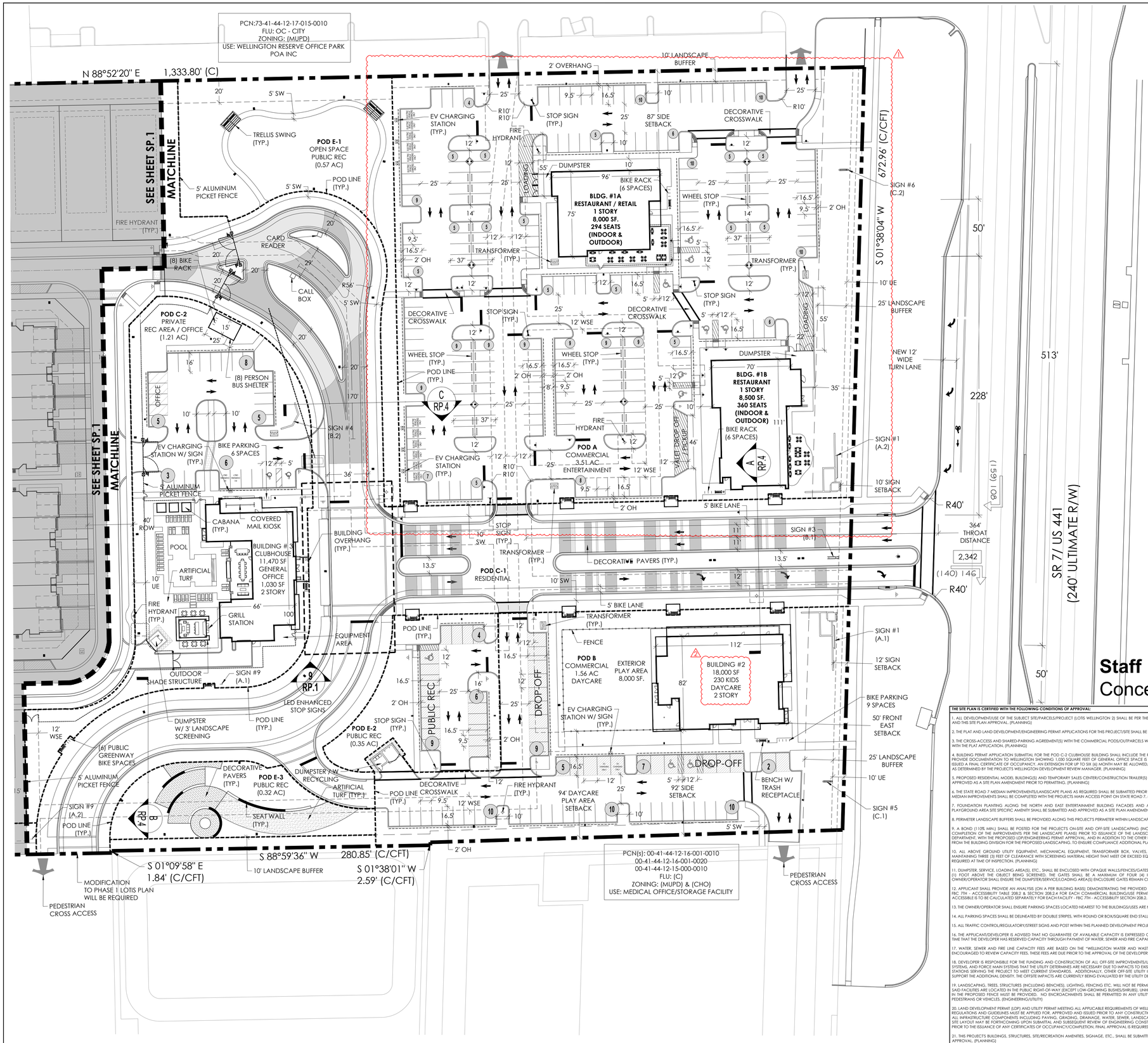



# Staff Report Exhibit C
## Conceptual Site Plan

| SITE DATA | |
|---|---|
| PETITION NAME | LOTIS WELLINGTON 2 |
| PETITION NUMBER | 2023-0001-SP |
| LAND USE DESIGNATION | MIXED USE |
| ZONING DISTRICT | MUPD |
| OVERLAY(S) / NEIGHBORHOOD PLAN(S) | N/A |
| PROPERTY CONTROL NUMBER(S) | 73-42-43-27-05-018-0072 |
| | 73-42-43-27-05-018-0071 |
| | 73-42-43-27-05-018-0040 |
| | |
| COMMERCIAL FAR | 0.01 |
| RESIDENTIAL DENSITY | 3.29 DU/AC |
| EXISTING USE(S) | VACANT |
| PROPOSED USE(S) | MIXED USE |
| GROSS SITE AREA | 52.259 AC |

SITE PLAN NOTES:

1. TRASH AND RECYCLING CURBSIDE PICKUP SERVICES WILL BE PROVIDED FOR THE SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL PODS.
2. ~~POPSTROKE HOURS OF OPERATION: 10 AM TO 11 PM SUNDAY TO THURSDAY AND 10 AM TO 12AM ON FRIDAY AND SATURDAY.~~
3. GENERAL OFFICE AND LIFT STATION WILL NOT BE COUNTED TOWARDS OVERALL PRIVATE RECREATION REQUIRED.
4. ALL UNITS WILL HAVE CONDUIT INSTALLED AND HAVE ELECTRICAL CAPACITY FOR THE OPERATION OF A LEVEL 2 HOME ELECTRIC VEHICLE CHARGING STATION. INSTALLATION OF HOME ELECTRIC VEHICLE CHARGING STATIONS SHALL BE AT THE DISCRETION OF THE UNIT'S OWNER/OCCUPANT.
5. ALL RIGHT OF WAYS (ROW) LOCATED IN RESIDENTIAL PODS TO BE PRIVATE RIGHT OF WAY TRACTS.
6. BUS SHELTER DETAIL WILL BE PROVIDED PER SITE AMENITIES PLAN ON THE ARB SUBMITTAL.
7. SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.

| DEVELOPMENT TEAM |
|---|
| **DEVELOPER** |
| LOTIS WELLINGTON 2, 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. |
| 6671 W INDIANTOWN RD, SUITE 50-324 |
| JUPITER, FL 33458 |
| 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 |

**SETBACK TABLE**

| COMMERCIAL | | |
|---|---|---|
| SETBACK | REQUIRED | PROVIDED |
| NORTH (SIDE) | 15' | 87' (BUILDING 1A) |
| SOUTH (SIDE) | 30' | 92' (BUILDING 2) |
| EAST (FRONT) | 15' | 50' (BUILDING 2) |
| WEST (REAR) | 30' | N/A |
| RESIDENTIAL (SINGLE FAMILY) | | |
| FRONT | 25' | 25' |
| REAR | 10' | 10' |
| SIDE | 5' | 5' |
| SIDE STREET | 15' | 15' |
| RESIDENTIAL (MULTI-FAMILY) | | |
| FRONT | 25' | 25' |
| REAR | 15' | 18' |
| SIDE | 0' INTERNAL / 10' END UNITS | 10' |
| SIDE STREET | 15' | 22' |

**THE SITE PLAN IS CERTIFIED WITH THE FOLLOWING CONDITIONS OF APPROVAL:**

1. ALL DEVELOPMENT/USE OF THE SUBJECT SITE/PARCELS/PROJECT (LOTIS WELLINGTON 2) SHALL BE PER THE MASTER PLAN AND CONDITIONAL USE APPROVAL (RESOLUTION NO. 2023-62) AND THIS SITE PLAN APPROVAL. (PLANNING)

2. THE PLAT AND LAND DEVELOPMENT/ENGINEERING PERMIT APPLICATIONS FOR THIS PROJECT/SITE SHALL BE SUBMITTED WITHIN 60 DAYS OF THIS CERTIFICATION DATE. (PLANNING)

3. THE CROSS-ACCESS AND SHARED-PARKING AGREEMENT(S) WITH THE COMMERCIAL PODS/OUTPARCELS WITHIN THIS PROJECT AND ADJACENT PROPERTIES/PROJECTS SHALL BE PROVIDED WITH THE PLAT APPLICATION. (PLANNING)

4. BUILDING PERMIT APPLICATION SUBMITTAL FOR THE POD C-2 CLUBHOUSE BUILDING SHALL INCLUDE THE REQUIRED 1,030 SQUARE FEET GENERAL OFFICE. THE OWNER/OPERATOR SHALL PROVIDE DOCUMENTATION TO WELLINGTON SHOWING 1,030 SQUARE FEET OF GENERAL OFFICE SPACE IS LEASED WITHIN SIX (6) MONTHS OF THE POD C-2 CLUBHOUSE BUILDING BEING ISSUED A FINAL CERTIFICATE OF OCCUPANCY. AN EXTENSION FOR UP TO SIX (6) MONTH MAY BE ALLOWED, IF WELLINGTON IS PROVIDED ACCEPTABLE JUSTIFICATION FOR THE EXTENSION, AS DETERMINED BY THE PROJECTS WELLINGTON DEVELOPMENT REVIEW MANAGER. (PLANNING)

5. PROPOSED RESIDENTIAL MODEL BUILDING(S) AND TEMPORARY SALES CENTER/CONSTRUCTION TRAILER(S) SHALL BE SHOWN ON THE PROJECTS SITE PLAN, AND SHALL BE SUBMITTED AND APPROVED AS A SITE PLAN AMENDMENT PRIOR TO PERMITTING. (PLANNING)

6. THE STATE ROAD 7 MEDIAN IMPROVEMENTS/LANDSCAPE PLANS AS REQUIRED SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMITS FOR THE PROJECT. THE REQUIRED MEDIAN IMPROVEMENTS SHALL BE COMPLETED WITH THE PROJECTS MAIN ACCESS POINT ON STATE ROAD 7. (PLANNING)

7. FOUNDATION PLANTING ALONG THE NORTH AND EAST ENTERTAINMENT BUILDING FACADES AND ALONG THE WEST DAYCARE BUILDING FACADE, AND DAYCARE OUTDOOR PLAYGROUND AREA SITE SPECIFIC AMENITY SHALL BE SUBMITTED AND APPROVED AS A SITE PLAN AMENDMENT PRIOR TO PERMITTING. (PLANNING)

8. PERIMETER LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THIS PROJECTS PERIMETER WITHIN LANDSCAPE EASEMENT/TRACT ON THE PLAT. (PLANNING)

9. A BOND (110% MIN.) SHALL BE POSTED FOR THE PROJECT'S ON-SITE AND OFF-SITE LANDSCAPING (INCLUDING MATERIALS, IRRIGATION, LABOR, MOBILIZATION, ETC., REQUIRED FOR COMPLETION OF THE IMPROVEMENTS PER THE LANDSCAPE PLAN(S) PRIOR TO ISSUANCE OF THE LANDSCAPE BUILDING PERMIT. THE BOND SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT, WITH THE PROPOSED LDP/ENGINEERING PERMIT APPROVAL, AND IN ADDITION TO THE OTHER BONDS REQUIRED FOR SITE IMPROVEMENTS PER THE LDP. A PERMIT IS REQUIRED FROM THE BUILDING DIVISION FOR THE PROPOSED LANDSCAPING. TO ENSURE COMPLIANCE ADDITIONAL PLANT MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION. (PLANNING)

10. ALL ABOVE GROUND UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TRANSFORMER BOX, VALVES, EXHAUST VENTS, ETC., SHALL BE COMPLETE SCREENED FROM VIEW WHILE MAINTAINING THREE (3) FEET OF CLEARANCE WITH SCREENING MATERIAL HEIGHT THAT MEET OR EXCEED EQUIPMENT/ITEM BEING SCREENED. ADDITIONAL LANDSCAPE SCREENING MAY BE REQUIRED AT TIME OF INSPECTION. (PLANNING)

11. DUMPSTER, SERVICE, LOADING AREA(S), ETC., SHALL BE ENCLOSED WITH OPAQUE WALLS/FENCES/GATES. THE ENCLOSURE WALLS/FENCES/GATES HEIGHT SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE OBJECT BEING SCREENED. THE GATES SHALL BE A MAXIMUM OF FOUR (4) INCHES FROM ANY WALL/FENCE/POST/PAVEMENT/GROUND. THE PROPERTY OWNER/OPERATOR SHALL ENSURE THE DUMPSTER/SERVICE/LOADING AREA(S) ENCLOSURE GATES REMAIN CLOSED, EXCEPT DURING PICK-UP/DELIVERIES OR BEING SERVICED. (PLANNING)

12. APPLICANT SHALL PROVIDE AN ANALYSIS (ON A PER BUILDING BASIS) DEMONSTRATING THE PROVIDED ADA HANDICAP PARKING SPACES AND VAN PARKING SPACES COMPLY WITH FBC 7TH - ACCESSIBILITY TABLE 208.2 & SECTION 208.2.4 FOR EACH COMMERCIAL BUILDING/USE PERMIT APPLICATION REVIEW. THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE IS TO BE CALCULATED SEPARATELY FOR EACH FACILITY - FBC 7TH - ACCESSIBILITY SECTION 208.2. ADA PARKING SPACES TO BE ALLOCATED TO A SINGLE BUILDING. (BUILDING)

13. THE OWNER/OPERATOR SHALL ENSURE PARKING SPACES LOCATED NEAREST TO THE BUILDINGS/USES ARE NOT UTILIZED FOR ANY VALET PARKING. (PLANNING)

14. ALL PARKING SPACES SHALL BE DELINEATED BY DOUBLE STRIPES, WITH ROUND OR BOX/SQUARE END STALL LINE. (PLANNING)

15. ALL TRAFFIC CONTROL/REGULATORY/STREET SIGNS AND POST WITHIN THIS PLANNED DEVELOPMENT PROJECT SHALL BE A DECORATIVE DESIGN, AND BE APPROVED BY ARB. (PLANNING)

16. THE APPLICANT/DEVELOPER IS ADVISED THAT NO GUARANTEE OF AVAILABLE CAPACITY IS EXPRESSED OR IMPLIED BY THE ISSUANCE OF A CAPACITY AVAILABILITY LETTER, UNTIL SUCH TIME THAT THE DEVELOPER HAS RESERVED CAPACITY THROUGH PAYMENT OF WATER, SEWER AND FIRE CAPACITY FEES. (UTILITY)

17. WATER, SEWER AND FIRE LINE CAPACITY FEES ARE BASED ON THE "WELLINGTON WATER AND WASTEWATER RATES AND CHARGES FISCAL YEAR 2022. APPLICANT/DEVELOPER IS ENCOURAGED TO REVIEW CAPACITY FEES. THESE FEES ARE DUE PRIOR TO THE APPROVAL OF THE DEVELOPERS AGREEMENT BY VILLAGE COUNCIL. (UTILITY)

18. DEVELOPER IS RESPONSIBLE FOR THE FUNDING AND CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS/UPGRADES TO EXISTING LIFT STATIONS, WATER DISTRIBUTION SYSTEMS, SANITARY SYSTEMS, AND FORCE MAIN SYSTEMS THAT THE UTILITY DETERMINES ARE NECESSARY DUE TO IMPACTS TO EXISTING SYSTEMS BY THE PROPOSED PROJECT. THIS INCLUDES UPGRADING THE LIFT STATIONS SERVING THE PROJECT TO MEET CURRENT STANDARDS. ADDITIONALLY, OTHER OFF-SITE UTILITY INFRASTRUCTURE SUPPORTING THE PROJECT MAY REQUIRE IMPROVEMENTS TO SUPPORT THE ADDITIONAL DENSITY. THE OFFSITE IMPACTS ARE CURRENTLY BEING EVALUATED BY THE UTILITY DEPARTMENT AND FUTURE COMMENTS MAY BE PENDING. (UTILITY)

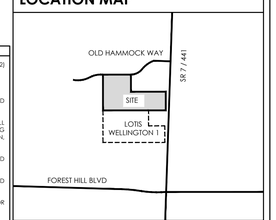
19. LANDSCAPING, TREES, STRUCTURES (INCLUDING BENCHES), LIGHTING, FENCING ETC., WILL NOT BE PERMITTED WITHIN THE WATER AND SEWER EASEMENTS OR EQUIVALENT WIDTH WHEN SAID FACILITIES ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY (EXCEPT LOW-GROWING BUSHES/SHRUBS). UNHINDERED ACCESS VIA A BREAK IN THE LANDSCAPE BUFFER AND ACCESS GATES IN THE PROPOSED FENCE MUST BE PROVIDED. NO ENCROACHMENTS SHALL BE PERMITTED IN ANY UTILITY OR DRAINAGE EASEMENTS, OR IN AREAS OBSTRUCTING LINE OF SIGHT FOR PEDESTRIANS OR VEHICLES. (ENGINEERING/UTILITY)

20. LAND DEVELOPMENT PERMIT (LDP) AND UTILITY PERMIT MEETING ALL APPLICABLE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, AS WELL AS STATE AND FEDERAL REGULATIONS AND GUIDELINES MUST BE APPLIED FOR, APPROVED AND ISSUED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE PERMIT PLANS SHALL INCLUDE CONSTRUCTION DETAILS FOR ALL INFRASTRUCTURE COMPONENTS INCLUDING PAVING, GRADING, DRAINAGE, WATER, SEWER, LANDSCAPE, LIGHTING AND OFFSITE IMPROVEMENTS. ADDITIONAL COMMENTS ON THE SITE LAYOUT MAY BE FORTHCOMING UPON SUBMITTAL AND SUBSEQUENT REVIEW OF ENGINEERING CONSTRUCTION PLANS AND DRAINAGE CALCULATIONS FOR THE SITE DEVELOPMENT. PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY/COMPLETION, FINAL APPROVAL IS REQUIRED FROM ENGINEERING DEPARTMENT. (ENGINEERING/UTILITY)

21. THIS PROJECT'S BUILDINGS, STRUCTURES, SITE/RECREATION AMENITIES, SIGNAGE, ETC., SHALL BE SUBMITTED TO WELLINGTON'S ARCHITECTURAL REVIEW BOARD (ARB) FOR REVIEW AND APPROVAL. (PLANNING)

22. PRIOR TO BUILDING FINAL INSPECTION AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY/COMPLETION, FINAL INSPECTION AND APPROVAL IS REQUIRED FROM THE WELLINGTON PLANNING AND ZONING DIVISION TO ENSURE COMPLIANCE WITH ALL APPROVED MASTER/SITE/LANDSCAPE PLANS, CONDITIONS OF APPROVAL, ON/OFF-SITE IMPROVEMENTS, ELEVATIONS, ARCHITECTURAL DETAILS, COLORS, SITE AMENITIES, SIGNAGE, ETC. THE DEVELOPER/AGENT/CONTRACTOR SHALL CONTACT THE PROJECTS WELLINGTON DEVELOPMENT REVIEW MANAGER FOR INSPECTIONS. (PLANNING)

**LOCATION MAP**




**APPROVALS**

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Consultants:

Revisions:
05/16/2023 - Resubmittal
06/28/2023 - Resubmittal
08/02/2023 - Resubmittal
08/25/2023 - Resubmittal
09/21/2023 - Resubmittal

**LOTIS WELLINGTON II**
Wellington, Florida

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

| | |
|---|---|
| Drawn By: | TAC |
| Drawing #: | 1076 |
| Date: | 04/28/2022 |

Site Plan

SHEET # SP.2