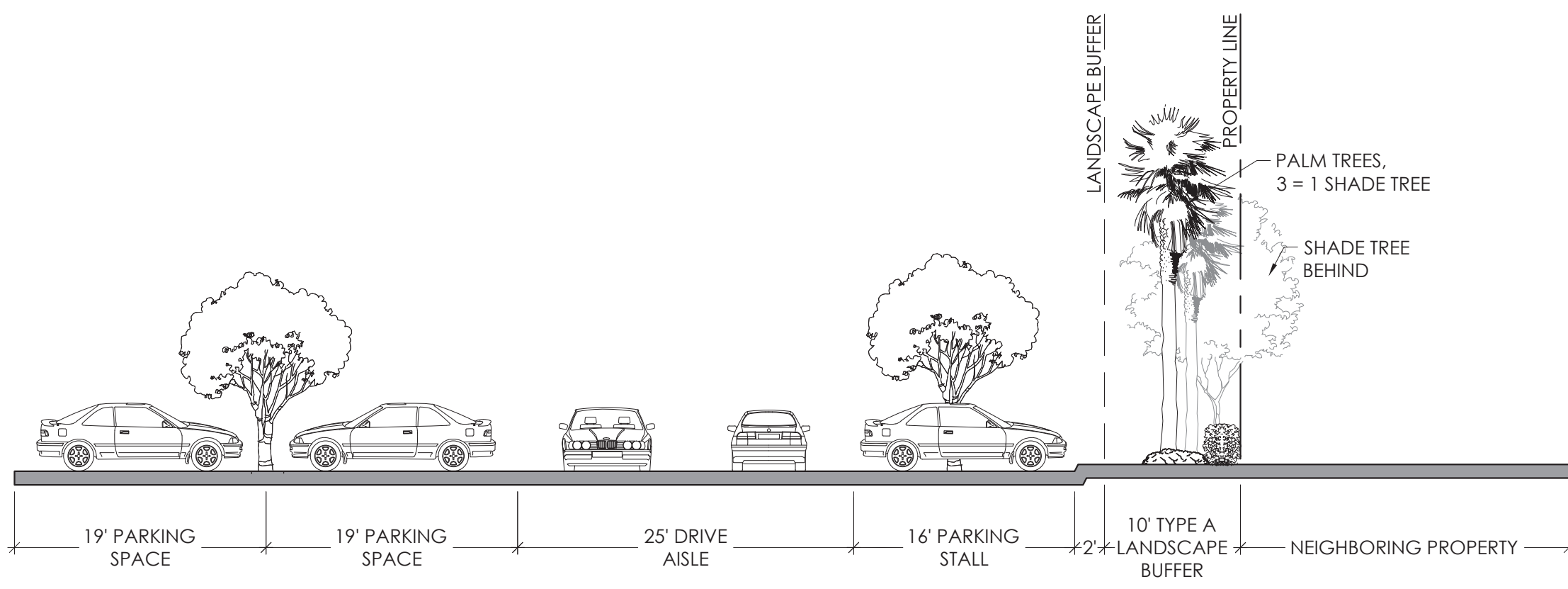
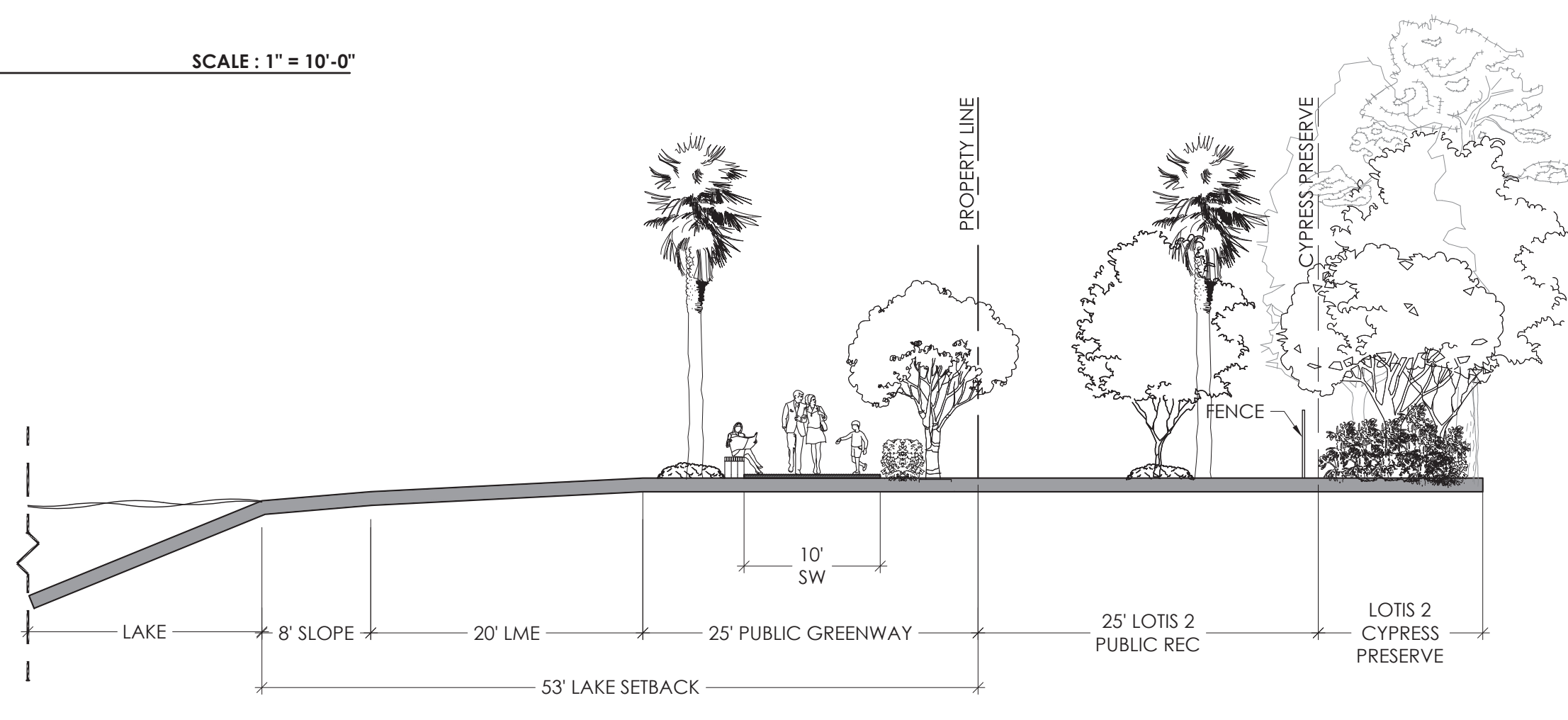


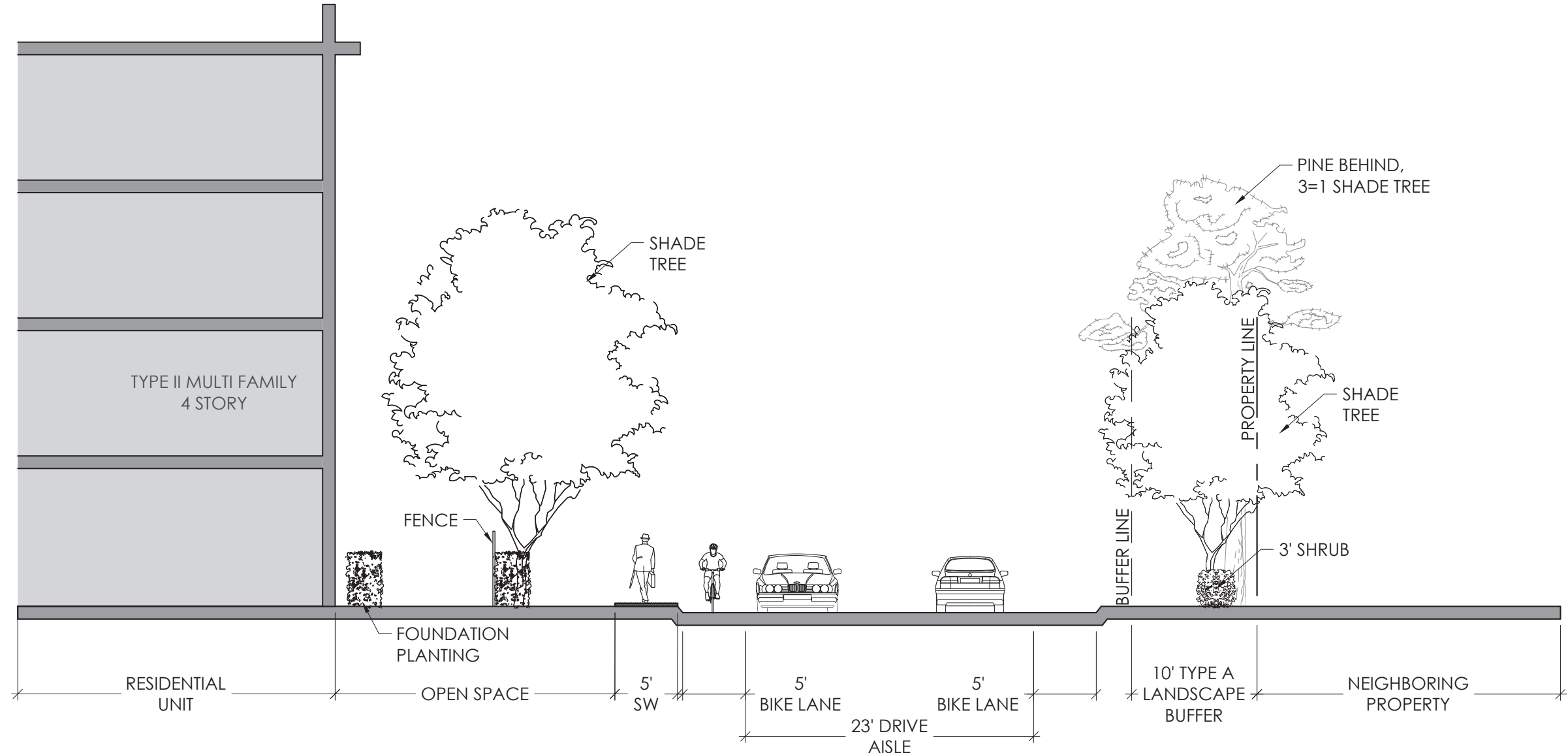
**A R.O.W BUFFER SECTION** SCALE: 1" = 10'-0"



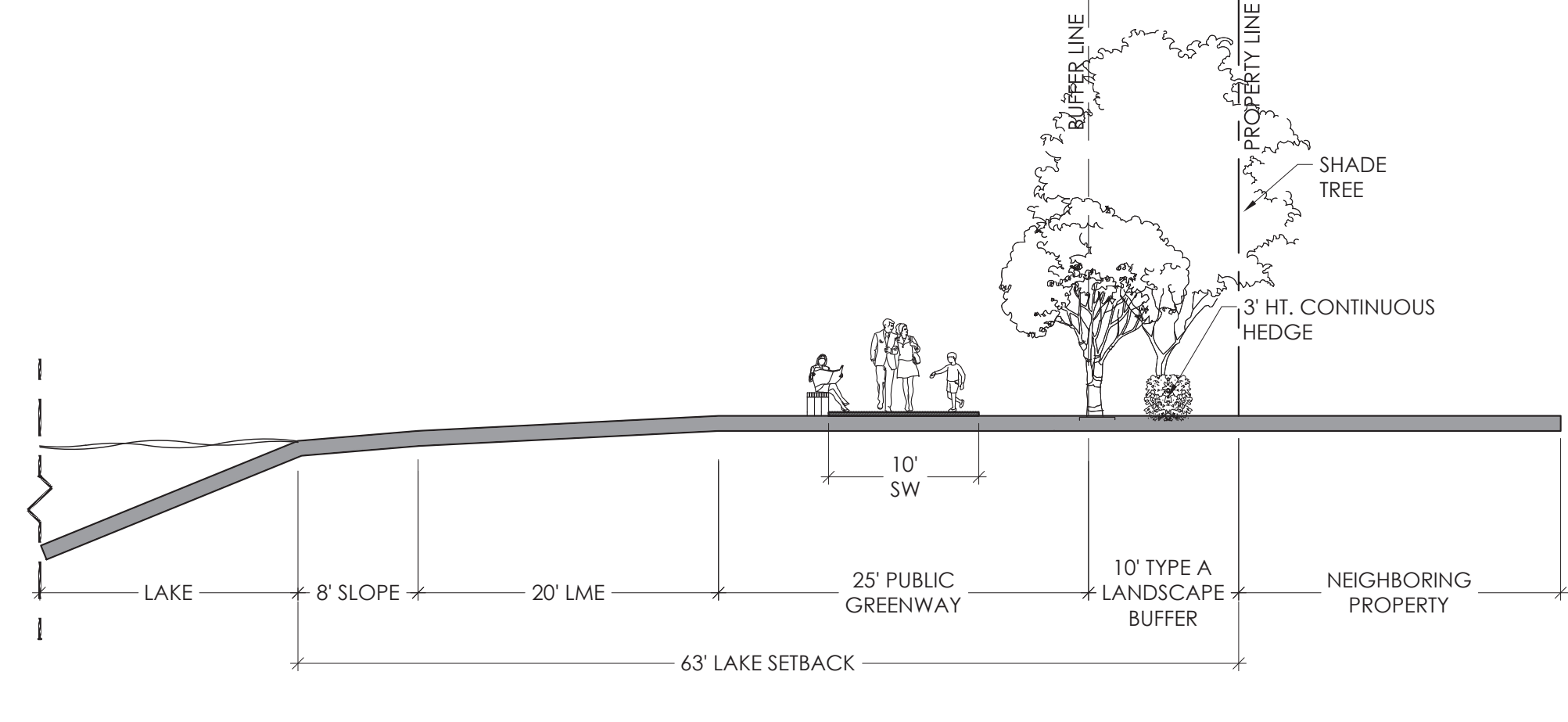
**B NORTH COMMERCIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



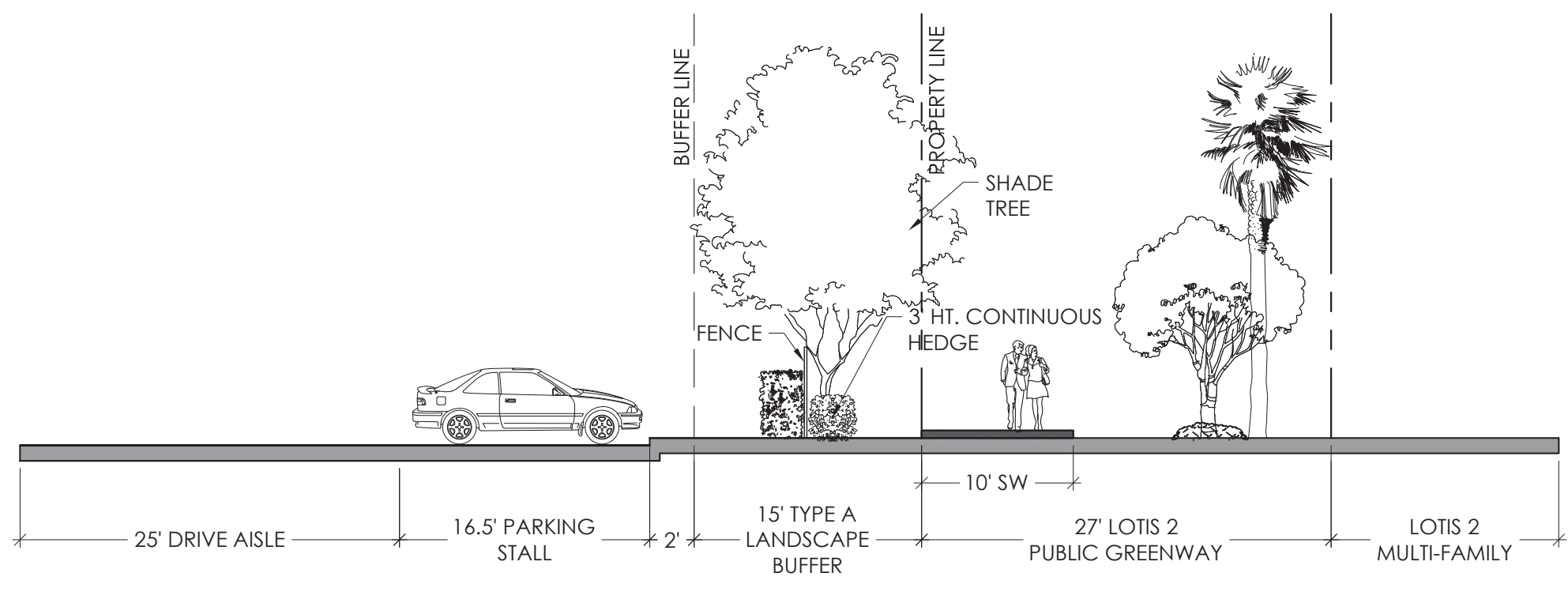
**E NORTH LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"



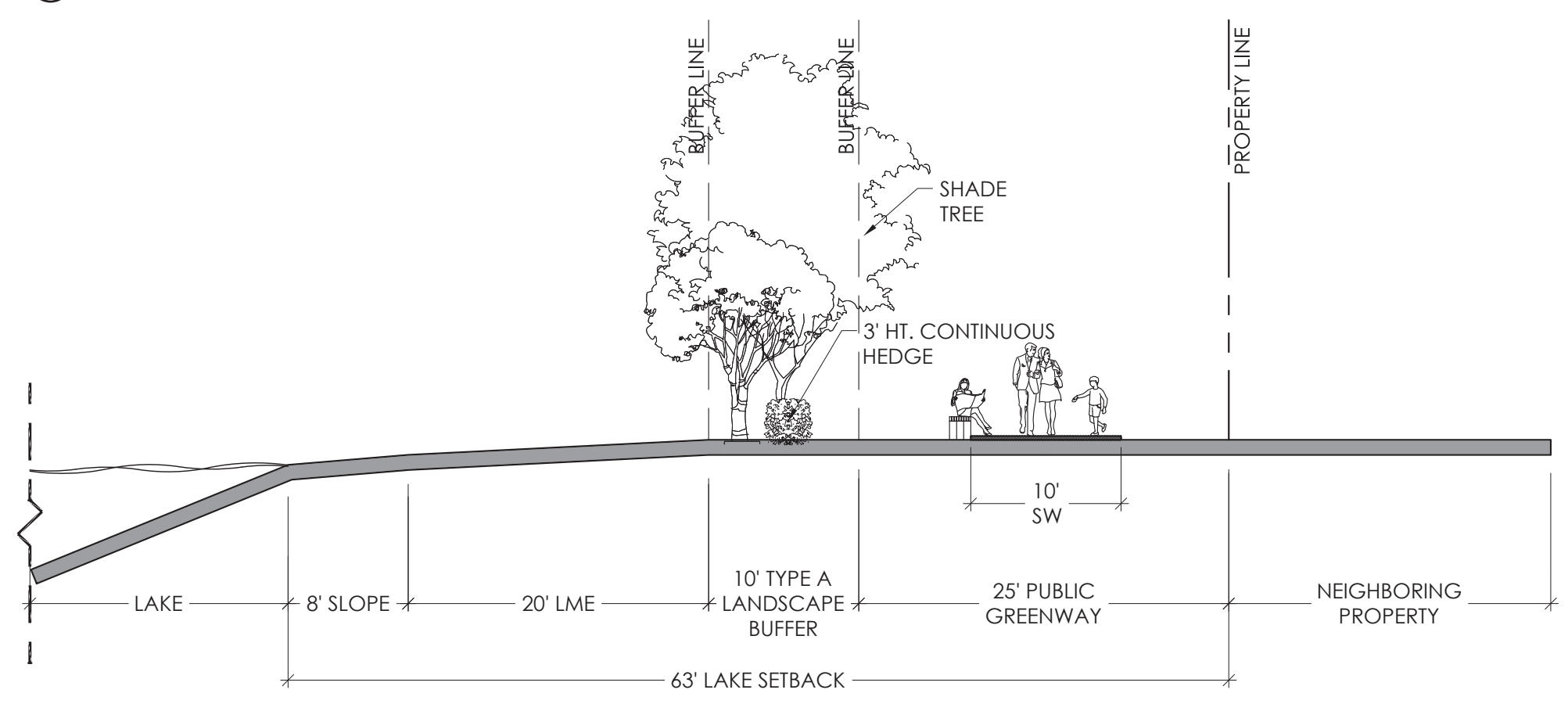
**C EAST RESIDENTIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**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"

| 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 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  |

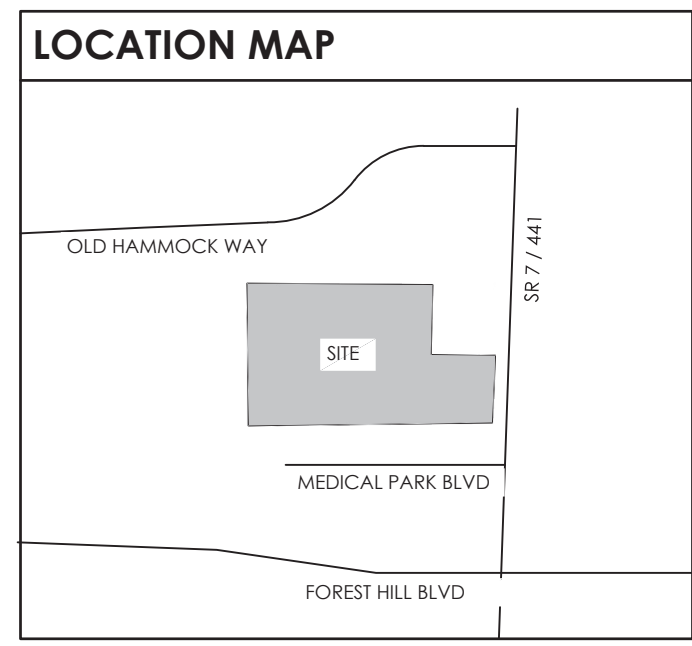
| DEVELOPMENT TEAM                         |  |
|--|--|
| <b>DEVELOPER</b>                         |  |
| LOTIS WELLINGTON 2, L.L.C.               |  |
| 2300 GLADES RD, SUITE 202E               |  |
| BOCA RATON, FL 33431                     |  |
| 561.866.6684                             |  |
| <b>PLANNER &amp; LANDSCAPE ARCHITECT</b> |  |
| INSITE STUDIO, INC.                      |  |
| 3601 PGA BLVD SUITE 220                  |  |
| PALM BEACH GARDENS, FL 33410             |  |
| 561.249.0940                             |  |
| <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                             |  |

**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:

|            |                             |
|------------|-----------------------------|
| 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 |

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



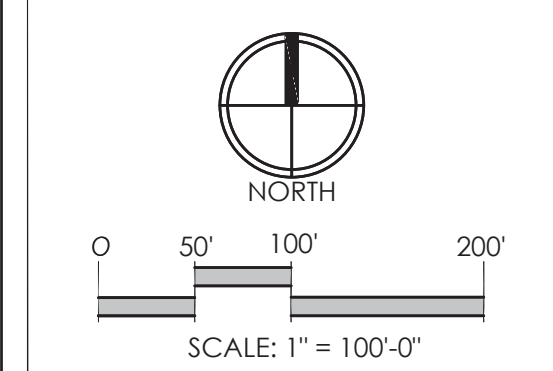
**APPROVALS**

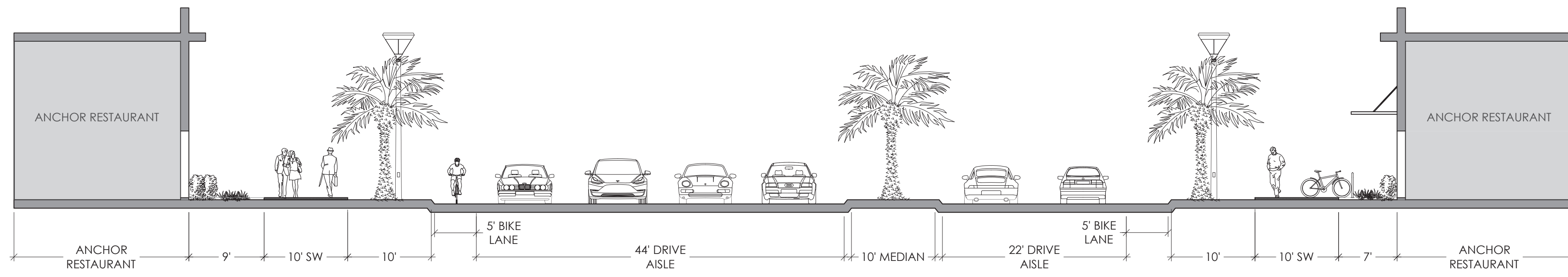
Drawn By: TAC  
 Drawing #: 1076  
 Date: 06/23/2022

**MASTER REGULATING PLAN**

SHEET # **MRP.1**

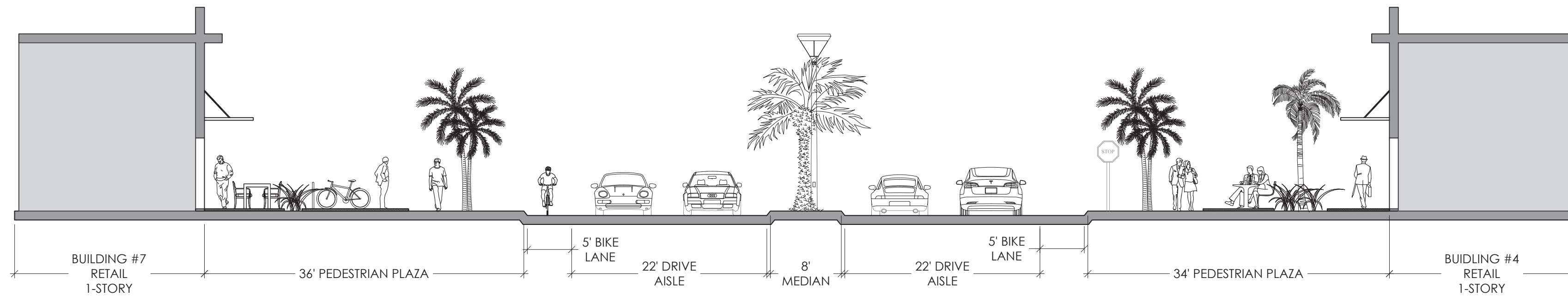
**LOTIS WELLINGTON**  
 Wellington, Florida





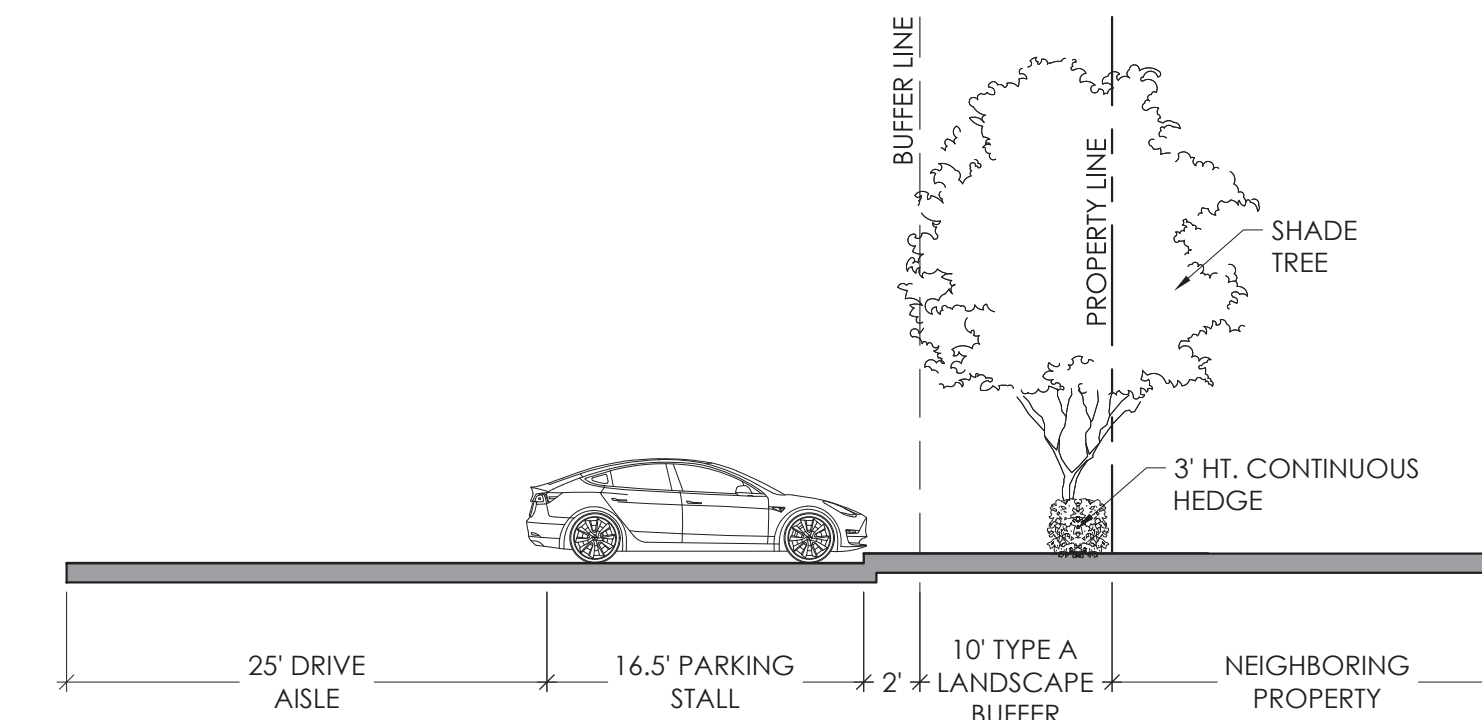
H ENTRANCE STREET SECTION

SCALE: 1" = 10'-0"



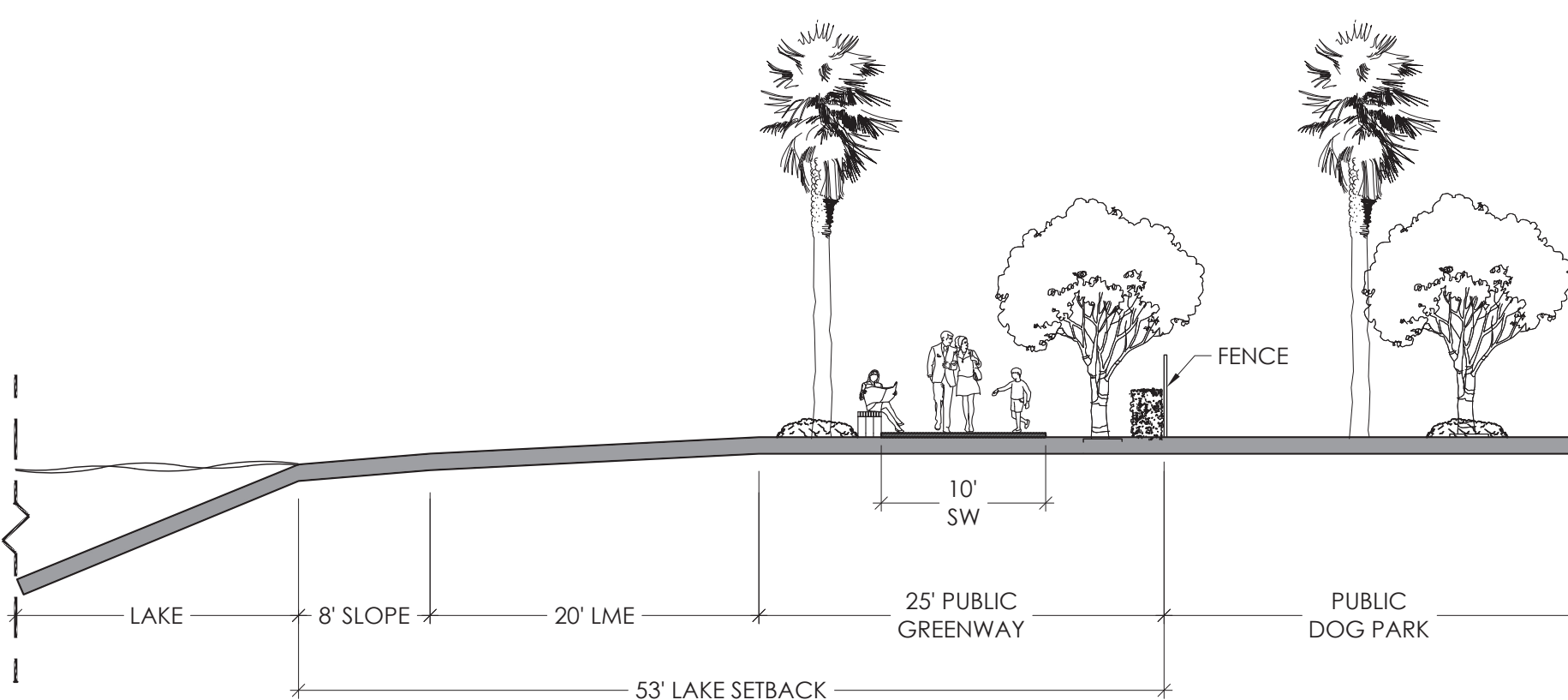
I STREET SECTION

SCALE: 1" = 10'-0"



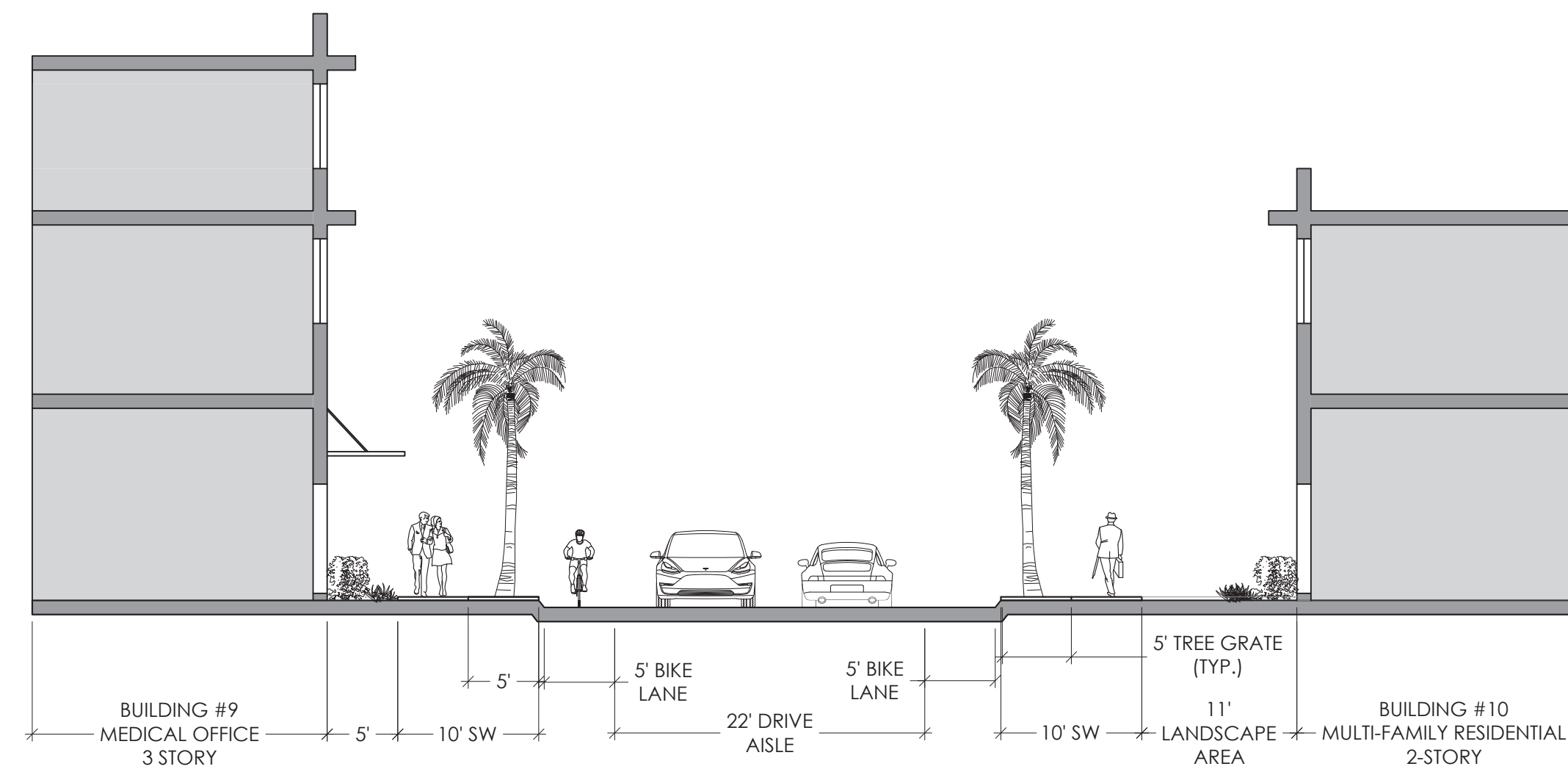
L SOUTH COMMERCIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



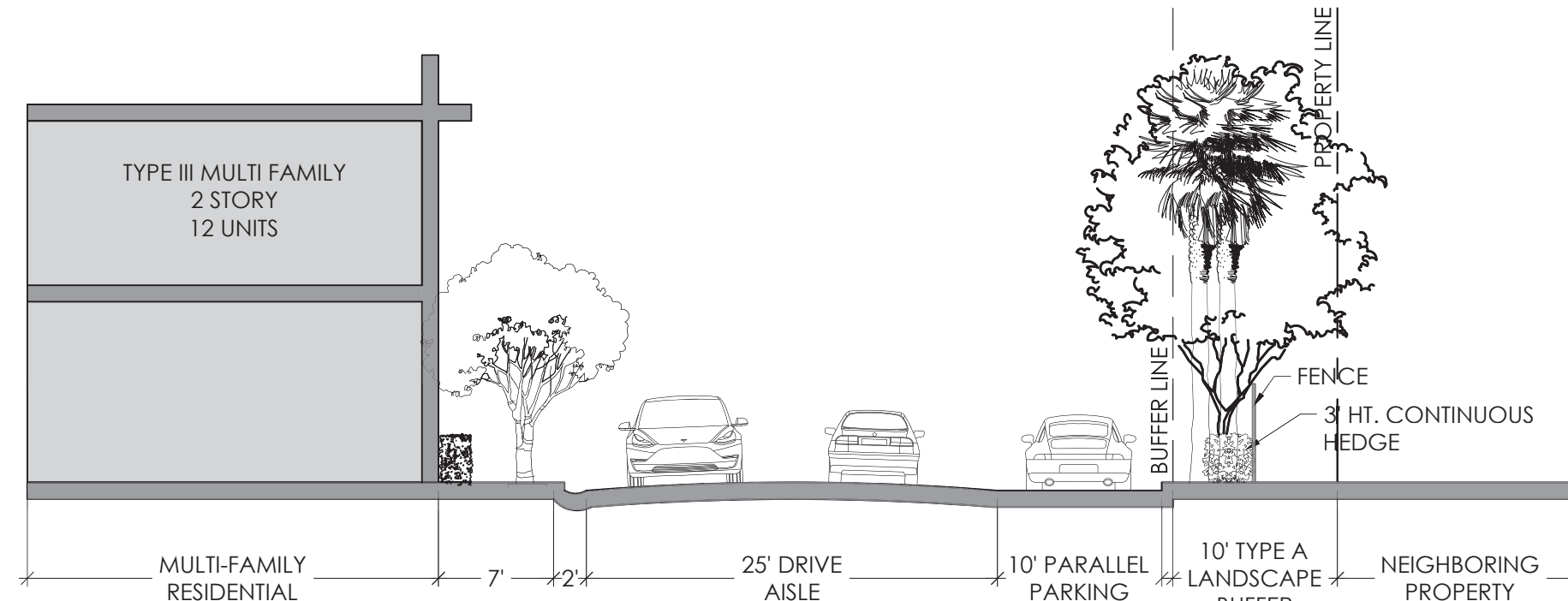
J SOUTH LAKE AREA GREENWAY SECTION

SCALE: 1" = 10'-0"



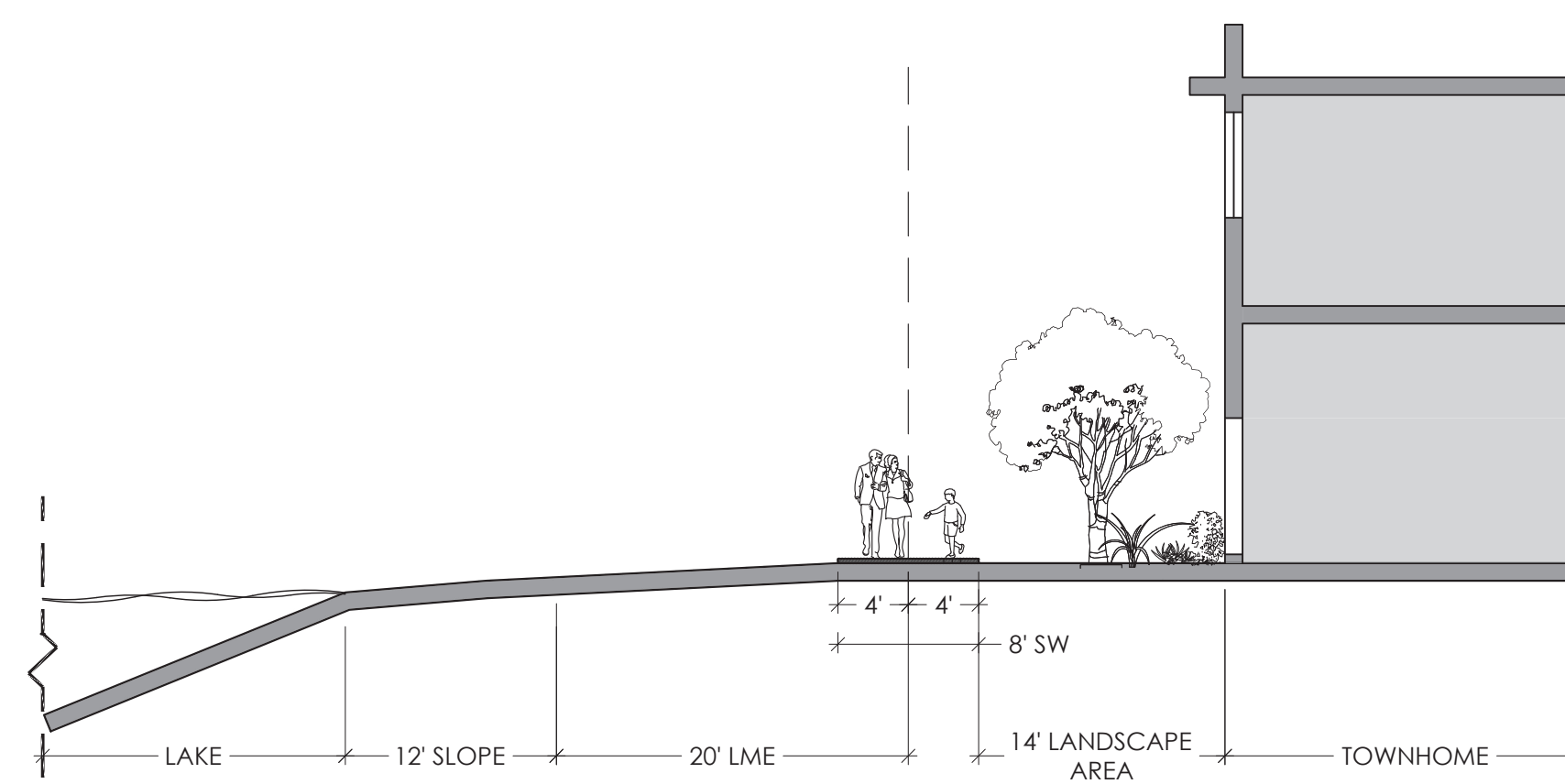
M STREET SECTION

SCALE: 1" = 10'-0"



K SOUTH RESIDENTIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



N EAST LAKE AREA GREENWAY SECTION

SCALE: 1" = 10'-0"

| 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 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  |

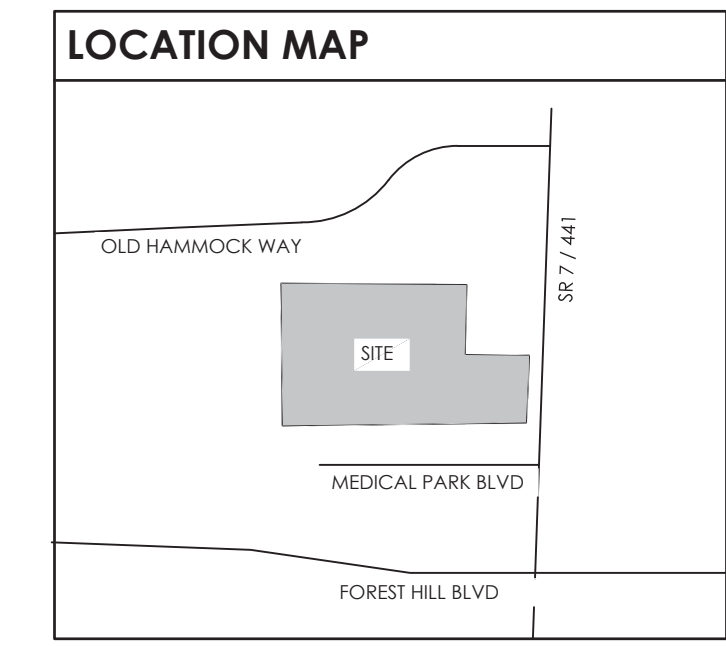
| DEVELOPMENT TEAM                         |  |
|--|--|
| <b>DEVELOPER</b>                         |  |
| LOTIS WELLINGTON 2, L.L.C.               |  |
| 2300 GLADES RD, SUITE 202E               |  |
| BOCA RATON, FL 33431                     |  |
| 561.866.6684                             |  |
| <b>PLANNER &amp; LANDSCAPE ARCHITECT</b> |  |
| INSITE STUDIO, INC.                      |  |
| 3601 PGA BLVD SUITE 220                  |  |
| PALM BEACH GARDENS, FL 33410             |  |
| 561.249.0940                             |  |
| <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                             |  |

**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#: LC24000606

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 |

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



**APPROVALS**

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

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

**MASTER REGULATING PLAN**

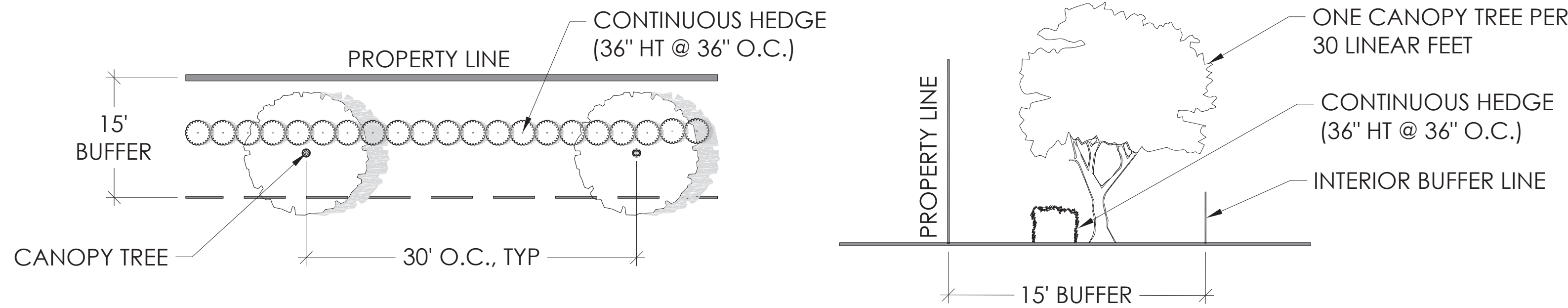
SHEET # MRP.2

**LOTIS WELLINGTON**  
 Wellington, Florida

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

NTS.

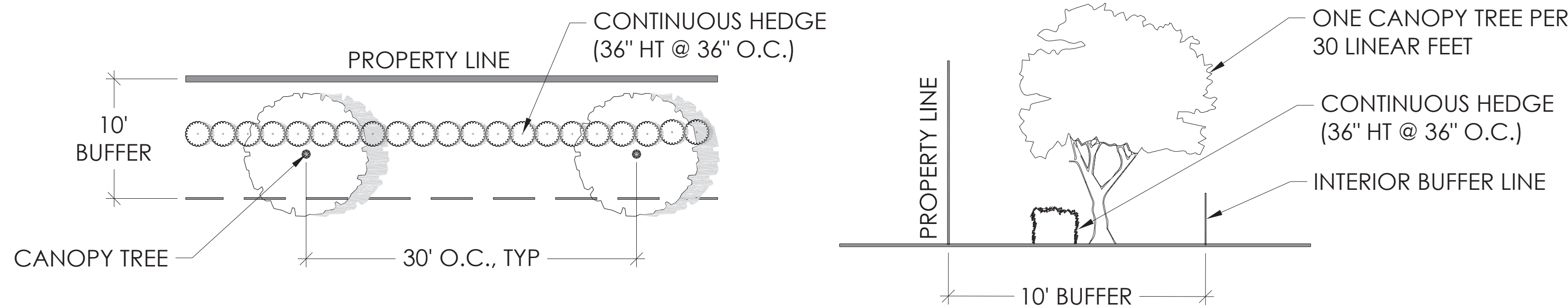
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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.

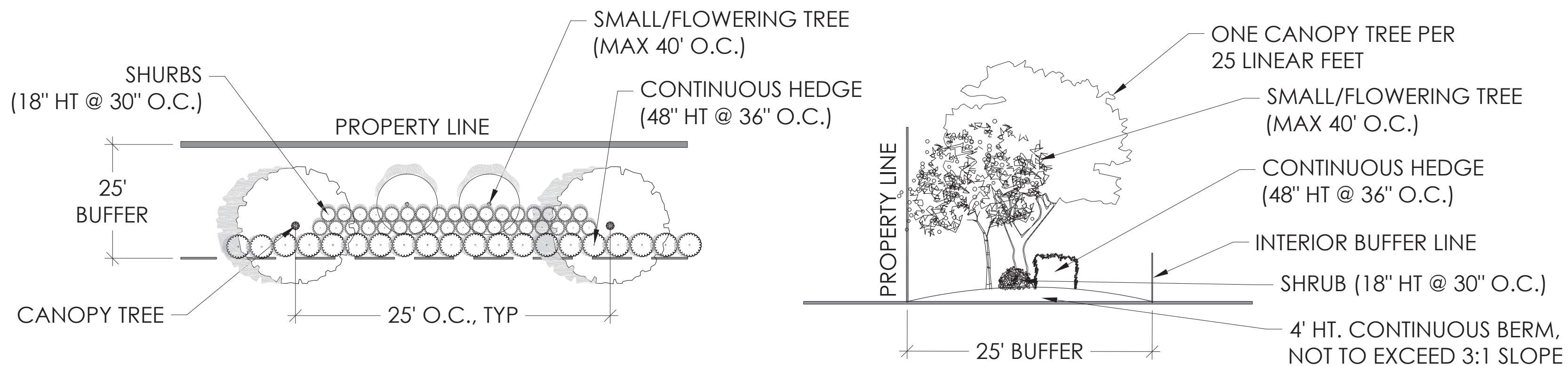
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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.  
 -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.



**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.

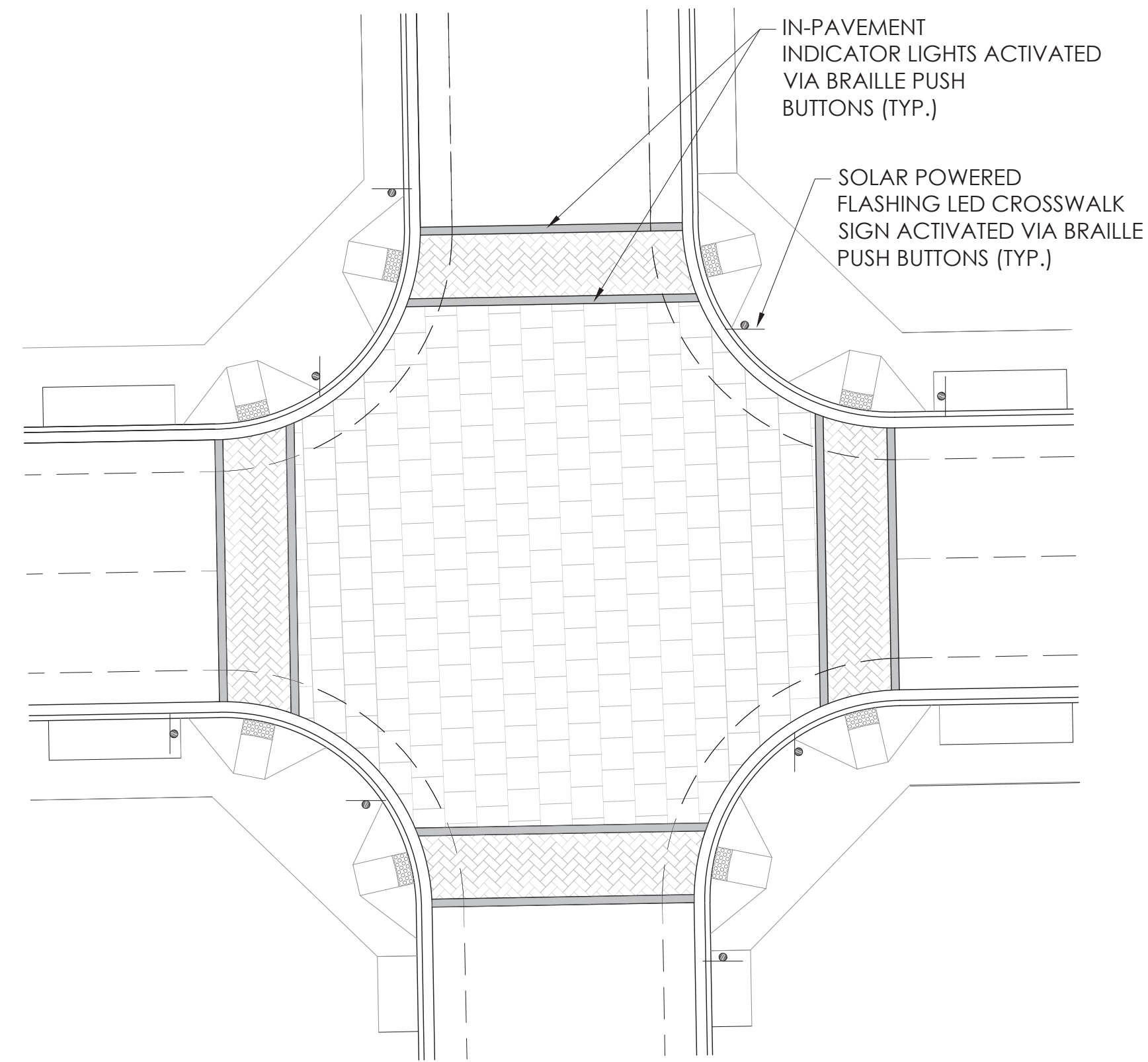


| SITE DATA                         |   |
|-----------------------------------|---|
| PETITION NAME                     | LOTIS WELLINGTON  |
| PETITION NUMBER                   | 2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA  |
| LAND USE DESIGNATION              | MIXED USE   |
| ZONING DISTRICT                   | 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**

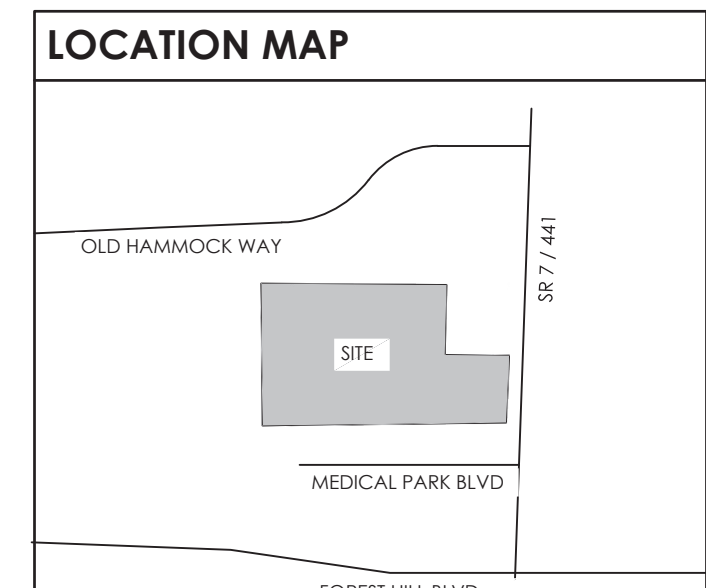
NTS.



**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<br>73414412220030040 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090<br>7341441222003100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010<br>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

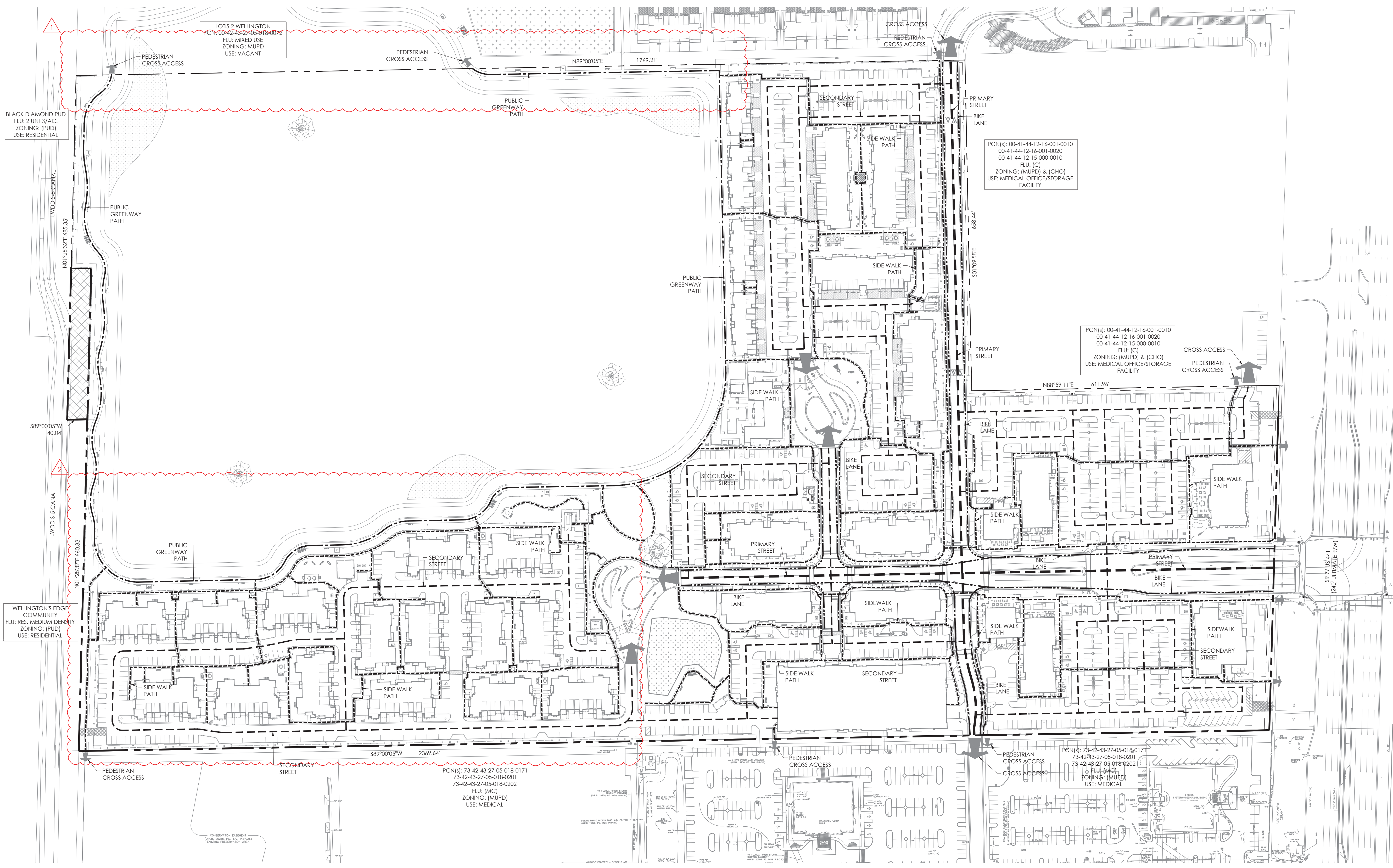
**ENVIRONMENTAL**  
ECOTONE SERVICES  
13945 89TH STREET  
FELLSMERE, FL 32948  
772.459.3339

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



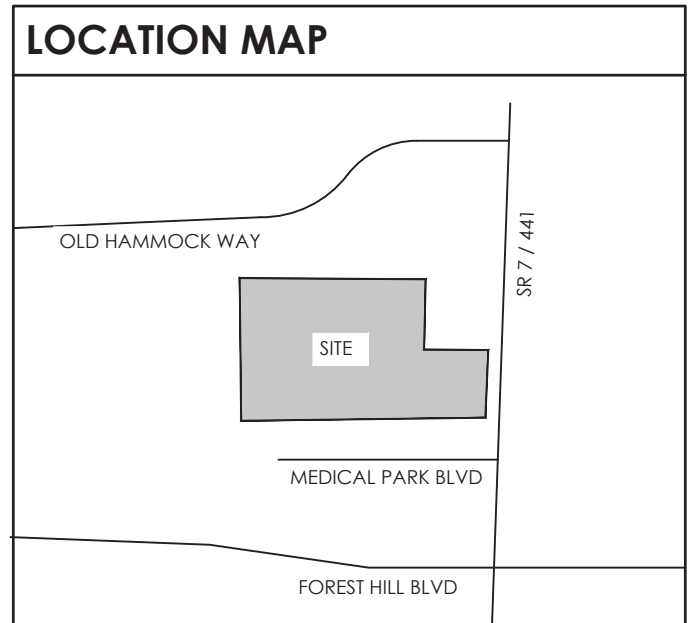
Consultants:

- 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**

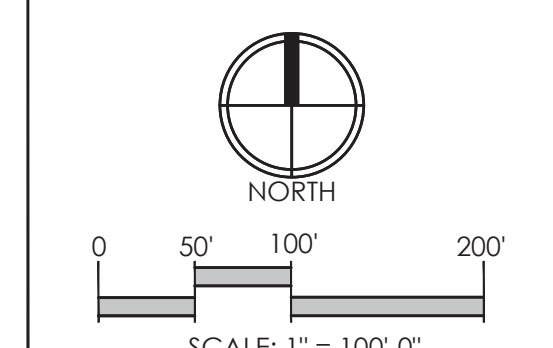
|                    |       |
|--------------------|-------|
| PRIMARY STREET -   | ---   |
| SECONDARY STREET - | ---   |
| SIDEWALK -         | ..... |
| GREENWAY -         | ---   |
| BIKE PATH -        | ---   |



**APPROVALS**

|  |  |
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**LOTIS WELLINGTON**  
Wellington, Florida



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

**CIRCULATION PLAN**

SHEET # CP.1