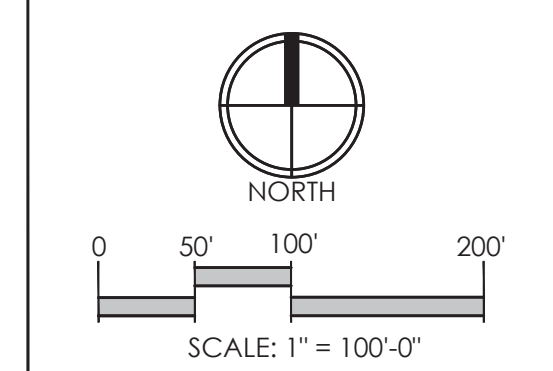


Consultants:

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

**LOTIS WELLINGTON**  
 Wellington, Florida



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

**Conceptual SITE PLAN OVERALL**

SHEET # SP.0

**Exhibit A**  
**Lotis 1 Staff Report (Petition 2023-0002-MPA)**  
**Conceptual Site Plan**

LAND USE ALLOCATION								
POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS	
A	1	COMMERCIAL	12.56	19.65%	0.11	8.8%	2.46 AC (107,240 SF) 10.1 AC (439,956 SF)	
B	2	RESIDENTIAL	10.57	16.5%	0.71	20.87%	2.48 AC (108,246 SF) 8.09 AC (352,400 SF)	
C	3	RESIDENTIAL	9.96	15.6%	0.56	27.85%	2.32 AC (101,197 SF) 7.64 AC (332,798 SF)	
D	4	OFFICE	1.95	3.05%	0.59	29.43%	0.28 AC (12,145 SF) 1.67 AC (72,745 SF)	
E	4	CONSERVATION	0.6	0.9%	N/A	N/A	0.543 AC (23,653 SF) 0.057 AC (2,489 SF)	
F-1	1	LAKE	25.19	39.35%	N/A	N/A	25.19 AC (1,097,276.4 SF)	
F-2	2	PUBLIC REC	1.81	2.8%	N/A	N/A	1.19 AC (51,824 SF) 0.62 AC (27,007 SF)	
F-3	3	PUBLIC REC	1.38	2.15%	N/A	N/A	0.97 AC (42,253 SF) 0.41 AC (18,015 SF)	
<b>TOTAL</b>			<b>64.02</b>	<b>100%</b>				

LEGEND		N.T.S.
	- ELECTRIC TRANSFORMER	
	- STOP SIGN	
	- BENCH	
	- TRASH CAN	
	- STOP BAR	
	- BIKE RACK	
	- SHADE STRUCTURE	
	- SIGNAGE (SEE DETAIL)	
	- FIRE HYDRANT	
	- LIGHT POLE	
	- EV CHARGING STATION	
	- EV CHARGING STATION RESERVED SPACES	
	- REFER TO PROPOSED REVISIONS DOCUMENT FOR MODIFICATION DETAILS.	

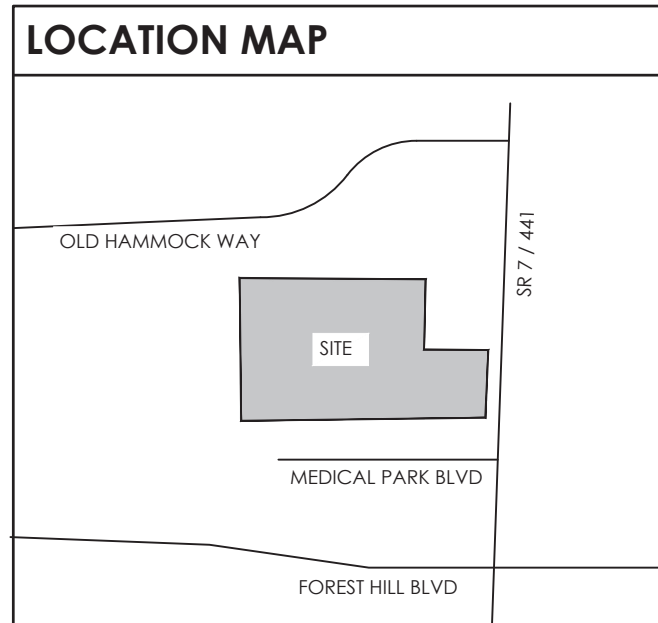
SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2019-0002-SP / 2022-0002-ASA / 2022-0002-SP / 2023-0005-ASA
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030010 73414412220030050 73414412220030060 73414412220030070 73414412220030080 73414412220030090 73414412220030100 73414412220040000 73414412220070000 73414412220010000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

**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 2369.65 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 960.33 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.

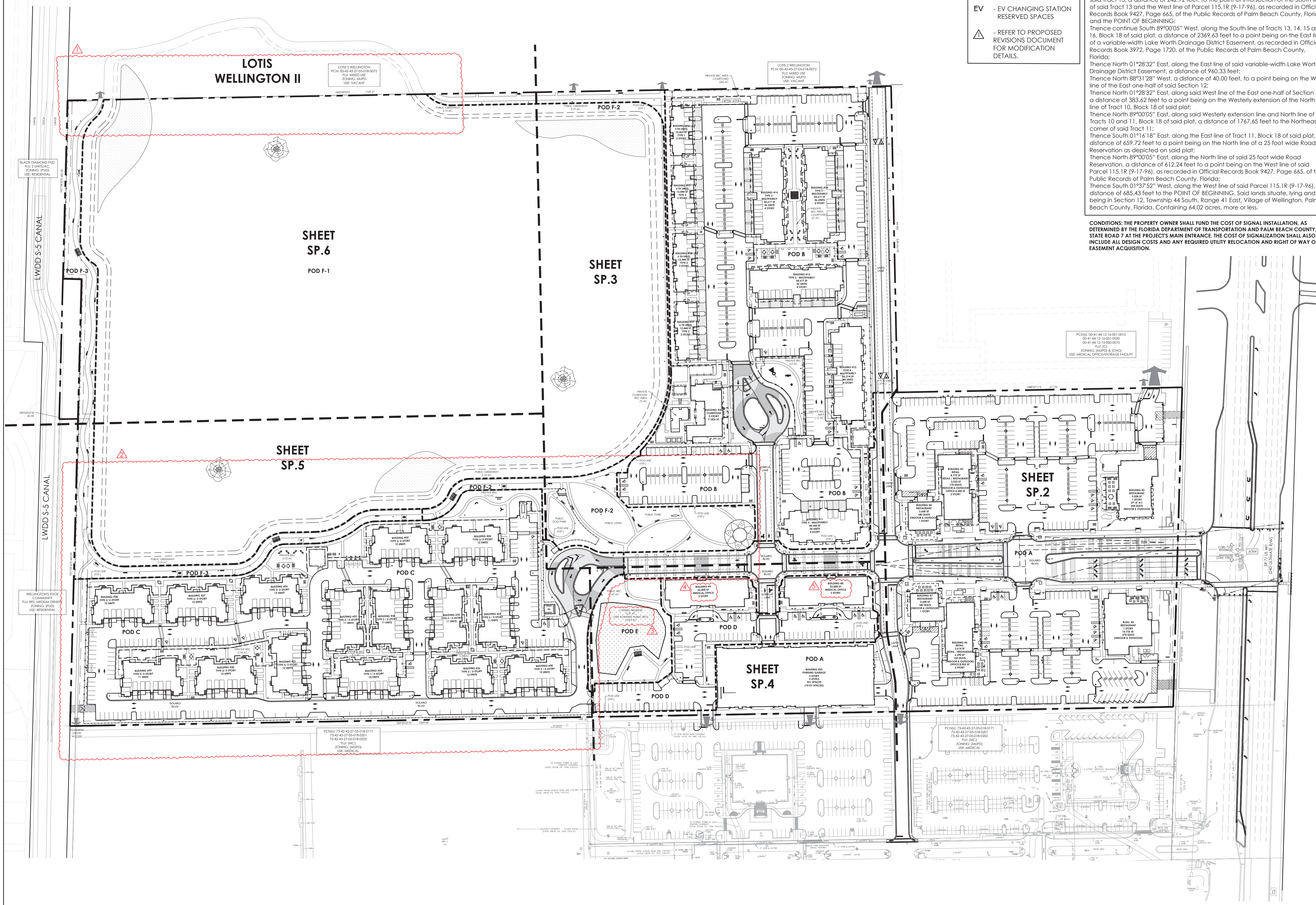
**CONDITIONS: THE PROPERTY OWNER SHALL FUND THE COST OF SIGNAL INSTALLATION, AS DETERMINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND PALM BEACH COUNTY, ON STATE ROAD 7 AT THE PROJECT'S MAIN ENTRANCE. THE COST OF SIGNALIZATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY RELOCATION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

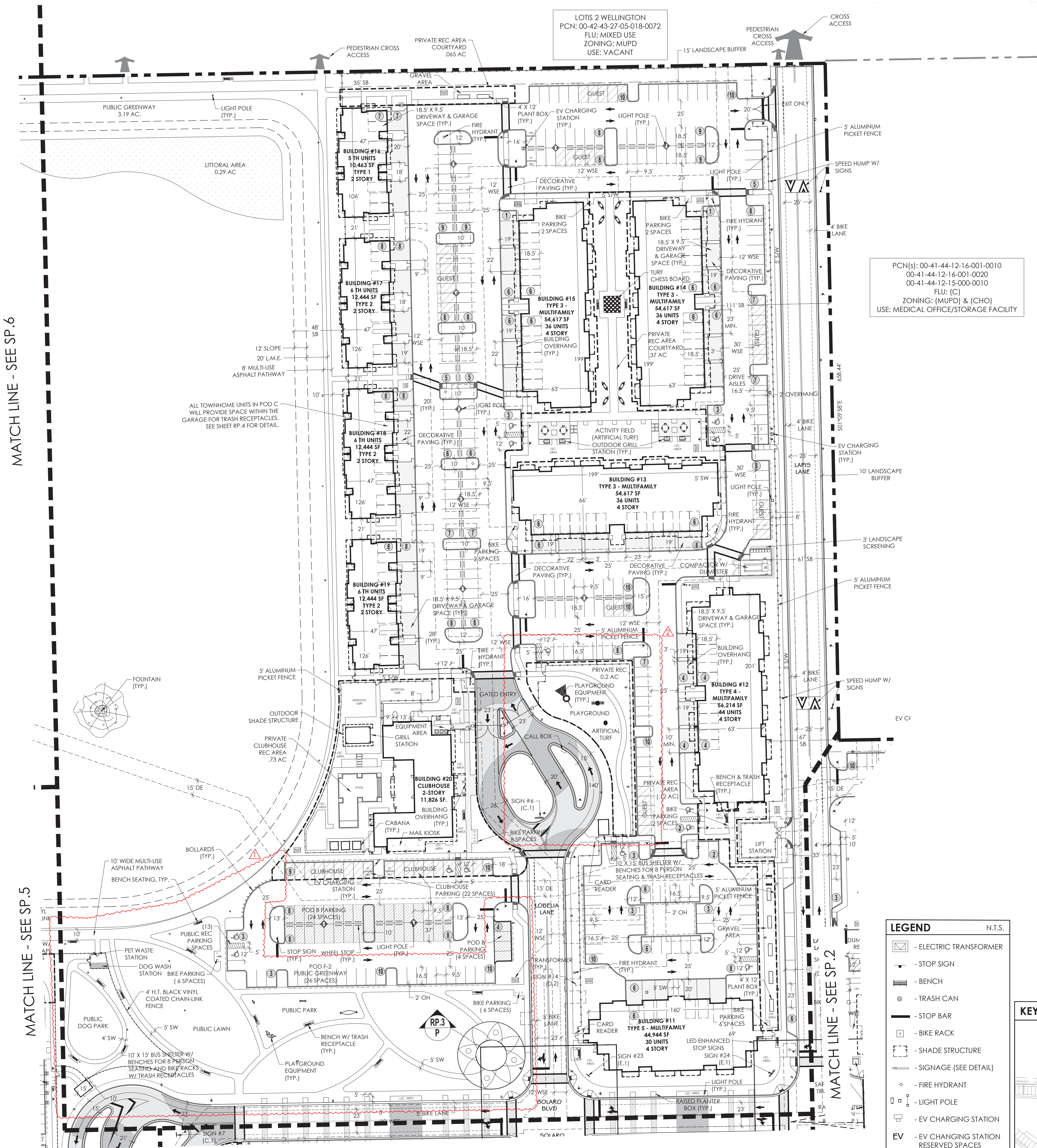
DEVELOPMENT TEAM	
<b>DEVELOPER</b>	LOTIS WELLINGTON, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431 561.866.6684
<b>PLANNER &amp; LANDSCAPE ARCHITECT</b>	INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940
<b>CIVIL ENGINEER</b>	SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA RATON, FL 33467 561.241.6455
<b>TRAFFIC ENGINEER</b>	JFO GROUP, INC. 11924 FOREST HILL BLVD, SUITE 10A-123 WELLINGTON, FL 33414 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

- SITE PLAN NOTES:**
- NO LANDSCAPING WILL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
  - NO TREES ARE TO BE PLACED IN LAKE MAINTENANCE EASEMENTS.
  - FOR ALL SIGNAGE DETAILS REFER TO MASTER SIGN PLAN
  - TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
  - THE MAIL KIOSKS WILL BE PROVIDED WITHIN EACH BUILDING AND A PACKAGE ROOM WILL BE PROVIDED AT THE CLUBHOUSE.
  - THE VALET PARKING FOR BUILDING #5 RESTAURANT SHALL BE LIMITED TO A MAXIMUM OF 50% OF THAT BUILDING/USE.
  - SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.
  - REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/NOTES.



**APPROVALS**



MATCH LINE - SEE SP.6

MATCH LINE - SEE SP.5

MATCH LINE - SEE SP.4

MATCH LINE - SEE SP.2

SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2019-0002-SP / 2022-0002-ASA / 2022-0002-SP / 2023-0005-ASA
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

- SITE PLAN NOTES:**
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  - NO TREES ARE TO BE PLACED IN LAKE MAINTENANCE EASEMENTS.
  - FOR ALL SIGNAGE DETAILS REFER TO MASTER SIGN PLAN
  - TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
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  - REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/NOTES.

**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 PROJECTS MAIN ENTRANCE. THE COST OF SIGNALIZATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY RELOCATION AND RIGHT OF WAY OR EASEMENT ACQUISITION.**

DEVELOPMENT TEAM	
<b>DEVELOPER</b>	LOTIS WELLINGTON, 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. 11924 FOREST HILL BLVD, SUITE 10A-123 WELLINGTON, FL 33414 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

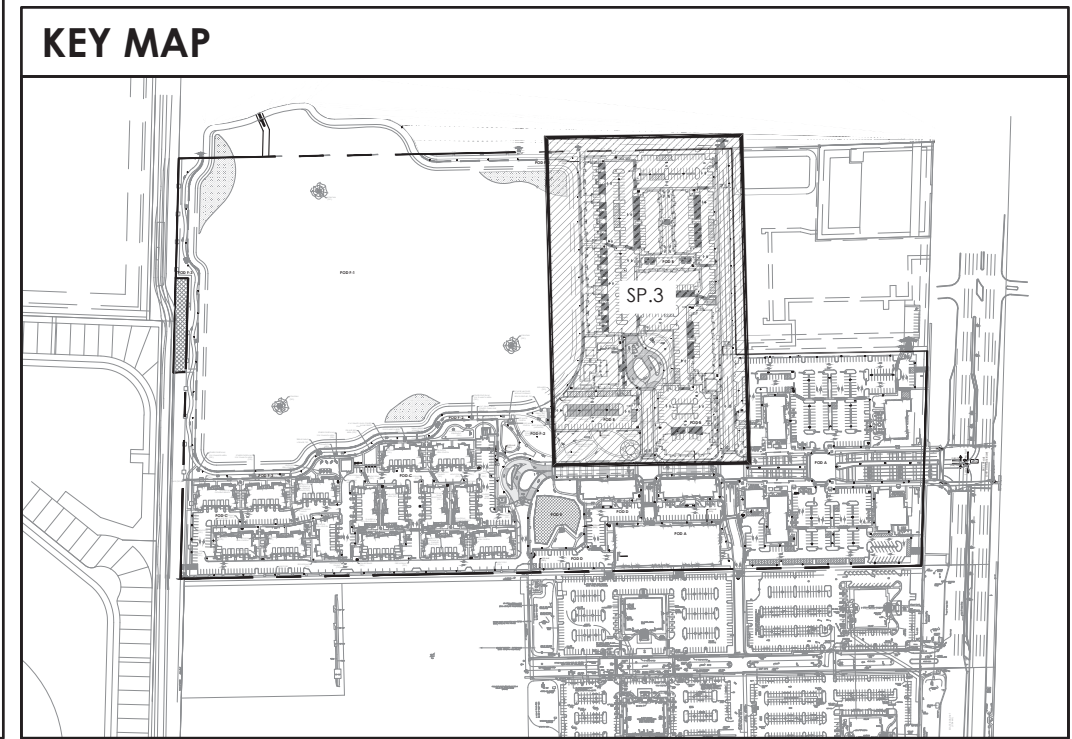
**insite studio**  
 planning + landscape architecture  
 3601 PGA Blvd Suite 220, Palm Beach Gardens, FL 33410  
 phone: 561-249-0940 | email: info@insitestudio.com  
 www.insitestudio.com | License #: LC26000606

**Revisions:**

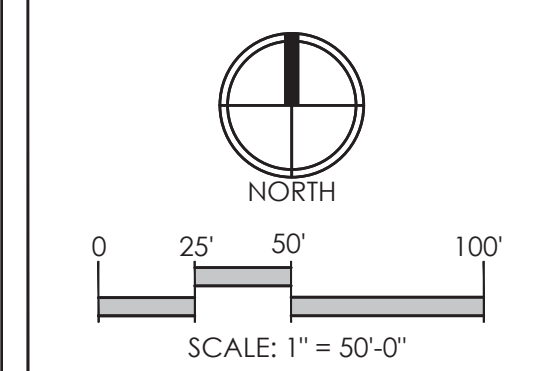
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06/29/2022	- RESUBMITTAL
08/02/2022	- RESUBMITTAL
09/01/2022	- RESUBMITTAL
10/13/2022	- RESUBMITTAL
12/07/2022	- RESUBMITTAL
08/04/2023	- SP AMENDMENT

APPROVALS	

LEGEND	N.T.S.
	- ELECTRIC TRANSFORMER
	- STOP SIGN
	- BENCH
	- TRASH CAN
	- STOP BAR
	- BIKE RACK
	- SHADE STRUCTURE
	- SIGNAGE (SEE DETAIL)
	- FIRE HYDRANT
	- LIGHT POLE
	- EV CHARGING STATION
	- EV CHARGING STATION RESERVED SPACES
	- REFER TO PROPOSED REVISIONS DOCUMENT FOR MODIFICATION DETAILS.



**LOTIS WELLINGTON**  
 Wellington, Florida



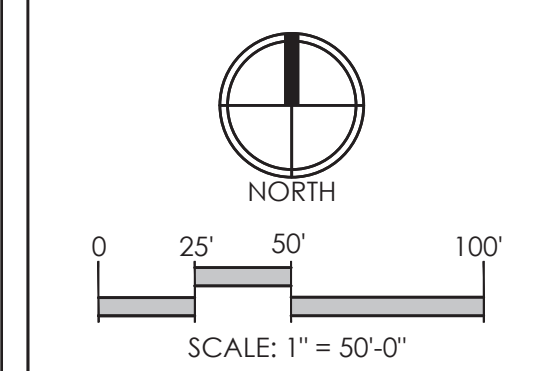
Drawn By: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**Conceptual SITE PLAN**

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

**LOTIS WELLINGTON**  
 Wellington, Florida



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

**Conceptual SITE PLAN**

SHEET # SP.5

SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2019-0002-SP / 2022-0002-ASA / 2022-0002-SP / 2023-0005-ASA
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 73414412220130000
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

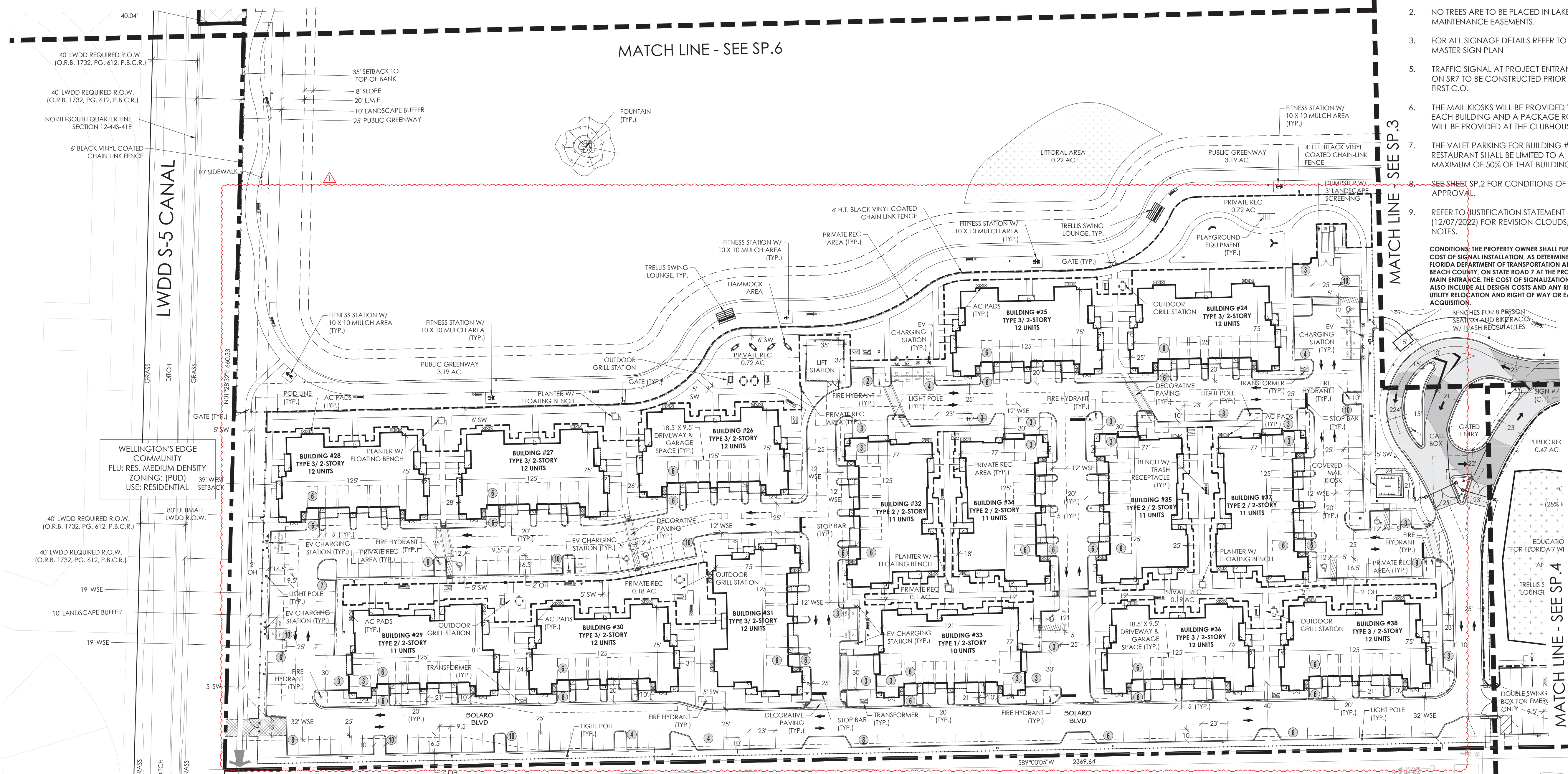
**SURVEY**  
 DENNIS J. LEAVY & ASSOCIATES  
 460 BUSINESS PARK WAY, SUITE B ROYAL  
 PALM BEACH, FL 33411  
 561.753.0650

MULTI-FAMILY BUILDING SEPARATION	
REQUIRED	PROVIDED
TBD	18' - 31'

- SITE PLAN NOTES:**
- NO LANDSCAPING WILL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
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  - TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
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  - SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.
  - REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/NOTES.

**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.

BENCHES FOR 8 PERSON SEATING AND BIKERACKS W/ TRASH RECYCLING



MATCH LINE - SEE SP.6

MATCH LINE - SEE SP.3

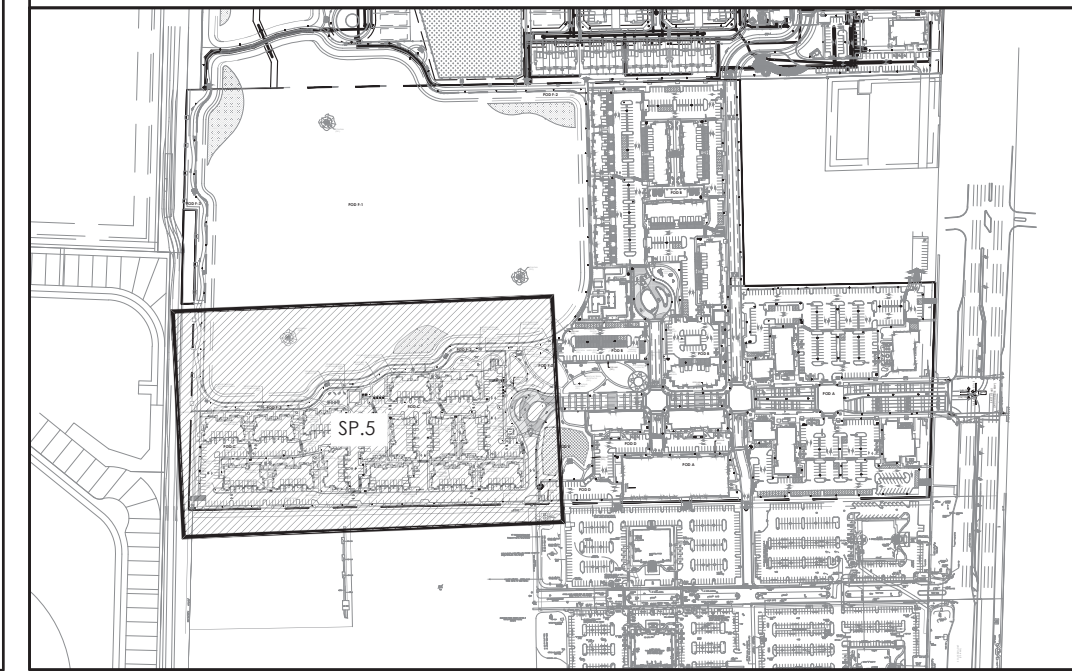
MATCH LINE - SEE SP.4

PCN(s): 73-42-43-27-05-018-0171  
 73-42-43-27-05-018-0201  
 73-42-43-27-05-018-0202  
 FLU: (MC)  
 ZONING: (MUPD)  
 USE: MEDICAL

**LEGEND** N.T.S.

- ELECTRIC TRANSFORMER
- STOP SIGN
- BENCH
- TRASH CAN
- STOP BAR
- BIKE RACK
- SHADE STRUCTURE
- SIGNAGE (SEE DETAIL)
- FIRE HYDRANT
- LIGHT POLE
- EV CHARGING STATION
- EV CHARGING STATION RESERVED SPACES
- REFER TO PROPOSED REVISIONS DOCUMENT FOR MODIFICATION DETAILS.

**KEY MAP**



**APPROVALS**
