The minimum length of this median shall be 25 feet. The minimum width of this median shall be six feet. A minimum width of five feet of landscaped area shall be provided. One tree or palm and appropriate ground cover shall be planted for each 20 linear feet of the divider median. (CO: LANDSCAPE - ZONING)
12. Landscape planter areas shall be provided along the front and side facades of all structures. The minimum width of required landscape planter areas shall be five feet. The combined length of the required landscape planter areas shall be no less than 40% of the total length of the applicable side of the structure. All required landscape planter areas shall be planted with a minimum of one tree or palm every 20 feet on center and appropriate ground cover. (CO: LANDSCAPE - ZONING)

13. All required buffers internal to the project shall be supplemented with one palm or pine tree for each 30 linear feet of the buffer. (CO: LANDSCAPE - ZONING)

**Landscaping along Forest Hill Boulevard and SR 7/Us 441:**

14. Landscaping and buffering along the north and east property lines shall be upgraded to include:
- A minimum 25-foot wide landscape buffer strip.
  - An undulating berm having an average height of three feet.
  - One canopy tree for each 20 linear feet of frontage, planted a maximum of 60 feet on center.
  - One palm or pine tree for each 20 linear feet of frontage. A group of three or more palm or pine trees may supersede the requirement for a canopy tree.
  - One 24-inch high shrub, or equivalent ground cover approved by the Planning, Zoning and Building Department, for each four linear feet, to be planted on top of the required berm and maintained at a minimum height of 36 inches.
  - An alternative landscape plans maybe approved with the site plan for the former Tract W-3 landscape buffer along Forest Hill Boulevard.  
(ONGOING: ZONING/LANDSCAPE/CO)
15. A landscaped buffer along the north and east property lines shall not be required adjacent to preserve areas designated on the PDP. (CO: LANDSCAPE - ZONING)

**Landscaping along South and West Property Lines:**

16. Landscaping and buffering along the south and west property lines shall be upgraded to include:
- A minimum ten-foot wide landscape buffer strip.
  - One canopy tree planted every 30 feet on center.
  - One palm or pine tree for each 30 linear feet of frontage. A group of three or more palm or pine trees may supersede the requirement for a canopy tree.
  - Twenty-four inch high shrub or hedge material spaced no more than 24 inches on center at installation to be maintained at a minimum height of 36 inches.  
(ONGOING: ZONING/LANDSCAPE/CO)

**M L. PRESERVE AND WETLAND**

- The developer shall establish a 1.1-acre preserve to accommodate the hand fern (*Ophioglossum palmatum*) population on the developed site. (CONDITION SATISFIED)
- The developer shall prepare a management plan for the preserve required by Condition 2 which shall ensure, to the maximum extent practicable, the continued fiscal and physical protection of the preservation area from adverse impacts of development. At a minimum, the plan shall identify methods to maintain suitable habitat conditions for the hand fern and other listed species that exist in the preserve.
- The developer shall preserve and enhance **23 13** acres of wetland habitat as



identified and described in pages 13-6 and 13-14 of the ADA. (CONDITION SATISFIED)

4. The developer shall maintain a buffer zone of native upland edge vegetation around preserved wetlands on site. These shall be in accordance with the following provisions. The buffer zone shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of the wetland habitat. It shall include a total area of at least ten square feet per linear foot of wetland habitat
5. The developer shall implement a wetland mitigation plan for the wetland preserve areas which will address supplementing the wetland preserve areas, as needed, with suitably-sized wetland species to:
  - a. Eliminate any open areas resulting from the removal of Melaleuca, Brazilian Pepper, or other undesirable, invasive species; or
  - b. Ensure compliance with the percent cover and/or canopy closure requirements of the Master Wetland Preservation and Deep Water Habitat Plan required under Regional Development Order Condition 31B. This condition shall not apply to the 1.1-acre upland hand fern preserve area. (CONDITION SATISFIED)

#### **N M. UTILITIES**

1. The project shall utilize ultra-low volume water use plumbing fixtures and where appropriate, self-closing and/or metered water faucets. The project shall also use other water conserving devices and/or methods. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to ACME by the SFWMD.
2. At a minimum, water quality treatment equivalent to detention of the first inch of run-off from the three-year, one-hour storm event shall be provided prior to discharge from the site.

#### **O N. ENGINEERING / TRAFFIC**

1. The project consists of retail uses as well as residential, office, and hotel uses. The roadway improvements are required when the project will generate certain amounts of external traffic. For monitoring purposes, the external traffic has been converted to square feet of gross leasable area of retail space. Additionally, the mall contains building area which is not included in the gross leasable floor area. The developer, therefore, shall submit a trip generation analysis prior to requesting site-plan approval for any other use than retail, showing an equivalent amount of gross leasable retail space based on external traffic. The trip generation analysis shall be based on the Phase 1 and Phase 2 trip-generation rates utilized in the DRI traffic analysis, Tables 21-C-5 and 21-C-6 of the ADA, dated 12/4/95. The trip-generation analysis shall be approved by the Village Engineer prior to site-plan certification by the **DRG DM**. (ONGOING: ENG)

2. A public facilities agreement, dated August 26, 1996, and amended April 15, 1997, and December 7, 1999, and June 4, 2002, and December 21, 2004 has been entered into by Palm Beach County and the developer. When the conditions conflict between the development order and the public facilities agreement, the more restrictive condition shall control. (ONGOING: ENG)
3. As a minimum, the developer shall pay a fair share contribution consistent with the road impact fee ordinance of Palm Beach County and/or the Village of Wellington, as applicable. The contribution shall be made according to the fee schedule(s) in effect at the time building permits are issued. Chapter 380, Florida Statutes, also requires that any Development Order exaction or fee required shall be credited toward an impact fee or exaction imposed by local ordinances for the same need. Any exaction receiving credit for impact fees must be in accordance with agreements between the developer and Palm Beach County and between the developer and the Village of Wellington, provided that there shall be no duplication of the exactions. (BLDG PERMIT: IMPACT FEE COORD)
4. Notwithstanding conditions requiring surety for traffic improvements, the Village shall issue building permits and certificates of occupancy, as applicable, for 100% of the interior tenant space within the building GLA for which permits have previously been issued, whenever certificates of occupancy for interior tenant space have already been issued for at least 80% of the building GLA for which permits have previously been issued. (ONGOING: ENG)
5. No more than one signalized intersection and one full median opening designed in accordance with FDOT standards shall be allowed along SR 7 to provide access to the Forest Hill/SR 7 DRI, unless otherwise approved by the FDOT and Village of Wellington. (ONGOING: ZONING/ENG)
6. No more than two signalized and three full median openings designed in accordance with Palm Beach County standards shall be allowed along Forest Hill Boulevard to provide access to the Forest Hill/SR 7 DRI, unless otherwise approved by Palm Beach County and the Village of Wellington. (ONGOING: ENG)
7. There shall be a minimum of 81 PM peak hour trips allocated to the congregate living facility site. Those 81 re-allocated trips shall not be allocated to any other use without prior review and approval by the Village Council.
8. Day care centers shall not be permitted in MUPD D, and retail or restaurants in MUPD D shall not be open during the morning peak hours.
9. All utilities shall be underground. (ONGOING: ENG)

## **P.O. PLANNING**

1. The underlying land uses for the LS/MU designation for the subject property shall be follows: (DRC: PLANNING)



## PROPOSED LAND USES AND INTENSITIES

LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
Community Commercial (CC)	185	250
Residential High (HR8)	10	50
Residential Medium (MR5)	35	60
Wetland/Buffer	23-13	N/A
Lakes/Drainage Control	132	N/A

2. The conversion of up to 50% of any approved land use to another approved land use is permitted. Land use conversions shall be based on PM peak hour trips and shall not exceed the total 4,296 PM peak hour trips allocated for the project in accordance with the following table of land use equivalencies.

### PHASE I CONVERSION FACTORS BASED ON GREATEST RELATIVE IMPACT

To (b)	SF Residential Unit	MF Residential Unit	ACLF Unit	1000 SF Retail	1000 SF Office	Hotel Room	Park Acres	Medical Office
From (a)								
1 SF Residential Unit	1.00	1.20	1.20	0.28	0.24	1.30	0.90	0.25
1 MF Residential Unit	0.26	1.00	1.00	0.07	0.10	0.78	0.32	0.10
1 ACLF Unit	0.18	0.29	1.00	0.06	0.04	0.23	0.16	0.04
1000 SF Retail	0.33	0.40	0.40	1.00	0.50	0.67	1.00	0.50
1000 SF Office	0.67	0.80	0.80	0.77	1.00	1.33	2.00	1.07
1 Hotel Room	0.30	0.60	0.60	0.09	0.07	1.00	0.36	0.07
1 Acre Park	0.33	0.40	0.40	0.24	0.26	0.67	1.00	0.28
1,000 SF Medical Office	0.67	0.80	0.80	0.77	0.94	1.33	2.00	1.00

745 PHASE 2 CONVERSION FACTORS BASED ON GREATEST RELATIVE IMPACT

To (b)	SF Residential Unit	MF Residential Unit	ACLF Unit	1000 SF Retail	1000 SF Office	Hotel Room	Park Acres	Medical Office
From (a)								
1 SF Residential Unit	1.00	1.20	1.20	0.28	0.23	1.27	0.88	0.25
1 MF Residential Unit	0.26	1.00	1.00	0.07	0.10	0.76	0.32	0.10
1 ACLF Unit	0.18	0.29	1.00	0.07	0.04	0.22	0.16	0.04
1000 SF Retail	0.33	0.40	0.40	1.00	0.50	0.67	1.00	0.50
1000 SF Office	0.67	0.80	0.80	0.77	1.00	1.33	2.00	1.06
1 Hotel Room	0.30	0.60	0.60	0.09	0.07	1.00	0.36	0.07
1 Acre Park	0.83	0.40	0.40	0.24	0.26	0.67	1.00	0.28
1,000 SF Medical Office	0.67	0.80	0.80	0.77	0.94	1.33	2.00	1.00

746  
747 **Q-P. UNITY OF CONTROL / COVENANT**  
748

- 749 1. The developer shall record in the public record a unity of control for the entire subject  
750 property. The unity shall be recorded in a form and manner acceptable to the County  
751 Attorney. The unity shall not be removed, altered, changed, or amended without  
752 written approval from the Zoning Director. (CONDITION SATISFIED)  
753
- 754 2. The developer shall record a covenant in the public record indicating that all structures,  
755 uses, and parking areas within each MUPD and the PUD are part of a single unified  
756 planned development, regardless of ownership. The covenant shall be recorded in the  
757 public record in a manner and form acceptable to the County Attorney. The covenant  
758 shall not be removed, altered, changed, or amended without written approval from the  
759 County Attorney. (CONDITION SATISFIED)  
760

761 **R-Q. COMPLIANCE**  
762

- 763 1. Failure to comply with any of the conditions of approval for the subject property at any  
764 time may result in:  
765
- 766 a. The issuance of a stop work order; the issuance of a cease and desist order; the  
767 denial or revocation of a building permit; the denial or revocation of a Certificate of  
768 Occupancy; the denial of any other permit, license, or approval to any developer,  
769 owner, lessee, or user of the subject property; the revocation of any other permit,

license, or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or

b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or

d. Referral to code enforcement; and/or

e. Imposition of entitlement density or intensity.

4.2. Staff may be directed by the Director of Community Services, Community Development Director or the Village of Wellington Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the Land Development Regulations (LDR), in response to any flagrant violation and/or continued violation of any condition of approval.

3. Appeals of any departmental administrative actions hereunder may be taken to the Village of Wellington Board of Adjustment or as otherwise provided in the LDR, as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, or other actions based on a Village of Wellington Council decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)

2.4. In granting this approval, the Village Council relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Village Council for review under the compliance condition of this approval. (ONGOING: MONITORING - ZONING)

**SECTION 2:** Should any section, paragraph, sentence, clause, or phrase of this Resolution conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, Or Municipal Code provision, then in that event the provisions of this Resolution shall prevail to the extent of such conflict.

**SECTION 3:** Should any section paragraph, sentence, clause, or phrase of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part to be declared invalid.

**SECTION 4:** This Resolution shall become effective immediately upon adoption.

(Remainder of page intentionally left blank)



820 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

821

822 **ATTEST:** **WELLINGTON, FLORIDA**

823

824 BY: \_\_\_\_\_

BY: \_\_\_\_\_

825 Chevelle D. Nubin, Clerk

Anne Gerwig, Mayor

826

827 **APPROVED AS TO FORM AND**

828 **LEGAL SUFFICIENCY**

829

830

831 BY: \_\_\_\_\_

832 Laurie Cohen, Village Attorney

833

**Exhibit 1**  
Wellington Green Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13:

THENCE S87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13:

THENCE CONTINUE S87°44'43" E A DISTANCE OF 684.73 FEET;

THENCE S02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17" E;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.66 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;

THENCE S78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N89°02'07" E A DISTANCE OF 70.31 FEET;

THENCE S00°22'03" E A DISTANCE OF 503.00 FEET;

THENCE S01°58'00" W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;

THENCE S88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S01°53'53" W A DISTANCE OF 1312.60 FEET;

THENCE S01°53'57" W A DISTANCE OF 827.17 FEET;

THENCE N88°05'25" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE N01°52'59" E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 13;

884 THENCE N01°54'01" E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.  
885  
886 SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA,  
887 CONTAINING 466.30 ACRES MORE OR LESS.  
888

889 **LESS – Metes and Bounds:**  
890

891 A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
892 PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
893 FOLLOWS:

894 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;  
895 THENCE S01°54'01"W ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE  
896 OF 699.84 FEET TO THE POINT OF BEGINNING;  
897 THENCE CONTINUE S01°54'01"W ALONG THE SAID WEST LINE OF SAID SECTION  
898 13 A DISTANCE OF 534.48 FEET;  
899

900 THENCE S88°05'59"W A DISTANCE OF 900.75 FEET TO A POINT OF CURVATURE  
901 OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF  
902 SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N82°47'11"E;  
903

904 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT,  
905 HAVING A CENTRAL ANGLE OF 2631'07" AND A RADIUS OF 1260.00 FEET FOR AN  
906 ARC DISTANCE OF 538.18 FEET TO A POINT ON A NON-TANGENT LINE;  
907

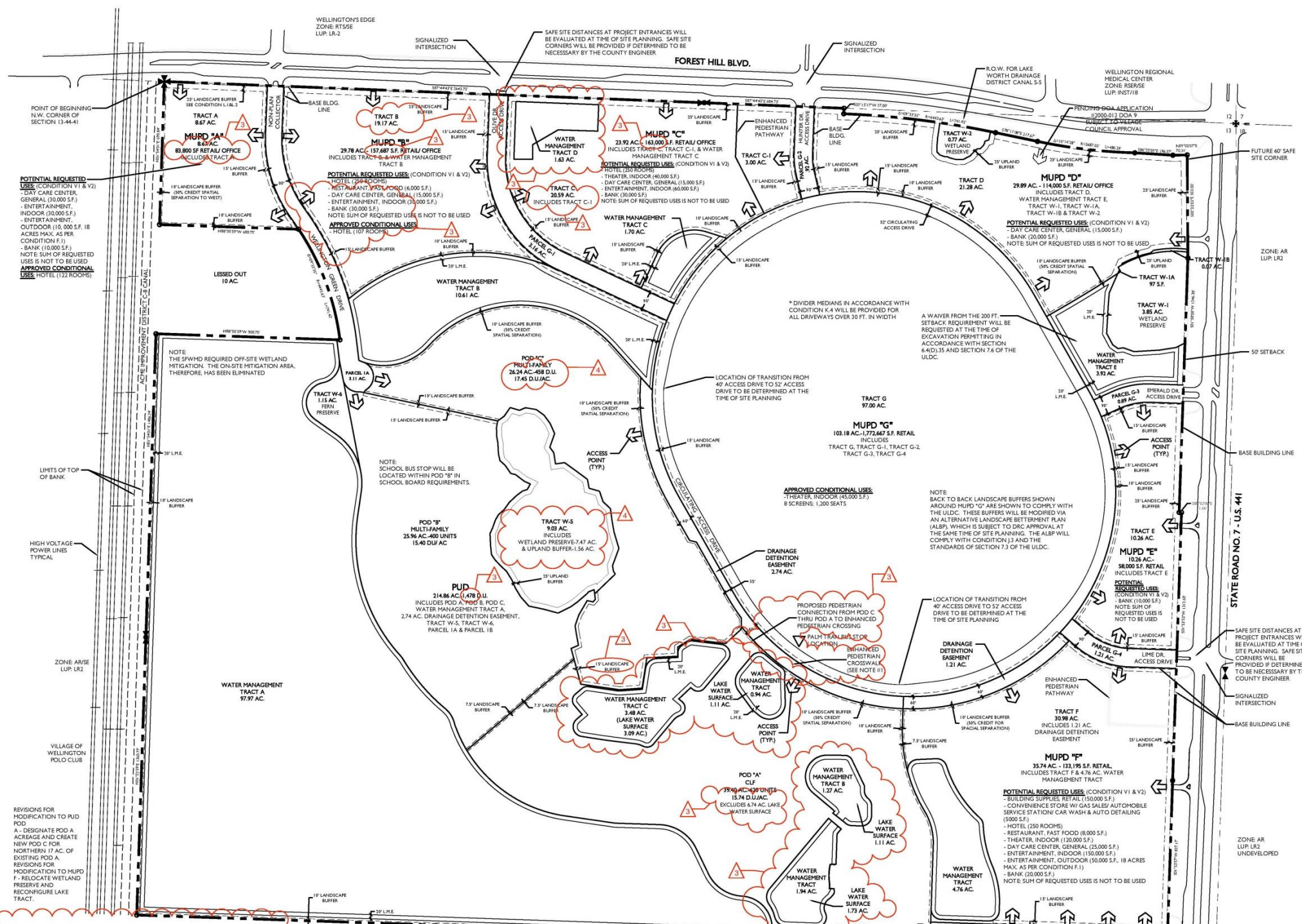
908 THENCE N88°05'59"W A DISTANCE OF 680.75 FEET TO THE POINT OF BEGINNING;  
909

910 SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.00  
911 ACRES, MORE OR LESS.  
912

913 This parcel is also known as the Park tract, of the plat of Wellington Green, A MUPD/PUD,  
914 according to the plat thereof as recorded in Plat Book 87, pages 81-90, inclusive, of the  
915 Public Records of Palm Beach County, Florida.



Exhibit 2  
Wellington Green Master Plan



MINIMUM/MAXIMUM G.F.A

MUPD	ACREAGE	MINIMUM SF	MAXIMUM SF
A	8.67	62,546	103,546
B	29.78	87,000	163,000
C	23.92	87,000	163,000
D	22.13	80,000	148,000
E	10.30	41,000	75,000
F	35.74	98,000	221,082
G	110.96	1,310,000	1,432,000
H			
I			
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P			
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U			
V			
W			
X			
Y			
Z			

TOTAL FOR MUPD A-G NOT TO EXCEED LEASABLE SQUARE FOOTAGE = 2,159,082  
TOTAL NOT TO EXCEED PM PEAK HOUR TRIPS = 4,296

NOTES

MAY INCLUDE A CROSSWALK SYSTEM WITH SOLAR POWERED FLASHING LED CROSSWALK SIGNS AND INDEPENDENT MARKER LIGHTS. THE CROSSWALK SYSTEM MAY BE ACTIVATED VIA PUSH BUTTONS OR AUTOMATIC ACTIVATION METHODS. PER PETITION 18-66 (2018-25A5A 58).

SITE DATA

LAND USE	ACREAGE
TOTAL SITE AREA	456.30 AC
FUTURE LAND USE DESIGNATION	LS94U OVERLAY
ZONING DISTRICT	MUPD AND PUD
MUPD A	8.67 AC
TRACT A	8.67 AC
MUPD B	29.78 AC
TRACT B	19.17 AC
TRACT C-1	10.61 AC
MUPD C	23.92 AC
TRACT C	17.59 AC
TRACT C-1	2.00 AC
TRACT C-2	1.70 AC
TRACT C-3	1.63 AC
MUPD D	29.89 AC
TRACT D	21.28 AC
TRACT D-1	3.85 AC
TRACT D-2	97.5 F
TRACT D-3	0.07 AC
TRACT D-4	0.77 AC
TRACT D-5	3.92 AC
MUPD E	10.26 AC
TRACT E	10.26 AC
MUPD F	35.74 AC
TRACT F	30.98 AC
TRACT F-1	4.76 AC
MUPD G	110.96 AC
TRACT G	97.97 AC
TRACT G-1	3.16 AC
TRACT G-2	0.92 AC
TRACT G-3	0.89 AC
TRACT G-4	1.21 AC
PUD	214.86 AC
POD A	46.14 AC
POD B	46.14 AC
POD C	26.24 AC
POD D	26.24 AC
POD E	26.24 AC
POD F	26.24 AC
POD G	26.24 AC
POD H	26.24 AC
POD I	26.24 AC
POD J	26.24 AC
POD K	26.24 AC
POD L	26.24 AC
POD M	26.24 AC
POD N	26.24 AC
POD O	26.24 AC
POD P	26.24 AC
POD Q	26.24 AC
POD R	26.24 AC
POD S	26.24 AC
POD T	26.24 AC
POD U	26.24 AC
POD V	26.24 AC
POD W	26.24 AC
POD X	26.24 AC
POD Y	26.24 AC
POD Z	26.24 AC

PUD RESIDENTIAL POD DATA

POD NAME	ACRES	TYPE	TOTAL D.U.	NET DENSITY (D.U./AC)
POD A	39.40	CLP*	620	15.64
POD B	26.24	MFH*	400	15.40
POD C	26.24	MFH*	458	17.45

\*CLP UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES AS PER CONDITION 5.4  
\*MFH UNITS MAY BE CONVERTED TO OTHER HOUSING TYPES AS PER CONDITION 5.4  
\*TOTAL GROSS OVERALL PROJECT DENSITY (1,478/456.30)  
\*TOTAL GROSS OVERALL PROJECT DENSITY (1,478/456.30)  
\*FOR DETAILS ON SQUARE FOOTAGE AND UNITS PER BUILDING PLEASE REFER TO THE INDIVIDUAL POD SITE PLANS.

SITE DATA AS SHOWN ON PDP

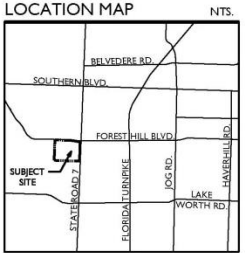
LAND USE	ACREAGE
COMMERCIAL HIGH (CH)	243.70 AC
RESIDENTIAL HIGH (RH)	52.20 AC
RESIDENTIAL MEDIUM (RM)	40.00 AC
WETLANDS/UPLAND BUFFERS	14.87 AC*
WATER MANAGEMENT TRACTS	128.22 AC
DRAINAGE DETENTION EASEMENTS	3.95 AC

\*INCLUDES 13.24 ACRES OF WETLAND PRESERVES AND 1.56 ACRES OF UPLAND BUFFERS.

LAND USE ACREAGE

LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
COMMERCIAL HIGH (CH)	185	250
RESIDENTIAL HIGH (RH)	10	55
RESIDENTIAL MEDIUM (RM)	35	60
WETLANDS/UPLAND BUFFERS	13	N/A
WETLANDS/UPLAND BUFFERS	13	N/A
WETLANDS/UPLAND BUFFERS	13	N/A

\*ACREAGE INCLUDES LAKES, WATER MANAGEMENT AREAS AND WETLAND PRESERVES.



WELLINGTON GREEN MALL  
PREPARED FOR BREFRANK, INC.  
VILLAGE OF WELLINGTON, FLORIDA

REVISION DATES

DATE	APPROVAL	NOTES
01/11/18		REVISION 1: ADDITIONAL LAKES AND WETLANDS
02/11/18		REVISION 2: ADDITIONAL LAKES AND WETLANDS
03/11/18		REVISION 3: ADDITIONAL LAKES AND WETLANDS
04/11/18		REVISION 4: ADDITIONAL LAKES AND WETLANDS
05/11/18		REVISION 5: ADDITIONAL LAKES AND WETLANDS
06/11/18		REVISION 6: ADDITIONAL LAKES AND WETLANDS
07/11/18		REVISION 7: ADDITIONAL LAKES AND WETLANDS
08/11/18		REVISION 8: ADDITIONAL LAKES AND WETLANDS
09/11/18		REVISION 9: ADDITIONAL LAKES AND WETLANDS
10/11/18		REVISION 10: ADDITIONAL LAKES AND WETLANDS
11/11/18		REVISION 11: ADDITIONAL LAKES AND WETLANDS
12/11/18		REVISION 12: ADDITIONAL LAKES AND WETLANDS

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NORTH

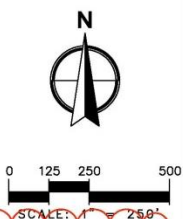
SCALE: 1" = 250'-0"

DRAWN BY: BRD  
DRAWING #: 366700 - Wellington Green PUD  
FILE #: 3667.00 - Wellington Green PUD

SHEET #  
MP.1



Exhibit 3  
Wellington Green Master Sign Plan



EXISTING SIGNS

SIGN #	SIGN TYPE	DESCRIPTION	QTY.	ALLOWABLE WIDTH X HEIGHT	ALLOWABLE FACE AREA	CONDITION REFERENCE
#1	A	PRIMARY PROJECT IDENTIFICATION SIGN	1	9' X 25'	75 S.F.	(LC)1
#2 THROUGH #5	B1	MALL MEDIAN ENTRANCE IDENTIFICATION SIGN	4	10' X 8'	45 S.F.	(LC)2
#6	B2	MEDIAN ENTRANCE IDENTIFICATION SIGN	1	11' X 8'	55 S.F.	(LC)3
#7 THROUGH #11	C1	EXTERNAL FREESTANDING POINT OF PURCHASE SIGN	5	8' X 10'	60 S.F.	(LC)4
#12	C1	EXTERNAL FREESTANDING POINT OF PURCHASE SIGN	1	8' X 10'	60 S.F.	(LC)5
#13 THROUGH #15	C2	EXTERNAL FREESTANDING POINT OF PURCHASE SIGN	3	8' X 6'	60 S.F.	(LC)5
#16 & #17	D2	MONUMENT SIGN FOR PRIMARY TENANTS	2	8' X 10'	60 S.F.	(LC)6
#19	F2	EXTERNAL SECONDARY PROJECT IDENTIFICATION SIGN	1	5' X 8'	30 S.F.	(LC)8
#20 & #21	F3	INTERNAL SECONDARY PROJECT IDENTIFICATION SIGN	2	5' X 5'	10 S.F.	(LC)9
#22 THROUGH #34	G	DIRECTIONAL IDENTIFICATION SIGN	13	6' X 8'	25 S.F.	(LC)10
#35 THROUGH #53	H	REGULATORY SIGN	19	6' X 8'	25 S.F.	(LC)11
#54 THROUGH #58	I	OUTPARCEL SIGN	5	SEE CONDITION	SEE CONDITION	(LC)12
#61	J	GAS SERVICE STATION/ CONVENIENCE STORE SIGN	1	10' X 8'	32 S.F.	(LC)13
#62, #63, #64	K	RESIDENTIAL ENTRANCE MONUMENT SIGN	3	SEE CONDITION	SEE CONDITION	(LC)14
#66	L	RESIDENTIAL ENTRY WALL FEATURE SIGN	1	SEE CONDITION	SEE CONDITION	(LC)15
#70	M	ROTARY FOUNTAIN ENTRY FEATURE DESIGN	1	2' 6" HEIGHT	32 S.F.	(LC)16
#71	I	OUTPARCEL SIGN	1	8' HEIGHT	32 S.F.	-
#72	I	OUTPARCEL SIGN	1	8' X 5' HEIGHT	32 S.F.	(LC)12
65 TOTAL EXISTING SIGNS						

\* REFER TO CONDITIONS IN RESOLUTION #R-2008-70

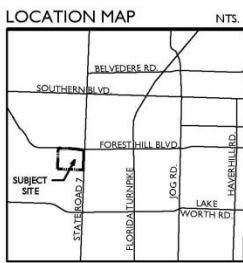
FUTURE SIGNS

SIGN #	SIGN TYPE	DESCRIPTION	QTY.	ALLOWABLE WIDTH X HEIGHT	ALLOWABLE FACE AREA	CONDITION REFERENCE
#18	F	INTERNAL SECONDARY PROJECT IDENTIFICATION SIGN	1	5' X 8'	30 S.F.	(LC)8
#60	I	OUTPARCEL SIGN	1	8' X 5'	32 S.F.	(LC)12
#65	K	RESIDENTIAL ENTRANCE MONUMENT SIGN	1	40' X 6'	32 S.F.	(LC)14
#67 & #69	L	RESIDENTIAL ENTRY WALL FEATURE SIGN	2	40' X 6'	32 S.F.	(LC)14
5 TOTAL FUTURE SIGNS						

EXISTING NON-CONFORMING SIGNS

SIGN #	HEIGHT AND WIDTH	SIGN FACE (HEIGHT X WIDTH)	SIGN FACE AREA	CONDITION REFERENCE
6	8'0" X 11'0"	6'6" X 8'6"	55 S.F.	(LC)3
7	10'0" X 8'0"	6'0" X 6'0"	36 S.F.	(LC)4
14	6'0" X 5'0"	4'0" X 4'0"	16 S.F.	(LC)5
16	9'6" X 7'6"	6'0" X 7'6"	45 S.F.	(LC)6
17	10'0" X 8'0"	6'6" X 7'6"	49 S.F.	(LC)6
19	7'6" X 5'0"	3'6" X 4'0"	14 S.F.	(LC)8
20	5'0" X 4'0"	2'0" X 4'0"	6 S.F.(CIRCULAR)	(LC)9
21	5'0" X 3'6"	2'0" X 3'6"	5 S.F.(CIRCULAR)	(LC)9
22	8'6" X 5'6"	4'0" X 4'0"	16 S.F.	(LC)10
35	7'0" X 5'0"	3'0" X 4'0"	12 S.F.	(LC)11
54	5'6" X 6'6"	5'6" X 6'6"	36 S.F.	(LC)12
55	5'6" X 7'6"	3'6" X 7'6"	27 S.F.	(LC)12
56	5'0" X 8'0"	3'0" X 8'0"	24 S.F.	(LC)12
61	8'6" X 7'0"	4'6" X 7'0"	32 S.F.	(LC)13
62	7'6" X 16'6"	4'0" X 11'0"	44 S.F.	(LC)14

NOTE: THE ABOVE DIMENSIONS WERE FIELD VERIFIED. NO SEARCH OF THE VILLAGE'S RECORDS/ BUILDING PERMITS FOR THESE SIGNS WAS UNDERTAKEN

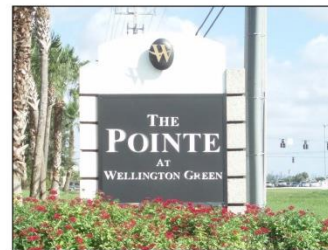
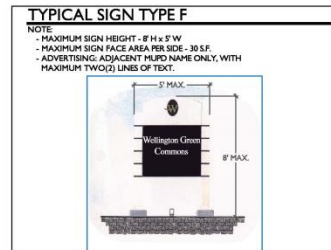
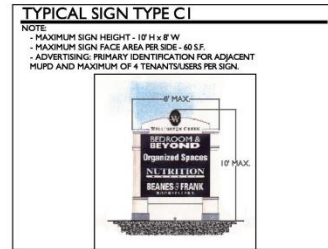


NO.	DATE	DESCRIPTION	BY
1	03/20/2008	REVISIONS BASED ON DRG COMMENTS	
2	10/07/2010	MASTER PLAN AMENDMENTS	
3	11/07/2010	WPA REVISIONS BASED ON DRG COMMENTS	
4	08/13/2011	WPA REVISIONS BASED ON DRG COMMENTS	
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WELLINGTON GREEN MALL  
PREPARED FOR BREFRANK, INC.  
VILLAGE OF WELLINGTON, FLORIDA

SHEET:  
1 OF 3  
1 OF 4





**NOTES:**  
 \* - DENOTES SIGNS THAT ARE CONSISTENT WITH THE  
 SIGNAGE CONDITIONS WITHIN RESOLUTION NO. R-2005-126  
 \*\* - DENOTES SIGNS THAT ARE CONSISTENT WITH MASTER  
 SIGN PLAN DATED AUGUST 21, 2000





SIGN #36\*\* - H



SIGN #37\*\* - H



SIGN #38\*\* - H



SIGN #39\*\* - H



SIGN #40\*\* - H



SIGN #41\*\* - H



SIGN #42\*\* - H



SIGN #43\*\* - H



SIGN #44\*\* - H



SIGN #45\*\* - H



SIGN #46\*\* - H



SIGN #47\*\* - H



SIGN #48\*\* - H



SIGN #49\*\* - H



SIGN #50\*\* - H



SIGN #51\*\* - H



SIGN #52\*\* - H



SIGN #53\*\* - H



SIGN #54 - I



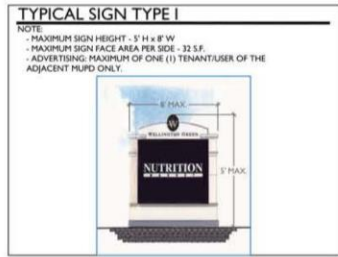
SIGN #55 - I



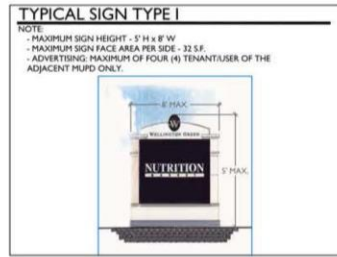
SIGN #56 - I



FUTURE SIGN #57 - I



FUTURE SIGN #58 - I



FUTURE SIGN #59 - I



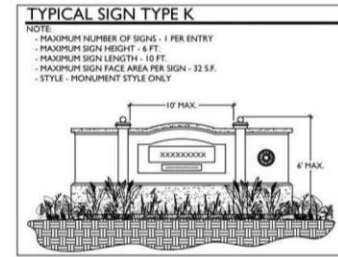
SIGN #60 - I



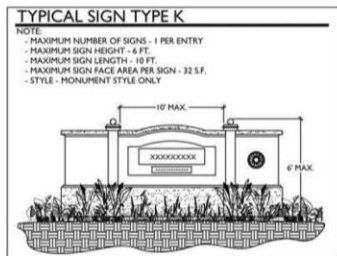
SIGN #61 - J



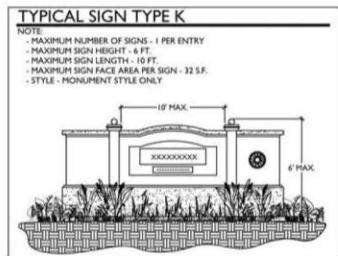
SIGN #62\* - K



SIGN #63\* - K



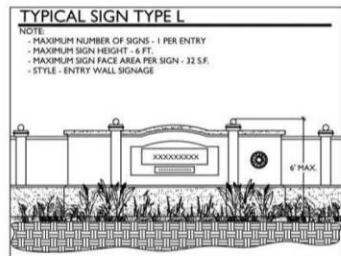
FUTURE SIGN #64\* - K



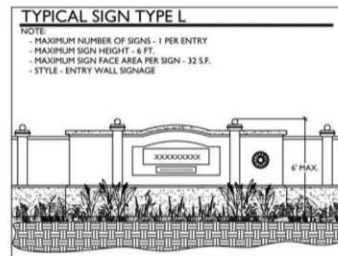
FUTURE SIGN #65\* - K



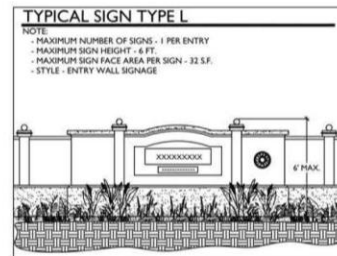
SIGN #66 - L



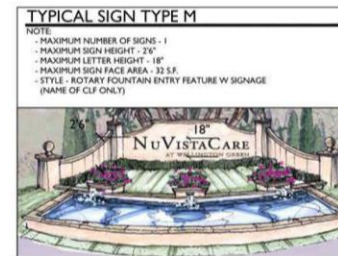
FUTURE SIGN #67 - L



FUTURE SIGN #68 - L



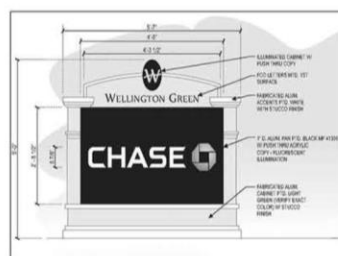
FUTURE SIGN #69 - L



SIGN #70 - M



SIGN #71



SIGN #72 - I

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MASTER SIGN PLAN		
SCALE:	NTS	
DRAWN BY:	BRD/RHD	
DRAWING #:	2010-11-01rev_Master Sign Plan_547.dwg	
FILE #:	547.4	
DATE:	09/25/2007	
L.D.S. PROJECT SCHEDULE		
DATE	APPROVAL	NOTES
09/25/07		REVISIONS BASED ON DIAL COMMENTS
09/27/07		MASTER PLAN APPROVED
10/02/07		DPA REVISIONS BASED ON DIAL COMMENTS
09/26/07		UNLESS AS NOTED



**Conditions of Approval:**

1. One freestanding, primary-site identification sign (Sign Type A) at the intersection of Forest Hill Boulevard and SR7/US441 shall be permitted as follows:
  - a. Maximum sign height, measured from finished grade to highest point – 25 feet.
  - b. Maximum sign width - 9 feet.
  - c. Maximum sign face area per side - 75 square feet.
  - d. Maximum number of signs – 1 (Sign #1).
  - e. Style - monument style or decorative tower only.
  - f. Advertising - primary project identification only.
2. Median-entry freestanding signs (Sign Type B1)\_on Forest Hill Boulevard and SR7/US441 shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point - 8' H x 10' W.
  - b. Maximum sign face area per side - 45 sq. ft.
  - c. Maximum number of signs - 4, consisting of 2 signs per road as follows:
    - i. Forest Hill Boulevard – Signs #2 & #3.
    - ii. SR7/US441 – Signs #4 & #5.
  - d. Style - monument style only.
  - e. Advertising - regional mall name only.
3. Freestanding median entrance identification sign (Sign Type B2) fronting Forest Hill Boulevard shall be limited as follows:
  - a. Maximum sign height, measured from finished grade to highest point – 8' H x 11' W.
  - b. Maximum sign face area per side – 55 sq. ft.
  - c. Maximum number of signs – One (1) (Sign #6).
  - d. Style – monument style only
  - e. Advertising – Identification signage for Pod B and Pod C only.
4. External freestanding point of purchase signs (Sign Type C1) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 10'H x 8' W.
  - b. Maximum sign face area per side - 60 sq. ft.
  - c. Maximum number of signs – 6 (Existing Signs #7, #8, #9, #10, #11 and Future Sign #12).
  - d. Style - monument style only.
  - e. Advertising - primary identification for adjacent MUPD and maximum of 4 tenants/users only.
5. External freestanding point of purchase signs (Sign Type C2) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 6' H x 8' W.
  - b. Maximum sign face area per side - 60 sq. ft.
  - c. Maximum number of signs – 3 (Signs #13, #14, #15).
  - d. Style - monument style only.
  - e. Advertising - primary identification for adjacent MUPD and maximum of 4 tenants/users only per sign.
6. External freestanding point of purchase signs (Sign Type D2) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 10' H x 8'W
  - b. Maximum sign face area per side - 60 sq. ft.
  - c. Maximum number of signs – 2 (Signs #16 & #17).
  - d. Style - monument style only.
  - e. Advertising - primary identification for tenants and maximum of 4 tenants/users only per sign.
7. Freestanding, internal secondary project identification signs (Sign Type F) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 8' H x 5' W.
  - b. Maximum sign face area per side - 30 sq. ft.
- c. Maximum number of signs – 1 (future sign #18).
- d. Style - monument style only.
- e. Advertising - adjacent MUPD name only, with maximum two (2) lines of text.
8. Freestanding, external secondary project identification signs (Sign Type F2) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 8'H x 5' W.
  - b. Maximum sign face area per side - 30 sq. ft.
  - c. Maximum number of signs – 1 (existing sign #19).
  - d. Style - monument style only.
  - e. Advertising - adjacent MUPD name only.
9. Freestanding, internal secondary project identification signs (Sign Type F3) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 5' H x 5' W.
  - b. Maximum sign face area per side - 10 sq. ft.
  - c. Maximum number of signs – 2 (Existing signs #20 & #21)
  - d. Style - monument style only.
  - e. Advertising - adjacent MUPD name only.
10. Freestanding, directional identification signs (Sign Type G) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 8' H x 6' W.
  - b. Maximum sign face area per side - 25 sq. ft.
  - c. Maximum number of signs – 13 (existing signs #22 through #34 inclusive).
  - d. Style - monument style only.
  - e. Advertising - Directional instructions to tenants of the regional mall.
11. Freestanding, regulatory signs (Sign Type H) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 8' H x 6' W.
  - b. Maximum sign face area per side - 25 sq. ft.
  - c. Maximum number of signs – 19 (existing signs #35 through #53 inclusive).
  - d. Style - monument style only.
  - e. Advertising - Directional signage to Forest Hill Boulevard and/or State Road 7 / US 441.
12. Freestanding, outparcel identification signs (Sign Type I) shall be limited as follows:
  - a. Maximum number of signs – seven (7), consisting of existing signs #54 through #56 (inclusive) and future signs #57 through #60 (inclusive).
  - b. Style - monument style only.
  - c. Existing sign #54:
    - i. Maximum sign height, measured from finish grade to highest point - 6' H x 7' W
    - ii. Maximum sign face area per side – 40 sq. ft.
    - iii. Advertising: maximum of 1 tenant/user of the adjacent MUPD.
  - d. Existing sign #55:
    - i. Maximum sign height, measured from finish grade to highest point - 6' H x 7' W
    - ii. Maximum sign face area per side – 30 sq. ft.
    - iii. Advertising: maximum of 1 tenant/user of the adjacent MUPD only.
  - e. Existing sign #56:
    - i. Maximum sign height, measured from finish grade to highest point - 5' H x 8' W
    - ii. Maximum sign face area per side –30 sq. ft.
    - iii. Advertising: maximum of two (2) tenants/users of the adjacent MUPD only.
  - f. Future signs #57 through #60 (inclusive):
    - i. Maximum sign height, measured from finish grade to highest point - 5' H x 8' W
- ii. Maximum sign face area per side –32 sq. ft.
- iv. Advertising: maximum of one (1) tenant/user of the adjacent MUPD
13. Freestanding gas/service station/convenience store sign (Sign Type J) shall be limited as follows:
  - a. Maximum sign height, measured from finish grade to highest point – 8'H x 10' W.
  - b. Maximum sign face area per side - 32 sq. ft.
  - c. Maximum number of signs – 1 (existing sign #61).
  - d. Style - monument style only.
  - e. Advertising - corporate logo, price, grade and service type and may include a changeable copy price sign. (
14. Residential entrance monument signage (Sign Type K) shall be limited as follows:
  - a. Maximum number of signs - 1 per entry consisting of existing sign #62 and future signs #63 through #65 (inclusive)
  - b. Maximum sign height, measured from finished grade to highest point – 8ft for existing sign #62, 6ft for future signs #63 through #65.
  - c. Maximum sign length – 17 ft for existing sign #62, 10 ft for future signs #63 through #65.
  - d. Maximum sign face area per sign –
    - i. Existing sign # 62– 45 sq. ft.
    - ii. Future signs #63 through # 65 (inclusive) – 32 sq. ft.
  - e. Style - monument style only.
15. Residential entry wall signage (Sign Type L) shall be limited as follows:
  - a. Maximum number of signs - 1 per entry consisting of existing sign #66 and future signs #67 through #69 (inclusive)
  - b. Maximum sign height, measured from finished grade to highest point – 8ft for existing sign #67, 6ft for future signs #67 through #69.
  - c. Maximum sign face area per sign –
    - i. Existing sign # 66 – 32 sq. ft.
    - ii. Future signs #67 through #69 (inclusive) – 32 sq. ft.
  - d. Style – signage shall only be affixed to the entry wall.
16. Rotary fountain signage (Sign Type M) on Pod A shall be limited as follows:
  - a. Maximum number of signs – one (1) (Existing Sign #70)
  - b. Maximum sign height, measured from finished grade to highest point – 2'6”
  - c. Maximum lettering height – 18 inches
  - d. Maximum sign face area per sign – 32 sq. ft.
  - e. Style – signage shall be displayed on the eastern side of the fountain's external base wall and display the name of the congregate living facility only
17. A maximum of three external monument signs shall be permitted per MUPD.
18. Monument signs shall be separated a minimum of 200 lineal feet from other internal or perimeter monument signs, excluding Wellington Green Mall identification monument signs.
19. Maximum of 12 total monument signs allowed for commercial out parcels or free standing businesses, subject to compliance with the maximum number of monument signs per MUPD.
20. Directional, identification and monument type signs background color shall be black and letter color shall be white. The background color shall be beige or tan and letter color shall be black for signs located in the medians along Forest Hill Blvd. and State Road 7. Other colors are prohibited, except for a complete Wellington Green signage revision, which shall continue a similar color scheme as indicated previously.