

Consultants:

Revisions:

- 06/23/2022 - SUBMITTAL
- 06/29/2022 - RESUBMITTAL
- 08/02/2022 - RESUBMITTAL
- 09/01/2022 - RESUBMITTAL
- 10/13/2022 - RESUBMITTAL
- 12/07/2022 - RESUBMITTAL
- 08/04/2023 - MP AMENDMENT
- 10/04/2023 - MP RESUBMITTAL

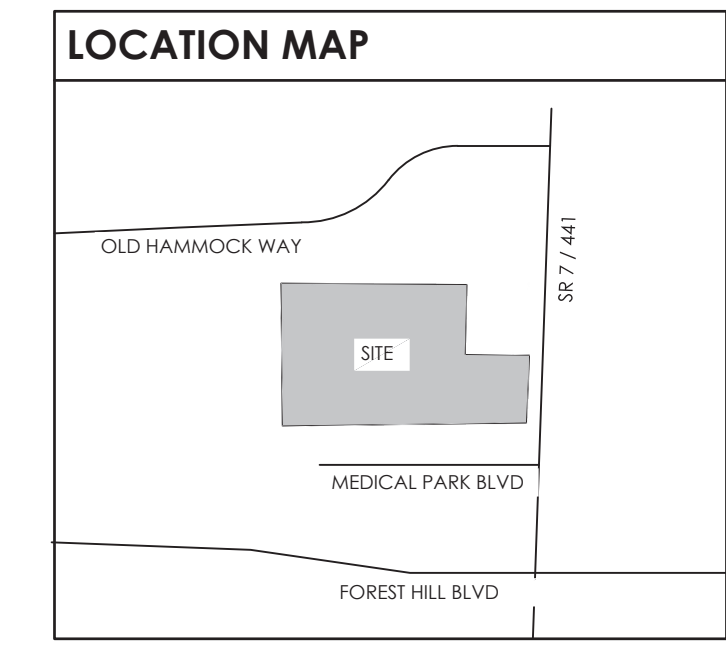
SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090 73414412220030100 73414412220160000 73414412220040000 73414412220070000 73414412220100000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

DEVELOPMENT TEAM	
<b>DEVELOPER</b>	
LOTIS WELLINGTON 2, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431 561.866.6684	
<b>PLANNER &amp; LANDSCAPE ARCHITECT</b>	
INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940	
<b>CIVIL ENGINEER</b>	
SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA RATON, FL 33487 561.241.6455	
<b>TRAFFIC ENGINEER</b>	
JFO GROUP, INC. 6671 W INDIANTOWN RD, SUITE 50-324 JUPITER, FL 33458 561.462.5364	
<b>ENVIRONMENTAL</b>	
ECOTONE SERVICES 13945 89TH STREET WELLSMEER, FL 32948 772.459.3339	
<b>SURVEY</b>	
DENNIS J LEAVY & ASSOCIATES 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411 561.753.0650	

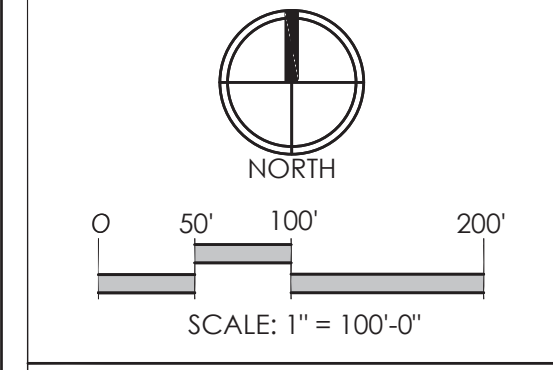
NOTE: TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.

CONDITIONS: THE PROPERTY OWNER SHALL FUND THE COST OF SIGNAL INSTALLATION, AS DETERMINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND PALM BEACH COUNTY, ON STATE ROAD 7 AT THE PROJECT'S MAIN ENTRANCE. THE COST OF SIGNALIZATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY RELOCATION AND RIGHT OF WAY OR EASEMENT ACQUISITION.

**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 1 of 5)

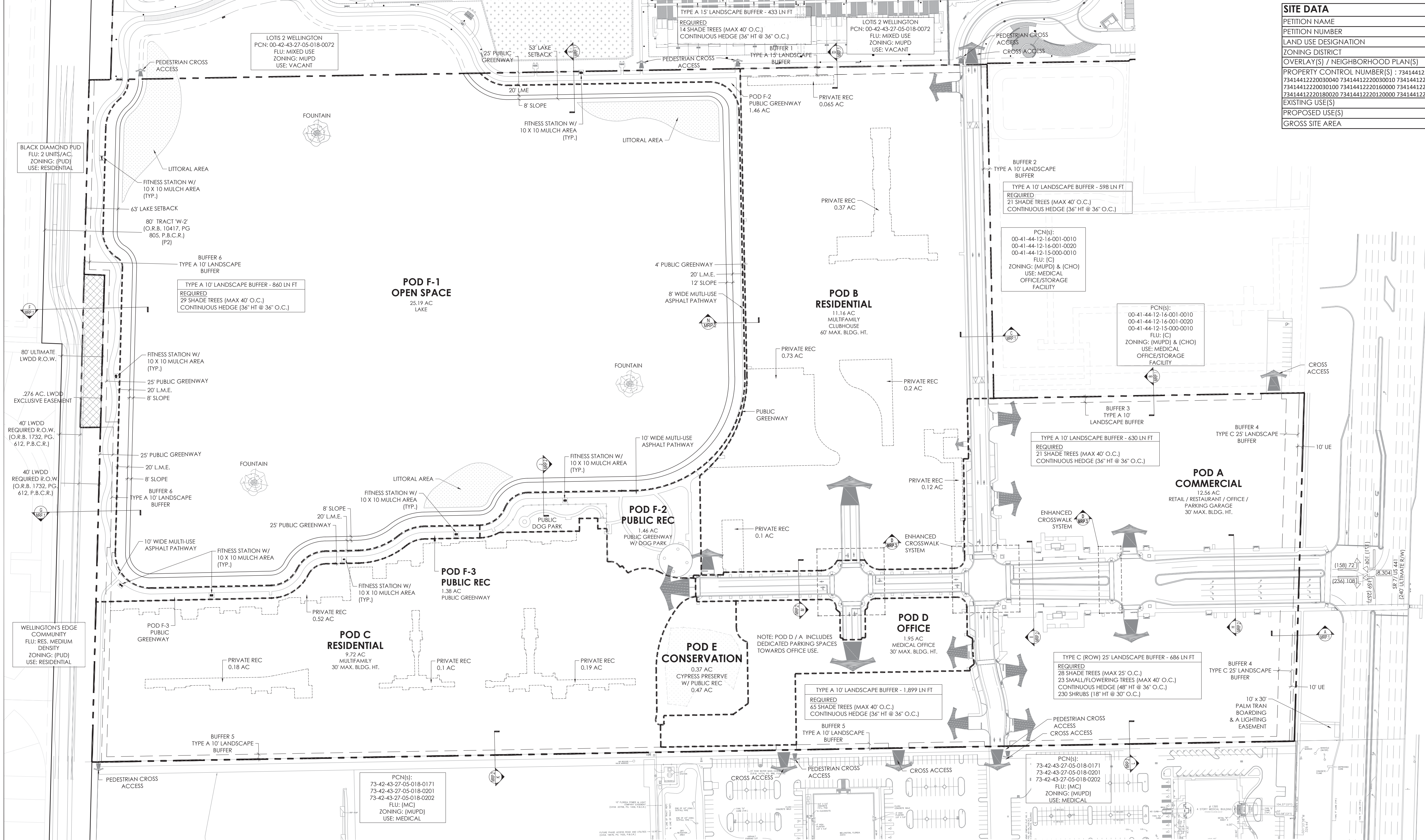


APPROVALS			



Drawn by: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**MASTER PLAN**  
 SHEET # MP.1



**LEGAL DESCRIPTION**

COMMENCING at the Southeast corner of Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida; Thence North 01°30'21" East along the East line of the Southeast one-quarter of said Section 12, a distance of 1990.50 feet, to a point being on the Easterly extension of the South line of Tract 13, Block 18, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida; Thence South 89°00'05" West along the Easterly extension line of the South line of said Tract 13, a distance of 242.92 feet, to the point of intersection of the South line of said Tract 13 and the West line of Parcel 115.1R (9-17-96), as recorded in Official Records Book 9427, Page 665, of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING; Thence continue South 89°00'05" West, along the South line of Tracts 13, 14, 15 and 16, Block 18 of said plat, a distance of 2369.63 feet to a point being on the East line of a variable-width Lake Worth Drainage District Easement, as recorded in Official Records Book 3972, Page 1720, of the Public Records of Palm Beach County, Florida; Thence North 01°28'32" East, along the East line of said variable-width Lake Worth Drainage District Easement, a distance of 940.33 feet; Thence North 88°51'28" West, a distance of 40.00 feet, to a point being on the West line of the East one-half of said Section 12; Thence North 01°28'32" East, along said West line of the East one-half of Section 12, a distance of 383.62 feet to a point being on the Westerly extension of the North line of Tract 10, Block 18 of said plat; Thence North 89°00'05" East, along said Westerly extension line and North line of Tracts 10 and 11, Block 18 of said plat, a distance of 1767.65 feet to the Northeast corner of said Tract 11; Thence South 01°16'18" East, along the East line of Tract 11, Block 18 of said plat, a distance of 659.72 feet to a point being on the North line of a 25 foot wide Road Reservation as depicted on said plat; Thence North 89°00'05" East, along the North line of said 25 foot wide Road Reservation, a distance of 612.24 feet to a point being on the West line of said Parcel 115.1R (9-17-96), as recorded in Official Records Book 9427, Page 665, of the Public Records of Palm Beach County, Florida; Thence South 01°37'52" West, along the West line of said Parcel 115.1R (9-17-96), a distance of 685.43 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, Containing 64.02 acres, more or less.

**RESIDENT CALCULATIONS**

UNIT TYPE	RESIDENT / UNIT	# OF DU + BEDS	RESIDENTS
MULTI-FAMILY (APPROVED)	3.10 / DU		592
INDEPENDENT LIVING MULTIFAMILY (PROPOSED)	1.5 / UNIT 3.02 / DU	150 UNITS 187	225 565
ASSISTED LIVING	1.7 / BED	110 BEDS	110
<b>TOTAL NUMBER OF RESIDENTS</b>			<b>927 1,157</b>

**CIVIC REQUIREMENTS**

UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	43.56 SF / CAPITA	592 1,157	0.59 AC
INDEPENDENT LIVING	43.56 SF / CAPITA	225	0.22 AC
ASSISTED LIVING	43.56 SF / CAPITA	110	0.11 AC
<b>TOTAL</b>		<b>927</b>	<b>0.92 AC 1.16 AC</b>
<b>TOTAL PROVIDED</b>			<b>0 AC</b>

**PUBLIC RECREATION REQUIREMENTS**

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	217.8 SF / CAPITA	1,157	5.79 AC
INDEPENDENT LIVING	217.8 SF / CAPITA	225	1.12
ASSISTED LIVING	217.8 SF / CAPITA	110	0.55
<b>TOTAL</b>		<b>927</b>	<b>7.46 AC 5.79 AC</b>

**PUBLIC RECREATION PROVIDED**

UNIT TYPE / POD	AREA PROVIDED	% CREDIT	TOTAL AC CREDIT
POD F-2 PUBLIC GREENWAY W/ DOG PARK GREENWAY	2.06 1.46 AC	25%	0.365 AC
POD F-3 - PUBLIC GREENWAY	0.69 1.38 AC	25%	0.345 AC
E - CYPRESS & WALKING PATHS	0.84 AC	25%	0.21
POD E - CONSERVATION W/ PUBLIC REC	0.84 AC	25%	0.21
PRIVATE RECREATION (POD B / C)	2.575 AC	25%	0.64375 AC
<b>TOTAL</b>	<b>3.46 6.255 AC</b>		<b>1.56375 AC</b>

**PRIVATE RECREATION REQUIREMENTS**

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	110 SF / CAPITA	592 1,157	1.49 2.92 AC
INDEPENDENT LIVING	110 SF / CAPITA	25	0.57 AC
ASSISTED LIVING	110 SF / CAPITA	110	0.28 AC
<b>TOTAL</b>		<b>927</b>	<b>2.34 AC 2.92 AC</b>

**PRIVATE RECREATION PROVIDED**

UNIT TYPE / POD	AREA PROVIDED
POD B A - MULTI-FAMILY	1.49 1.585 AC
POD C F - INDEPENDENT LIVING	0.61 0.99 AC
POD F - ASSISTED LIVING	0.68 AC
<b>TOTAL</b>	<b>2.78 2.575 AC</b>

**LAND USE ALLOCATION PER MIXED USE TYPE 1**

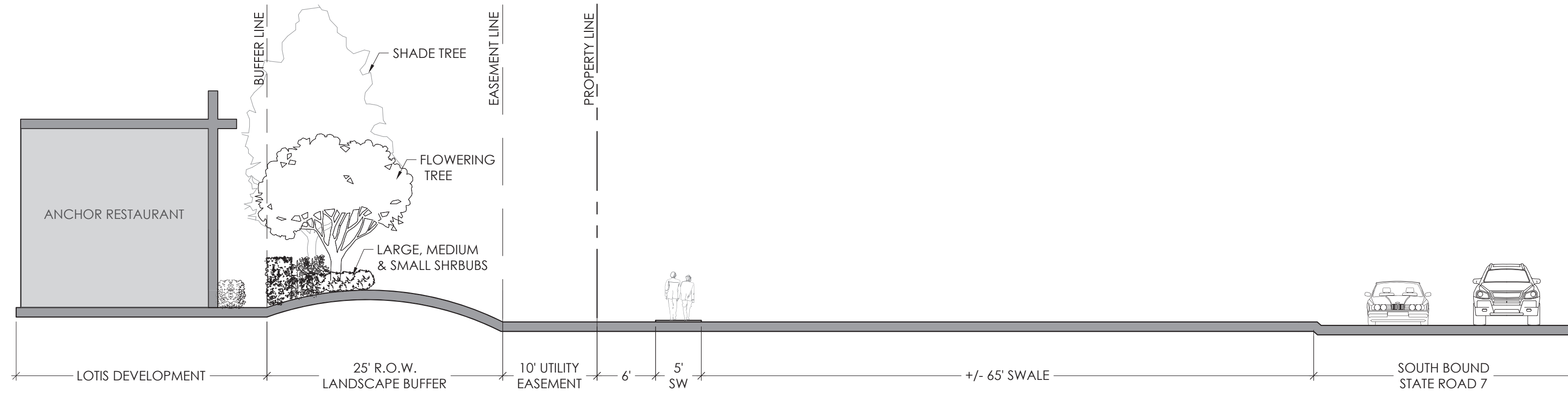
POD	LAND USE	ACREAGE	MINIMUM	% OF SITE
A	COMMERCIAL	10 12.56	10%	19.62%
B	OFFICE-RESIDENTIAL	9.96 11.16	10%	17.43%
C	RESIDENTIAL	9.72 9.72	10%	15.2%
D	INSTITUTIONAL OFFICE	1.68 1.95	10%	3.05%
E	OPEN SPACE CONSERVATION	0.6	0%	0.9%
F-1, F-2, F-3	OPEN SPACE	10.26 28.03	0%	16.08%
G	OPEN SPACE	2.96	0%	4.6%
	<b>TOTAL</b>	<b>64.02</b>		<b>100%</b>

\* A COMBINED MINIMUM OF 10% OF THE OVERALL PROJECT IS REQUIRED TO BE BOTH COMMERCIAL AND OFFICE.

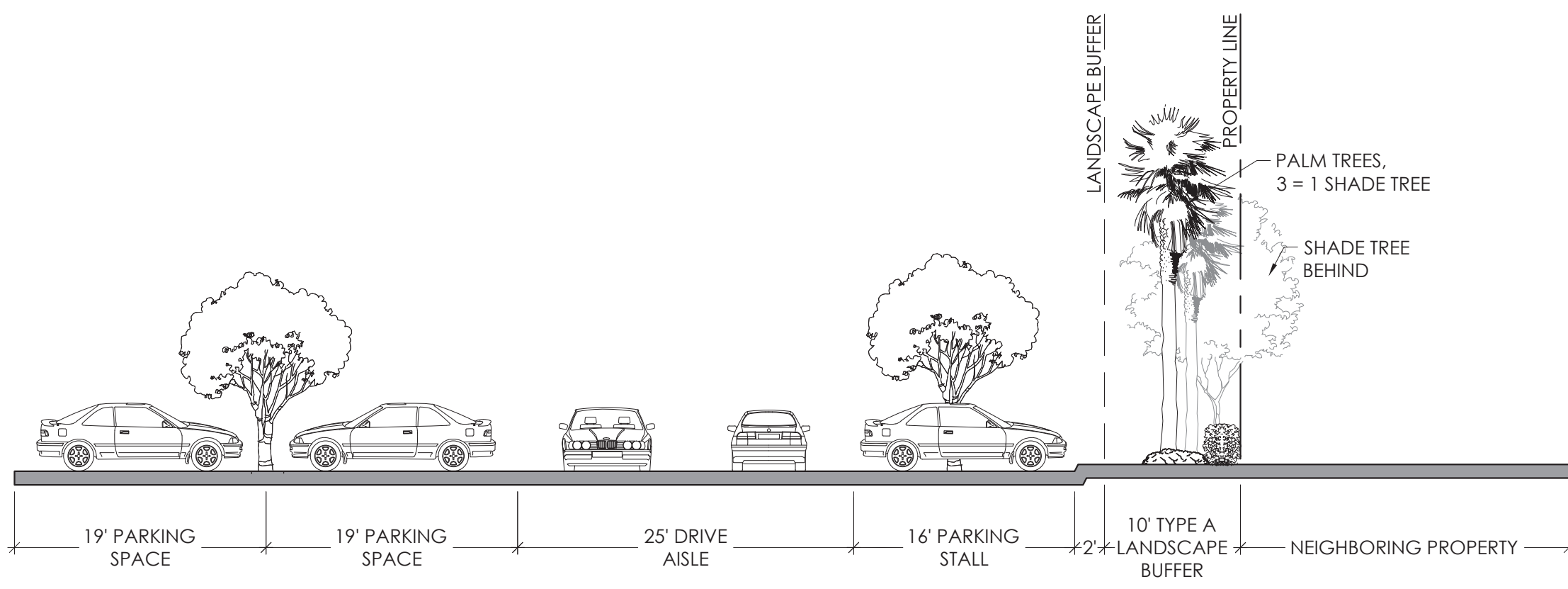
**DEVELOPMENT BREAKDOWN**

POD	PHASE	USE	SF / DU / ACRES (AC)
A	1	QUALITY RESTAURANT (INDOOR / OUTDOOR)	23,676 SF (MIN.) / 41,856 SF (MAX.)*
	1	RETAIL	7,200 SF (MIN.) / 23,900 SF (MAX.)*
	1	OFFICE	16,700 SF 12,700 SF (MIN.) / 36,700 SF (MAX.)*
B	1	BANK PARKING GARAGE	2,500 SF 331 SPACES
	2	MEDICAL OFFICE MULTI-FAMILY RESIDENTIAL	40,000 SF 206 DU
C	3	MULTI-FAMILY RESIDENTIAL	171 DU
D	4	CAREGIVER MEDICAL OFFICE	15,000 SF (210 BDR) 20,000 SF (MIN.) 50,000 SF (MAX.)*
E	4	CYPRESS PRESERVE CONSERVATION W/ PUBLIC REC	0.37 AC CYPRESS PRESERVE 0.47 AC PUBLIC REC
		ASSISTED LIVING	110 BEDS / 104 DU
F		INDEPENDENT LIVING	150 DU
		LAKE	25.19 AC
F-1	1	LAKE	25.19 AC
F-2	2	PUBLIC GREENWAY W/ DOG PARK	1.46 AC
F-3	3	PUBLIC GREENWAY	1.38 AC
G		LAKE / PUBLIC GREENWAY	27.8 AC (INCLUDES 2.06 AC PUBLIC GREENWAY)

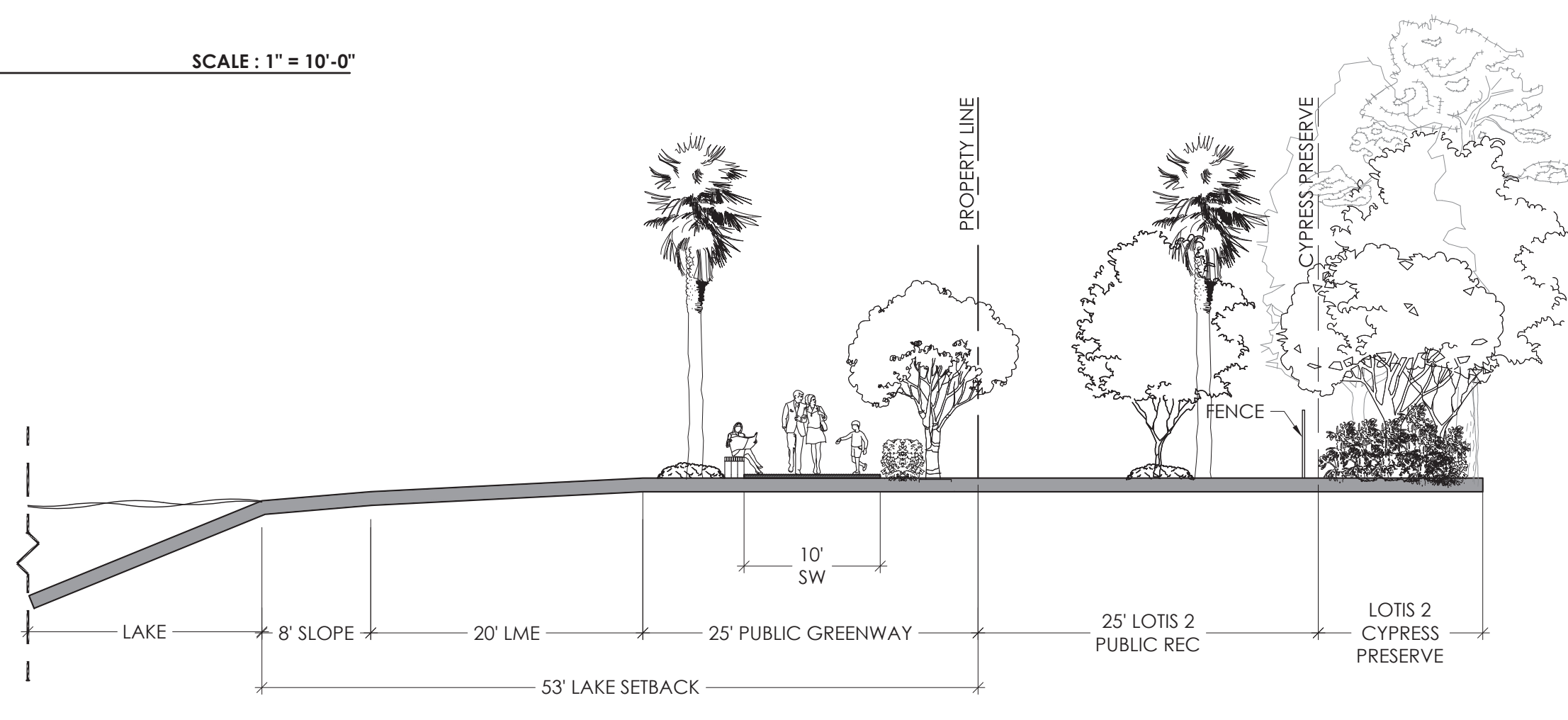
NOTE: \*PER CONDITION #4 OF MASTER PLAN RESOLUTION



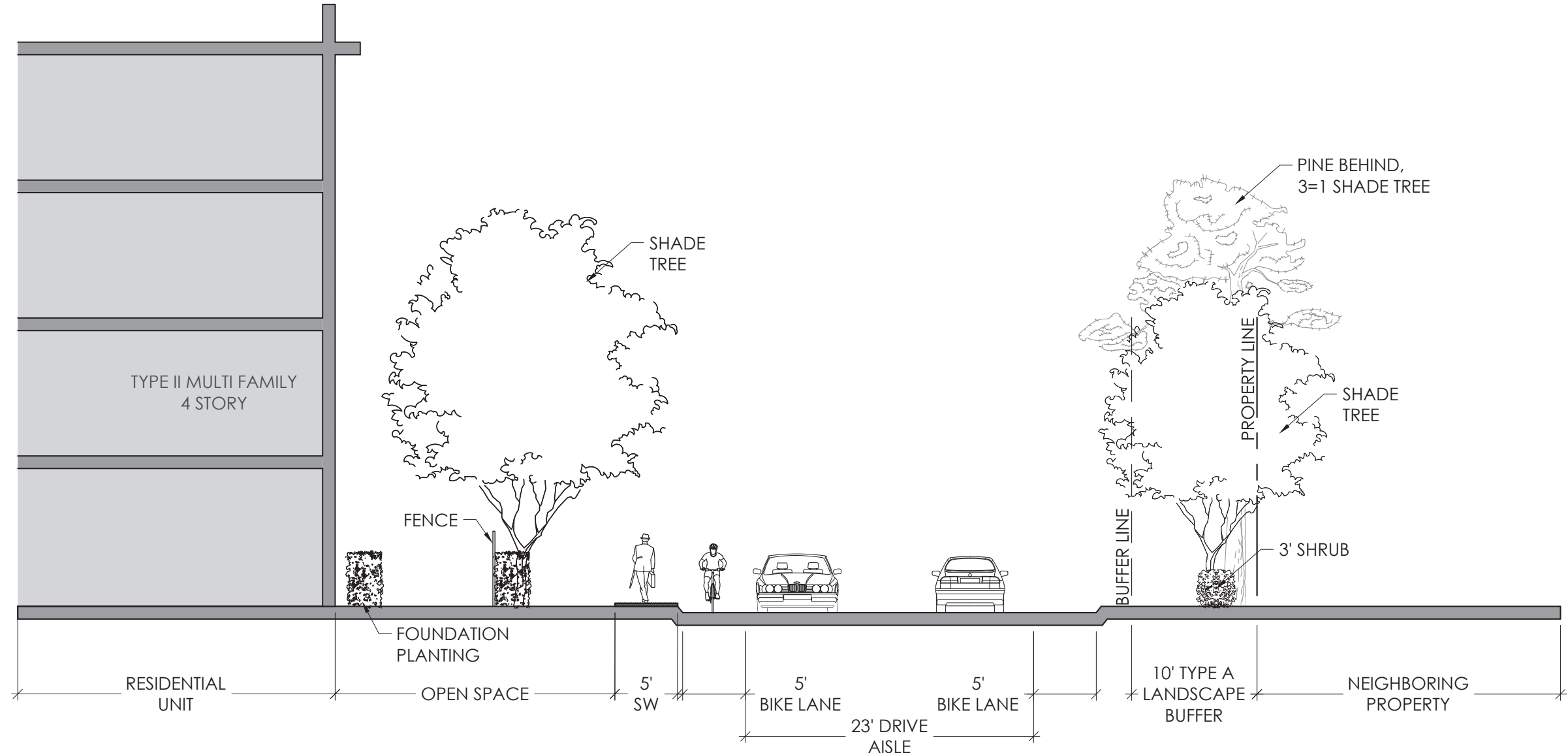
**A R.O.W BUFFER SECTION** SCALE: 1" = 10'-0"



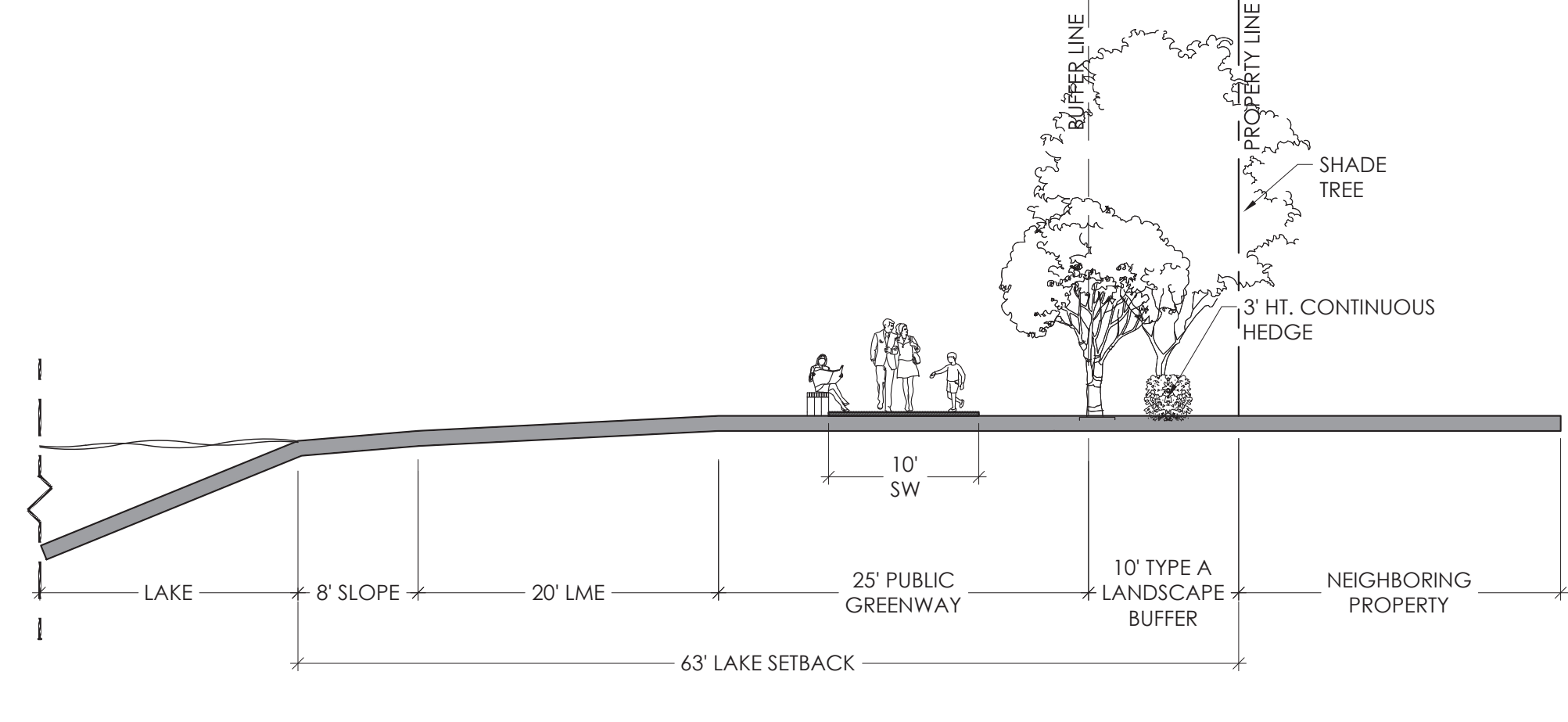
**B NORTH COMMERCIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



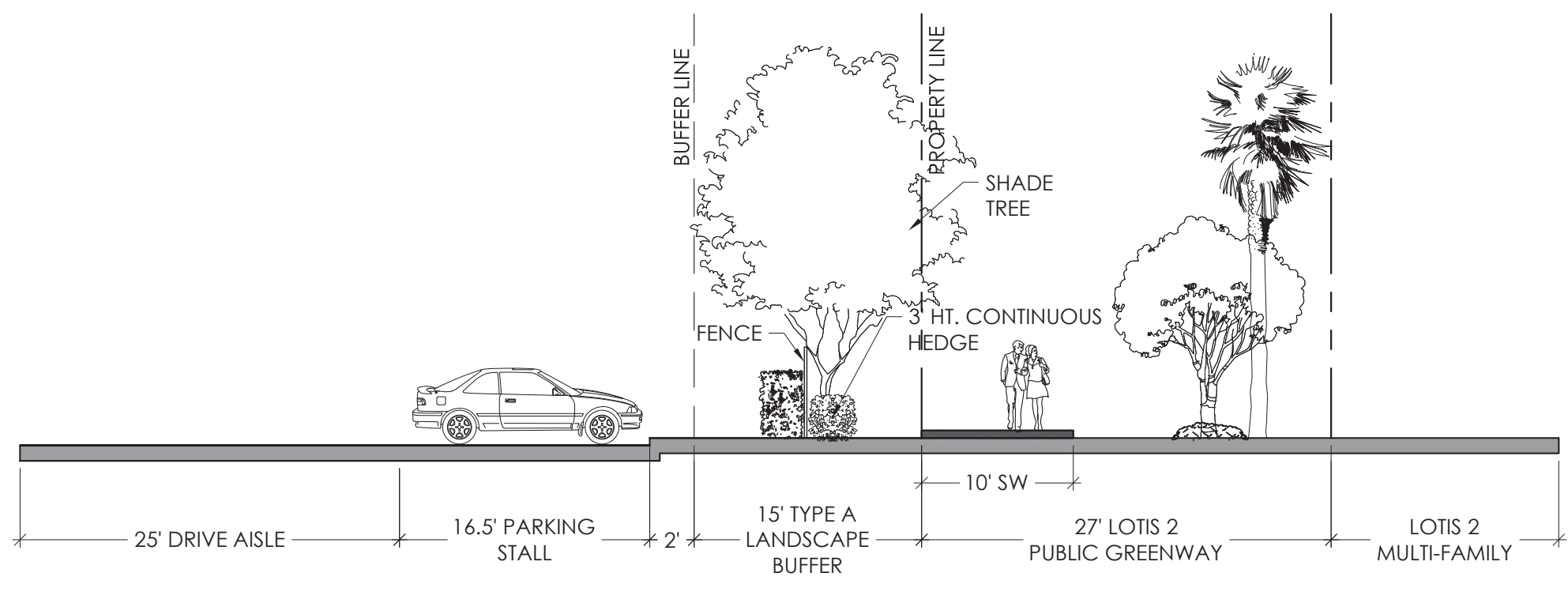
**E NORTH LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"



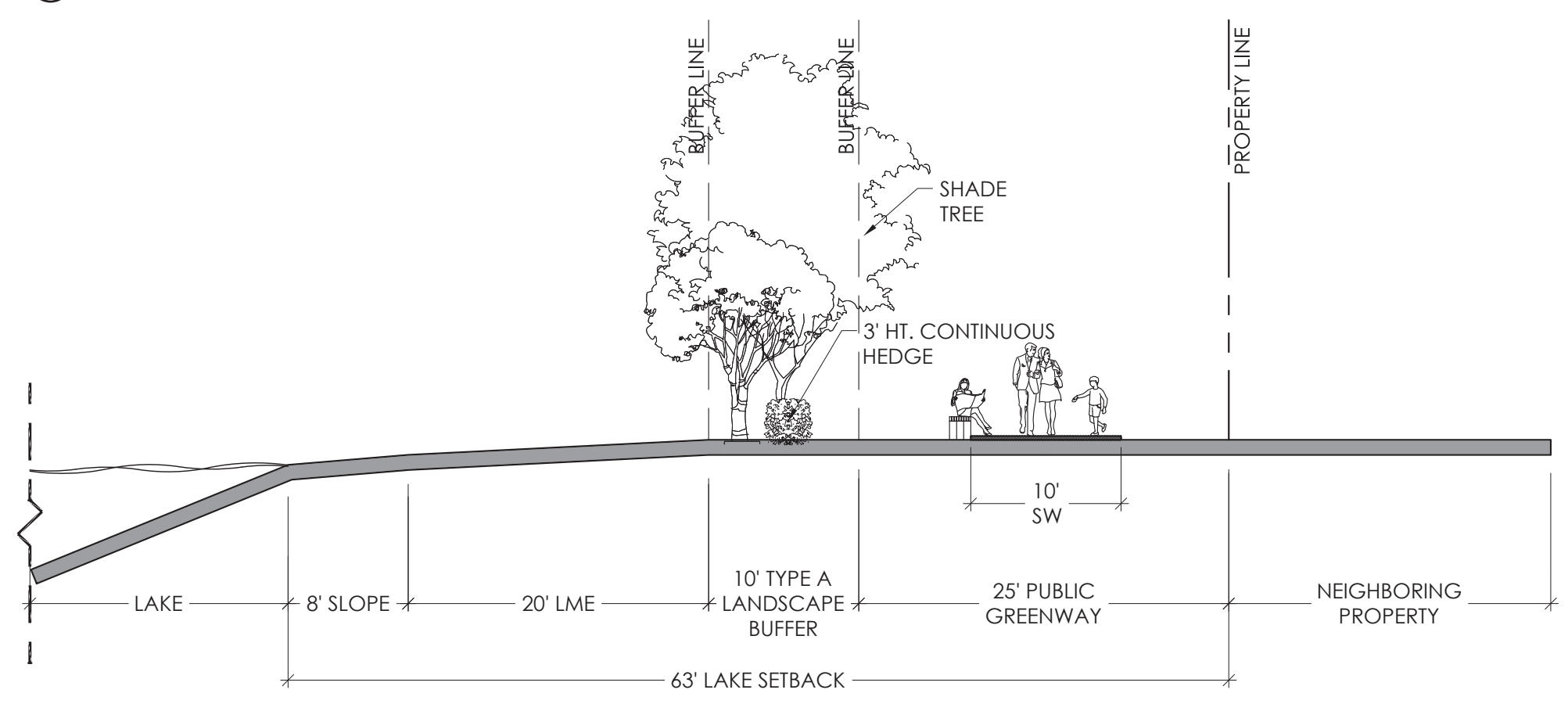
**C EAST RESIDENTIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**F WEST LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**D NORTH RESIDENTIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**G WEST LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"

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ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030060 73414412220030070 73414412220030080 73414412220030090 73414412220030100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

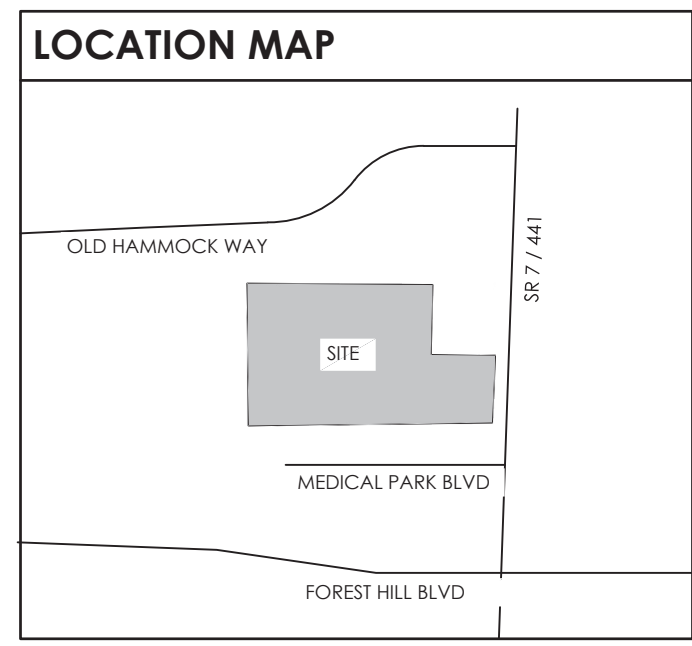
DEVELOPMENT TEAM	
<b>DEVELOPER</b>	
LOTIS WELLINGTON 2, L.L.C.	
2300 GLADES RD, SUITE 202E	
BOCA RATON, FL 33431	
561.866.6684	
<b>PLANNER &amp; LANDSCAPE ARCHITECT</b>	
INSITE STUDIO, INC.	
3601 PGA BLVD SUITE 220	
PALM BEACH GARDENS, FL 33410	
561.249.0940	
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SCHNARS ENGINEERING CORP.	
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BOCA RATON, FL 33487	
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6671 W INDIANTOWN RD, SUITE 50-324	
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13945 89TH STREET	
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**insite studio**  
 planning + landscape architecture  
 3601 PGA Blvd Suite 220, Palm Beach Gardens, FL 33410  
 phone: 561-249-0940 email: info@insitestudio.com  
 \*\*\*insitestudio.com License#: LC26000606

Consultants:

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**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 2 of 5)



**APPROVALS**

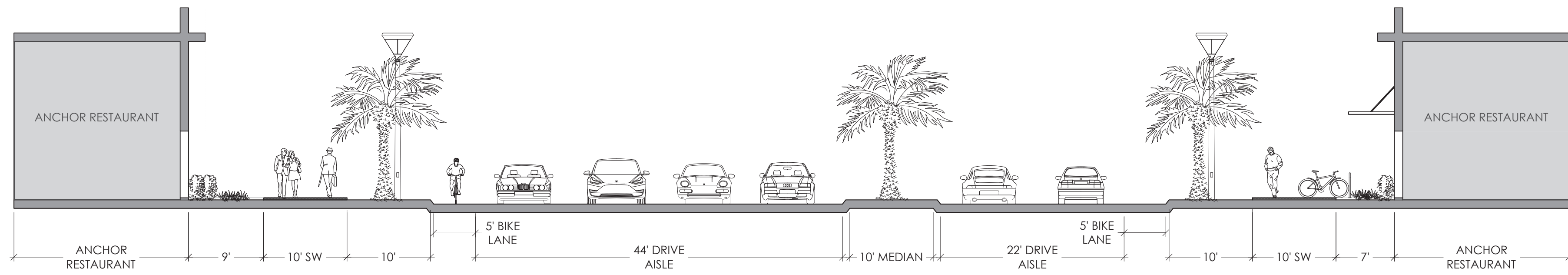
0 50' 100' 200'  
 NORTH  
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Drawn By: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**MASTER REGULATING PLAN**

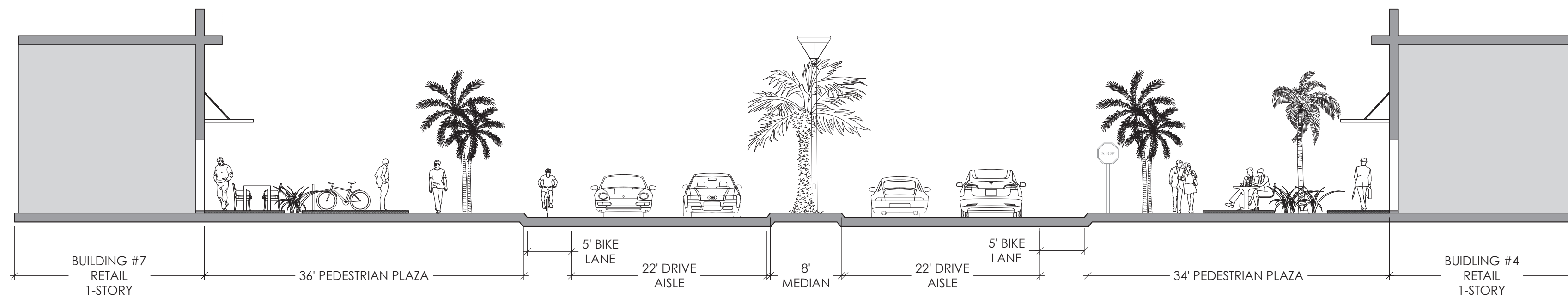
SHEET # **MRP.1**

**LOTIS WELLINGTON**  
 Wellington, Florida



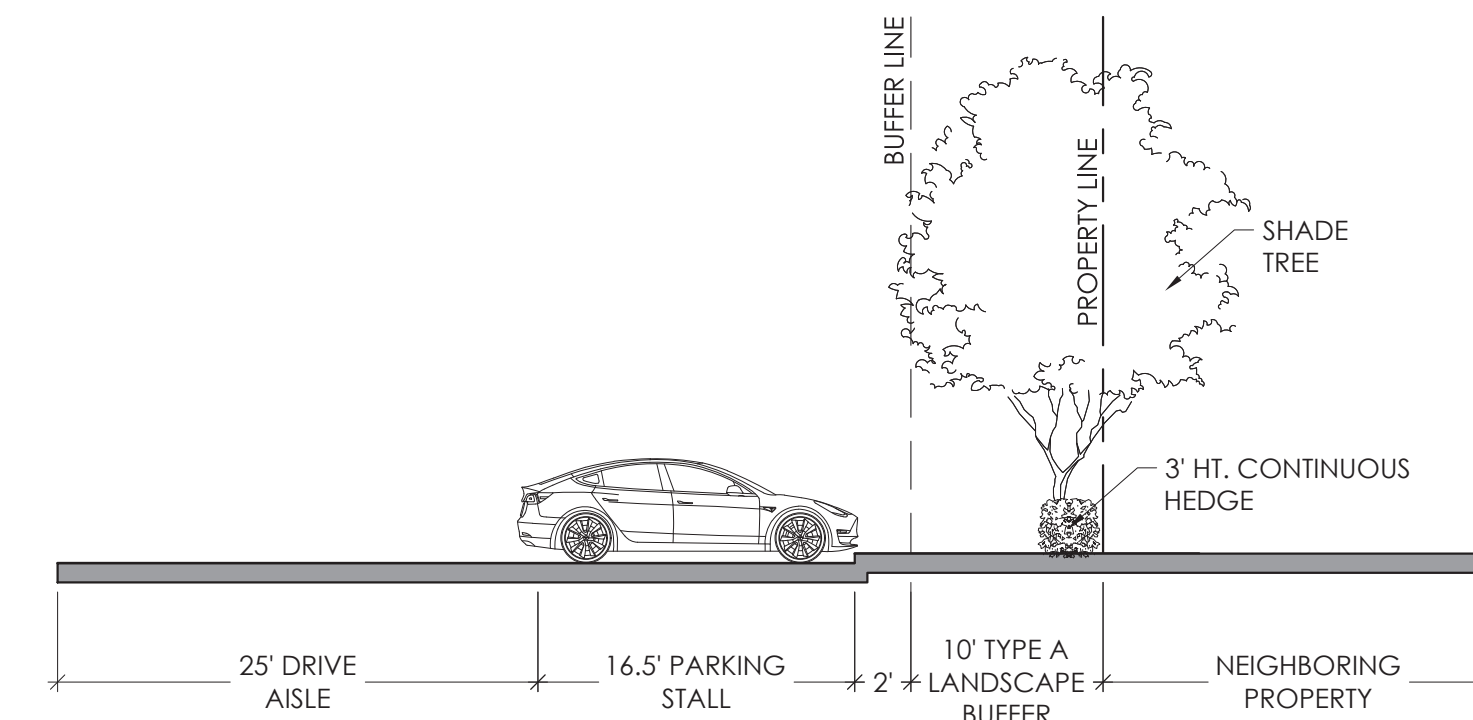
H ENTRANCE STREET SECTION

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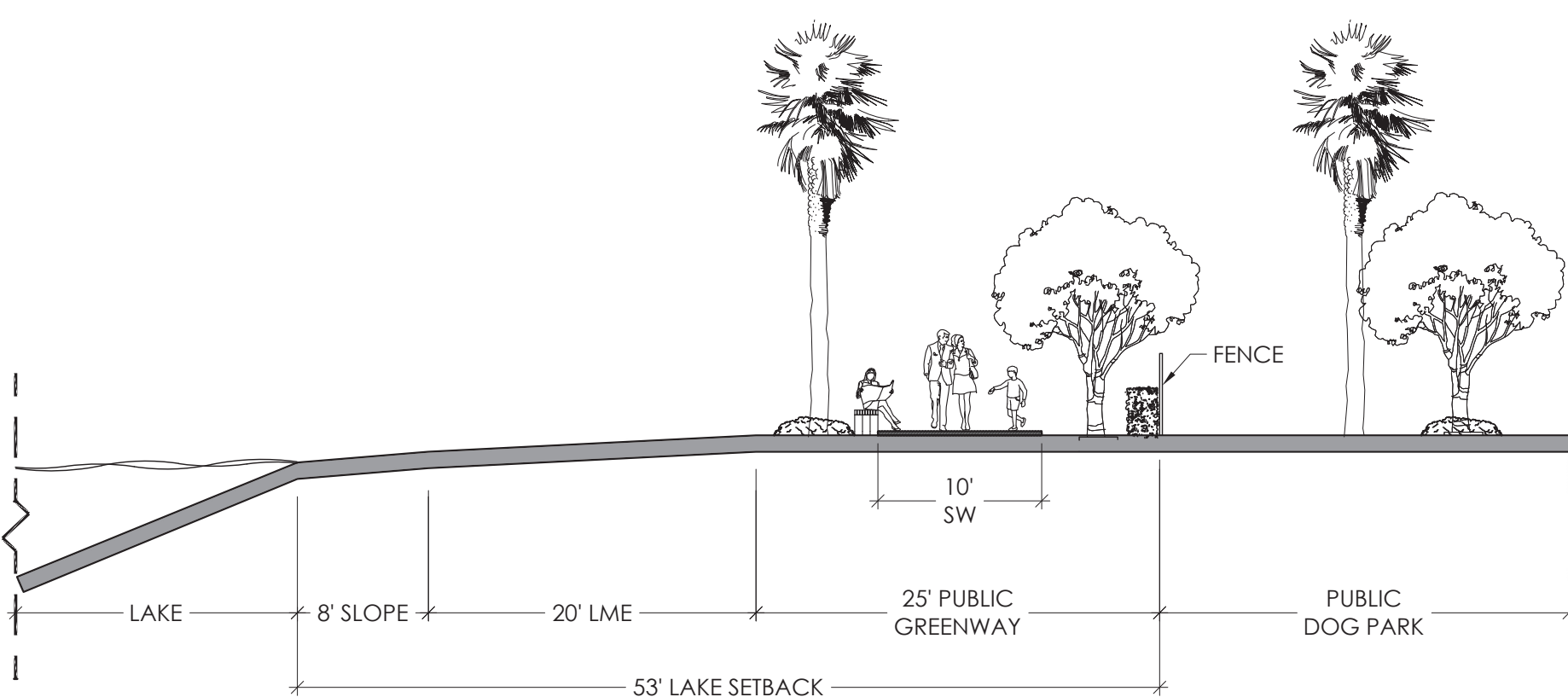
I STREET SECTION

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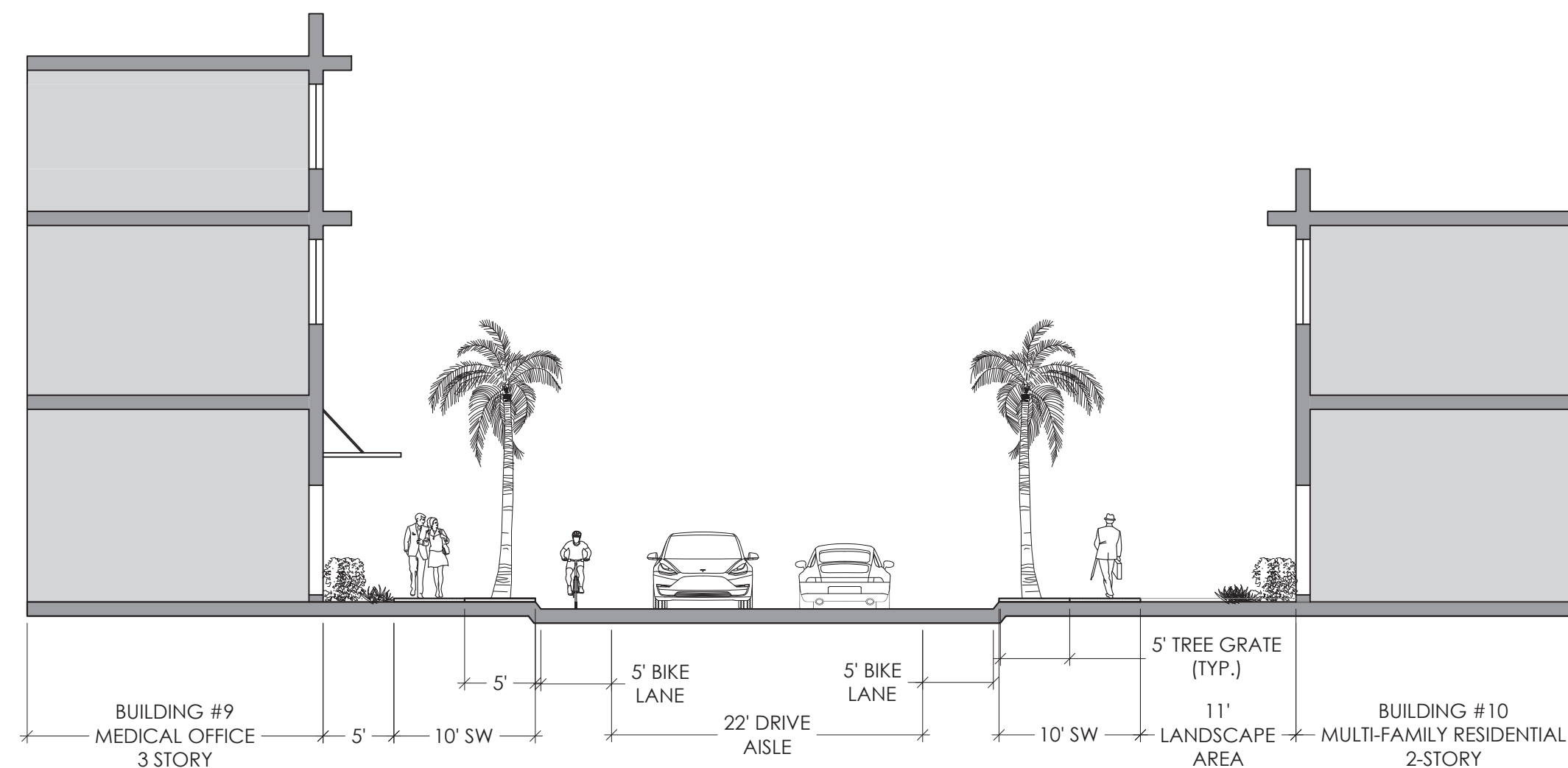
L SOUTH COMMERCIAL AREA BUFFER SECTION

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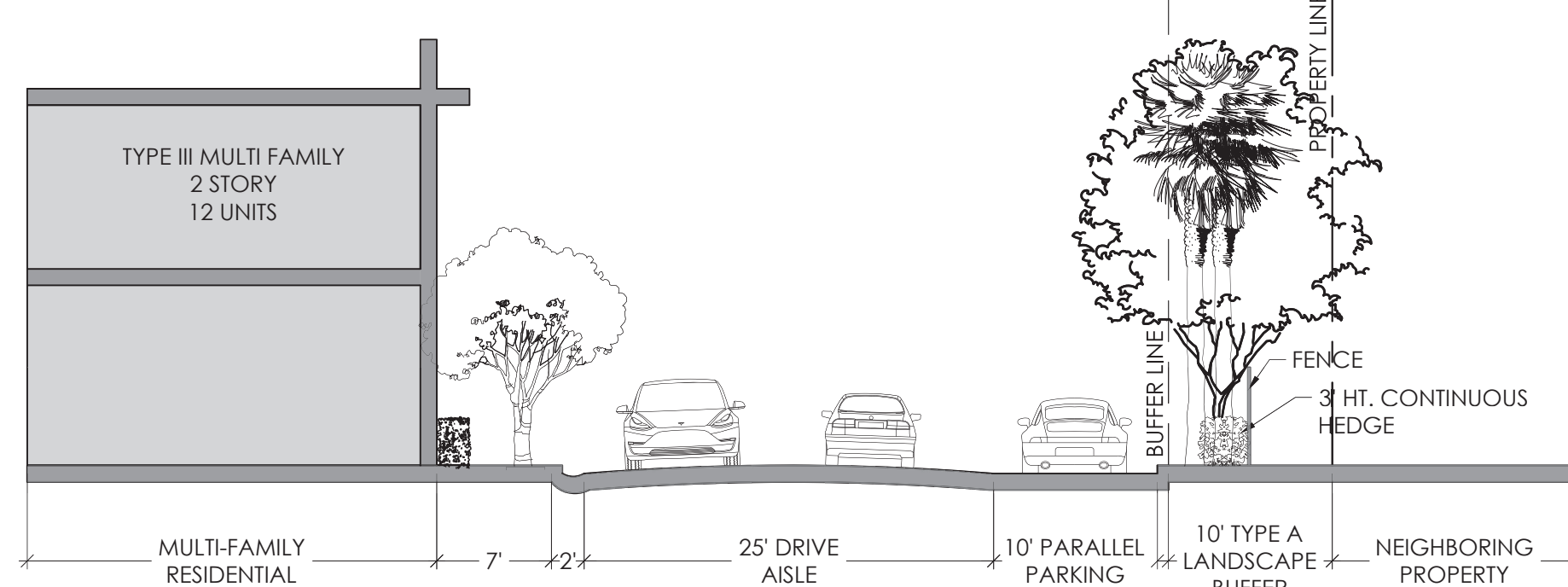
J SOUTH LAKE AREA GREENWAY SECTION

SCALE: 1" = 10'-0"



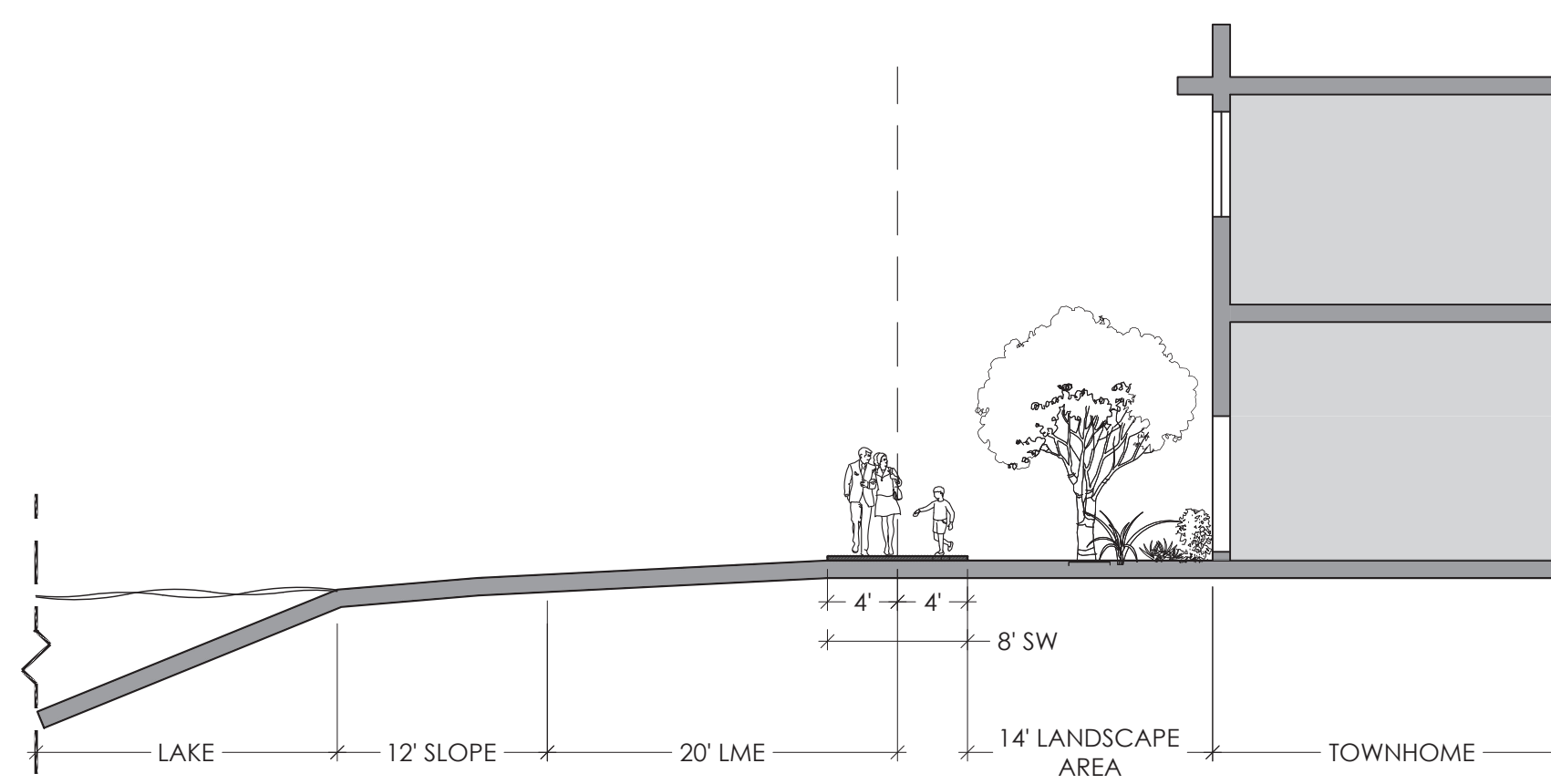
M STREET SECTION

SCALE: 1" = 10'-0"



K SOUTH RESIDENTIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



N EAST LAKE AREA GREENWAY SECTION

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PROPOSED USE(S)	MIXED USE
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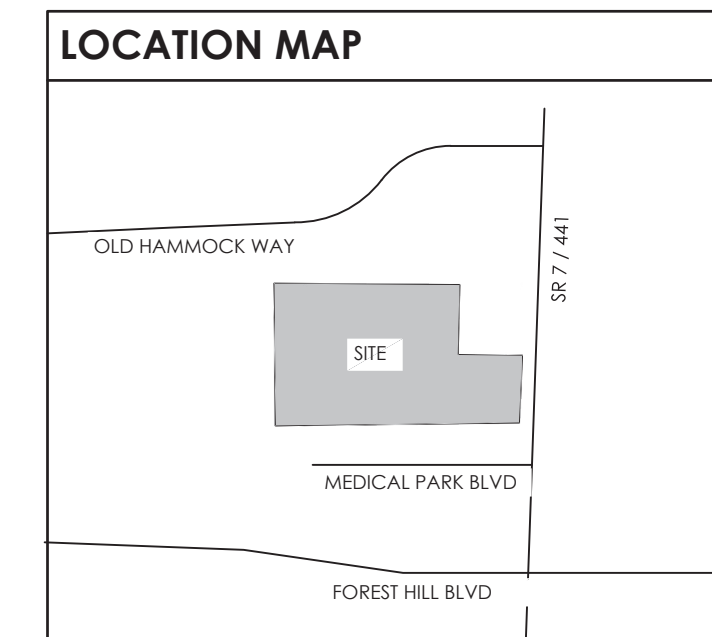
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**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 3 of 5)



**APPROVALS**

0 50' 100' 200'  
 SCALE: 1" = 100'-0"

North

Drawn By: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**MASTER REGULATING PLAN**

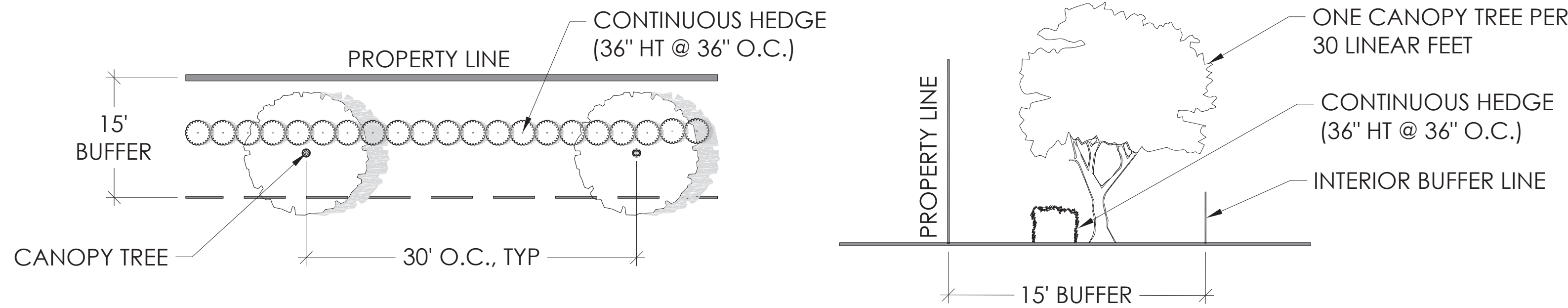
SHEET # **MRP.2**

**LOTIS WELLINGTON**  
 Wellington, Florida

**A TYPE A 15' LANDSCAPE BUFFER - 1**

NTS.

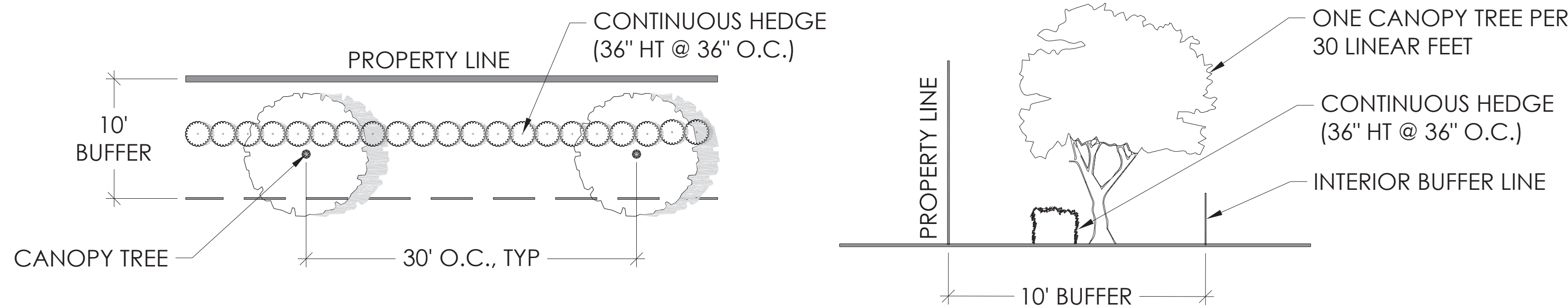
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.  
 -ALL PALMS SHALL HAVE A MINIMUM 12' CLEAR TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.  
 -ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.  
 -A GROUP OF 3 OR MORE PALMS MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



**B TYPE A 10' LANDSCAPE BUFFER - 2, 3, 5, 6**

NTS.

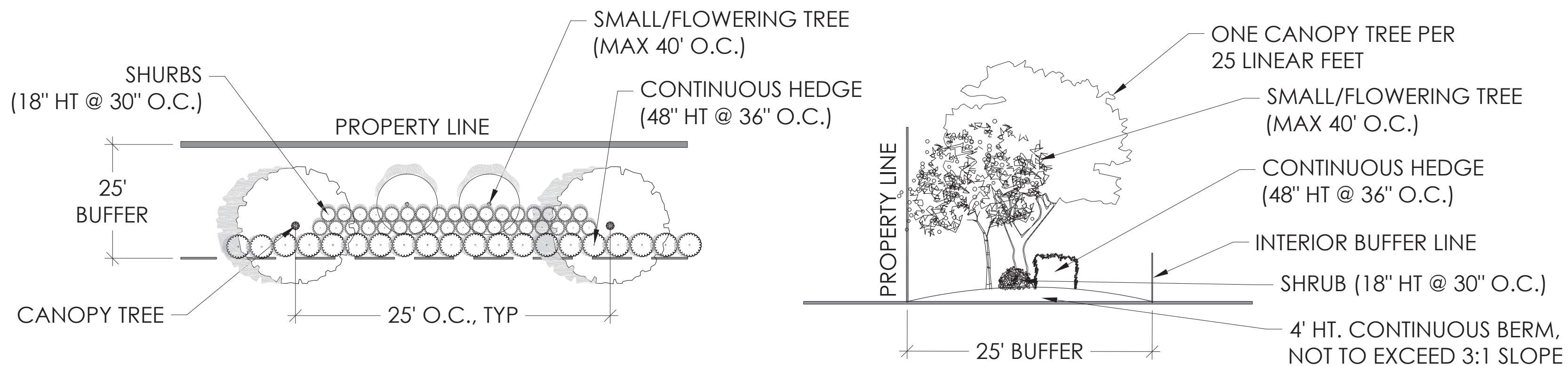
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.  
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 -ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.  
 -A GROUP OF 3 OR MORE PALMS MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



**C TYPE C ROW 25' LANDSCAPE BUFFER - 4**

NTS.

- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.  
 -ALL PALMS SHALL HAVE A MINIMUM 12' CLEAR TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.  
 -ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.  
 -A GROUP OF 3 OR MORE PALMS MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.  
 -LANDSCAPE BUFFER AND BERM REQUIREMENTS ADJACENT TO STATE ROAD 7 ARE PER LDR SEC. 7.3.6.T.

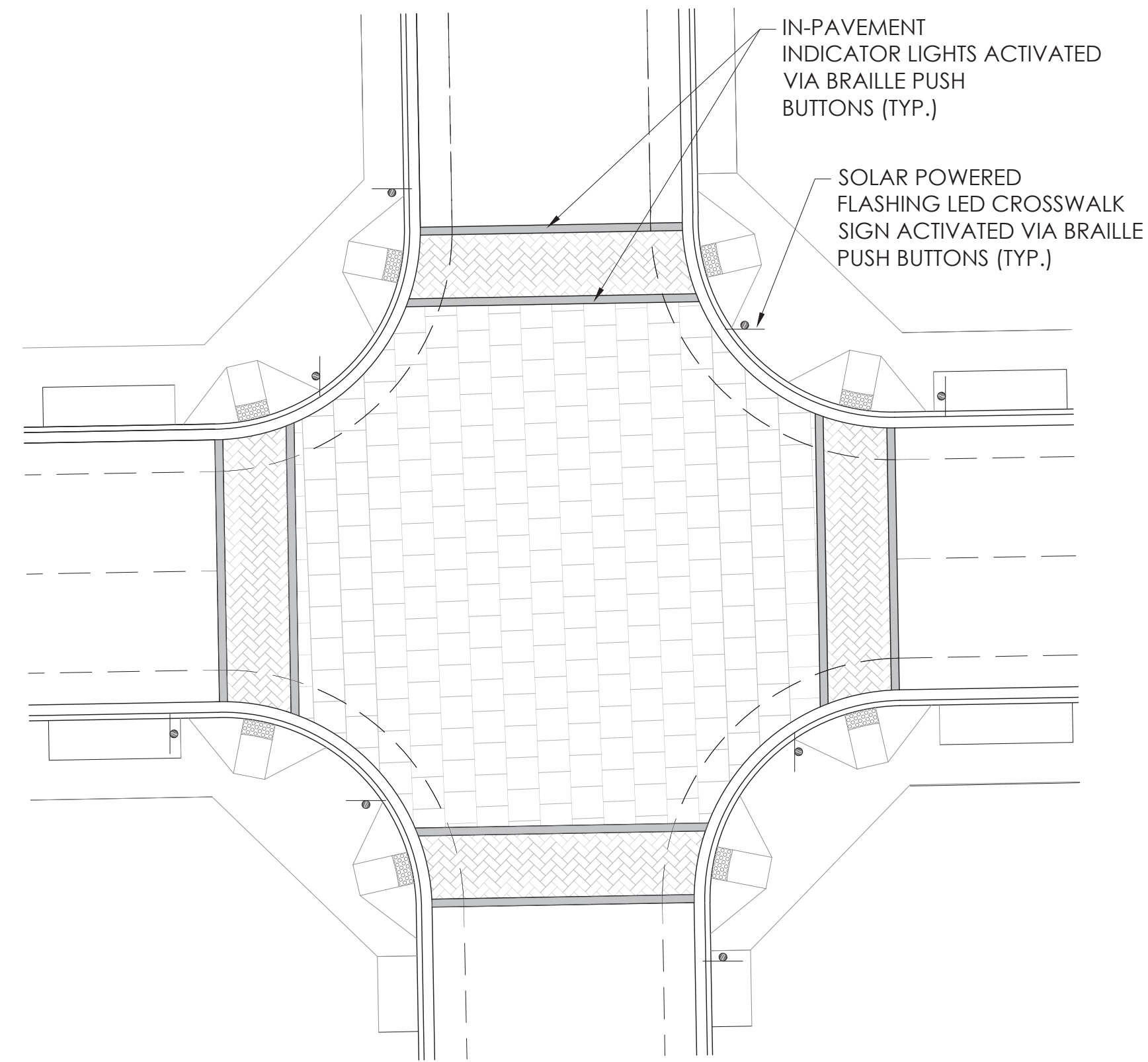


SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090 73414412220030100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

DEVELOPMENT TEAM	
<b>DEVELOPER</b>	
LOTIS WELLINGTON 2, L.L.C.	
2300 GLADES RD, SUITE 202E	
BOCA RATON, FL 33431	
phone: 561.866.6684	
<b>PLANNER &amp; LANDSCAPE ARCHITECT</b>	
INSITE STUDIO, INC.	
3601 PGA BLVD SUITE 220	
PALM BEACH GARDENS, FL 33410	
561.249.0940	
<b>CIVIL ENGINEER</b>	
SCHNARS ENGINEERING CORP.	
947 CLINT MOORE ROAD	
BOCA RATON, FL 33487	
561.241.6455	
<b>TRAFFIC ENGINEER</b>	
JFO GROUP, INC.	
6671 W INDIANTOWN RD, SUITE 50-324	
JUPITER, FL 33458	
561.462.5364	
<b>ENVIRONMENTAL</b>	
ECOTONE SERVICES	
13945 89TH STREET	
FELLSMERE, FL 32948	
772.459.3339	
<b>SURVEY</b>	
DENNIS J LEAVY & ASSOCIATES	
460 BUSINESS PARK WAY, SUITE B ROYAL	
PALM BEACH, FL 33411	
561.753.0650	

**D ENHANCED CROSSWALK SYSTEM**

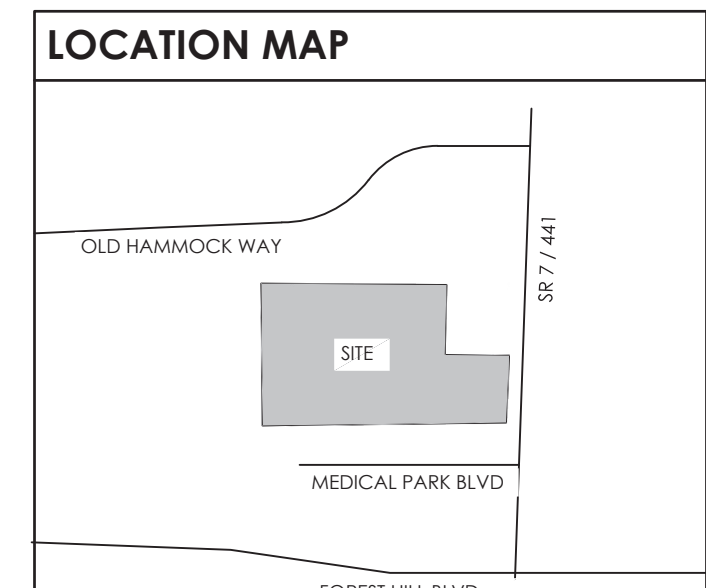
NTS.



**E PRIVATE RECREATION BREAKDOWN**

POD	ACREAGE	AMENITIES
B	0.0650	GARDEN AREA INCLUDING PLANT BOXES WITH SEATING AND TRASH RECEPTACLES.
B	0.3700	PICNIC SEATING AREAS WITH OUTDOOR GRILLS, HAMMOCK LOUNGE AREA WITH SYNTHETIC TURF CHESS BOARD.
B	0.2000	PLAYGROUND WITH SPECIFIC KIDS PLAY EQUIPMENT.
B	0.7300	CLUBHOUSE, FITNESS CENTER, BUSINESS CENTER, MEDIA ROOM, MULTIPURPOSE ROOM, CHILDRENS ACTIVITY AREA AND UNSTAFFED DINING AREAS ALONG WITH A POOL AND RECREATION DECK WITH OUTDOOR GRILLS.
B	0.1200	MEDITATION GARDEN WITH PLANT BOXES AND SEATING.
B	0.1000	OUTDOOR ACTIVITY LAWN WITH SEATING AND TRASH RECEPTACLES.
C	0.5200	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.
C	0.1800	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.
C	0.1000	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE AND MULTIPLE SEATING AREAS.
C	0.1900	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.

**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 4 of 5)



**APPROVALS**



Consultants:

Revisions:

06/23/2022	- SUBMITTAL
06/29/2022	- RESUBMITTAL
08/02/2022	- RESUBMITTAL
09/01/2022	- RESUBMITTAL
10/13/2022	- RESUBMITTAL
12/07/2022	- RESUBMITTAL
08/04/2023	- MP AMENDMENT
10/04/2023	- MP RESUBMITTAL

**LOTIS WELLINGTON**  
 Wellington, Florida

Drawn By: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**MASTER REGULATING PLAN**

SHEET # **MRP.3**

**Exhibit B**  
Master Plan including  
Regulating and  
Circulation Plans  
(Sheet 5 of 5)

SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	TBD
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090 7341441222003100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

**DEVELOPMENT TEAM**  
**DEVELOPER**  
LOTIS WELLINGTON, LLC.  
2300 GLADES RD, SUITE 202E  
BOCA RATON, FL 33431  
561.866.6684

**PLANNER & LANDSCAPE ARCHITECT**  
INSITE STUDIO, INC.  
3601 PGA BLVD SUITE 220  
PALM BEACH GARDENS, FL 33410  
561.249.0940

**CIVIL ENGINEER**  
SCHNARS ENGINEERING CORP.  
947 CLINT MOORE ROAD  
BOCA RATON, FL 33487  
561.241.6455

**TRAFFIC ENGINEER**  
JFO GROUP, INC.  
11924 FOREST HILL BLVD, SUITE 10A-123  
WELLINGTON, FL 33414  
561.462.5364

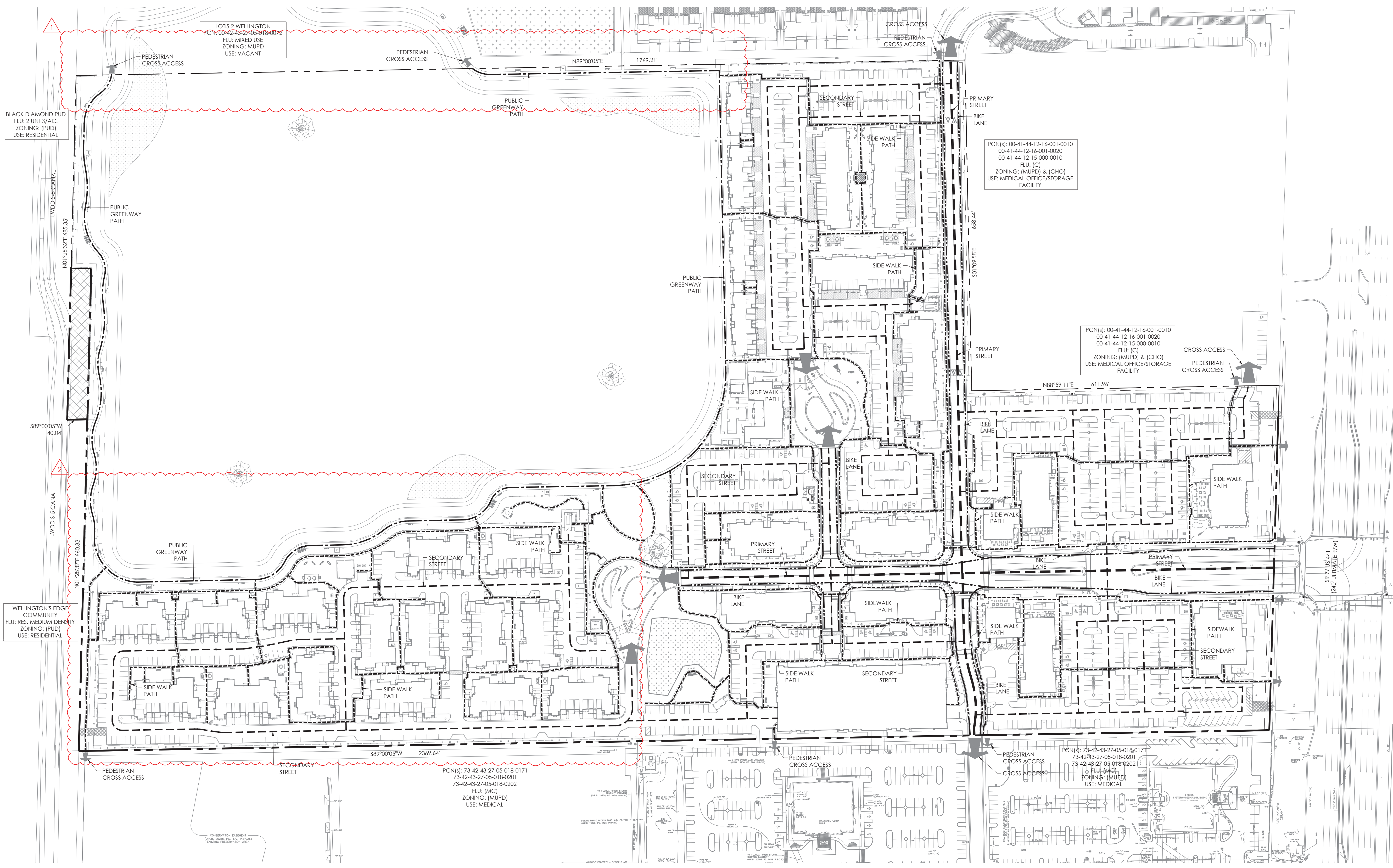
**ENVIRONMENTAL**  
ECOTONE SERVICES  
13945 89TH STREET  
FELLSMERE, FL 32948  
772.459.3339

**SURVEY**  
DENNIS J LEAVY & ASSOCIATES  
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PALM BEACH, FL 33411  
561.753.0650



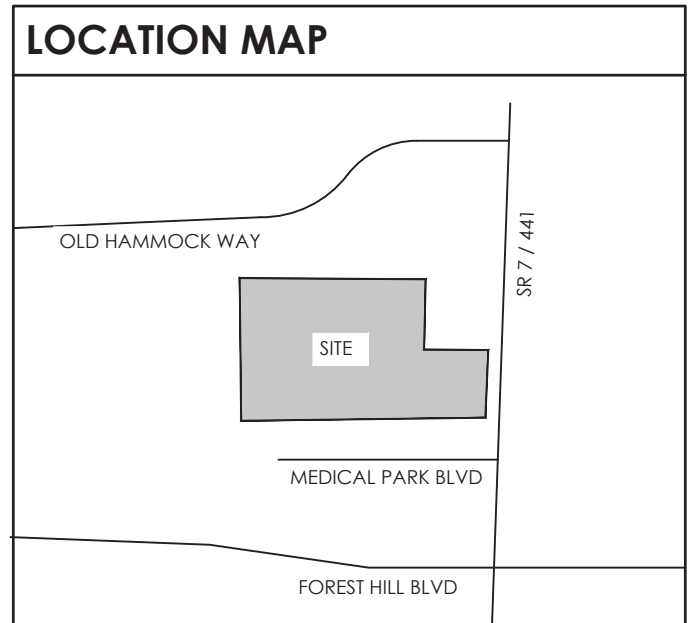
Consultants:

- Revisions:
- 06/23/2022 - SUBMITTAL
  - 06/29/2022 - RESUBMITTAL
  - 08/02/2022 - RESUBMITTAL
  - 09/01/2022 - RESUBMITTAL
  - 10/13/2022 - RESUBMITTAL
  - 12/07/2022 - RESUBMITTAL
  - 08/04/2023 - SP AMENDMENT



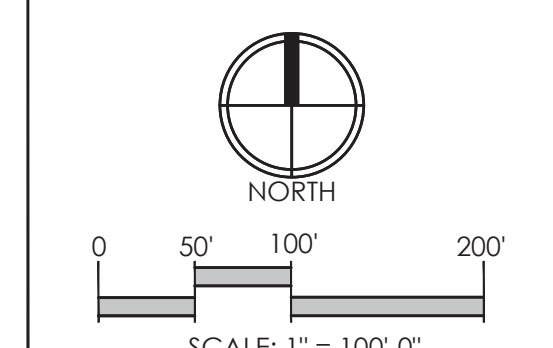
**LEGEND**

PRIMARY STREET -	---
SECONDARY STREET -	---
SIDEWALK -	.....
GREENWAY -	---
BIKE PATH -	---



**APPROVALS**


**LOTIS WELLINGTON**  
Wellington, Florida



Drawn By: TAC  
Drawing #: 1076  
Date: 06/23/2022

**CIRCULATION PLAN**

SHEET # CP.1