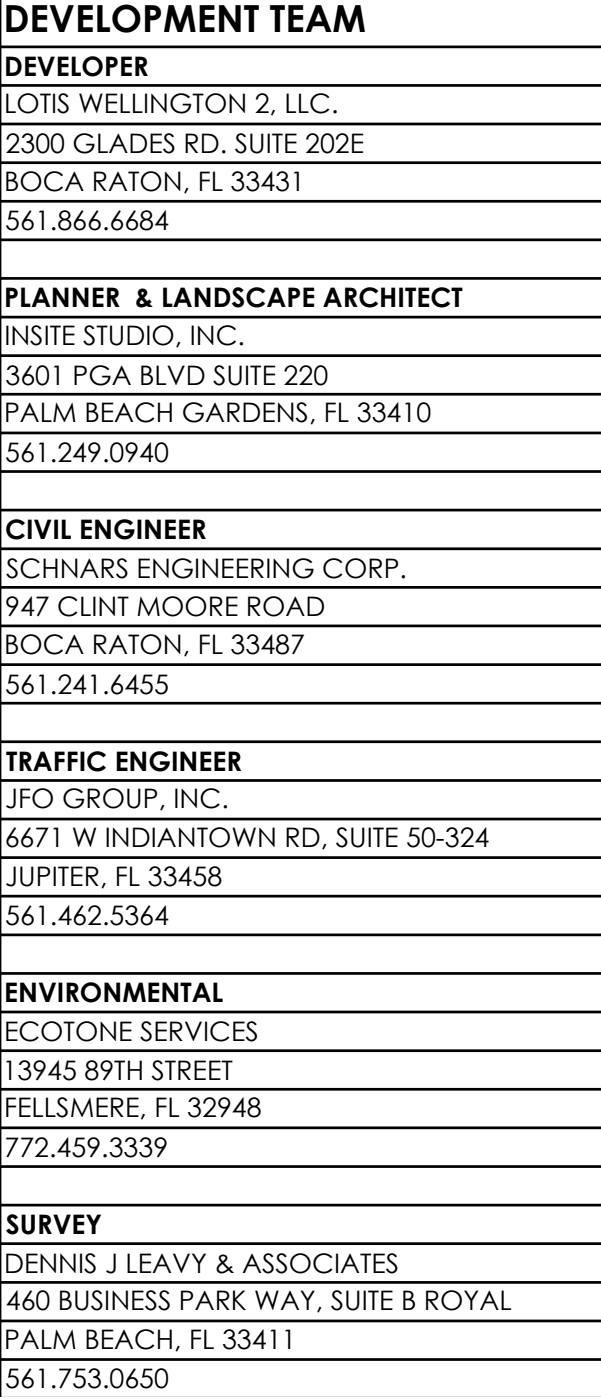
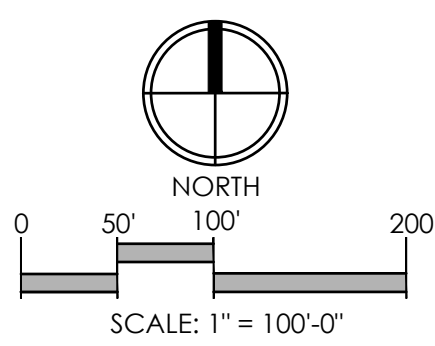


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LOTIS WELLINGTON II
Wellington, Florida



Master Plan

SHEET # MP.1

AND LESS AND EXCEPT the following:

A portion of Tract 7, in Block 18, of PALM BEACH FARMS CO. PLAT NO 3, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:

Parcel 5

That portion of the 25 foot road shown on the plat of the THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, lying southerly of Tract 4 and northerly of Tract 9 in Block 18, less the West 15 feet thereof; and the south half of that portion of said road lying northerly of Tracts 7 and 8, Block 18 of said plat, less that part lying with in the right of way of State Road 7, and less that part lying northerly of the West 15 feet of Tract 7.

DEVELOPMENT BREAKDOWN		
POD	USE	SF / DU / ACRES [AC]
A	INDOOR/OUTDOOR ENTERTAINMENT RESTAURANT / RETAIL	9,800 SF INCLUDING RESTAURANT / RETAIL AND 36 MINIATURE GOLF HOLES 16,500 SF
B	DAYCARE	18,000 SF (240 230 KIDS)
C-1	RESIDENTIAL (SINGLEFAMILY / TOWNHOME)	172 DU
C-2	RESIDENTIAL / GENERAL OFFICE	11,470 SF CLUBHOUSE 1,030 SF OFFICE
D	CYPRESS PRESERVE W/ PUBLIC REC	4.24 AC
E-1		
E-2		
E-3	LAKE / PUBLIC GREENWAY / PUBLIC REC	13.32 AC
E-4		
E-5		
E-6		

Exhibit B
Master Plan including Phasing,
Regulating Plan and Circulation Plan
(Sheet 3 of 3)

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

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

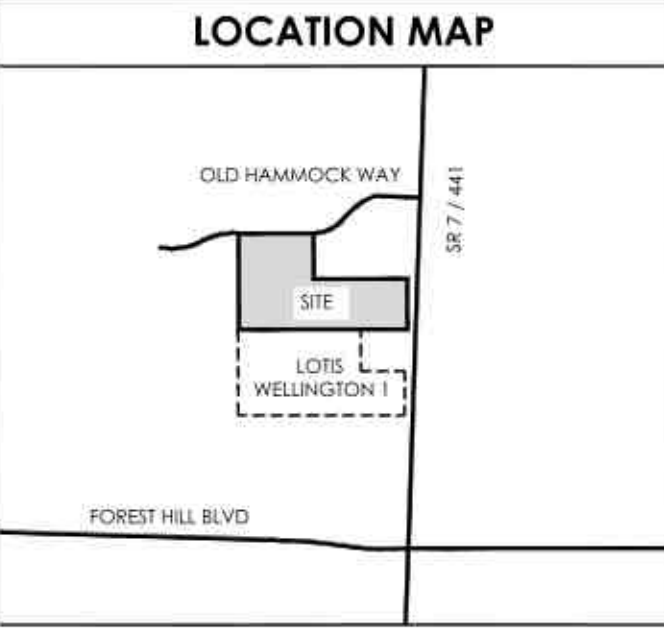


Consultants:

Revisions:

05/16/2023 - Resubmittal
06/28/2023 - Resubmittal
08/02/2023 - Resubmittal
08/25/2023 - Resubmittal
09/21/2023 - Resubmittal
10/06/2025 - Resubmittal

LOTIS WELLINGTON II
Wellington, Florida



APPROVALS

LEGEND

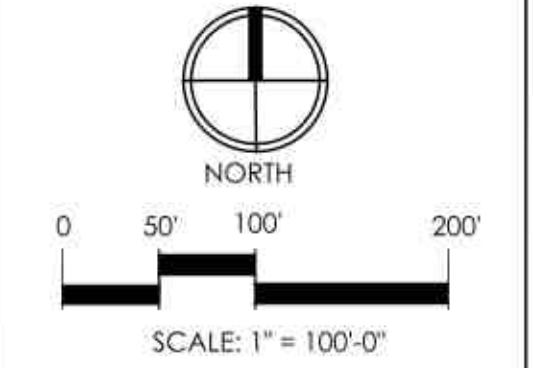
PRIMARY STREET -

SECONDARY STREET -

SIDEWALK -

GREENWAY -

BIKE PATH -



Drawn By: TAC
Drawing #: 1076
Date: 10/06/2025

Circulation
Plan

SHEET # CP.1