

LOTIS WELLINGTON
PROJECT OVERVIEW
& UPDATE
SUMMER 2024

AGENDA

- PHASE 1 & 2 PROJECT OVERVIEW
- PHASE 1 DEVELOPMENT UPDATE
- THE SQUARE AT LOTIS WELLINGTON: OVERVIEW
- THE RESIDENCES AT LOTIS WELLINGTON: OVERVIEW
- THE FLATS AT LOTIS WELLINGTON: OVERVIEW
- THE PAVILIONS AT LOTIS WELLINGTON: OVERVIEW
- RECREATION & PUBLIC SPACES: OVERVIEW
- QUESTIONS & ANSWERS

PROJECT OVERVIEW – PHASE 1

- PHASE 1 (64.02 ACRES) PURCHASED IN 2019
- ANNEXATION & INITIAL ZONING APPROVAL RECEIVED IN 2020
- MASTER PLAN APPROVED IN 2021, AMENDED IN 2024
- SITE PLAN APPROVED IN 2021, AMENDED IN 2022 AND 2024 (PENDING)
- PLAT APPROVED IN 2022
- SITE DEVELOPMENT PERMITS RECEIVED IN 2023
- VERTICAL BUILDING PERMITS RECEIVED IN 2024
- SITE DEVELOPMENT WORK COMMENCED IN 2023, VERTICAL CONSTRUCTION COMMENCED IN 2024
- CONSTRUCTION TO BE COMPLETED IN 2027

PROJECT OVERVIEW – PHASE 1

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)
TOTAL			64.02	100%			

PROJECT OVERVIEW – PHASE 1



PROJECT OVERVIEW – PHASE 2

- PHASE 2 (55.26 ACRES) PURCHASED IN 2022
- ANNEXATION & INITIAL ZONING APPROVAL RECEIVED IN 2022
- MASTER PLAN APPROVED IN 2024
- SITE PLAN APPROVED IN 2024
- PLAT APPROVAL PENDING (DUE IN 2024)
- SITE DEVELOPMENT PERMITS PENDING (DUE IN 2024)
- VERTICAL BUILDING PERMITS PENDING (DUE IN 2024)
- SITE DEVELOPMENT WORK TO BEGIN IN 2024
- CONSTRUCTION TO BE COMPLETED IN 2027

PROJECT OVERVIEW – PHASE 2

- POPSTROKE MINI-GOLF COURSE & ENTERTAINMENT VENUE
- KIDS R KIDS EARLY LEARNING CENTER
- THE ESTATES AT LOTIS WELLINGTON – 172 FEE SIMPLE LOTS FOR SINGLE FAMILY HOMES (100 LOTS) & TOWNHOMES (72 LOTS)
- VEHICULAR/PEDESTRIAN CONNECTION TO LOTIS WELLINGTON PHASE 1
- ADDITIONAL PUBLIC RECREATION SPACES
- SITE CLEARING NEARING COMPLETION, SITE DEVELOPMENT TO COMMENCE LATE 2024
- NON-SIGNALIZED INTERSECTION WITH LEFT TURN LANE EXTENSIONS, WORK TO COMMENCE LATE 2024

PROJECT OVERVIEW – PHASE 2

LAND USE ALLOCATION							
POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS
A	3	COMMERCIAL	3.51	6.73%	.005	5.56%	1.84 AC (80,089 SF) 1.67 AC (72,745 SF)
B	2	COMMERCIAL	1.56	3%	.22	22.49%	0.7 AC (30,492 SF) 1.13 AC (49,223 SF)
C-1	1B	RESIDENTIAL TOWNHOME / SINGLE-FAMILY	28.42	54.38%*(2)	N/A	Note (1)	Note (1)
C-2	1A	RESIDENTIAL / GENERAL OFFICE	1.21	2.31%	N/A	26.09%	0.36 AC (15,670 SF) 0.74 AC (32,234 SF)
D	1A	CONSERVATION W/ PUBLIC REC	4.24	8.11%	N/A	N/A	4.19 AC (182,516 SF) 0.05 AC (2,381 SF)
E	1A	OPEN SPACE (LAKE)	10.98	21%	N/A	N/A	10.98 AC (478,288.8 SF)
E-1	1C	PUBLIC REC	0.57	1.09%	N/A	N/A	0.53 AC (22,989 SF) 0.04 AC (1,742 SF)
E-2	1C	PUBLIC REC	0.35	0.67%	N/A	N/A	0.18 AC (7,727 SF) 0.17 AC (7,405 SF)
E-3	1C	PUBLIC REC	0.32	0.61%	N/A	N/A	0.23 AC (10,018 SF) 0.09 AC (3,713 SF)
E-4	1C	PUBLIC REC	0.37	0.71%	N/A	N/A	0.27 AC (11,761 SF) 0.1 AC (4,298 SF)
E-5	1C	PUBLIC GREENWAY	0.54	1.03%	N/A	N/A	0.32 AC (13,939 SF) 0.22 AC (9,498 SF)
E-6	1C	PUBLIC REC	0.19	0.36%	N/A	N/A	0.17 AC (7,405 SF) 0.02 AC (767 SF)
TOTAL			52.26	100%			

PROJECT OVERVIEW – PHASE 2



DEVELOPMENT UPDATE – PHASE 1

- SINGALIZED INTERSECTION COMPLETE, ACTIVATION DUE Q4 2024
- PHASE 1A UNDER CONSTRUCTION: RETAIL, MAIN ROADS, PARKING GARAGE
- INITIAL PHASE 1A COMPLETION EXPECTED BY END OF 2024
- RETAIL, OFFICE & RESTAURANT OPENINGS EXPECTED EARLY TO MID 2025
- RESIDENTIAL CONSTRUCTION TO BEGIN IN Q1 2025, FIRST OCCUPANCY EXPECTED EARLY 2026
- MEDICAL OFFICE CONSTRUCTION TO BEGIN IN LATE 2025, OCCUPANCY EXPECTED IN 2026
- PUBLIC SPACE & RECREATION OPENINGS STAGGERED, EXPECTED IN 2025 AND 2026

CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



THE SQUARE AT LOTIS WELLINGTON

- 40,000+ SQ. FT. OF RETAIL, RESTAURANT AND OFFICE SPACE
- TWO SIGNATURE RESTAURANTS: COOPER'S HAWK WINERY & LAZY DOG CAFE
- RETAIL LEASING ONGOING, LOTIS IS VERY SELECTIVE ABOUT TENANCY
- OFFICE LEASING TO COMMENCE IN Q3 2024
- RESTAURANT OPTIONS INCLUDE BURGERS, BREAKFAST, HEALTH FOODS, COFFEE, ITALIAN, ASIAN, MEDITERRANEAN
- CONSTRUCTION UNDERWAY, TENANT DELIVERIES EXPECTED IN 2024
- OPENINGS FORECASTED FOR Q1 2025
- OFFICE LEASING WILL BEGIN MID-2024

THE SQUARE AT LOTIS WELLINGTON



THE SQUARE AT LOTIS WELLINGTON



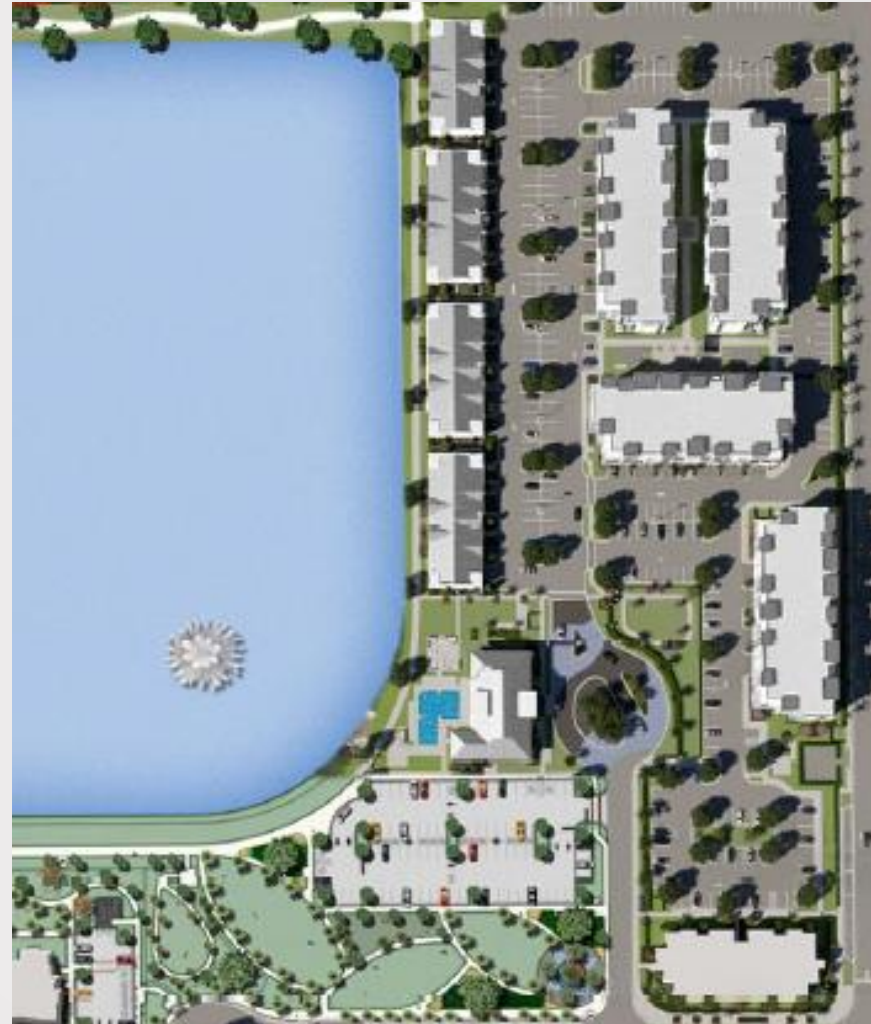
THE SQUARE AT LOTIS WELLINGTON



THE RESIDENCES AT LOTIS WELLINGTON

- 199 LUXURY RENTAL RESIDENCES
- 176 GARDEN APARTMENTS, 23 TOWNHOMES
- RESIDENCES FEATURE HIGH CEILINGS, LARGE KITCHENS, BALCONIES
- LAKEFRONT CLUBHOUSE WILL FEATURE A FITNESS CENTER, SOCIAL SPACES, BUSINESS CENTER, RESORT POOL WITH CABANAS
- CONTROLLED ACCESS ENTRIES (VEHICULAR & PEDESTRIAN)
- PRIVATE RECREATION AREAS & ACTIVITY LAWNS THROUGHOUT
- CONSTRUCTION PROJECTED FOR Q1 2025 & FIRST MOVE-INS IN Q1 2026

THE RESIDENCES AT LOTIS WELLINGTON



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THE RESIDENCES AT LOTIS WELLINGTON



THE FLATS AT LOTIS WELLINGTON

- 173 LUXURY RENTAL RESIDENCES
- TWO STORY BUILDINGS WITH RESIDENCES ON BOTH LEVELS
- RESIDENCES FEATURE HIGH CEILINGS, LARGE KITCHENS, GARAGES
- LAKEFRONT RECREATION AREA & PRIVATE PARK
- CONTROLLED ACCESS ENTRIES (VEHICULAR & PEDESTRIAN)
- DIRECT ACCESS TO GREENWAY & LAKEFRONT WALKING TRAIL
- CONSTRUCTION PROJECTED FOR MID-2025 & FIRST MOVE-INS IN Q4 2026

THE FLATS AT LOTIS WELLINGTON



THE PAVILIONS AT LOTIS WELLINGTON

- TWIN 3 LEVEL MEDICAL & PROFESSIONAL OFFICE BUILDINGS
- DIRECT ACCESS TO SURFACE PARKING & PARKING GARAGE
- DIRECT ACCESS TO WELLINGTON REGIONAL MEDICAL CENTER CAMPUS
- DESIGNED FOR FULL SERVICE PHYSICIAN & MEDICALLY ORIENTED TENANTS
- HIGH END LOBBY & CORRIDOR FINISHES
- WALKING DISTANCE TO THE SQUARE AT LOTIS WELLINGTON
- CONSTRUCTION PROJECTED FOR LATE 2025

THE PAVILIONS AT LOTIS WELLINGTON



THE PAVILIONS AT LOTIS WELLINGTON



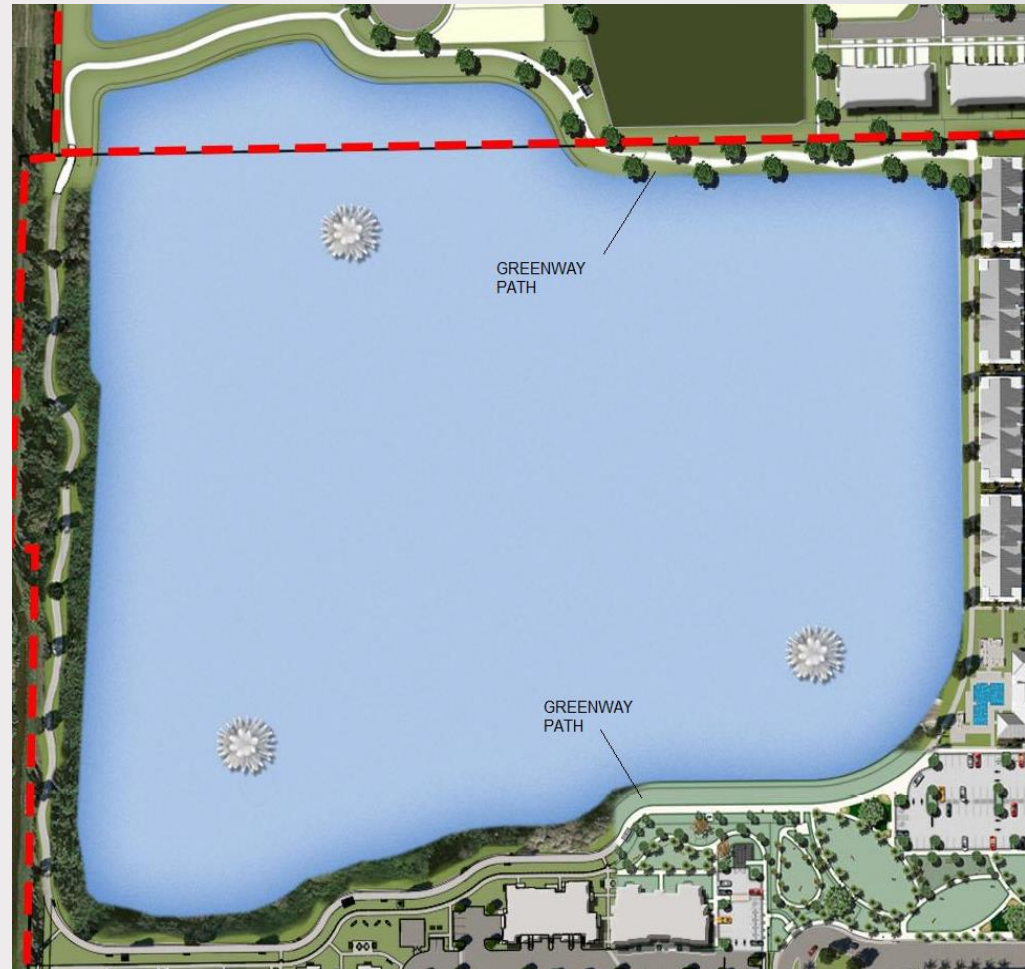
PUBLIC SPACE & RECREATION AREAS PHASE 1 & 2

- 1+ MILE GREENWAY PATH AROUND LAKE LOTIS
- TWO CYPRESS PRESERVE CONSERVATION AREAS WITH VIEWING STATIONS
- LOTIS WOOFINGTON DOG PARK
- LOTIS PETAL PARK WITH KINETIC PLAY EQUIPMENT
- LOTIS SUNRISE & SUNSET PASSIVE PARKS
- LOTIS PLAZA GATHERING SPACE
- WALK OF FAME LAND BRIDGE WITH LAKEFRONT DEDICATION PAVERS

PUBLIC SPACE & RECREATION AREAS



PUBLIC SPACE & RECREATION AREAS



LOTIS WELLINGTON PHASE 2



QUESTIONS & ANSWERS