



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, MARCH 6, 2024

A. Application Summary

I. General

Application Name: Harbor Chase at Wellington Crossing MUPD, DOA-2024-01418
Control Name: Harbor Chase at Wellington Crossing MUPD (2004-00009)
Applicant: 8601 LWR Holdings, LLC
Owner: 8601 LWR Holdings, LLC
Agent: Urban Design Studio - Joni Brinkman
Project Manager: Joyce Lawrence, Senior Site Planner

Title: a Development Order Amendment **Request:** to reconfigure the overall MUPD site plan to modify square footage and uses, and to add a building on 17.80 acres

Application Summary: The application is for Harbor Chase at Wellington Crossing MUPD. The site currently is built with a Type 3 Congregate Living Facility Class A Conditional Use that was approved on April 23, 2015. The site was last approved on June 24, 2021 for an Official Zoning Map Amendment to rezone from the Planned Unit Development (PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District modifications to the site plan to add access points and 60,000 sq. ft. of Medical Office uses. The medical office has not yet been built.

The request proposes to modify the overall MUPD to reduce square footage of the approved Medical Office from 60,000 to 11,000 sq. ft., and modify the uses to add a 32,000 sq. ft. 2-story Professional Office building. The Preliminary Site Plan indicates a total of three buildings, two Water Management Tracts, and 331 parking spaces. Access to the site will remain from Lake Worth Road and Blanchette Trail.

II. Site Data

Acres: 17.80 acres
Location: Northwest corner of Lake Worth Road and Blanchette Trail
Parcel Control: 00-42-44-29-24-001-0020; 00-42-44-29-24-023-0030
Future Land Use: Multiple Land Use (MLU) with Commercial Low Office (CL-O/5)
Zoning District: Multiple Use Planned Development District (MUPD)
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: West Lake Worth Road Neighborhood Plan (WLWRNP)
CCRT Area: N/A
Comm. District: District 6, Vice Mayor Sara Baxter

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for March 6, 2025*

BCC HEARING: *Scheduled March 27, 2025*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A-1 - Future Land Use Map

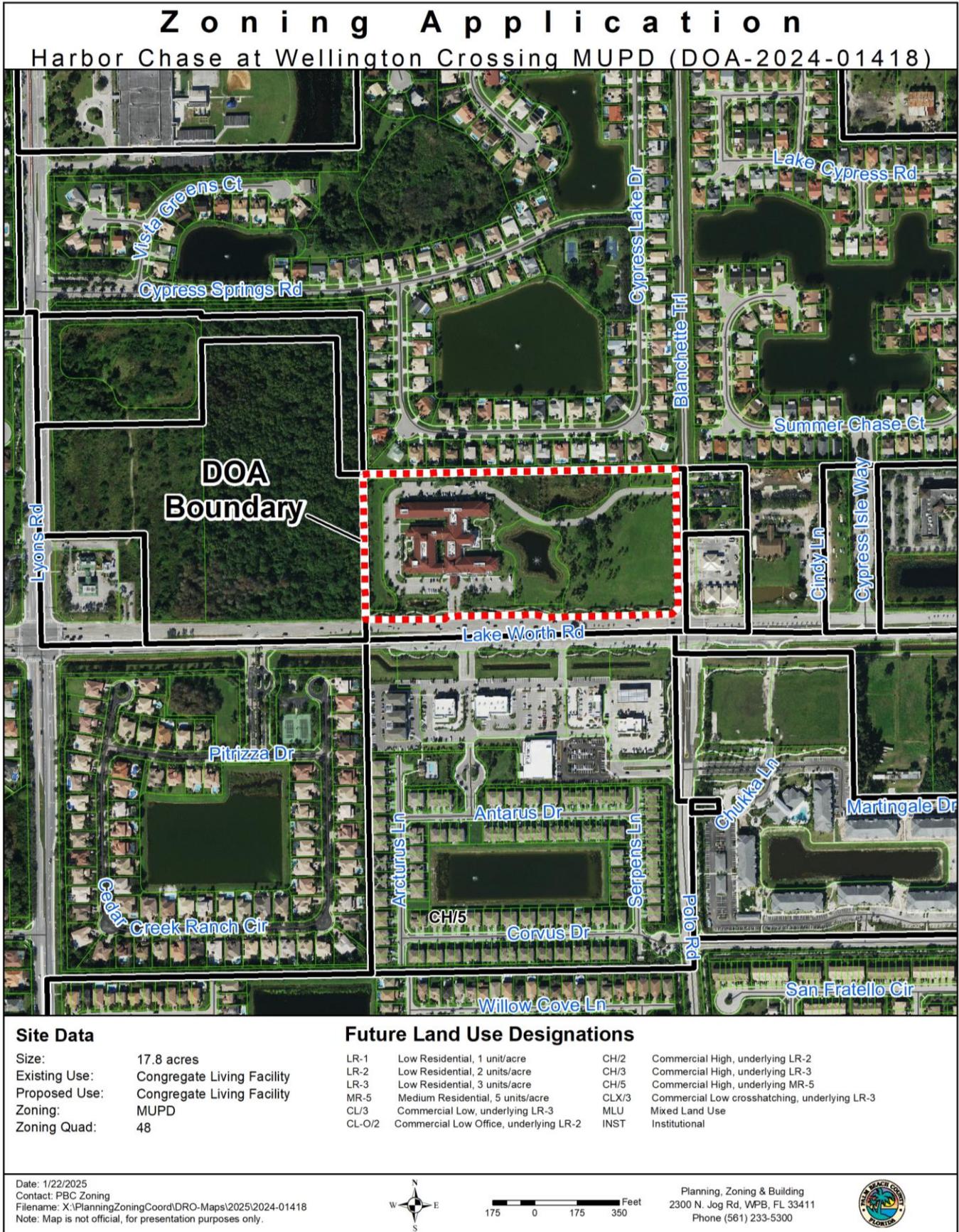


Exhibit A-2 - Zoning Map

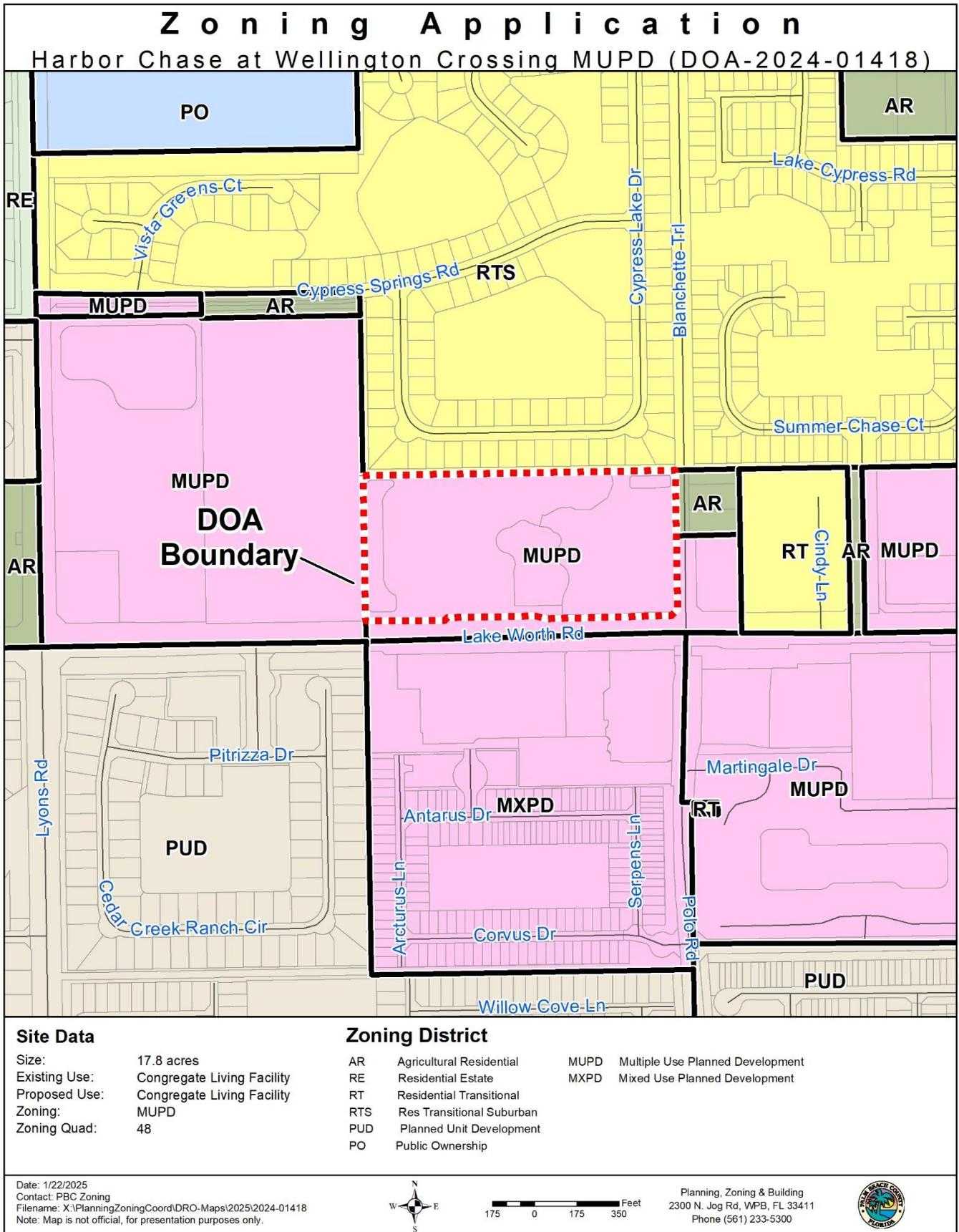


Exhibit B - Standards Analysis & Findings

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis.

- a. **Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

PLANNING DIVISION COMMENTS:

○ *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Intensity and Prior Land Use Amendments:* The 17.80-acre site has been the subject of two prior land use amendments. The first, known as (LGA 2015-001) Harbor Chase of Wellington Crossing, was adopted via Ord. 2015-009 and amended the Future Land Use designation from Low Residential 2 units per acre (LR-2), to Institutional and Public Facilities with an underlying 5 units per acre (INST/5) with conditions. The second and most recent amendment, known as Harbor Chase at Wellington MLU (LGA 2021-0011, Ord. 2021-018), amended the land use from INST/5 to MLU consisting of CL-O with underlying MR-5 (MLU, CL-O/5) and amended previously adopted conditions to read as follows:

1. The density associated with the underlying Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).

2. The commercial intensity and uses associated with the underlying CL-O designation are limited to a maximum of 6.05 acres (see legal description) with up to a maximum of 70,000 square feet.

The request to reconfigure the site plan in order to allow approximately 43,000 sq. ft. of professional and medical office uses on the eastern 6.05-acre CL-O portion of the development is below the maximum square footage allowed, and is therefore consistent with the adopted ordinance conditions. The proposed development complies with the existing MLU FLU designation as the density and intensity of uses are governed by the adopting ordinance and conditions. While the MLU provision for 5% usable open space is not required since the residential use is a CLF, the development plan incorporates a wetland conservation area and integrated pedestrian paths and amenities for users of the site.

○ *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) Policy 2.2-f establishes consistent non-residential zoning districts with their corresponding Future Land Use (FLU) designation as identified in Table 2.2-f.1, Non-Residential Future Land Use - Zoning Consistency. The existing Multiple Land Use (MLU) FLU designation consisting of CL-O and MR-5 is consistent with the existing Multiple Use Planned Development (MUPD) Zoning District.

○ *Density:* No changes are proposed to the existing 132,445 sq. ft. Type 3 CLF building with 156 residents, which is less than the maximum 213 residents permitted for a PDD with the underlying MR-5 land use (5 dwelling units x 17.80 acres = 89 dwelling units; and, 89 dwelling units x 2.39 residents = 212.7 or 213 residents). Therefore, the existing density associated with the MR-5 FLU is consistent with Condition 1 of the proposed amendment

○ *Intensity:* Amendment condition 2 limits the CL-O FLU to a 6.05-acre portion of the site and a maximum of 70,000 sq. ft. Therefore, the proposed 43,000 sq. ft. (32,000 sq. ft. professional office and 11,000 sq. ft. medical office) within the eastern 6.05-acre portion of the site is consistent with this amendment condition.

○ *Special Overlay District/Neighborhood Plan/Planning Study Area:* This site is within the boundaries of the West Lake Worth Neighborhood Plan. The Neighborhood Plan was received by the BCC via resolution 2009-2018 on November 19, 2009 as recognition of the document articulating the desires and consensus of the community. The request is consistent with the neighborhood plan recommendations, specifically design guidelines relating to the built form and site design. The Applicant states in the

justification statement they will reach out to the neighborhood group regarding this application. No objections or concerns have been received by the Planning Division to date.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

○ *Design Objectives and Performance Standards:* The subject site is within the MUPD Zoning District and is subject to standards as required pursuant to Article 3.E.1.C.1, PDD Design Objectives, and Art. 3.E.1.C.2, Performance Standards. As required by the PDD Objectives and Standards, the proposed development meets those requirements.

○ *Property Development Regulations:* The existing and the proposed development complies with the minimum PDRs requirements, as outlined in the PDR chart indicated on the PSP (Exhibit E-1). Pursuant to Table 3.E.3.D., Property Development Regulations, the proposed lot dimensions (width, frontage and depth), and the setbacks from all property lines have exceeded the minimum Code requirements for the MUPD Zoning District. The proposal also meet the requirements for the maximum building coverage.

○ *Use specific criteria –* The proposed amendment will reconfigure the site plan by relocating the medical office building and add a new building for business and professional offices. There are no specific use restrictions for the office uses within the Zoning District.

Medical Office: (Building C) - Medical office is an allowable use within the MUPD zoning district with the CLO future land use. The use was previously approved in the last Development Order for a 60,000 sq. ft. three-story building. The proposed request will shift the building to abut a preserve area, and reduce the square footage and height to a structure that is 11,000 sq. ft. and one story (26 feet in height).

Business and Professional Office: (Building B) – Business or Professional Offices are an allowable use within the MUPD zoning district with the CLO future land use. The request proposes a new building for the development that is 32,000 sq. ft. and two stories (40 feet in height).

○ *Architectural Review:* The site is subject to the Architectural Guidelines pursuant to Article 5.C, Design Standards. Elevations have been provided for both Buildings B and C (Exhibit E.5) and were reviewed by the Zoning Division. As proposed the elevations are generally consistent in Architectural Character, and the design will be to the greatest extent possible with the existing CLF building, and well as the buildings at the south and the southeast of the proposed buildings.

Building B is a proposed two-story, 32,000 sq. ft. building commercial office building, and Building C is a one-story 11,000 sq. ft. building medical office building. Both buildings are more modern in design incorporating a mix of design elements including glass curtain window walls, plaster stucco, and concrete board formed woodgrain materials. The roof lines are mix of both flat roofs with a parapet and a pitch roof with standing seam aluminum or galvanized steel panels.

○ *Parking:* The existing and the proposed development requires a minimum of 270 parking spaces (331 is provided) +61 spaces. The Applicant chose the individual parking ratio of Article 6, Table 6.B.1.B. Minimum Parking Requirements, rather than using the parking range described in Article 3.E. (1 space per 0.06 per unit for the existing CLF use, 1 space per 250 sq. ft. of Professional Office, and 1 space per 200 sq. ft. of Medical Office).

○ *Landscape/Buffering:* All perimeter landscape buffers have already been installed. A 20-foot wide Type 3 Incompatibility Buffer with a six foot in height barrier/panel wall is provided along the north property line. A 30-foot wide Right of Way buffer with meandering pathways is provided has been provided along Lake Worth Road, the south property line in accordance with the West Lake Worth Road Neighborhood Plan. A 15-foot R-O-W buffer has been provided along the Blanchette Trail and a five foot Compatibility Buffer is provided along the east property line.

As part of the last Development Order, the Applicant requested a variance to eliminate the requirement for palms/pines required within the right of way buffers. This variance was approved on June 3, 2021 by the Zoning Commission and described in Resolution ZR-2021-016. As part of that approval conditions of approval were included that tied the request to the site plan approved with the 2021 application and a landscape plan to be submitted at time of building permit. Because a building permit was already approved for the development, and because the site plan is being revised again, Staff have included a condition of approval requiring the Applicant to submit a revised landscape plan at time of final DRO. The revised plan will incorporate the proposed site design revisions including the location of the proposed pines/palms required by the Variance. The landscape plans were approved on December 20, 2016. Modifications and

relocation of plant material that was required by the prior development order and contained in the current approved landscape plans will be relocated or mitigated. Because the site plans is modified from one medical building to two buildings for medical, and professional offices, and no Phasing plan was submitted for review, all landscaping shall be installed prior to the issuance of the next CO for either Building B or C.

- **Phasing:** The proposed DOA is comprised of two phases, phases 2 and 3. The PRP indicates for Phase two a phasing timeline from 2025-2029, and include the proposed Building B, professional office building and the parking spaces. Phase three indicates a timeline from 2029-2033 to construct Building C, the Medical Office building.

- **Signage:** A Preliminary Master Sign Plan was amended to include potential wall signage for the new buildings. The current approved final master sign plan currently depicts two free standing signs (Signs A & B), with Sign A being the existing sign for the CLF that will remain unchanged. Sign B also remains unchanged as compared to the approved plan and will serve both the proposed buildings and is in compliance with code setbacks, height and sign face area as depicted on the PMSP. Sign B is setback more than five feet with a setback of 20', and in compliance with the height limitation of 15' based on the width of Lake Worth Road and with the proposed maximum sign face area of 200 sq. ft. per side.

Wall signage remains unchanged for the existing CLF building, and the proposed wall signage for the new buildings will be in compliance with code allowances as depicted on the PMSP. Specifically, Wall Sign W-B1 on Building B has a maximum sign an area of 110.6 sf which is the maximum amount permitted per ULDC 8.G.1.A (1.0 sf per length of wall in linear feet). Wall Sign W-C1 on Building C is also the maximum allowable per the ULDC, at 71.8 sf sign area on a wall of 71.8 linear feet. Wall Sign W-C2, also on Building C, is the maximum sign per code (38.0 sf, or 0.25 sf/linear ft. wall length). Wall Sign W-C3 is the maximum sign face per the ULDC at 76.0 sf (0.5 sf/linear ft. wall length).

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The subject site is an MUPD that was previously determined to be compatible with the surrounding properties. The proposed amendment including the Professional Office use is consistent with the approved and surrounding uses, as well as the character of the Lake Worth Road corridor. The location of the medical office building within the southeast portion of the site is compatible with a similar approved use (Medical Office, Control No. 2005-00001), at the northeast corner of the Lake Worth Road and Blanchette Road intersection. As proposed, the amendment/modifications to the adjacent parcels of land are compatible with the properties to the south (Control No. 2007-00096), southeast (Control No. 2005-00001), and to the west (Control No. 1998-00077) of the site. Compatibility for the remaining existing residential parcels to the north, and to the northeast of the subject site have been addressed through site design elements, and landscaping and buffering. The proposed DOA is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The prior approvals for the subject site was found to meet the requirements for the *Design Minimizes Adverse Impacts*. The prior approval added an unbuilt three-story medical office building to be constructed to a height of 41.6 feet to the previously approved two-story CLF use. The proposed DOA will reduce the square footage of the medical office building (Building C) from 60,000 sq. ft. to 11,000 sq. ft. (-49,000 sq. ft.), and reduce the height from the previously approved height from three-story to one-story. Building C is proposed to be located closer to Blanchette Road, but at a 35 foot setback which is greater than the minimum 25 foot side street setback. Zoning staff is including a Condition of Approval to ensure that this building is not administratively modified to be closer than 35 feet from Blanchette Road.

The proposed two-story Professional Office building (Building B) is located interior to the site, is buffered by a Conservation Easement providing additional setbacks between the existing residential parcels of land to the north of the property and the building. The proposed DOA is consistent with Code requirements as indicated on the PSP. The proposed site designs elements including but not limited to the proposed buildings locations, height setbacks, landscape buffers, loading areas, signage, water management tract, foundation planting, and parking spaces are in compliance with Code requirements. Therefore, the proposed amendment to the site, subject to the conditions of approval and all site elements together will minimize any adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

- e. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- **Vegetation Protection:** There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The water management tracts, and open space have been located to maximize onsite preservation. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to the final approval by the DRO, as indicated in Article 14.C.7.C.
- **Wellfield Protection Zone:** This property is not located within Wellfield Protection Zone.
- **Irrigation Conservation Concerns and Surface Water:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.
- **Environmental Impacts:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

- f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The subject site is surrounded by existing residential uses to the north, a mixed of residential and commercially zoned properties to the east, and commercial properties to the south, and the west of the property. The Applicant is proposing to modify the development to reduce square footage of the approved Medical Office from 60,000 to 11,000 sq. ft., and modify the uses to add a 32,000 sq. ft. 2-story building, Professional Office. As the Lake Worth Road corridor has been approved, and is been developed with commercial uses, the proposed DOA should have no impact, and will result in a logical, orderly, and timely development pattern.

- g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant.

The western portion of the site is currently developed with 156 bed Congregate Living Facility. The site is vested for addition of 60,000 sq. ft. Medical Office facility. The current proposal is to add 32,000 sq. ft. Professional Office and 11,000 sq. ft. Medical Office facilities by replacing the previously approved 60,000 sq. ft. of Medical Office. This modification in the development plan is expected to result in 1,583 fewer net daily trips, 92 fewer net AM peak trips, and 132 fewer net PM peak hour trips. Overall, the new plan is expected to generate 1,046 net daily trips, 103 net AM peak hour trips, and 117 net PM peak hour trips. The build out of the project is assumed to be by 2027.

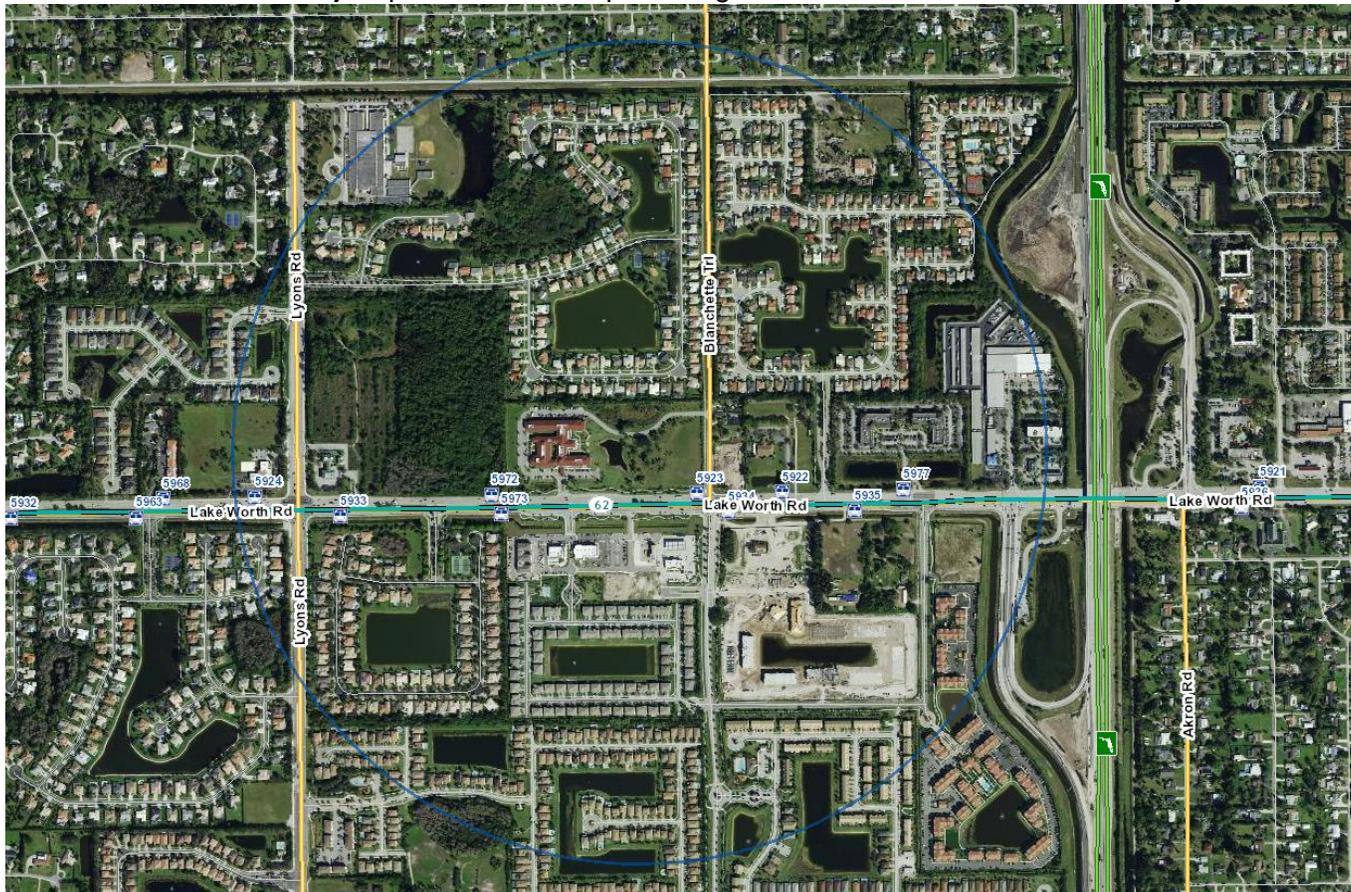
Since there will be a reduction in the peak hour trips as compared to those of the already approved plan, the project continues to meet PBC Traffic Performance Standards (TPS). The access will be as already approved (one directional and one right-in/right-out on Lake Worth Road, one full on Blanchette Trail). All required turn lanes are either already existing or will be constructed with the new development. All Engineering conditions for previously approved project will be carried over to this application.

LAND DEVELOPMENT DIVISION:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. The Property Owner will construct onsite drainage facilities, including expanding the existing lake, adding dry detention and underground storage chambers to accommodate the improvements proposed with this application. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division. No new conditions of approval are being proposed; existing conditions to dedicate right-of-way to Florida Department of Transportation have been carried forward. All Engineering conditions for previously approved project will be carried over to this application.

MASS TRANSIT:

Palm Tran review staff have no staff report comments on this application. There are several bus stops within a ½ mile of the subject parcel. Each stop is along Lake Worth Road which is used by Route 62.



DRAINAGE DISTRICT:

The overall development is: *“Located within the boundaries of the Lake Worth Drainage District and the South Florida Water Management District C-51 Drainage Basin (Permit No. 50-10915- P). It is proposed that runoff be directed to the on-site existing water management areas (dry retention, lake system, and/or exfiltration trench) by means of paved or grass swales and/or inlets and storm sewer. The existing water management tract will be expanded along with added dry detention and underground storage chambers. Legal positive outfall for overflow and bleed-down is available through the existing piped connection to the Blanchette Trail drainage system adjacent to the east property line of the subject parcel.”*

The full statement is in Exhibit E-7. The Applicant must obtain all required permits from the Districts prior to the issuance of any Building Permits.

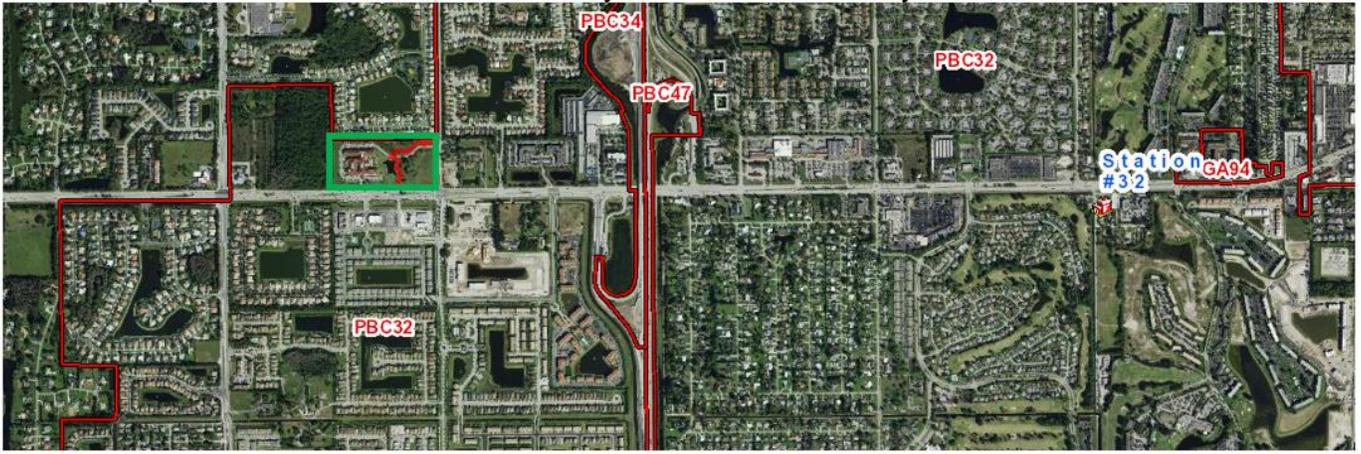
WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries and connected to potable water and sanitary sewer service from the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD has provided a Letter for Concurrency Reservation (see Exhibit E-8). The new structures will also be required to connect to water and wastewater service, and subject to the permitting approval process of PBCWUD.

PALM BEACH COUNTY HEALTH DEPARTMENT: The Health Department staff have no comments on this application.

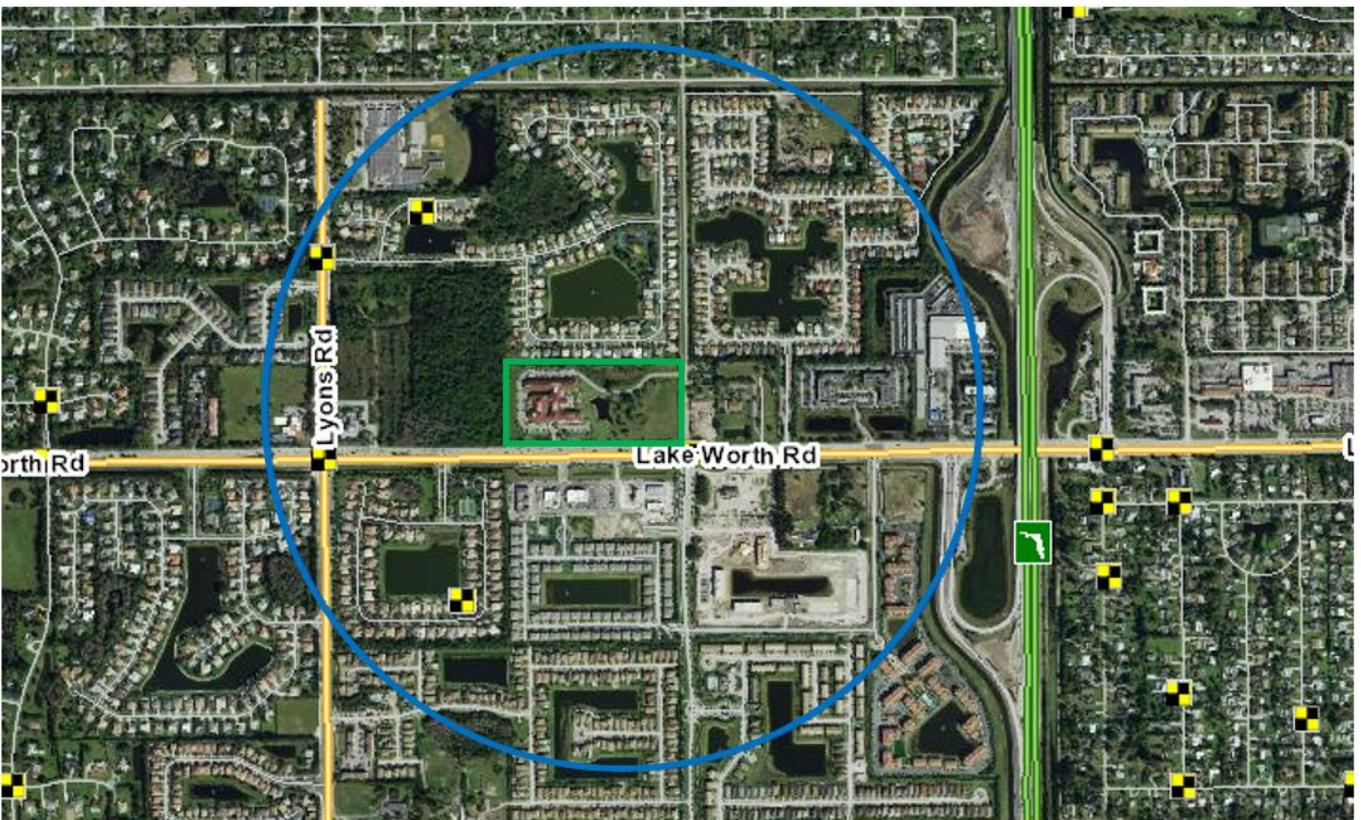
FIRE PROTECTION:

The development is within the service boundary of Palm Beach County Fire Rescue Station 32.



SCHOOL IMPACTS:

The PBC School District Staff have no comments regarding this non-residential application as there is no density proposed. There are a few bus stops within a 1/2 mile of the subject property. Non are located directly adjacent to the subject site.



PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comment regarding this application. There is no change to the number of CLF beds/residents, and therefore the required 0.39 acres of recreation area is still met as 0.40 acres are provided.

- h. Changed Conditions or Circumstances –** *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following: *“There is a changed circumstance that necessitate a modification to the development order. The prior owner had gained approval for a rezoning to the MUPD from the previous PUD district for the construction of a three-story medical office building on the property back in June of 2021. This was done concurrently with a land use amendment approved under Ordinance 2021-018 to allow for Commercial Low Office Land Use to specifically allow both medical office and/or professional office on the 6.05 acres of the site, up to a maximum of 70,000 sq. ft. At the time, while no users were identified and owner elected to propose only the medical office use.*

The changed circumstance involves the transfer of ownership to an entity associated with the Realtors of Broward, Palm Beaches and St. Lucie resulting in the proposal to construct their offices at the site with the intent to allow for a reduced the medical office component. Both the land use designation and conditions associated with the land use change, as well as the existing MUPD zoning district, permit both uses as proposed and the proposed development program results in a decrease in intensity for the site”.

Exhibit C - Conditions of Approval

Development Order Amendment on 17.80 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2021-859, Control No.2004-00009, which currently states:

The approved Preliminary Site Plan is dated April 26, 2021. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The approved Preliminary Site Plans are dated January 9, 2025 and December 23, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2021-859, Control No.2004-00009, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2024, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after June 19, 2027, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. LAKE WORTH ROAD AND BLANCHETTE TRAIL SIGNALIZATION

The Property Owner shall provide funds towards the cost of signal installation if warranted as determined by the County Engineer at Lake Worth Road and Blanchette Trail. Signalization shall be a mast arm structure installation.

a. The Property Owner shall provide surety for \$34,360 to the Traffic Division prior to the issuance of the first Building Permit [NOTE: COMPLETED] (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2021-859, Control No.2004-00009)

3. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2021-859, Control No.2004-00009)

4. The Property Owner shall provide to the Florida Department of Transportation (FDOT), a road right of way deed and all associated documents as required by FDOT for the expanded intersection of Polo Road and Lake Worth Road plus the corner clip. The dedication will be approximately 15 feet in width from the

east property line to the west side of the eastern most driveway on Lake Worth Road on an alignment approved by the FDOT or County Engineer

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit. Right of way conveyance shall be free and clear of all encumbrances and encroachments. Property Owner shall provide FDOT with sufficient documentation, including, at a minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from Tax Collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed, and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Property Owner must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 4 of Resolution R-2021-859, Control No.2004-00009)

5. Prior to the issuance of the first building permit, the Property Owner shall provide to Florida Department of Transportation (FDOT), by deed, additional right of way for the construction of a right turn lane on Lake Worth Road at the project's eastern entrance. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance and shall be free and clear of all encumbrances and encroachments. Property Owner shall provide FDOT with sufficient documentation, including, at a minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from Tax Collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Property Owner must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean-up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and corner clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2021-859, Control No.2004-00009)

6. The Property Owner shall construct a right turn lane east approach on Lake Worth Road at the east entrance. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 6 of Resolution R-2021-859, Control No.2004-00009)

ENVIRONMENTAL

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) (Previous Environmental Condition 1 of Resolution R-2021-859, Control No.2004-00009)

2. A complete Standard Vegetation Permit Application For Protection of Native Vegetation Approval, including the appropriate fee, shall be submitted to the Department of Environmental Resources Management (ERM) prior to the final approval of the plan by the Development Review Officer (DRO). (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) (Previous Environmental Condition 2 of Resolution R-2021-859, Control No.2004-00009)

LANDSCAPE – GENERAL

1. Prior to final approval by the Development Review Officer, the Applicant shall submit landscape plans. Landscaping described in ZR-2021-00016, shall be indicated on the landscape plan. Modifications to the site design, as described in the Preliminary Site Plans dated January 9, 2025 and December 23, 2024, shall be incorporated into the revised plans. Trees and Palms that were to be preserved and relocated, as described in the Landscape Plans approved on December 20, 2016 shall be relocated or mitigated. (DRO: ZONING – Zoning)

PLANNING

1. Per LGA 2021-011, condition 1: the density associated with the underlying Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for the development of a Congregate Living Facility (CLF). If developed residentially, other than a CLF, the density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2). (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 1 of Resolution R-2021-859, Control No.2004-00009)

2. Per LGA 2021-011, condition 2: The commercial intensity and uses associated with the underlying CL-O designation are limited to a maximum of 6.05 acres (see legal description) with up to a maximum of 70,000 square feet. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 2 of Resolution R-2021-859, Control No.2004-00009)

3. Prior to final approval by the Development Review Officer (DRO), all applicable plans, documents shall be updated to be consistent with what was adopted by the Board of County Commissioners (BCC). (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2021-859, Control No.2004-00009)

SITE DESIGN

1. Building C (Medical Office) shall be a minimum 35 feet from the east property line. (BLDGPM: MONITORING - Zoning)

USE LIMITATIONS

1. Deliveries shall not occur prior to 7:00 a.m. or later than 9:00 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2021-859, Control No.2004-00009)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant 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 Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, 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; the 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 Unified Land Development Code 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 of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement 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 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

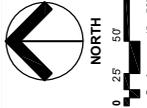
Application No.	Title & Request	Resolution	Decision	Approval Date
Z/CA-2004-00497	Title: Official Zoning Map Amendment Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District	R-2005-02276	Approved With Conditions	11/17/2005
Z/CA-2004-00497	Title: Class A Conditional Use Request: To allow a church or place of worship	R-2005-02277	Approved With Conditions	11/17/2005
SV/ABN/PDD/R-2014-01882	Title: a Subdivision Variance Request: to allow direct access to a major street (Lake Worth Road), and to allow access on both a lower and higher classification of streets.	ZR-2015-00014	Adopted With Conditions	04/06/2015
LGA-2015-00001	Title: Lake Worth Senior Living, Small Scale Land Use Amendment Request: To change future land use designation from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8)	2015-00009	Adopted With Conditions	04/23/2015
SV/ABN/PDD/R-2014-01882	Title: a Development Order Abandonment Request: to abandon a Class A Conditional Use granted under Resolution R-2005-2277 to allow a Place of Worship.	R-2015-00533	Adopted	04/23/2015
SV/ABN/PDD/R-2014-01882	Title: an Official Zoning Map Amendment to a Planned Development District Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District.	R-2015-00534	Adopted With Conditions	04/23/2015
SV/ABN/PDD/R-2014-01882	Title: a Requested Use Request: to allow a Type 3 Congregate Living Facility (CLF).	R-2015-00535	Adopted With Conditions	04/23/2015
ZV/PDD/DOA-2021-00111	Title: a Type 2 Variance Request: to reduce Right-of-Way (R-O-W) Buffer Landscape Requirements.	ZR-2021-00016	Adopted	06/03/2021
LGA-2021-00011	Title: Harbor Chase, Large Scale Future Land Use Amendment Request: To change the future land use designation from Institutional and Public Facilities with an underlying Medium Residential, 5 units per acre (INST/5) to Multiple Land Use with Commercial Low-Office and underlying 5 units per acre (MLU, CL-O/5).	2021-00018	Adopted With Conditions	06/24/2021
ZV/PDD/DOA-2021-00111	Title: an Official Zoning Map Amendment Request: to rezone from the Planned Unit Development (PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.	R-2021-00859	Adopted	06/24/2021
ZV/PDD/DOA-2021-00111	Title: a Development Order Amendment Request: to modify the Site Plan; and, to add uses, access points, buildings and square footage.	R-2021-00860	Adopted	06/24/2021

Exhibit E-1 - Preliminary Site Plan

Harbor Chase at Wellington Crossing MUPD

Palm Beach County, Florida

Preliminary Site Plan



Date: 09/18/2024
 Project No.: 2024-0003
 Drawing No.: PD
 Drawn By: JB
 Checked By: JB

Revision Dates:
 11.28.2024
 11.28.2024
 11.28.2024
 11.28.2024

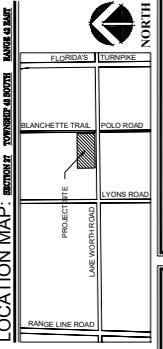
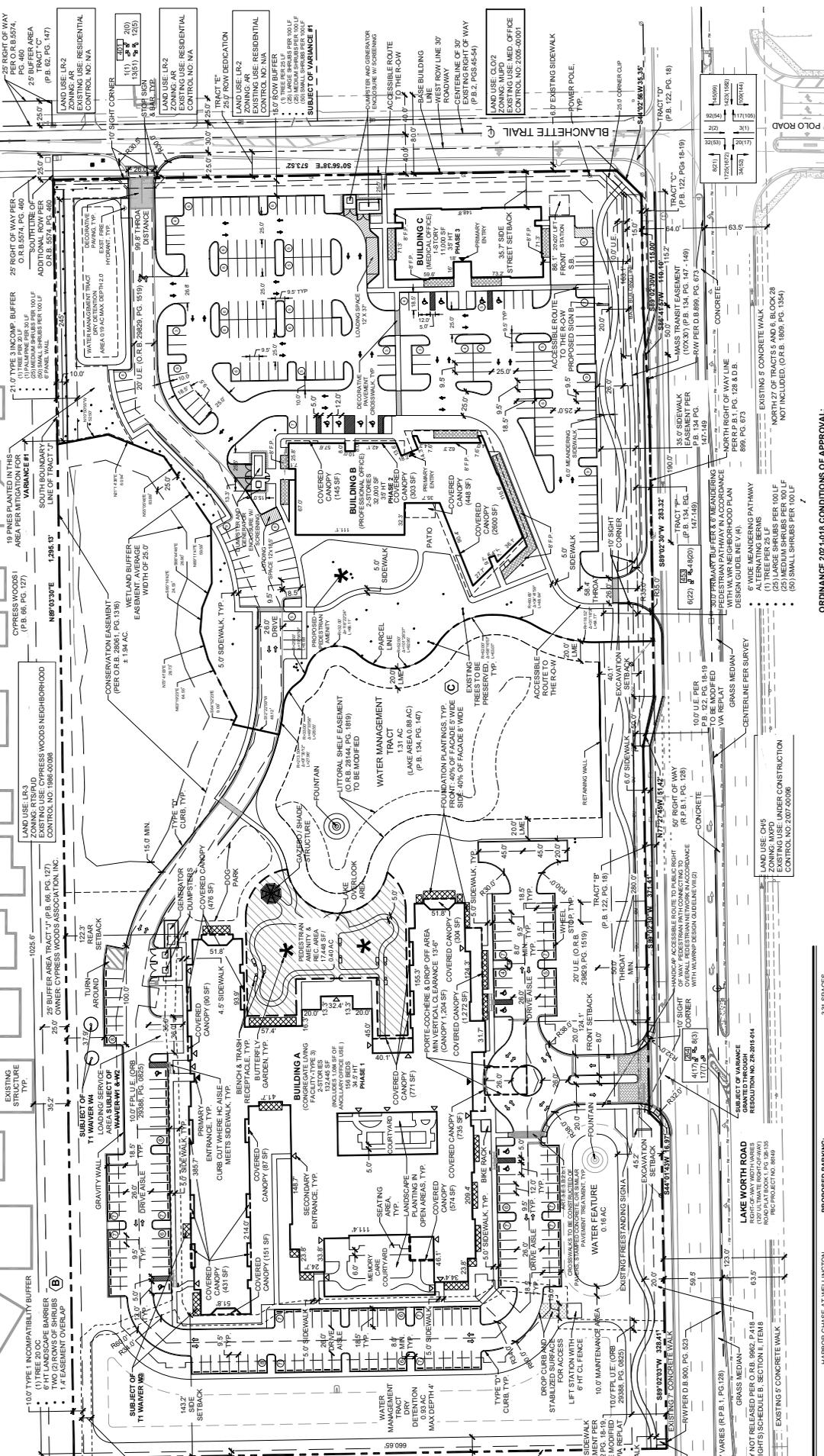
PSP-1

of 2

urban design studio
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics

610 Clematis Street, Suite C142
 West Palm Beach, FL 33401
 Tel: 561.836.1111
 www.urbandesignstudio.com
 #UCD000055

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ORDINANCE 202-018 CONDITIONS OF APPROVAL:

- The density associated with the underlying Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for residentially other than as a CLF. The density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).
- The commercial intensity and uses associated with the underlying designation shall be up to a maximum of 6,000 square feet.

NOTES:

- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY [REDACTED]. IT IS THE INTENT OF THE DEVELOPER TO SUBDUDE USING THE PLATTING EXEMPTION IN LDCART 11 A.B.B. TO 200 ACRES OR LESS THAN 500 BA.
- THE LAND AREA ASSOCIATED WITH THE 18 ROW DEDICATION FOR THE EAST TURN LANE TO BE RESERVED ON THE PLAT TO THE OWNER ITS SUCCESSORS AND ASSIGNED AND CONVEYED TO VIA DEED PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL PERMIT. (ENGINEERING CONDITION # 9 OF RESOLUTION R-2021-0589-B)

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	MINIMUM FRONT YARD SETBACKS
SIZE	FRONT
REQUIRED: 3.0 AC	20.0'
PROPOSED: AC	1,320.13'
	603.39'
	23
	13.6%
	86.1'
	143.2'
	35.7'
	122.3'

BOUNDARY INFORMATION:

- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY [REDACTED]. IT IS THE INTENT OF THE DEVELOPER TO SUBDUDE USING THE PLATTING EXEMPTION IN LDCART 11 A.B.B. TO 200 ACRES OR LESS THAN 500 BA.
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PROPOSED PARKING:

REQUIRED	PROVIDED	REQUIRED ACCESSIBLE PARKING	REQUIRED LOADING	PROPOSED OFFICE	PROPOSED RECREATION AREA	TRAFFIC ANALYSIS ZONE (TAZ)
331 SPACES	303 SPACES (405 SPACES PROVIDED)	(INCLUDED IN TOTAL PARKING PROVIDED)	STANDARD A - 12 X 18.5'	1 SPACE	17,448 SF (0.46 AC)	1013

CONCURRENCY:

CONCURRENCY	CONCURRENCY
158 RESIDENTS	CONCURRENCY
32,000 SF	CONCURRENCY
11,000 SF	CONCURRENCY

CONCURRENCY:

CONCURRENCY	CONCURRENCY
158 RESIDENTS	CONCURRENCY
32,000 SF	CONCURRENCY
11,000 SF	CONCURRENCY

CONCURRENCY:

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THE PLAN.

PBC Zoning Stamp:

BLANCHETTE TRAIL
 POLO ROAD
 LYONS ROAD
 LANE WORTH ROAD
 RANGE LINE ROAD

PBC Amendments:

ORDINANCE 202-018 CONDITIONS OF APPROVAL:

- The density associated with the underlying Medium Residential, 5 units per acre (MR-5), future land use designation shall only be utilized for residentially other than as a CLF. The density shall be limited to that associated with the Low Residential, 2 units per acre (LR-2).
- The commercial intensity and uses associated with the underlying designation shall be up to a maximum of 6,000 square feet.

NOTES:

- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY [REDACTED]. IT IS THE INTENT OF THE DEVELOPER TO SUBDUDE USING THE PLATTING EXEMPTION IN LDCART 11 A.B.B. TO 200 ACRES OR LESS THAN 500 BA.
- THE LAND AREA ASSOCIATED WITH THE 18 ROW DEDICATION FOR THE EAST TURN LANE TO BE RESERVED ON THE PLAT TO THE OWNER ITS SUCCESSORS AND ASSIGNED AND CONVEYED TO VIA DEED PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL PERMIT. (ENGINEERING CONDITION # 9 OF RESOLUTION R-2021-0589-B)

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331 SPACES	303 SPACES (405 SPACES PROVIDED)	(INCLUDED IN TOTAL PARKING PROVIDED)	STANDARD A - 12 X 18.5'	1 SPACE	17,448 SF (0.46 AC)	1013

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32,000 SF	CONCURRENCY
11,000 SF	CONCURRENCY

CONCURRENCY:

CONCURRENCY	CONCURRENCY
158 RESIDENTS	CONCURRENCY
32,000 SF	CONCURRENCY
11,000 SF	CONCURRENCY

CONCURRENCY:

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THE PLAN.

CONCURRENCY:

SITE DATA:
 APPLICATION NAME: HARBOR CHASE AT WELLINGTON CROSSING MUPD
 CONTROL NUMBER: 2025-00037
 PROJECT NUMBER: 06130-000

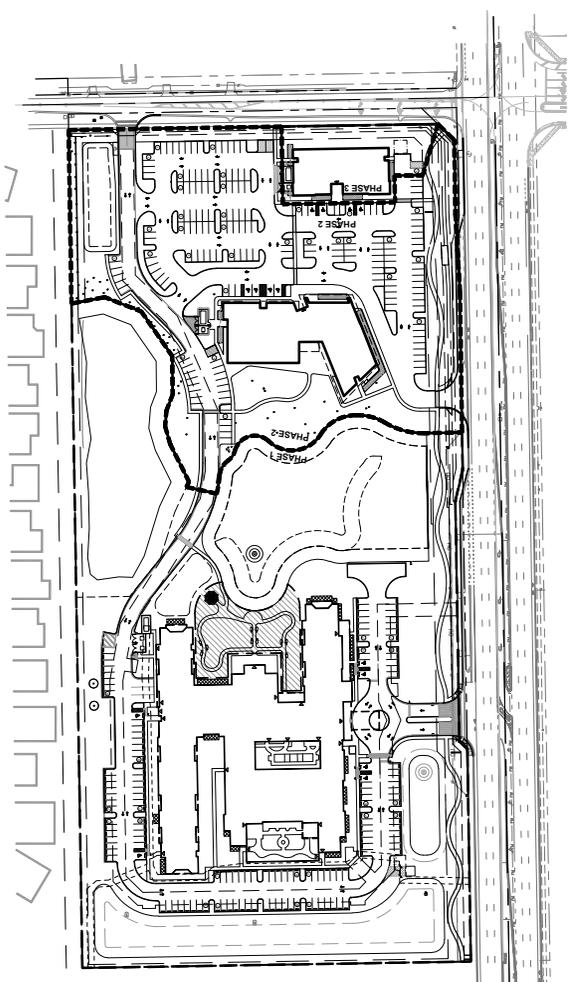
DEVELOPMENT TEAM:
 APPLICANT: 861 LVR HOLDINGS LLC
 861 LVR Holdings, LLC
 West Palm Beach, FL 33409
 Phone: 561.585.4544

ENVIRONMENTAL:
 EW CONSULTANTS
 4152 West Blue Heron Boulevard, Suite 124
 Jupiter, FL 33458
 Phone: 561.623.5475

SURVEYOR:
 GEOPONT SURVEYING, INC.
 4152 West Blue Heron Boulevard, Suite 105
 Jupiter, FL 33458
 Phone: 813.248.8888

LAND & SITE PLANNING:
 URBAN DESIGN STUDIO
 610 Clematis Street
 West Palm Beach, FL 33401
 Phone: 561.366.1100

CIVIL & ENGINEERS:
 SIMMONS & WHITE
 200 S. Palm Beach
 West Palm Beach, Florida 33407
 Phone: 561.479.7948



PHASING PLAN: SCALE - 1:100 NORTH

PHASING TABLE:

Phase	Phasing Timeline	Proposed Uses	No. of Buildings and S.F.	Acres & % of Land Area for Each Phase
PHASE 1:	Existing	CFI (Building A)	One (1): 132,445	11.78 acres, 66.18%
PHASE 2:	2025-2029	Commercial Office (Building B)	One (1): 32,000	5.44 acres, 30.56%
PHASE 3:	2029-2033	Medical Office (Building C)	One (1): 11,000	0.58 acres, 3.26%

SITE PLAN APPROVAL VALID FOR FOUR YEARS FROM COMMENCEMENT OF DEVELOPMENT FOR 2ND PHASE AND FOUR YEARS FROM COMMENCEMENT OF 3RD PHASE PHASING SCHEDULE IS ESTIMATED AND MAY BE CHANGED AT THE DISCRETION OF THE OWNER.

EXISTING NON-CONFORMITIES TABLE:

Code Section	Requirement	Location of Non-compliance
(A) Table 7.C.2.B - Compatibility Buffer Landscape Requirements	8' Compatibility Buffer	Western Bldg. In regards to Compatibility Buffer width requirements.
(B) Table 7.C.2.C.3 - Incompatibility Buffer Landscape Requirements	Type 3 Incompatibility Buffer	Western 105.6' of the North Side of the site in regards to width and Plant Material.
(C) Table 7.C.3.B - Foundation Planning and Dimensional Requirements	Min. Foundation Planning Width of 6.0' for Front and Side Facades; for 40% of the facade width.	Front Facade of Building A in regards to Foundation Planning

TYPE 2 VARIANCE - GRANTED THROUGH RESOLUTION NO. ZR-2021-016

Variance or Waiver No.	UDC Reference Article/Section	Required	Provided	Variance or Waiver	Approval Date/Resolution No.
V.1	Table 7.C.3.A - Right-of-Way Landscape Requirements Affected Area East ROW Buffer	19 Palmyr Palms	0	100%	ZR-2021-016

DRO TYPE I WAIVER TABLE - GRANTED FOR THE CIF USE VIA DRC-2015-017

Variance or Waiver No.	UDC Reference Article/Section	Required	Provided	Variance or Waiver	Approval Date/Resolution No.
IV.1	Art. 5.B.1.H.2 - Loading Space Width	Min. 15 feet	12 feet	3 feet	DRC-2015-017
IV.2	Art. 5.B.1.H.2 - Loading Space Length	Min. 35 feet	35 feet	20 feet	DRC-2015-017

DRO TYPE I WAIVER TABLE - GRANTED FOR THE CIF USE VIA W-2022-00037

Variance or Waiver No.	UDC Reference Article/Section	Required	Provided	Variance or Waiver	Approval Date/Resolution No.
W.3	7.C.3.B - Foundation Planning	40% foundation planning required on building front and side elevations	27.5% foundation planning required on the west (side) facade	Relocate 12.4% foundation planting to the north (rear) facade	W-2022-00037
W.4	7.C.5.9.1 - Utilities	Utilities may encroach landscape islands, easement area for the required tree to grow	Utilities may encroach landscape islands, easement area for the required tree to grow	Relocate two terminal island (I) required trees to avoid parking island easement north common area at the rear of the CIP building of the CIP building	W-2022-00037

SUBDIVISION VARIANCE TABLE - GRANTED THROUGH RESOLUTION NO. ZR-2018-014

Variance or Waiver No.	UDC Reference Article/Section	Required	Provided	Variance or Waiver	Approval Date/Resolution No.
V.1	Art. 11.E.2.A.4.b - Non-residential Lots	No access from streets of lot; higher classifications, access to the lot shall be by the higher power classification unless otherwise permitted by the UDC.	To allow access to both the local street (Trail) to allow access to the higher classification street (Lake Worth Road)	In addition to access to the local street (Trail) to allow access to the higher classification street (Lake Worth Road)	ZR-2018-014
V.2	Art. 11.E.9.3.2 - Lots Abutting Major Streets	No access from individual lots permitted directly to a major street (Lake Worth Road)	Direct access to Lake Worth Road	To allow direct access to Lake Worth Road	ZR-2018-014

Harbor Chase at Wellington Crossing MUPD
 Palm Beach County, Florida
 Preliminary Site Plan

Sheet No.: 06130-000
 Prepared By: RD
 Designed By: RD
 Drawn By: RD
 Checked By: JB

Revision Dates:
 08.19.2024: DATE SUBMITTED
 11.06.2024: DATE SUBMITTED
 12.29.2024: DATE SUBMITTED

PBC Zoning Stamp:

PBC Amendments:

Exhibit E-2 - Preliminary Regulating Plan

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Harbor Chase at Wellington Crossing MUPD

Palm Beach County, Florida

Preliminary Regulating Plan - Buffer Details

Date: 09/18/2024
 Project No.: 14-032.003
 Designed By: RD
 Drawn By: RD
 Checked by: JB

Revision Dates	
12.28.2024	DATE SUBMITTED
12.28.2024	DATE RE-EVALUATED
12.28.2024	DATE RE-EVALUATED

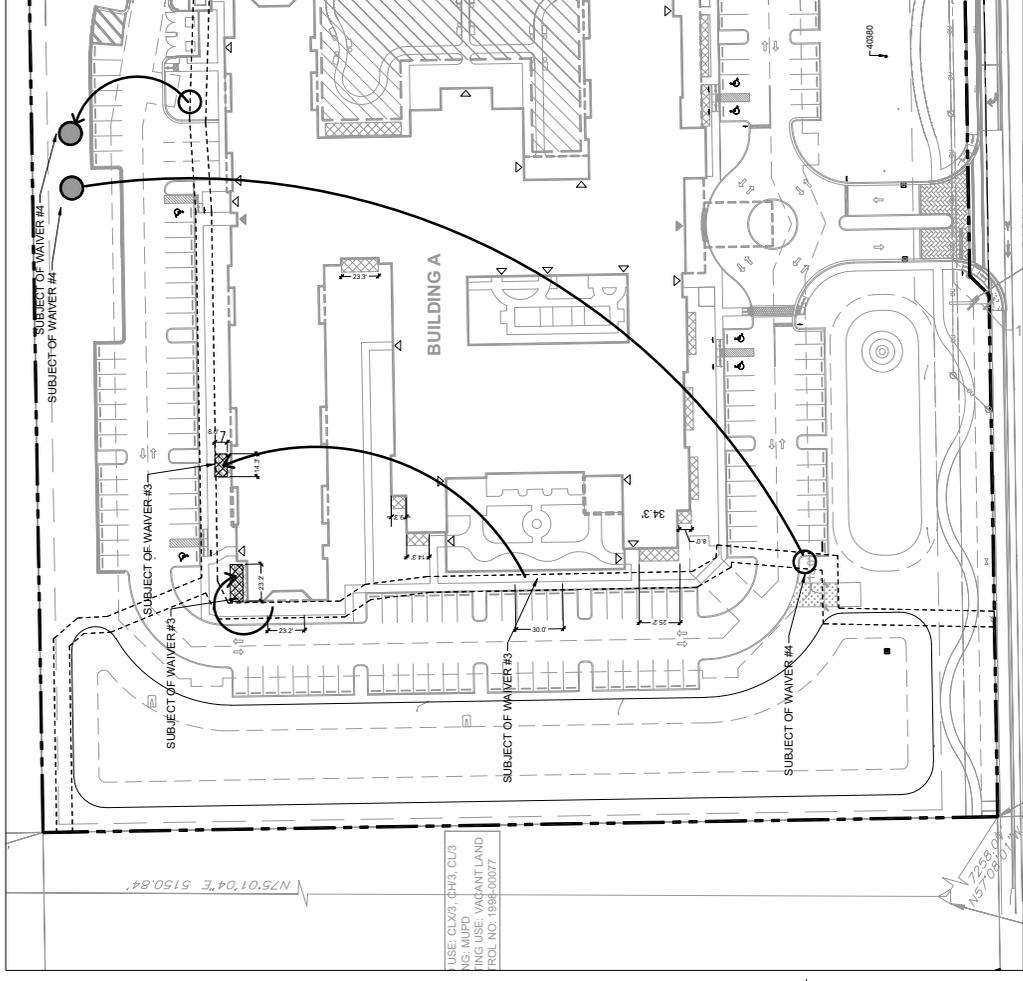
PRP-1

of 5

SITE DATA:

Variance	ULDC Sec. - Right-of-Way Landscape Requirements	Required	Proposed	Variance
1	Affected Area East ROW Buffer	19 Palms/Pines	0	100%

APPLICATION NAME: HARBOR CHASE AT WELLINGTON CROSSING MUPD
 CONTROL NUMBER: 2024-000003
 PROJECT NUMBER: 051304000

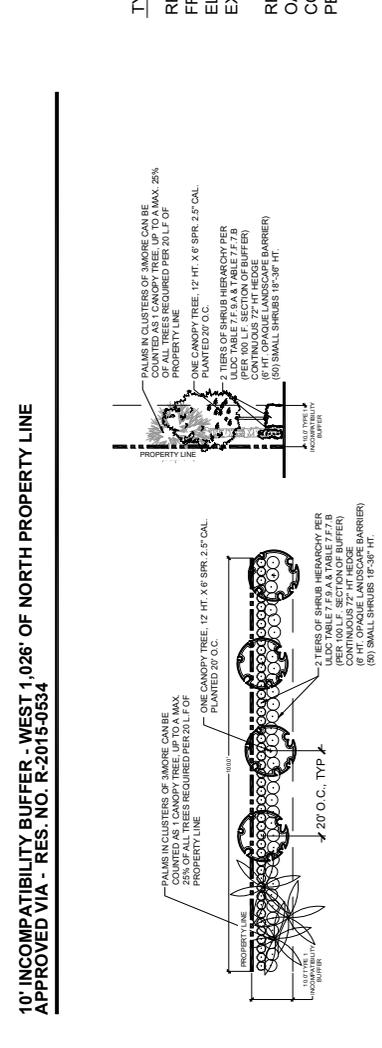
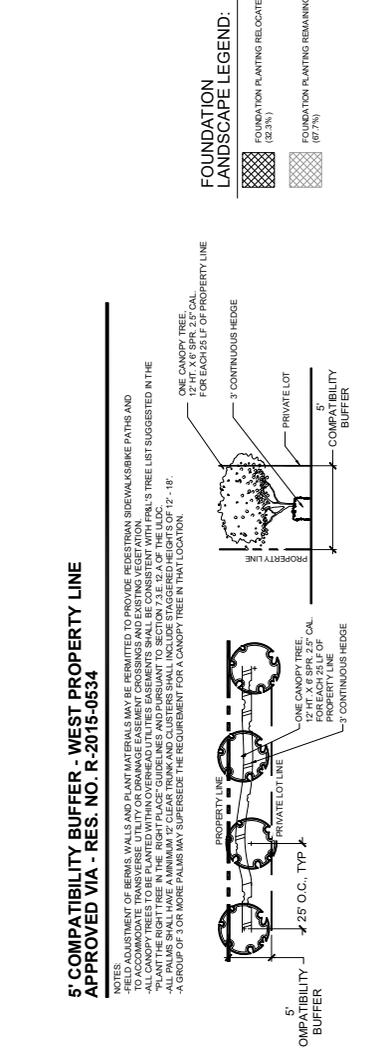
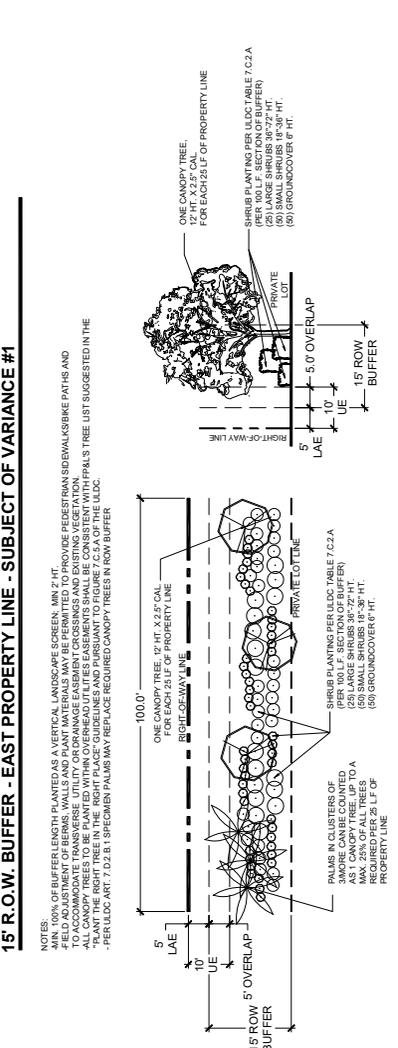
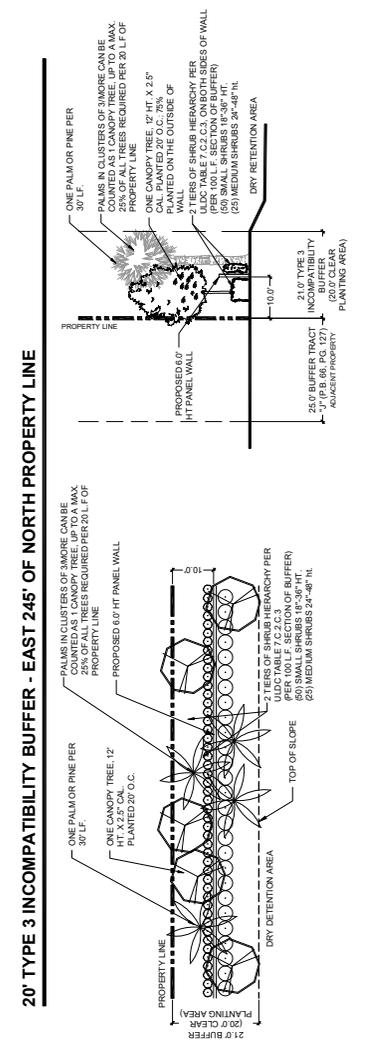


TYPE 2 VARIANCE - GRANTED THROUGH RESOLUTION 2022-0032-016

Variance	ULDC Sec. - Right-of-Way Landscape Requirements	Required	Proposed	Variance
1	Affected Area East ROW Buffer	19 Palms/Pines	0	100%

PBC Zoning Stamp:

PBC Amendments:

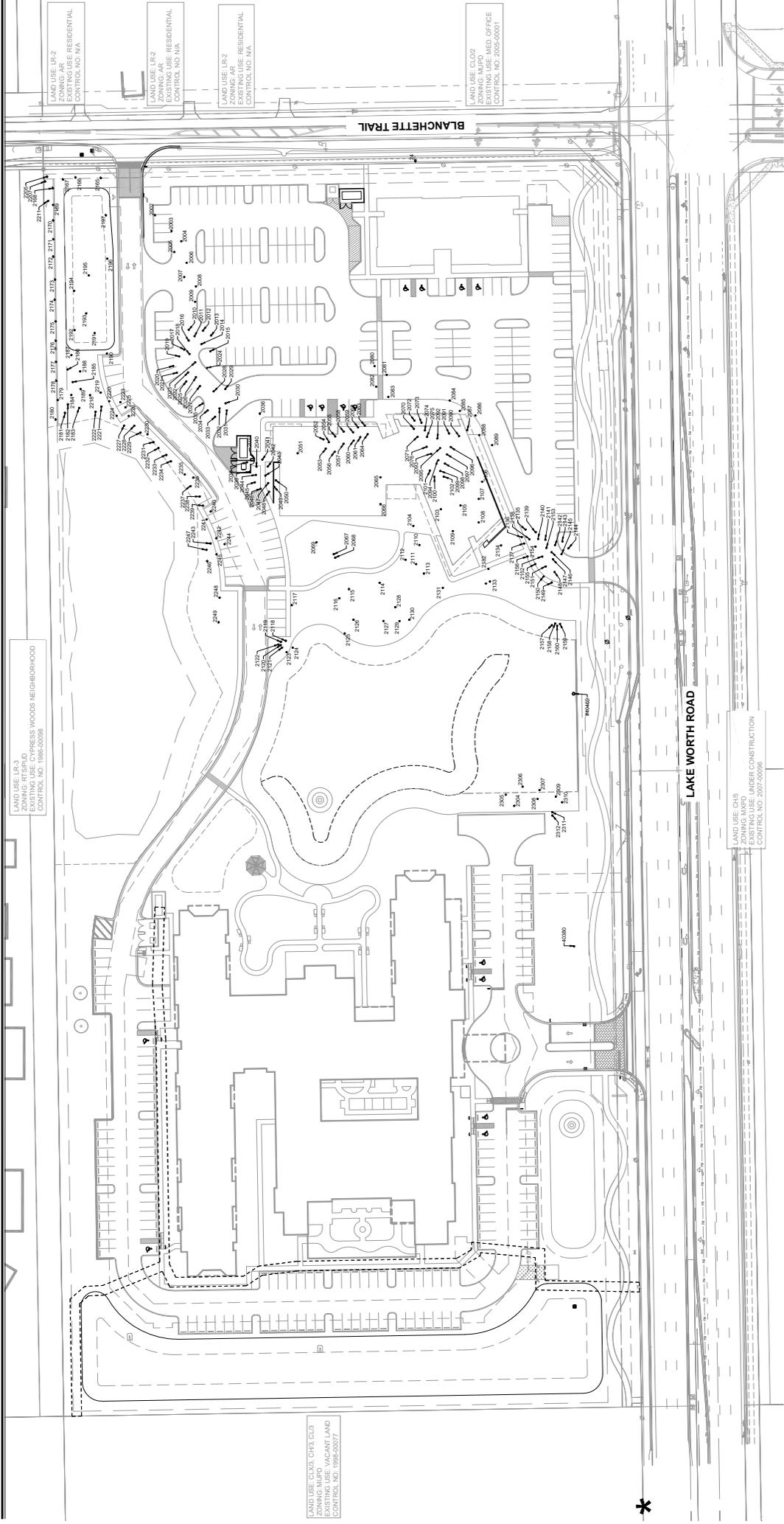


TYPE 1 WAIVER DETAIL (W-2022-000357)

RELOCATE FOUNDATION PLANTING FROM WEST ELEVATION TO NORTH ELEVATION TO AVOID CONFLICT WITH EXISTING FPL EASEMENT (T1W#3).

RELOCATE ON SITE (2) EXISTING LIVE OAKS (Quercus virginiana) TO AVOID CONFLICT WITH EXISTING FPL AND PBCWUD EASEMENTS (T1W#4).

TREE LOCATION PLAN:



LAND USE: LR-3
ZONING MAP: CYPRESS WOODS NEIGHBORHOOD
CONTROL NO. 1896-0098

LAND USE: CLX3, CH3, CL3
ZONING MAP: VACANT LAND
CONTROL NO. 1896-0097

LAND USE: CH5
ZONING MAP: LARGES CONSTRUCTION
CONTROL NO. 2007-0096

LAND USE: LR-2
ZONING MAP: RESIDENTIAL
CONTROL NO. NA

LAND USE: LR2
ZONING MAP: RESIDENTIAL
CONTROL NO. NA

LAND USE: LR2
ZONING MAP: RESIDENTIAL
CONTROL NO. NA

LAND USE: CL02
EXISTING USE: MED. OFFICE
CONTROL NO. 2005-0001

Harbor Chase at Wellington Crossing MUPD

Preliminary Regulatory Plan - Tree Location Plan



Scale: 1" = 50'-0"

Date: 09.18.2024
Project No.: 14-052.003
Designed By: RD
Drawn By: JD

Revision Dates:

DATE	DESCRIPTION
09.18.2024	DATE SUBMITTED
11.28.2024	DATE RESUBMITTED
01.28.2025	DATE RESUBMITTED

PRP-2

of 5

SITE DATA:

APPLICATION NAME: HARBOR CHASE AT WELLINGTON
CROSSING MUPD
CONTROL NUMBER: 05130-000
PROJECT NUMBER:

PBC Amendments:

PBC Zoning Stamp:

NOTES:
TREE LOCATION, SIZE AND APPROXIMATE ELEVATION IS BASED ON A SURVEY PREPARED BY GEOPORT SURVEYING, INC MOST RECENTLY REVISED ON 05/21/2024.
THIS PRELIMINARY TREE DISPOSITION TABLE IS INTENDED TO CONVEY A PRELIMINARY OPINION OF THE STATUS OF EXISTING TREES AND PALMS ON SITE TO COMPLY WITH DEVELOPMENT REVIEW REQUIREMENTS. THE PROPOSED DISPOSITION OF EXISTING TREES AND PALMS IS BASED ON VISUAL INSPECTION AND FIELD DATA. SOIL CONDITIONS, SITE GRADES AND DRAINAGE NEEDS HAVE NOT BEEN EVALUATED OR DETERMINED, AND MAY IMPACT THE PRACTICABILITY OF TREE PRESERVATION OR REMOVAL. THE PRACTICABILITY OF TREE PRESERVATION OR REMOVAL MAY ALSO IMPACT THE ABILITY TO IMPLEMENT THIS PLAN AS CURRENTLY PROPOSED.
IN CONSULTATION WITH THE SUBSECTOR OF THE REGULATOR, ASSASSI RESENT APPLICATION OF FINAL TREE DISPOSITION TABLE WILL BE PROVIDED THAT INDICATES THE ANTICIPATED STATUS OF THE EXISTING TREES AND PALMS.

Vegetation Calculation		Quantity
A	Total existing vegetation on site (surveyed and tagged)	230
B	Total existing vegetation to be preserved and remain in their original location	71
C	Total existing vegetation to be relocated on site	119
D	Total existing vegetation to be mitigated	5
E	Total mitigated vegetation per DDC Table B-C-7-C, Native Vegetation Mitigation	0
F	Total existing vegetation to be removed (e.g., for site preparation, utility, and interior landscaping)	0
G	Total proposed vegetation required by all applicable rules 7 (e.g., perimeter buffer and interior landscaping)	84
H	Total number of vegetation to be preserved/relocated/mitigated/replaced and UDC Article 7 (1-b-c-e-f-r-l)	284

*MITIGATION CALCULATION PER THE TREE DISPOSITION TABLE ON SHEETS PRP-3 AND PRP-4, AFTER APPLYING VEGETATION CREDITS.

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Communication Graphics

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AEC2505825

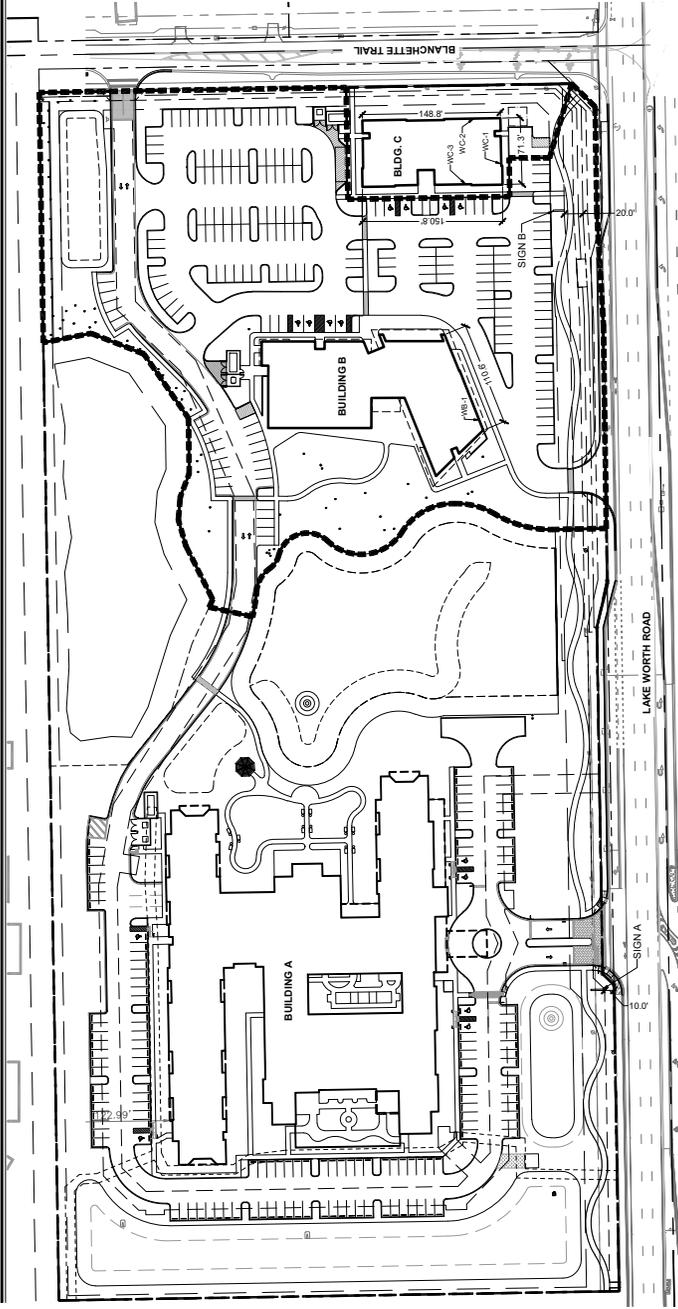
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Drawing Name: H:\CDD\PRP\03\04\Regulation Crossing - Plan - Trees - Location Plan.dwg
Drawing Title: H:\CDD\PRP\03\04\Regulation Crossing - Plan - Trees - Location Plan.dwg
Drawing Date: 09/18/2024

Exhibit E-3 - Preliminary Master Sign Plan

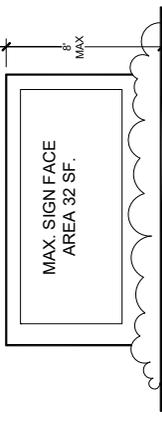
SIGNAGE LOCATION MAP

SCALE: 1" = 70'

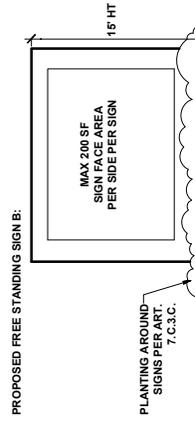


FREESTANDING SIGNS- LAKE WORTH ROAD

EXISTING FREE STANDING SIGN A:



PROPOSED FREE STANDING SIGN B:



MONUMENT STYLE ONLY

NOTE:
SIGN CALCULATIONS
ARE BASED OFF A 123'
U.L.T. R.O.W FOR LAKE
WORTH ROAD

MAXIMUM NUMBER OF SIGNS - 3 PER FRONTAGE

MAXIMUM HEIGHT - 15' PER SIGN

MAXIMUM SETBACK - 5'

Street Name/ Length of Frontage	Max. No. per Project Frontage		Max. Sign Area (L.O.S.F. per Unit) Ft. of Frontage and Max. Individual Sign Area		Max. Sign Height		Min. Setback		Min. Separation	
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Lake Worth Road (123 U.L.T. R.O.W)	3	2	1,540.63 SF	232.5F	15'	8'	5'	10'	50'	-
Sign A (Existing)			32.5F	200.5F	15'	15'	5'	20'	50'	85.6'
Sign B										

SITE DATA:

HARBOR CHASE AT WELLINGTON
CROSSING MUPD
CONTROL NUMBER:
20040009
PROJECT NUMBER:
05130-000

BUILDING MOUNTED SIGNS - SIGN TYPE 'W'

WALL SIGNAGE ALLOWANCE: BUILDING MOUNTED SIGNS CONSIST OF WALL SIGNS, AWNING AND CANOPY SIGNS, PROJECTING SIGNS, AND MARQUEE SIGNS. THERE IS NO LIMIT ON THE MAXIMUM NUMBER OF WALL SIGNS AND AWNING AND CANOPY SIGNS PROVIDED THAT THE TOTAL SIZE OF ALL SUCH SIGNS DOES NOT EXCEED THE TOTAL MAXIMUM SIGNAGE AREA PERMITTED. MARQUEE SIGNS ARE NOT INCLUDED IN THE MAXIMUM SIGN AREA CALCULATION FOR BUILDING MOUNTED SIGNS. WALL SIGNAGE IN CONFORMANCE WITH THESE PROVISIONS TO BE DETERMINED ON FINAL BUILDING ELEVATIONS REVIEWED AT TIME OF PERMITTING FOR EACH INDIVIDUAL BUILDING.

Wall Sign Standards (US Tier - Per ULDC Table 6.3.1.A)	
Maximum Sign Area (Per Linear ft. of the wall to which the sign is attached) Includes awning and canopy signs	1.0 sq. ft. - any one facade 0.5 sq. ft. - any remaining facades
Min. wall sign per tenant space	24 sq. ft.
Min. horizontal and vertical separation between signs	3 ft.
Max. projection from surface of building	2 ft.
Min. vertical separation between sign and roof line	6"
Min. horizontal separation between sign and wall edge	6"

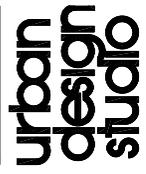
Awning and Canopy Signs Standards:
Awning and canopy signs are included in the maximum allowable signage area for wall signs. Awning and canopy signs are permitted on the ground floor of buildings and shall be made of durable, long-lasting fabric and designed to fit the storefront. Awning and canopy signs shall be designed to be removed for the winter months. [Ord. 2006-001]
Max. Sign Area per sign: 24 SF / Max. Height (per sign): 25' above grade

WALL SIGN CALCULATION TABLE

(SEE LOCATION MAP FOR PLAN VIEW LOCATIONS)

BUILDING ID	ELEVATION	SIGN(S) ID	LENGTH OF WALL IN LINEAR FEET	SIGN AREA FORMULA PER ULDC 6.3.1.A	ALLOWABLE SIGN AREA	PROPOSED SIGN AREA
B	FRONT/EAST	W-B1	110.6	1.0 SF	110.6 SF	110.6 SF
C	FRONT/SOUTH	W-C1	71.3	1.0 SF	71.3 SF	71.3 SF
C	SIDE/EAST	W-C2	148.8	0.25 SF	37.2 SF	37.2 SF
C	SIDE/WEST	W-C3	150.8	0.5 SF	75.4 SF	75.4 SF

Harbor Chase at Wellington Crossing MUPD
Palm Beach County, Florida
Preliminary Master Sign Plan



Urban Planning & Design
Landscape Architecture
Interior Architecture
Communication Graphics

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www.urbandesignstudio.com
AEC2005025

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Date: 09.18.2024
Project No.: 14-052.003
Designed By: RD
Drawn By: JD
Checked By: JD

Revision Dates:	
09.18.2024	DATE SUBMITTED
09.26.2024	DATE SUBMITTED
11.22.2024	DATE SUBMITTED
01.09.2025	DATE SUBMITTED

PBC Amendments:

PBC Zoning Stamp:

PMSP-1
of 1

Exhibit E-4 - Previously Approved Site Plan

Harbor Chase at Wellington Crossing MUPD

Palm Beach County, Florida

Final Site Plan



Scale: 1" = 50'-0"

0 25 50 100

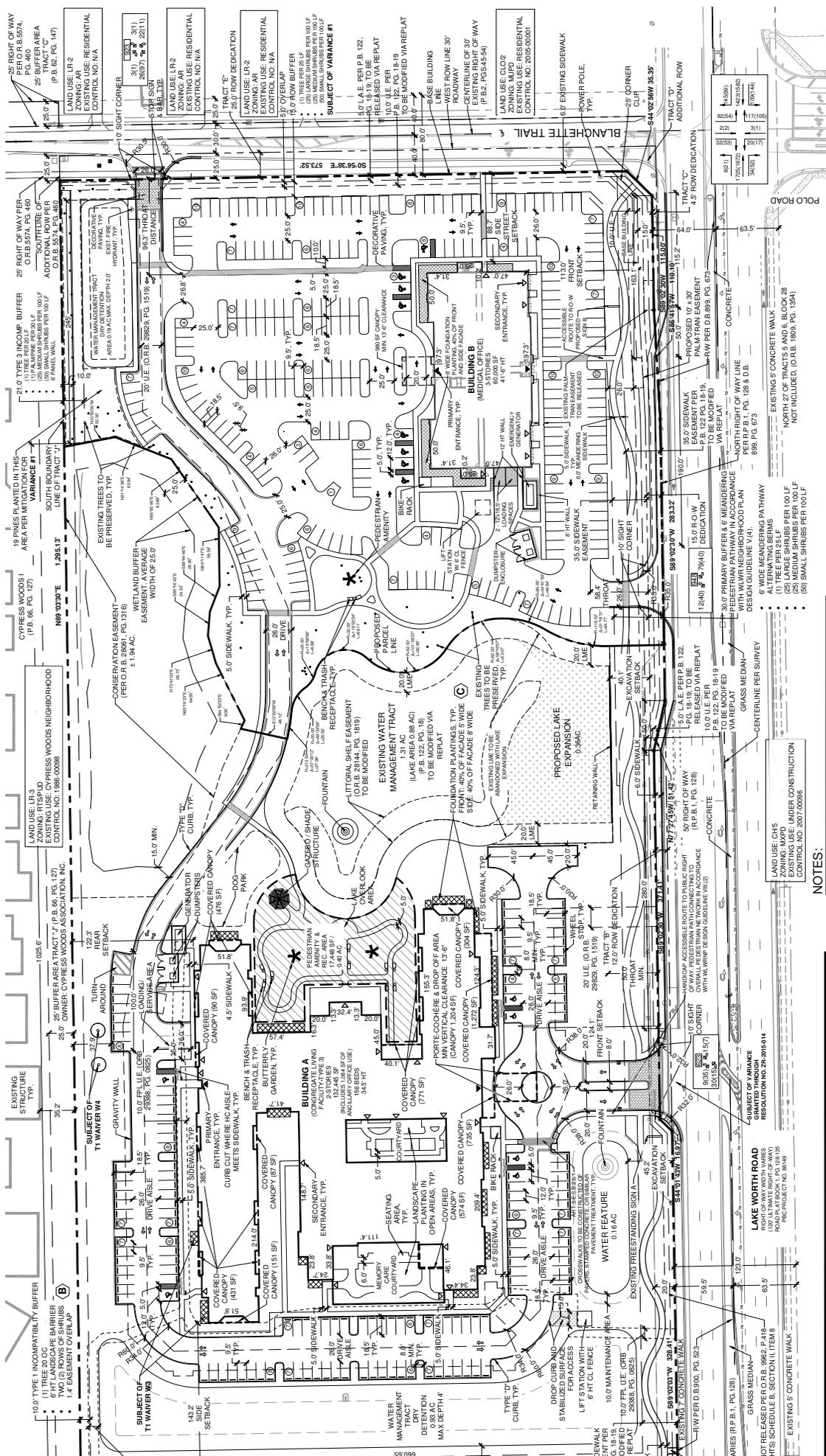
Date: 07/04/2021
Project No.: 14-032-002
Drawn By: RD
Checked By: JS

Revision Dates:

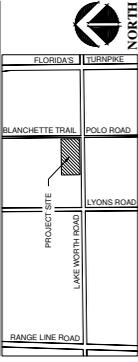
01.12.2021	FOR PRELIMINARY
03.02.2021	FOR PRELIMINARY
05.02.2021	FOR PRELIMINARY
06.02.2021	FOR PRELIMINARY
07.02.2021	FOR PRELIMINARY
08.02.2021	FOR PRELIMINARY
09.02.2021	FOR PRELIMINARY
10.02.2021	FOR PRELIMINARY
11.02.2021	FOR PRELIMINARY
12.02.2021	FOR PRELIMINARY

FSP-1
of 2

ZAR 2021-0859



LOCATION MAP:



ORDINANCE 2021-018 CONDITIONS OF APPROVAL:

- The density associated with the underlying Medium Residential 5 (MRS) per use designation shall be maintained. The density of the development of a Congregate Living Facility (CLF), if developed, shall be based on the underlying Medium Residential 5 (MRS) per use designation. The CLF shall be based on the underlying Medium Residential 5 (MRS) per use designation. The CLF shall be based on the underlying Medium Residential 5 (MRS) per use designation.
- The commercial intensity and uses associated with the underlying Medium Residential 5 (MRS) per use designation shall be based on the underlying Medium Residential 5 (MRS) per use designation. The commercial intensity and uses shall be based on the underlying Medium Residential 5 (MRS) per use designation. The commercial intensity and uses shall be based on the underlying Medium Residential 5 (MRS) per use designation.

NOTES:

- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY GEOPINT INC. THE INTENT OF THE DEVELOPER TO SUBDIVIDE USING THE PLATTING EXEMPTION IN LDCO ART. 11.A.6.B.
- THE LAND AREA ASSOCIATED WITH THE 15.0 ROW DEDICATION FOR THE EAST TURN LANE TO BE RESERVED ON THE PLAT TO THE OWNER'S SUCCESSORS AND ASSIGNED AND CONVEYED TO EDOT VIA DEED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT (ENGINEERING CONDITION 3 OF RESOLUTION R-2021-0859).
- 6" WIDE MEANDERING PATHWAY
- ALTERNATING BEAMS
- (1) TREE PER 25 LF
- (2) MEDIUM SHRUBS PER 100 LF
- (3) SMALL SHRUBS PER 100 LF

EXISTING NON-CONFORMITIES TABLE:

Section	Requirement	Location of non-compliance
A	Table 7.C.2.8 - Compatibility Buffer Landscape Requirements	Western Buffer in regards to Compatibility buffer width requirements.
B	Table 7.C.2.3.3 - Incompatibility Buffer Landscape Requirements	Western 1005.6 of the North Buffer in regards to width and Plant Material.
C	Table 7.C.1.8 - Foundation Planning and Dimensional Requirements	Front Facade of Building A in Width of 8.0' from Front and Side regard to Foundation Planning; Facades; for 40% of the Facade width.

SITE DATA:

APPLICATION NAME: HARBOR CHASE AT WELLINGTON
 CONTROL NUMBER: DROE 2021-01258
 PROJECT NUMBER: 05350-0009
 DATE: JUNE 24, 2021
 TIER: URBAN/RESIDENTIAL
 INSTANT: WITH MFS
 PLUD: WITH CL-05
 MUPD

REQUIRED LOADING: 11574.55 (MIN)
 5 SPACES
 3 SPACES (15'x5')
 3 SPACES (15'x45')

PROPOSED LOADING: 18.6 SF
 3 SPACES: 12' x 35' (W/TYPE WAWER)
 PROPOSED BUILDING HEIGHT/STORIES: 41'-6" 3-STORIES
 REQUIRED RECREATION AREA: 109.9 SF PER RES.
 16,998 SF (0.39 AC)
 TRAFFIC ANALYSIS ZONE (TAZ): 1015

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

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 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks		
SIZE	FRONTAGE DEPTH	FRONT	SIDE	REAR
REQUIRED 3.0 AC	200.0'	25.0'	25'	25'
PROPOSED 177.80 AC	1,300.13'	603.39'	25'	122.3'

CONCURRENCY:
 CONGREGATE LIVING FACILITY (TYPE 3)
 - CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

PROPERTY DEVELOPMENT REGULATIONS - (MUPD DISTRICT)

Minimum Lot Dimensions	Building Coverage	Setbacks
------------------------	-------------------	----------

SITE DATA:

APPLICATION NAME: HARBOR CHASE AT WELLINGTON
 CROSSING MUPD
 CONTROL NUMBER: 2004-0009
 PROJECT NUMBER: 01/19/20

DEVELOPMENT TEAM:

APPLICANT: 560 WELLINGTON CROSSING, LLC
 2710 Rawlins Street, Suite 800
 Dallas, TX 75219-9455
 Phone: 972.341.9455

ENVIRONMENTAL: EW CONSULTANTS
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 Jupiter, FL 33409
 Phone: 561.625.5475

SURVEYOR: GEOPONT SURVEYING, INC.
 10000 NW 11th Street, Suite 105
 Riviera Beach, FL 33404
 Phone: 813.248.8888

LAND & SITE PLANNING: URBAN DESIGN STUDIO
 5100 Lakeside Street
 West Palm Beach, FL 33411
 Phone: 561.366.1100

CIVIL & MECHANICAL ENGINEER: SIMMONS & WHITE
 10000 NW 11th Street, Suite 200
 West Palm Beach, Florida 33407
 Phone: 561.479.7948



Urban Planning & Design
 Landscape Architecture
 Communication Graphics

810 Chenails Street, Suite C102
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.urbandesignstudio.com
 MFC00000265

All plans, designs, arrangements, and plans shall be used by the applicant for the project and any other project in the future. The applicant shall not be held liable for any damages or loss of property of the drawings, and will remain the property of the studio. All work created by the studio is the property of the studio. All work created by the studio is the property of the studio. All work created by the studio is the property of the studio.

TYPE 2 VARIANCE: GRANTED THROUGH RESOLUTION NO. ZR-2021-0106

Variance No.	ULDC Sec.	Required	Proposed	Variance
1.	7.C.2.A. - 19 7.C.2.A. - 20 7.C.2.A. - 21 7.C.2.A. - 22 7.C.2.A. - 23 7.C.2.A. - 24 7.C.2.A. - 25 7.C.2.A. - 26 7.C.2.A. - 27 7.C.2.A. - 28 7.C.2.A. - 29 7.C.2.A. - 30 7.C.2.A. - 31 7.C.2.A. - 32 7.C.2.A. - 33 7.C.2.A. - 34 7.C.2.A. - 35 7.C.2.A. - 36 7.C.2.A. - 37 7.C.2.A. - 38 7.C.2.A. - 39 7.C.2.A. - 40 7.C.2.A. - 41 7.C.2.A. - 42 7.C.2.A. - 43 7.C.2.A. - 44 7.C.2.A. - 45 7.C.2.A. - 46 7.C.2.A. - 47 7.C.2.A. - 48 7.C.2.A. - 49 7.C.2.A. - 50 7.C.2.A. - 51 7.C.2.A. - 52 7.C.2.A. - 53 7.C.2.A. - 54 7.C.2.A. - 55 7.C.2.A. - 56 7.C.2.A. - 57 7.C.2.A. - 58 7.C.2.A. - 59 7.C.2.A. - 60 7.C.2.A. - 61 7.C.2.A. - 62 7.C.2.A. - 63 7.C.2.A. - 64 7.C.2.A. - 65 7.C.2.A. - 66 7.C.2.A. - 67 7.C.2.A. - 68 7.C.2.A. - 69 7.C.2.A. - 70 7.C.2.A. - 71 7.C.2.A. - 72 7.C.2.A. - 73 7.C.2.A. - 74 7.C.2.A. - 75 7.C.2.A. - 76 7.C.2.A. - 77 7.C.2.A. - 78 7.C.2.A. - 79 7.C.2.A. - 80 7.C.2.A. - 81 7.C.2.A. - 82 7.C.2.A. - 83 7.C.2.A. - 84 7.C.2.A. - 85 7.C.2.A. - 86 7.C.2.A. - 87 7.C.2.A. - 88 7.C.2.A. - 89 7.C.2.A. - 90 7.C.2.A. - 91 7.C.2.A. - 92 7.C.2.A. - 93 7.C.2.A. - 94 7.C.2.A. - 95 7.C.2.A. - 96 7.C.2.A. - 97 7.C.2.A. - 98 7.C.2.A. - 99 7.C.2.A. - 100	Required	Proposed	Variance
		19 Palms/Pines	0	100%

SUBDIVISION VARIANCE TABLE: GRANTED THROUGH RESOLUTION NO. ZR-2015-014

Variance No.	Section	Required	Proposed	Variance
1.	11.E.2.A.1, 11.E.2.A.2, 11.E.2.A.3, 11.E.2.A.4, 11.E.2.A.5, 11.E.2.A.6, 11.E.2.A.7, 11.E.2.A.8, 11.E.2.A.9, 11.E.2.A.10, 11.E.2.A.11, 11.E.2.A.12, 11.E.2.A.13, 11.E.2.A.14, 11.E.2.A.15, 11.E.2.A.16, 11.E.2.A.17, 11.E.2.A.18, 11.E.2.A.19, 11.E.2.A.20, 11.E.2.A.21, 11.E.2.A.22, 11.E.2.A.23, 11.E.2.A.24, 11.E.2.A.25, 11.E.2.A.26, 11.E.2.A.27, 11.E.2.A.28, 11.E.2.A.29, 11.E.2.A.30, 11.E.2.A.31, 11.E.2.A.32, 11.E.2.A.33, 11.E.2.A.34, 11.E.2.A.35, 11.E.2.A.36, 11.E.2.A.37, 11.E.2.A.38, 11.E.2.A.39, 11.E.2.A.40, 11.E.2.A.41, 11.E.2.A.42, 11.E.2.A.43, 11.E.2.A.44, 11.E.2.A.45, 11.E.2.A.46, 11.E.2.A.47, 11.E.2.A.48, 11.E.2.A.49, 11.E.2.A.50, 11.E.2.A.51, 11.E.2.A.52, 11.E.2.A.53, 11.E.2.A.54, 11.E.2.A.55, 11.E.2.A.56, 11.E.2.A.57, 11.E.2.A.58, 11.E.2.A.59, 11.E.2.A.60, 11.E.2.A.61, 11.E.2.A.62, 11.E.2.A.63, 11.E.2.A.64, 11.E.2.A.65, 11.E.2.A.66, 11.E.2.A.67, 11.E.2.A.68, 11.E.2.A.69, 11.E.2.A.70, 11.E.2.A.71, 11.E.2.A.72, 11.E.2.A.73, 11.E.2.A.74, 11.E.2.A.75, 11.E.2.A.76, 11.E.2.A.77, 11.E.2.A.78, 11.E.2.A.79, 11.E.2.A.80, 11.E.2.A.81, 11.E.2.A.82, 11.E.2.A.83, 11.E.2.A.84, 11.E.2.A.85, 11.E.2.A.86, 11.E.2.A.87, 11.E.2.A.88, 11.E.2.A.89, 11.E.2.A.90, 11.E.2.A.91, 11.E.2.A.92, 11.E.2.A.93, 11.E.2.A.94, 11.E.2.A.95, 11.E.2.A.96, 11.E.2.A.97, 11.E.2.A.98, 11.E.2.A.99, 11.E.2.A.100	Required	Proposed	Variance
		19 Palms/Pines	0	100%

DRO TYPE I WAIVER TABLE: GRANTED FOR THE CLF Use VIA DRG-2015-01917

Item	ULDC Sec.	Required	Proposed	Notes
1.	7.C.2.B.1	40% foundation planting on building front and side elevations	Allow for 27.6% foundation planting area on the west (rear) facade.	
2.	7.C.5.B.1, Utilities (Waiver #4)	Utilities may encroach landscape islands and trees for sufficient tree to the required tree to grow.	Relocate two (2) parking terminal island trees to the north common area at the rear of the CLF building.	

DRO TYPE I WAIVER TABLE: GRANTED FOR THE CLF Use VIA DRG-2015-01917

Item	ULDC Sec.	Required	Proposed	Waiver
1.	7.C.2.B.1	40% foundation planting on building front and side elevations	Allow for 27.6% foundation planting area on the west (rear) facade.	
2.	7.C.5.B.1, Utilities (Waiver #4)	Utilities may encroach landscape islands and trees for sufficient tree to the required tree to grow.	Relocate two (2) parking terminal island trees to the north common area at the rear of the CLF building.	

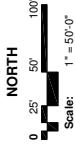
PBC Amendments:

ZAR-2021-2283 05/04/2022 NFB
 ZAR-2022-1077 07/19/2022 SG

PBC Zoning Stamp:

Project No.: 05130-002
 Control No.: 2004-00009
 Application #: DROE-2021-01258
 Resolution#(s): ZR-2021-0016; R-2021-0859; R-2021-0860
 Exhibit #: 30 (Sheet 2 of 2)
 Superseded Exhibit #: 27
 Date Approved: 09/03/2021
 Project Manager: R. Vandenburg

Harbor Chase at Wellington Crossing MUPD
 Palm Beach County, Florida
 Final Site Plan



Date: 07/04/2021
 Project No.: 05130-002
 Control No.: 2004-00009
 Drawn By: RD
 Checked By: JB

Revision Dates:

Revision No.	Description
01.03.2021	BOOK SUBMITTAL
01.08.2021	BOOK RESUBMITTAL
01.12.2021	BOOK RESUBMITTAL
01.14.2021	BOOK RESUBMITTAL
02.02.2022	TWO SUBMITTAL
01.13.2022	ZAR RESUBMITTAL
01.27.2022	ZAR RESUBMITTAL
01.27.2022	ZAR RESUBMITTAL

FSP-2
 of 2

Planning team and consultant shall retain all rights in the drawings, and will remain the property of the studio. All work created by the studio is the property of the studio. All work created by the studio is the property of the studio.

Exhibit E-5 - Preliminary Architectural Elevations



△	Date	Description
1	1/16/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2	1/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2
3	01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Seal / Signature

NOT FOR CONSTRUCTION

Sean Abel, LEED AP, NCARB REG. R., NC. 493800
Project Name

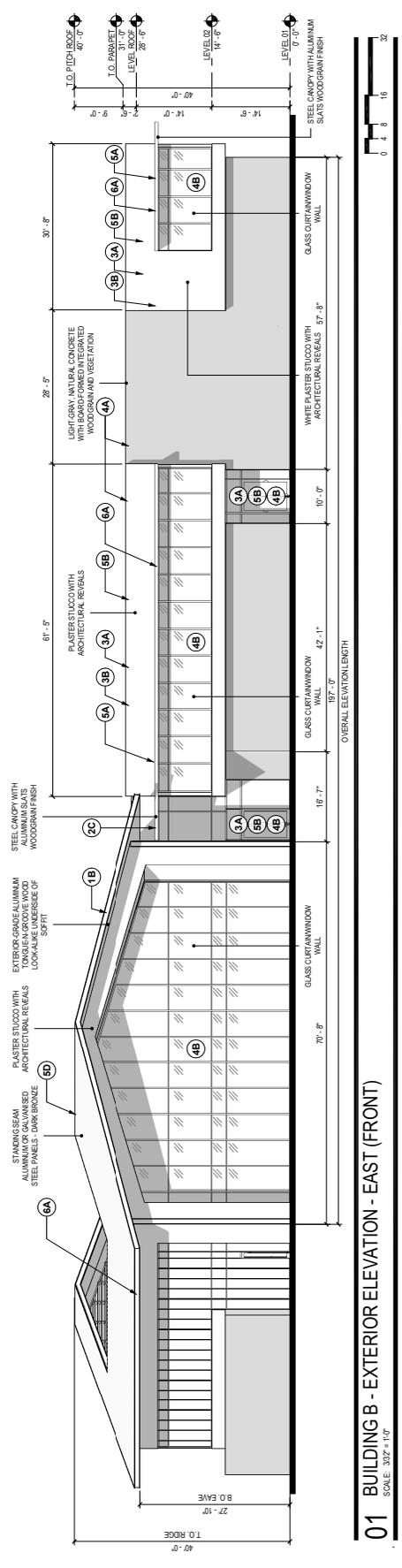
Harbor Chase at Wellington Crossing MUPD

Project Number
079.0784.000

Description
BUILDING B EAST ELEVATION (FRONT)

Scale
As indicated

PAE-1 OF 8



01 BUILDING B - EXTERIOR ELEVATION - EAST (FRONT)
SCALE: 3/32" = 1'-0"

ULDC Reference	ID1	ID2	Requirement Selection	Front
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element	1	A	Articulated parapet walls, 30% of roofline with 100 max. spacing between eaves.	PROVIDED
			Pitched roof with min 12" overhanging eaves.	PROVIDED
			Two or more plane breaks/slopes per facade.	PROVIDED

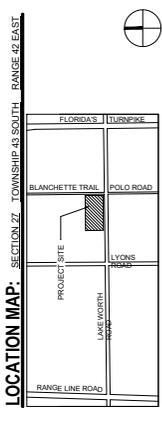
ULDC Reference	ID1	ID2	Requirement Selection	Front
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element	2	A	Decorative roof details (i.e. cupolas, domers, exposed rather falls, balconies, etc.).	PROVIDED
			Cornices with decorative architectural features at entryways, or decorative towers.	PROVIDED
			Architectural feature at entryway steel canopy finish.	PROVIDED

ULDC Reference	ID1	ID2	Requirement Selection	Front
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.c.(1)(a-c)	3	A	Recesses/projections provide a depth of 20% of total length of facade, max. of 100" between recesses/projections, depth 12".	PROVIDED
			Walls: No blank walls exceeding 10h x 20f, patterns to be 1f on center.	PROVIDED
			Storefronts: Display windows along 20% of facade length.	PROVIDED

ULDC Reference	ID1	ID2	Requirement Selection	Front
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.c.(2)(a) and (b)	4	A	Exterior Treatment: 80% max. primary, 20% min. Secondary details.	PROVIDED
			Fenestration details: Provided along a min. of 60% of facade length.	PROVIDED

ULDC Reference	ID1	ID2	Requirement Selection	Front
Entrics Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element	5	A	Canopies, porticos, cochises, or porticoes.	PROVIDED
			Wall recess or projection (min. 12" depth).	PROVIDED
			Covered entries (min. 60" depth).	PROVIDED
			Planked roof forms.	PROVIDED
			Arches, columns, or pilasters.	PROVIDED

ULDC Reference	ID1	ID2	Requirement Selection	Front
Entries Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment	6	A	Overhangs, cornices, and eaves.	PROVIDED
			Decorative moldings or panels and windows and doors.	PROVIDED
			Covered public outdoor patio/plaza incorporated with entry area (not part of main floor).	PROVIDED
			Special pattern, bricks, decorative concrete, or other similar pavement treatment.	PROVIDED
			Architectural detailing (moldings).	PROVIDED



SITE DATA
APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-00009

PBC Amendments :

PBC Zoning Stamp :

Gensler

M. Arthur Gensler, Jr. & Associates
FL Lic. No. PA0002837
Tel. 415.633.7000
Fax. 415.633.6999
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United States
MCMULLOGLIFFICE
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Suite 200
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United States
Tel. 305.593.7071
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Fax. 304.777.9897



CIVIL ENGINEER
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Suite 03
West Palm Beach, FL 33407
United States
Tel. 84.478.9489

Date	Description
1 11/29/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2 12/23/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 1
3 01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Seal / Signature

1 BUILDING B - EXTERIOR ELEVATION - EAST MATERIALS & FINISHES

SCALE: 1/2" = 1'-0"

SITE DATA

APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-00009

PBC Amendments:

PBC Zoning Stamp:

NOT FOR CONSTRUCTION

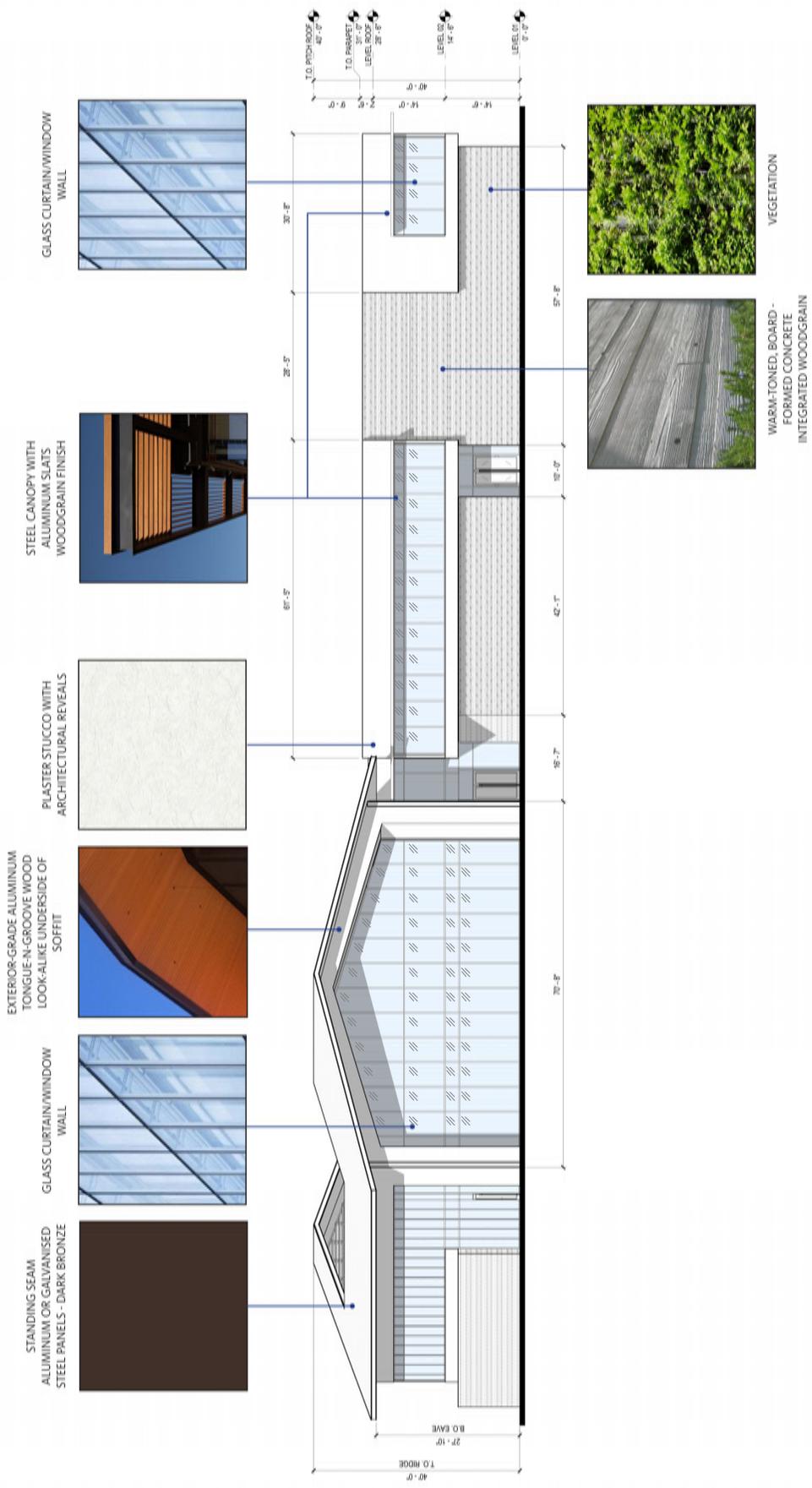
Seal / Signature

Project Name
Harbor Chase at Wellington Crossing MUPD

Project Number
079.0784.000

Description
BUILDING B EAST ELEVATION (FRONT) MATERIALS & FINISHES

Scale
As indicated





Date	Description
1 1/19/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2 1/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
3 01/29/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

NOT FOR CONSTRUCTION

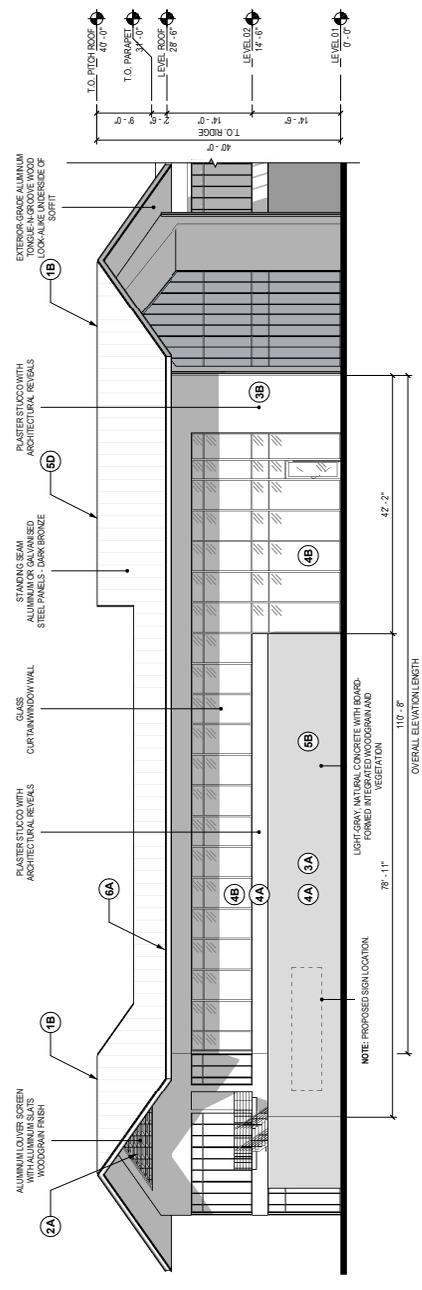
SEAL / SIGNATURE

Project Name: Harbor Chase at Wellington Crossing MUPD

Project Number: 079.0784.000

Description: BUILDING B SOUTH ELEVATION (SIDE STREET)

Scale: As indicated



01 BUILDING B - EXTERIOR ELEVATION - SOUTH (SIDE STREET)
SCALE: 3/32" = 1'-0"

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element	1	A	Articulated parapets, walls, 30% of roofline with 100' max. spacing between articulation;	PROVIDED: PITCHED ROOF 12' OVERHANG breaks/stops per facade.
		B	Pitched roof with min 12' overhanging eaves;	
		C	Transverse eaves breaks/stops per facade.	

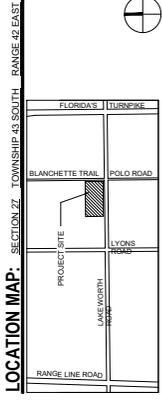
ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element	2	A	Decorative roof details (i.e., cupolas, corners, exposed rafter tails, balconies, etc.);	PROVIDED: PITCHED ROOF 12' OVERHANG ALUMINUM SLATS WOODGRAIN FINISH.
		B	Parapets with decorative moldings;	
		C	Parapets, porticos, architectural features at entryways, or decorative towers.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.c.1)9)-(c)	3	A	Recesses/projections provide recess/projection a min. of 20% of total length of facade, max. of 100' between recesses/projections, depth min. 12";	28% OF LENGTH, 12" DEPTH PROVIDED: PROJECTION OF WOOD-TIMBER BOARD FORMED FOR PLASTER AND VEGETATION
		B	Walls: No blank walls exceeding 10' x 20', maximum height to be 10' on center;	
		C	Storefronts: Display windows along 20% of facade length.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Exterior Treatment and Finestration Details Pursuant to ULDC Art. 5.C.1.H.1.c.2)9) and b)	4	A	Exterior Treatment: 80% max. primary, 20% min. secondary treatments.	EXTERIOR TREATMENT 41% OFF-FACADE FENESTRATION DETAILS 50% OFF-FACADE
		B	Fenestration details: Provided along a min. of 50% of facade design.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element	5	A	Canopies, porticoes, or porticos;	PROVIDED: 12' PROJECTION CONCRETE BOARD FORM
		B	Wall recess or projection (min. 12' depth);	
		C	Arches (min. 8' clear width);	
		D	Peaked roof forms;	
		E	Arches, columns, or pilasters.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Entry Features Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment	6	A	Overhangs, cornices, and eaves;	7' OVERHANG ROOF PROJECTION
		B	Decorative moldings or trims around windows and doors;	
		C	Decorative outdoor patios incorporated with entry area (not part of tenant space);	
		D	Special pavers, bricks, decorative concrete, or other exterior pavement treatment;	
		E	Architectural detailing (i.e., tile work, moldings).	



SITE DATA
APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2004-00009

PBC Amendments:

PBC Zoning Stamp:

Gensler

M. Arthur Gensler, Jr. & Associates
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Fax. 304.777.5897



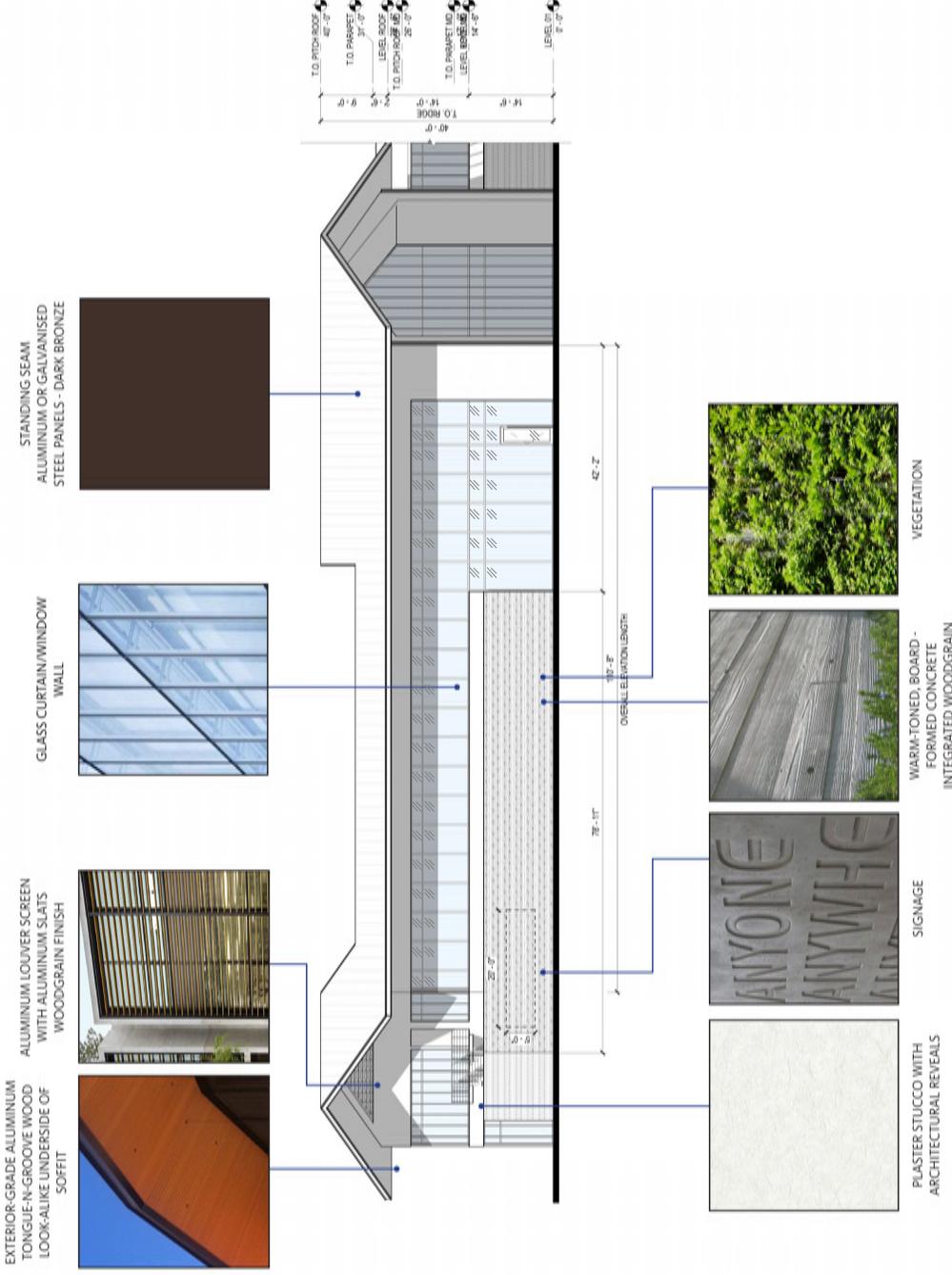
CIVIL ENGINEER
Sara J. Zuckerman
2501 Macarthur Blvd
West Palm Beach, FL 33407
United States
Tel. 864.783.8488

△	Date	Description
1	11/25/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2	12/23/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 1
3	01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Seal / Signature

1 BUILDING B - EXTERIOR ELEVATION - SOUTH MATERIALS & FINISHES

SCALE: 1/2" = 1'-0"



SITE DATA

APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2004-00009

PBC Amendments:

PBC Zoning Stamp:

NOT FOR CONSTRUCTION

Seal / Signature

Project Name

Project Number

Description

Scale

As indicated



Date	Description
1 11/29/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2 12/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 1
3 01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Scale / Signature

NOT FOR CONSTRUCTION

Seal / Signature

Seal / Signature
Project Name
Harbor Chase at Wellington Crossing MUPD

Project Number
079.0784.000

Description
BUILDING B WEST ELEVATION (REAR) MATERIALS & FINISHES

Scale
As indicated

PAE-6 OF 8

EXTERIOR-GRADE ALUMINUM TONGUE-AND-GROOVE WOOD LOOK-A-LIKE UNDERSIDE OF SOFFIT



ALUMINUM LOUVER SCREEN WITH ALUMINUM SLATS WOODGRAIN FINISH



GLASS CURTAIN/WINDOW WALL



STEEL CANOPY WITH ALUMINUM SLATS WOODGRAIN FINISH



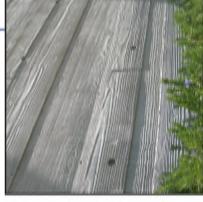
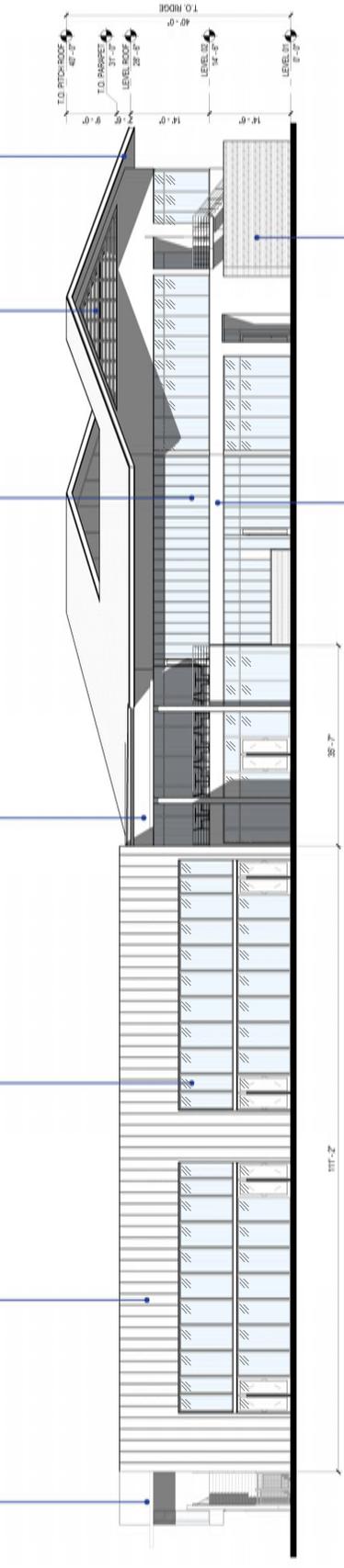
GLASS CURTAIN/WINDOW WALL



STANDING SEAM ALUMINUM OR GALVANIZED STEEL PANELS - DARK BRONZE



PLASTER STUCCO WITH ARCHITECTURAL REVEALS



WARM-TONED BOARD-FORMED CONCRETE INTEGRATED WOODGRAIN



PLASTER STUCCO WITH ARCHITECTURAL REVEALS

1 BUILDING B - EXTERIOR ELEVATION - WEST MATERIALS & FINISHES

SCALE: 1/2" = 1'-0"

SITE DATA

APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2004-00309

PBC Amendments:

PBC Zoning Stamp:



△	Date	Description
1	1/16/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
2	1/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS
3	01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Seal / Signature

NOT FOR CONSTRUCTION

Sean Abel, LEED AP, NCARB REG. R., NC. 467800

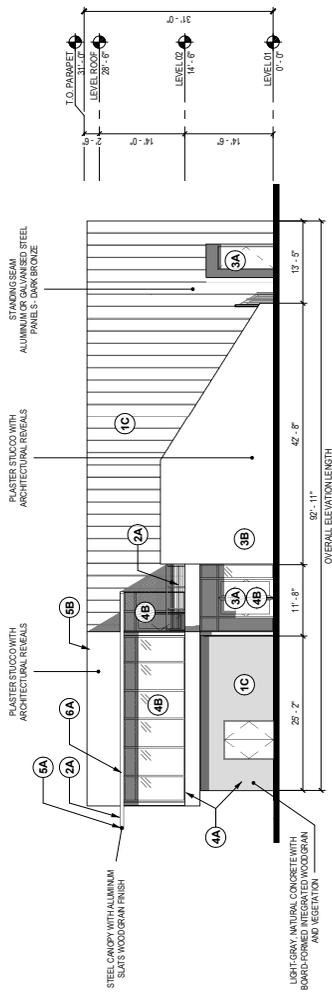
Project Name
Harbor Chase at Wellington Crossing MUPD

Project Number
079.0784.000

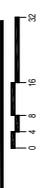
Description
BUILDING B NORTH ELEVATION (SIDE)

Scale
As indicated

PAE-7 OF 8



01 BUILDING B - EXTERIOR ELEVATION - NORTH (SIDE)
SCALE: 3/32" = 1'-0"



ULDC Reference	ID1	ID2	Requirement Selection	Side
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element One required element per facade; or any combination of A, B, and C	A		Articulated parapet walls, 30% of roofline with 100' max. spacing between articulation. Parapet height: 12" overhanging eaves.	PROVIDED PARAPETS
	B		Two or more plane breaks/slopes per facade.	
	C		Articulated parapet walls, 30% of roofline with 100' max. spacing between articulation. Parapet height: 12" overhanging eaves.	

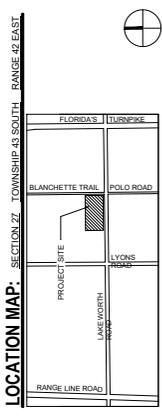
ULDC Reference	ID1	ID2	Requirement Selection	Side
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element One required element per facade	A		Decorative roof details (i.e., cupolas, domers, belfries, etc.).	PROVIDED ARCHITECTURAL FEATURES AT ROOFLINE
	B		Cornices with decorative moldings.	
	C		Pediments, porticos, architectural features at roofline, or decorative towers.	

ULDC Reference	ID1	ID2	Requirement Selection	Side
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.1.c.1)(a)-c) All elements are required	A		Recesses/projections: provide projection a min. of 20% of total length of facade, max. of 100' between recesses/projections. Facades > 50' shall provide projection a min. of 20% of total length of facade, max. of 100' between recesses/projections.	51% OF LENGTH, 30" DEPTH PROVIDED LIST BLANK WALLS MAX DIMENSIONS STOREFRONTS AT MAX % OF LENGTH OF FACADE CORNER
	B		Walls: No blank walls exceeding 10' x 20', patterns to be 10' on center.	
	C		Storefronts: Display windows along 20% of facade length.	

ULDC Reference	ID1	ID2	Requirement Selection	Side
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.1.c.2)(a) and b) One additional element required	A		Exterior Treatment: 80% max. primary, 20% min. secondary treatments	EXTERIOR TREATMENT 2% OF FACADE FENESTRATION DETAILS 41% OF FACADE
	B		fenestration details: Fenestration details: 60% of facade length.	

ULDC Reference	ID1	ID2	Requirement Selection	Side
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element One design element required	A		Canopies, porticos, or porches.	PROVIDED CANOPIES 2-6 PROJECTION 12" DEPTH 8' CLEAR WIDTH PROVIDED PEAKED ROOF Arches, columns, or pilasters.
	B		Minimal overhang projection (12" depth).	
	C		Covered arcades (min. 8' clear width).	
	D		Peaked roof forms.	
	E		Arches, columns, or pilasters.	

ULDC Reference	ID1	ID2	Requirement Selection	Side
Entries Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment One design element is required per facade	A		Overhangs, cornices, and eaves.	PROVIDED 48" OVERHANG Decorative moldings or pediments of windows and doors. Covered public outdoor patio/plaza incorporated with entry area (not part of tenant space). Decorative concrete or other similar pavement treatment. Architectural detailing (i.e., tile work, moldings).
	B		Decorative moldings or pediments of windows and doors.	
	C		Covered public outdoor patio/plaza incorporated with entry area (not part of tenant space).	
	D		Decorative concrete or other similar pavement treatment.	
	E		Architectural detailing (i.e., tile work, moldings).	



SITE DATA

APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-0009

PBC Amendments :

PBC Zoning Stamp :

Gensler

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United States
Tel: 864.478.9488

Date Description

- 1 1/22/2024 PRELIMINARY ARCHITECTURAL ELEVATIONS
- 2 1/22/2024 PRELIMINARY ARCHITECTURAL ELEVATIONS REVISIONS
- 3 01/29/2025 PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION 2

Seal / Signature

NOT FOR CONSTRUCTION

Seal/Arch. LEED AP, NCBES, REG. FL. NO. AR8980

Project Name

Harbor Chase at Wellington Crossing MUPD

Project Number

079.0784.000

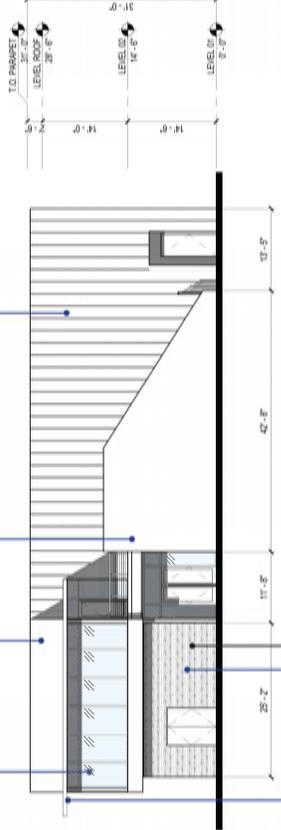
Description

BUILDING B NORTH ELEVATION (SIDE) MATERIALS & FINISHES

Scale

As indicated

PAE-8 OF 8



STEEL CANOPY WITH ALUMINUM SLATS WITH WOODGRAIN FINISH

VEGETATION

WARM-TONED, BOARD-FORMED CONCRETE INTEGRATED WOODGRAIN

1 BUILDING B - EXTERIOR ELEVATION - NORTH MATERIALS & FINISHES

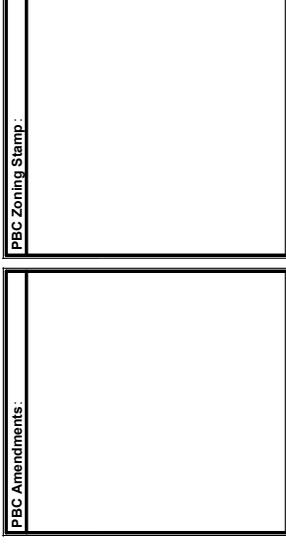
SCALE: 1/2" = 1'-0"

SITE DATA

APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2004-0009

PBC Amendments:

PBC Zoning Stamp:





△	Date	Description
1	12/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION
2	01/09/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION

Seal / Signature

NOT FOR CONSTRUCTION

Bray Abel, LEED AP, NCARB REG. R., NC. #R97800

Project Name

Harbor Chase at Wellington Crossing MUPD

Project Number

079.0784.000

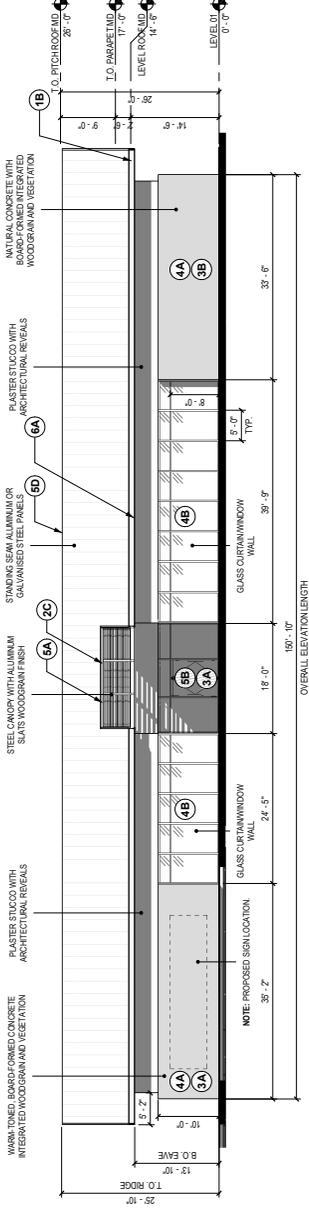
Description

BUILDING C WEST ELEVATION (FRONT)

Scale

As indicated

PAE -1 OF 8



01 BUILDING B - EXTERIOR ELEVATION - WEST (FRONT)



ULDC Reference	ID1	ID2	Requirement Selection	Front
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element	1	A	Articulated parapet walls, 30% of roofline with 100 max. spacing	REQUIRED
			Pitched roof with min 12" overhanging eaves.	REQUIRED
			Two or more plane breaks/slopes per facade.	REQUIRED

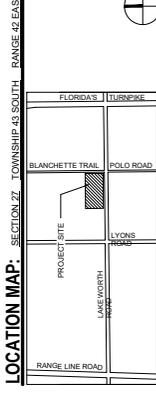
ULDC Reference	ID1	ID2	Requirement Selection	Front
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element	2	A	Decorative roof details (i.e. cupolas, domers, exposed rafter tails, balconies, etc.).	REQUIRED
			Cornices with decorative soffits.	REQUIRED
			Pediments, porticos, architectural features at entryways, or decorative towers.	REQUIRED

ULDC Reference	ID1	ID2	Requirement Selection	Front
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.c.1(a)-(c)	3	A	Recesses/projections: Facades > 50' shall provide a recess/projection a min of 20% of total length of facade, max. of 100' between recess/projections, depth 12\"/>	45% OF LENGTH, JE, TEPH
			Projected mantled, board-formed concrete integrated wood grain and vegetation	REQUIRED
			Use blank walls. Wall dimensions exceeding 10h x 20l, patterns to be 10' on center. Max. Display windows along 20% of facade length.	LIST BLANK WALLS DIMENSIONS

ULDC Reference	ID1	ID2	Requirement Selection	Front
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.c.2(a) and (b)	4	A	Exterior Treatment: 80% max. primary, 20% min. secondary details.	EXTENSIVE TREATMENT 25% OF FACADE
			Fenestration details: Provided along a min. of 60% of facade length.	FENESTRATION DETAILS 25% OF FACADE

ULDC Reference	ID1	ID2	Requirement Selection	Front
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element	5	A	Canopies, porticos, cochere, or porticos.	REQUIRED
			Wall recess or projection (min. 12" depth).	PROVIDED
			Covered arcades (min. 8' depth).	PROVIDED
			Peaked roof forms.	PROVIDED
			Arches, columns, or pilasters.	PROVIDED

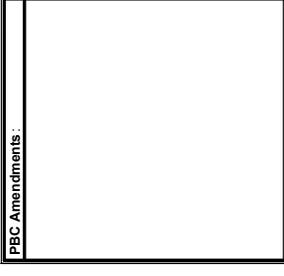
ULDC Reference	ID1	ID2	Requirement Selection	Front
Entries Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment	6	A	Overhangs, cornices, and eaves.	PROVIDED
			Decorative moldings or window and door moldings.	30" OVERHANG ROOF PROJECTION
			Covered public outdoor patio/plaza incorporated with entry area (not part of main building footprint).	REQUIRED
			Special pattern, bricks, decorative concrete, or other similar pavement treatment.	REQUIRED
			Architectural detailing (i.e. life work, moldings).	REQUIRED



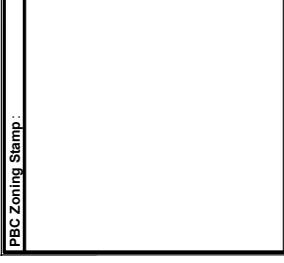
SITE DATA

APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-0009

PBC Amendments :



PBC Zoning Stamp :



Gensler
M. Arthur Gensler, Jr. & Associates
FL Lic. No. PA0002637

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Suite 03
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United States
Tel: 561.478.7488

Date	Description
1 12/2/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION
2 01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION

Seal / Signature

NOT FOR CONSTRUCTION

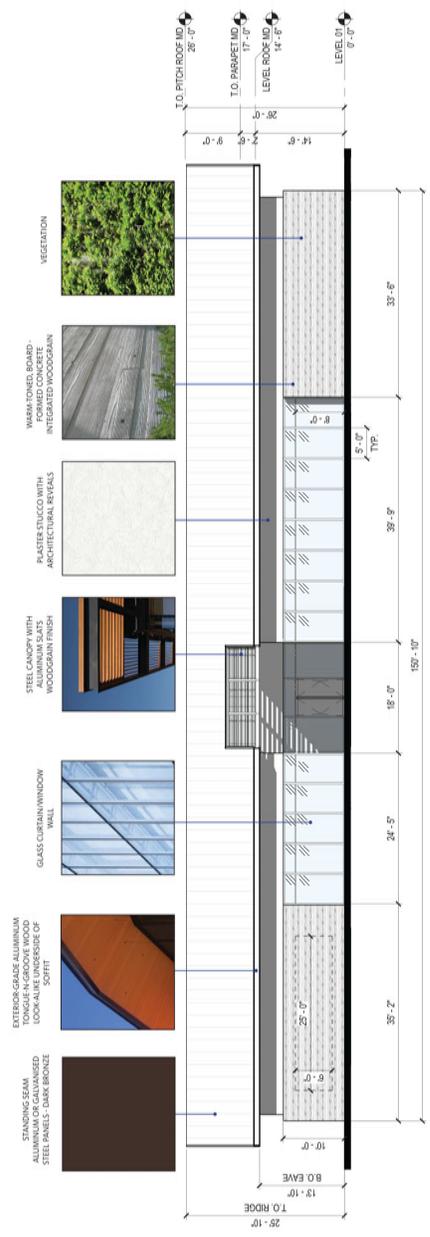
Seal / Signature
Project Name
079.0784.000

Harbor Chase at Wellington Crossing MUPD

Description
BUILDING C WEST ELEVATION (FRONT) MATERIALS & FINISHES

Scale
As indicated

PAE -2 OF 8



01 BUILDING C - EXTERIOR ELEVATION - WEST MATERIALS & FINISHES
SCALE: 3/32" = 1'-0"



SITE DATA

Harbor Chase at Wellington Crossing MUPD
APPLICATION NAME :
2004-00009
CONTROL NUMBER :

PBC Amendments:

PBC Zoning Stamp:



Seal / Signature

NOT FOR CONSTRUCTION

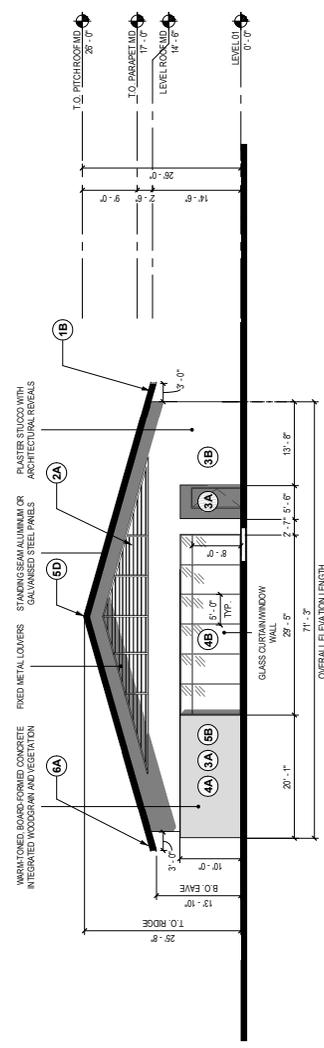
Benjamin Lee, LEED AP, NCARB REG. R. NO. RA98900
Project Name
Harbor Chase at Wellington Crossing MUPD

Project Number
079.0784.000

Description
BUILDING C SOUTH ELEVATION (SIDE STREET)

Scale
As indicated

PAE -3 OF 8



01 BUILDING C - EXTERIOR ELEVATION - SOUTH (SIDE STREET)
SCALE: 3/32" = 1'-0"



ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element	1	A	Articulated parapet walls, 30% of roofline with 100' max. spacing between articulation;	One required element per facade; or any combination of A, B, and C
			Pitched roof with min 12" overhanging eaves;	
			Transmitting eaves breaks/stops per facade.	

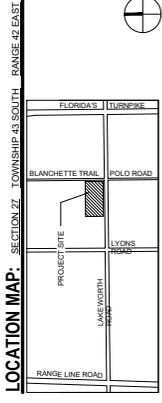
ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Exterior Treatment and Finestration Details Pursuant to ULDC Art. 5.C.1.H.1.c.2.a) and b)	4	A	Exterior Treatment: 80% max. primary, 20% min. secondary treatments.	EXTERIOR TREATMENT 41% OFF-FAÇADE FENESTRATION DETAILS 20% OFF-FAÇADE
			Finestration details: Provided along a min. of 50% of facade design.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element	2	A	Decorative roof details (i.e., cupolas, corners, exposed rafter tails, balconies, etc.);	PROVIDED FIVE (5) MINIMUM SPACES WITH ALUMINUM SLAT WOODGRAN PANELS
			Roofs with decorative moldings;	
			Parapets, porticos, architectural features at entryways or decorative towers.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element	5	A	Canopies, porticoes, or porticos;	PROVIDED 12" PROJECTION CONCRETE BOARD FORM
			Wall recess or projection (min. 12" depth);	
			Arched entries (min. 8' clear width);	
			Peaked roof forms;	
			Arches, columns, or pilasters.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.1.c.1)9)-(c)	3	A	Recesses/projections provide recess/projection a min. of 20% of total depth of recess; max. of 100' depth min. 12".	28% OF LENGTH, 12" DEPTH PROVIDED PROJECTION OF WOODGRAN BOARD FORMED FOR WOODGRAN AND VEGETATION
			Walls: No blank walls exceeding 10' x 20', recesses to be 10' on center.	
			Storefronts: Display windows along 20% of facade length.	

ULDC Reference	ID1	ID2	Requirement Selection	Side Street
Entireties Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment	6	A	Overhangs, cornices, and eaves;	REQUIRED 36" OVERHANG ROOF PROJECTION
			Decorative moldings or trims around windows and doors;	
			Decorative outdoor patios/patios incorporated with entry area (not part of tenant space);	
			Special pavers, bricks, decorative concrete, or other pavement treatment;	
			Architectural detailing (i.e., tile work, moldings).	



SITE DATA

APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-00009

PBC Amendments:

PBC Zoning Stamp:

Gensler

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Fax: 561.777.5897



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United States
Tel: 561.478.9488

△	Date	Description
1	12/21/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION
2	01/09/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION

Seal / Signature

NOT FOR CONSTRUCTION

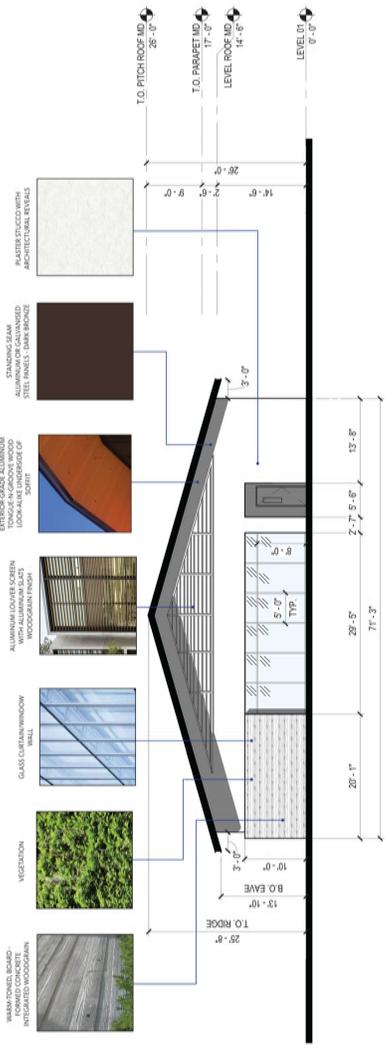
Seal / Signature
Project Name
079.0784.000

Project Name
079.0784.000

Description
BUILDING C SOUTH ELEVATION (SIDE STREET) MATERIALS & FINISHES

Scale
As indicated

PAE -4 OF 8



01 BUILDING C - EXTERIOR ELEVATION - SOUTH MATERIALS & FINISHES
SCALE: 3/32" = 1'-0"

SITE DATA

APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2004-0009

PBC Amendments:

PBC Zoning Stamp:



Seal / Signature

NOT FOR CONSTRUCTION

Brady Neal, LEED AP, NCARB REG. R., NC. 449800
Project Name

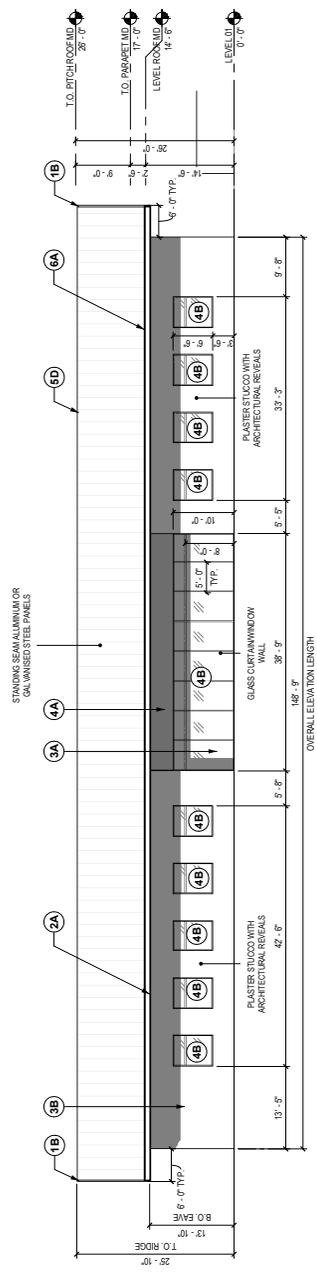
Harbor Chase at Wellington
Crossing MUPD

Project Number
079.0784.000

Description
BUILDING C EAST ELEVATION (REAR)

Scale
As indicated

PAE -5 OF 8



01 EXTERIOR ELEVATION (BUILDING C) - EAST (REAR)
SCALE: 3/32" = 1'-0"

ULDC Reference	ID1	ID2	Requirement Selection	Rear
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element				
One required element per facade, or any combination of A, B, and C	1	A	Articulated parapet walls, 30% of total length of facade, or any combination of A, B, and C	PROVIDED
		B	Projecting eaves, 12" overhanging eaves;	PROVIDED
		C	Two or more plane breaks/slopes per facade.	17' OVERHANG ROOF PROJECTION

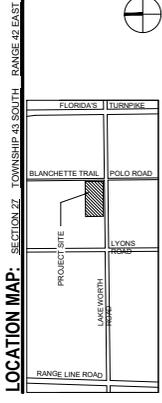
ULDC Reference	ID1	ID2	Requirement Selection	Rear
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element				
One required element per facade	2	A	Decorative roof details (e.g., parapets, chimneys, balconies, etc.);	PROVIDED. SAWN TIMBER STUDS WITH TONGUE-GROOVE WOOD CLADDING UNLESS OTHERWISE NOTED.
		B	Cornices with decorative moldings;	
		C	Pediments, porticos, entryways, or decorative towers.	

ULDC Reference	ID1	ID2	Requirement Selection	Rear
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.(c.1)(b)-(c)				
All elements are required	3	A	Recesses/projections; Facades > 50' shall recess/projection a min. of 20% of total length of facade, max. of 100" between recesses/projections, depth min. 12";	20% OF LENGTH, 12" DEPTH PROVIDED RECESSED GLASS CURTAIN WINDOW WALL
		B	Walls: No blank walls exceeding 10' x 20', pattern to be 10' on center;	LIST-BLANK WALLS MAX DIMENSIONS
		C	Storefronts: Display windows along 20% of facade length.	STOREFRONTS AT MAX OF LENGTH

ULDC Reference	ID1	ID2	Requirement Selection	Rear
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.(c.2)(a) and (b)				
One additional element required	4	A	Exterior Treatment: 80% max, primary, 20% min, secondary treatments	EXTERIOR TREATMENT 28% OF FACADE
		B	Fenestration Details: 25% max, primary, 75% min, secondary treatments	FENESTRATION DETAILS 23% OF FACADE

ULDC Reference	ID1	ID2	Requirement Selection	Rear
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element				
One design element required	5	A	Canopies, porticos, or porches; projection (min. 12" depth)	
		B	Covered arcades (min. 8' clear width);	
		D	Peaked roof forms; pilasters, columns, or plasters;	PROVIDED: PEAKED ROOF

ULDC Reference	ID1	ID2	Requirement Selection	Rear
Entries Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment				
One design element is required per facade	6	A	Overhangs, cornices, and eaves; moldings or trim around windows and doors;	PROVIDED 36" OVERHANG ROOF PROJECTION
		B	Covered public outdoor patios/plaza incorporated into the design (for part of tenant space)	
		D	Special pavers, bricks, decorative concrete, or other similar pavement treatment;	
		E	Decorative detailing (i.e., tile work, moldings).	



SITE DATA
APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-00009

PBC Zoning Stamp :

PBC Amendments :

Gensler

M. Arthur Gensler, Jr. & Associates
FL Lic. No. PA0002657

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Fort Lauderdale, FL 33316
United States
Tel: 954.536.1100
Fax: 304.777.5897



CIVIL ENGINEER
2391 Macarthur Blvd
Suite 103
West Palm Beach, FL 33411
United States
Tel: 561.782.8488

Date Description

- 1 12/22/2024 PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION
- 2 01/09/2025 PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION

Seal / Signature

NOT FOR CONSTRUCTION

Seal / Signature

Project Name

Harbor Chase at Wellington Crossing MUPD

Project Number

079.0784.000

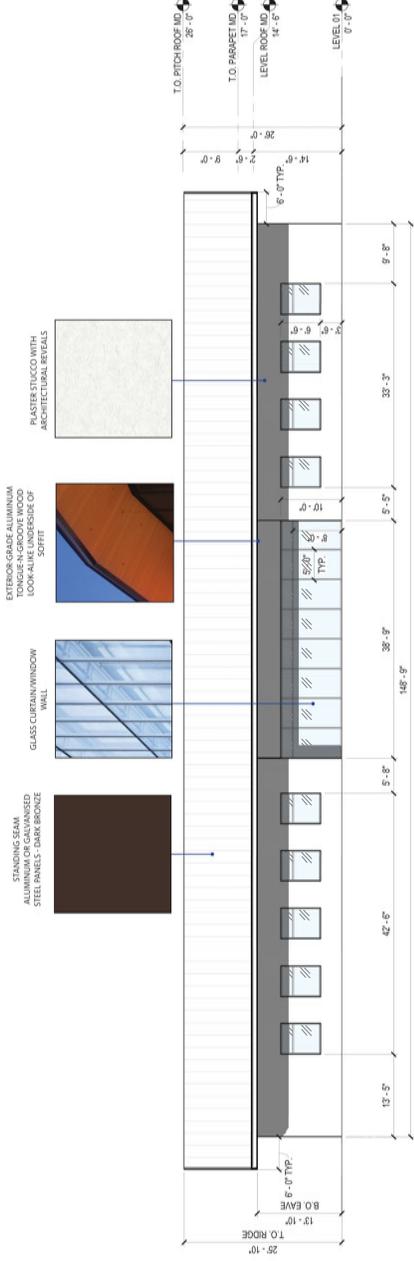
Description

BUILDING C EAST ELEVATION (REAR) MATERIALS & FINISHES

Scale

As indicated

PAE-6 OF 8



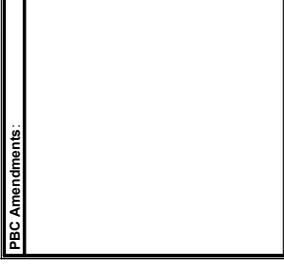
01 BUILDING C - EXTERIOR ELEVATION - EAST MATERIALS & FINISHES

SCALE: 3/32" = 1'-0"

SITE DATA

APPLICATION NAME : Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER : 2004-0009

PBC Amendments :



PBC Zoning Stamp :





△	Date	Description
1	1/22/2024	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION
2	01/19/2025	PRELIMINARY ARCHITECTURAL ELEVATIONS REVISION

Seal / Signature

NOT FOR CONSTRUCTION

Sean Abel, LEED AP, NCARB REG. R. NO. 493800
Project Name

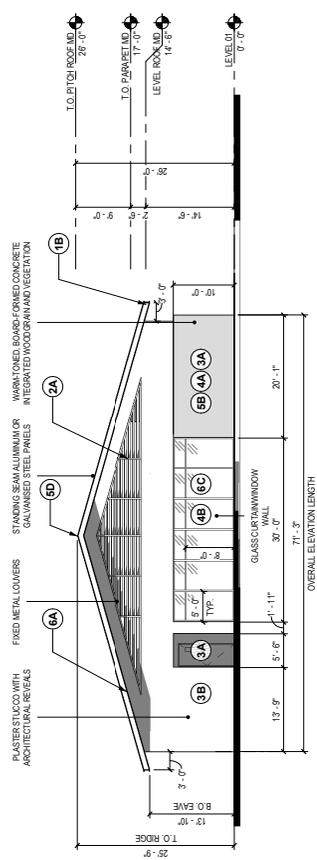
Harbor Chase at Wellington
Crossing MUPD

Project Number
079.0784.000

Description
BUILDING C NORTH ELEVATION (SIDE)

Scale
As indicated

PAE - 7 OF 8



01 EXTERIOR ELEVATION (BUILDING C) - NORTH (SIDE)
SCALE: 3/32" = 1'-0"

ULDC Reference	ID1	ID2	Requirement Selection	Side
Primary Roofline Pursuant to ULDC Table 5.C.1.H. Primary Roof Design Element One required element per facade, or any combination of A, B, and C	1	A	Articulated parapet walls, 30% of facade length, with 100' max. spacing between articulation. Overhanging eaves: 12" or more.	PROVIDED: BOARD FORMED CONCRETE INTEGRATED WOODGRAN AND VEGETATION
	B	Two or more plane breaks/slopes per facade.		
	C	Two or more plane breaks/slopes per facade.		

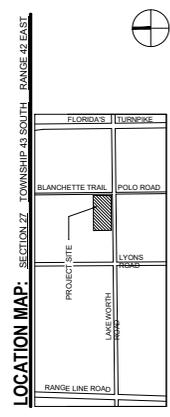
ULDC Reference	ID1	ID2	Requirement Selection	Side
Secondary Roofline Pursuant to ULDC Table 5.C.1.H. Secondary Roof Design Element One required element per facade	2	A	Decorative roof details (i.e., cupolas, domers, belfries, etc.).	PROVIDED: FIXED METAL LOUVERS
Primary Facade Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element One design element required	B	Minimal facade projection (max. 12" depth).	COVERED: PUBLIC OUTDOOR PATIO WITH ENTRY AREA (NOT PART OF TENANT SPACE). Decorative concrete or other similar pavement treatment.	
	C	Covered arcades (min. 8' clear width).		

ULDC Reference	ID1	ID2	Requirement Selection	Side
Facade - Recesses/Projections, Walls, and Storefronts Pursuant to ULDC Art. 5.C.1.H.1.c.1(a)-c) All elements are required	3	A	Recesses/projections: provide projection a min. of 20% of total length of facade, max. of 100' between recesses/projections. Storefronts: Display windows along 20% of facade length.	28% OF LENGTH, 12" DEPTH PROVIDED: BOARD FORMED CONCRETE INTEGRATED WOODGRAN AND VEGETATION
Storefronts Pursuant to ULDC Art. 5.C.1.H.1.c.1(b)-c) All elements are required	B	Walls: No blank walls exceeding 10' x 20' patterns to be 10' on center.	LIST BLANK WALLS AND DIMENSIONS	
	C	Storefronts: Display windows along 20% of facade length.		

ULDC Reference	ID1	ID2	Requirement Selection	Side
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.1.c.2(a) and (b) One additional element required	4	A	Exterior Treatment: 80% max. primary, 20% min. secondary treatments	EXTERIOR TREATMENT 28% OF FACADE FENESTRATION DETAILS 41% OF FACADE
	B	Minimal facade projection (max. 12" depth).		

ULDC Reference	ID1	ID2	Requirement Selection	Side
Entries Pursuant to ULDC Table 5.C.1.H. Primary Entry Feature Design Element One design element required	5	A	Canopies, porticoes, or porches.	PROVIDED: PEAKED ROOF PLASTER.
	B	Minimal facade projection (max. 12" depth).		
	C	Covered arcades (min. 8' clear width).		
	D	Peaked roof forms.		
	E	Arches, columns, or pilasters.		

ULDC Reference	ID1	ID2	Requirement Selection	Side
Entries Pursuant to ULDC Table 5.C.1.H. Secondary Decorative Treatment One design element is required per facade	6	A	Overhangs, cornices, and eaves.	PROVIDED: 72' OVERHANGING ROOF PROJECTION
	B	Decorative moldings or panels.		
	C	Covered public outdoor patios incorporated with entry area (not part of tenant space).		
	D	Decorative concrete or other similar pavement treatment.		
	E	Architectural detailing (i.e., tile work, moldings).		



SITE DATA

APPLICATION NAME: Harbor Chase at Wellington Crossing MUPD
CONTROL NUMBER: 2024-0009

PBC Amendments:

PBC Zoning Stamp:

Exhibit E-6 - Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Dionna Hall, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or Manager *[position - e.g., president, partner, trustee]* of 8601 LWR Holdings LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 1 Harvard Circle
Ste. 102
West Palm Beach, FL 33409

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Dionna Hall
Dionna Hall, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3RD day of SEPTEMBER, 2024 by LAUREN KAY BRIGGS (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Notary Public State of Florida
Lauren Kay Briggs
(Name above stamp or print clearly)
Commission # HN 315751
Expires 1/7/2027
My Commission Expires on: 1/7/27

Lauren Kay Briggs
(Signature)

NOTARY'S SEAL OR STAMP

EXHIBIT "A"**PROPERTY**

Legal Description

A PORTION OF TRACT "A", AND ALL OF TRACT "F", HARBOR CHASE AT WELLINGTON CROSSING REPLAT, M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 147 THROUGH 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE S.00°56'38"E. ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 558.52 FEET TO A POINT ON THE NORTH LINE OF TRACT "F", OF SAID HARBOR CHASE AT WELLINGTON CROSSING REPLAT, M.U.P.D.; THENCE S.44°02'56"W., A DISTANCE OF 35.36 FEET; THENCE S.89°02'30"W., A DISTANCE OF 115.31 FEET; THENCE S.86°41'57"W., A DISTANCE OF 110.10 FEET; THENCE S.89°02'30"W., A DISTANCE OF 227.02 FEET; THENCE N.01°10'22"W., A DISTANCE OF 43.17 FEET; TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 118.52 FEET AND A RADIAL BEARING OF N.89°23'10"E. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°18'31", A DISTANCE OF 64.77 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 80.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'59", A DISTANCE OF 48.84 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 62.00 FEET AND A RADIAL BEARING OF N.90°00'00"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'57", A DISTANCE OF 63.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 52.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°26'37", A DISTANCE OF 92.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 32.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°22'24", A DISTANCE OF 66.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 25.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'59", A DISTANCE OF 17.76 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 33.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°33'56", A DISTANCE OF 28.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 213.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°30'12", A DISTANCE OF 27.96 FEET; THENCE N.12°22'59"E., A DISTANCE OF 48.12 FEET; THENCE S.64°52'23"E., A DISTANCE OF 9.09 FEET; THENCE N.63°19'23"E., A DISTANCE OF 64.55 FEET; THENCE N.73°41'03"E., A DISTANCE OF 28.73 FEET; THENCE S.85°16'42"E., A DISTANCE OF 24.53 FEET; THENCE S.68°44'46"E., A DISTANCE OF 26.90 FEET; THENCE N.89°11'47"E., A DISTANCE OF 59.59 FEET; THENCE N.55°05'46"E., A DISTANCE OF 83.89 FEET; THENCE N.21°14'38"E., A DISTANCE OF 60.94 FEET; THENCE N.10°50'55"W., A DISTANCE OF 52.50 FEET; THENCE N.89°03'30"E., A DISTANCE OF 268.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT "F", HARBOR CHASE AT WELLINGTON CROSSING REPLAT, M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 147 THROUGH 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 263,318 SQUARE FEET OR 6.045 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Broward, Palm Beaches & St Lucie Realtors, Inc - 1 Harvard Circle, Ste 102, West Palm Beach, FL 33409

Exhibit E-7 - Drainage Statement



September 17, 2024
Job No. 24-060
Revised 10/28/2024
Revised 11/22/2024

DRAINAGE STATEMENT

Harbor Chase at Wellington Crossing MUPD
Zoning Application No. DOA-2024-01418
Palm Beach County, Florida

SITE DATA

The subject parcel is generally located on the northwest corner of Lake Worth Road and Blanchette Trail (2600 feet east of Lyons Road) in Palm Beach County, Florida, and contains approximately 17.8 acres. The Property Control Numbers for the subject parcel are as follows:

00-42-44-29-03-001-0000

00-42-44-29-03-023-0000

The site has an existing CLF with a parking lot and stormwater management system. Proposed site modifications include the addition of a 11,000 SF medical office building and 32,000 SF of professional office building with ancillary parking lot. For additional information concerning site location and layout, please refer to the Site Plan prepared by Urban Design Studios.

PROPOSED DRAINAGE

The site is located within the boundaries of the Lake Worth Drainage District and the South Florida Water Management District C-51 Drainage Basin (Permit No. 50-10915-P). It is proposed that runoff be directed to the on-site existing water management areas (dry retention, lake system, and/or exfiltration trench) by means of paved or grass swales and/or inlets and storm sewer. The existing water management tract will be expanded along with added dry detention and underground storage chambers. Legal positive outfall for overflow and bleed-down is available through the existing piped connection to the Blanchette Trail drainage system adjacent to the east property line of the subject parcel. The wetland on the north side of the parcel is located within Flood Zone AE and is within a conservation easement. Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407

561.478.7848 | simmonsandwhite.com | Certificate of Authorization Number 3452

PROPOSED DRAINAGE (CONTINUED)

2. No runoff to leave the site except through the existing approved control structure up to the level produced by the 25 year, 3 day rainfall event.
3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.
4. Parking lots to be protected from flooding during the 5 year, 24 hour event if exfiltration trench is used.
5. Allowable discharge to be in accordance with South Florida Water Management District and Lake Worth Drainage District Basin criteria.
6. Due consideration to water quality.
7. Compliance with the South Florida Water Management District C-51 Drainage Basin criteria with regard to compensating storage via dry retention and/or water management lake. The Site Plan as designed will meet the requirements of the C-51 Drainage Basin.

Required permits/approvals shall include the following:

1. Palm Beach County Land Development Division On-Site Drainage Approval
2. Lake Worth Drainage District Permit
3. South Florida Water Management District Environmental Resource Permit Modification
4. Florida Department of Transportation Drainage Connection Permit

<p>Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006</p> <p>This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 11/22/2024.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	
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Exhibit E-8 - Utility Letter



**Letter for
Concurrency Reservation**

**To: Zoning Division
PBC Planning, Zoning, & Building Department**

**From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department**

Date: January 14, 2025 **Control # 00255**

**Re: PZ&B Application #: DOA-2024-01418
Project Name – Harbor Chase at Wellington Crossing MUPD**

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	28.70
Wastewater	28.70
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-44-29-24-001-0020

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*
Director of Finance & Administration

Date: *15-Jan-25*