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**Revisions:**  
 05/16/2023 - Resubmittal  
 06/28/2023 - Resubmittal  
 08/02/2023 - Resubmittal

**LEGAL DESCRIPTION**  
 Parcel 1  
 Tract 4 of Block 18 of PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54 of the public records of Palm Beach County, Florida.

Parcel 2  
 The North 330 feet of Tract 7, in Block 18, of 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, LESS AND EXCEPT the Westerly 15 feet and the right of way of State Road 199 as set forth in Deed Book 636, page 96 and in Road Plat Book 1, page 43, therefrom.

Parcel 3  
 Tract 7, excepting therefrom the North 330 feet thereof, and excepting therefrom state road right of way as set forth in Deed Book 636, page 96, Road Plat Book 1, page 43 and the Order of Taking recorded in Official Records Book 9504, page 1398, all of Tract 8 and Tract 9, excepting therefrom the West 15 feet thereof, in Block 18 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, all of the public records of Palm Beach County, Florida.

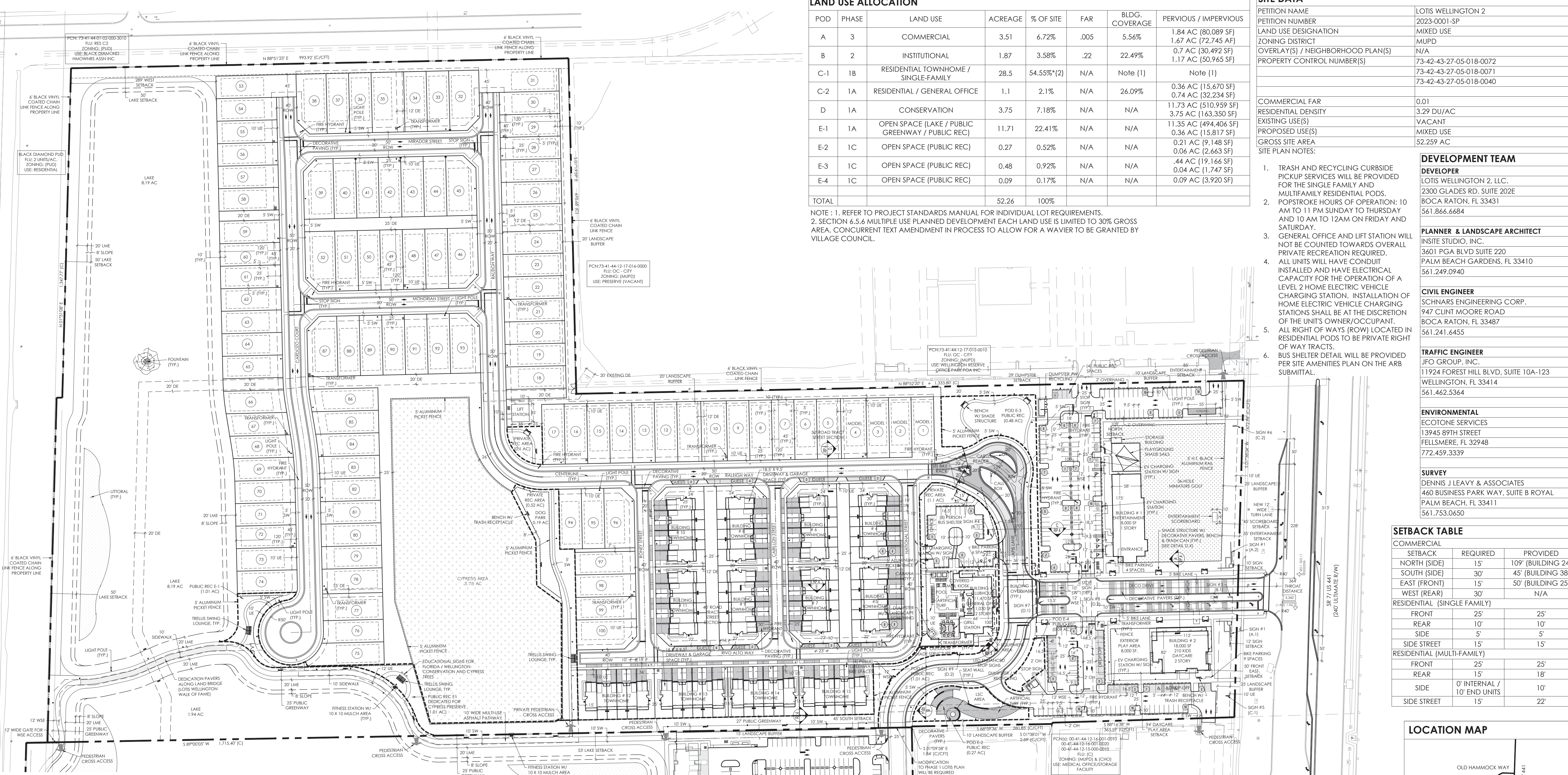
Parcel 4  
 The West 15 feet of the North 330 feet of Tract 7, Block 18, of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, together with the south half of the road lying northerly thereof as shown on said plat.

Parcel 5  
 That portion of the 25 foot road shown on the plat of 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 3, in Block 18, less the West 15 feet thereof, and the south half of that portion of said road lying northerly of Tract 7 and 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.

Said lands situate, lying and being in Palm Beach County, Florida.

POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS
A	3	COMMERCIAL	3.51	6.72%	.005	5.56%	1.84 AC (80,089 SF) 1.67 AC (72,745 AF)
B	2	INSTITUTIONAL	1.87	3.58%	.22	22.49%	0.7 AC (30,492 SF) 1.17 AC (50,965 SF)
C-1	1B	RESIDENTIAL TOWNHOME / SINGLE-FAMILY	28.5	54.55% (2)	N/A	Note (1)	Note (1)
C-2	1A	RESIDENTIAL / GENERAL OFFICE	1.1	2.1%	N/A	26.09%	0.36 AC (15,670 SF) 0.74 AC (32,234 SF)
D	1A	CONSERVATION	3.75	7.18%	N/A	N/A	11.73 AC (510,959 SF) 3.75 AC (163,350 SF)
E-1	1A	OPEN SPACE (LAKE / PUBLIC GREENWAY / PUBLIC REC)	11.71	22.41%	N/A	N/A	0.21 AC (9,148 SF) 0.06 AC (2,666 SF)
E-2	1C	OPEN SPACE (PUBLIC REC)	0.27	0.52%	N/A	N/A	.44 AC (19,166 SF) 0.04 AC (1,747 SF)
E-3	1C	OPEN SPACE (PUBLIC REC)	0.48	0.92%	N/A	N/A	
E-4	1C	OPEN SPACE (PUBLIC REC)	0.09	0.17%	N/A	N/A	0.09 AC (3,920 SF)
<b>TOTAL</b>			<b>52.26</b>	<b>100%</b>			

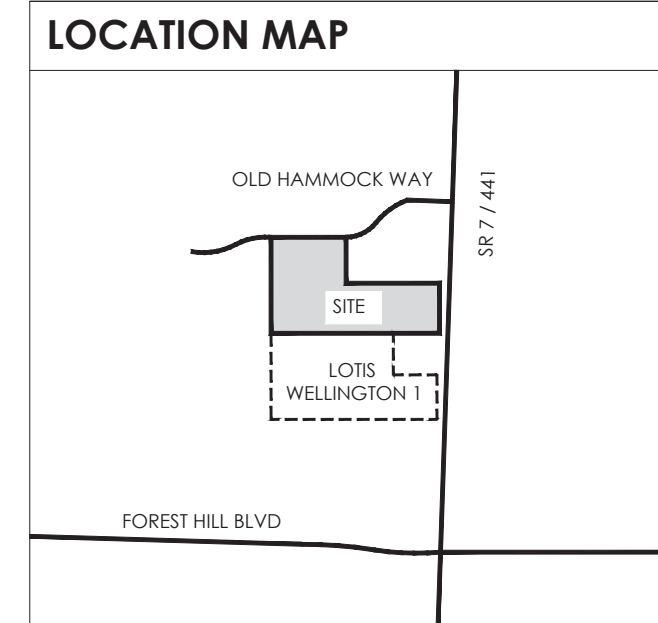
NOTE: 1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS.  
 2. SECTION 6.5.6 MULTIPLE USE PLANNED DEVELOPMENT EACH LAND USE IS LIMITED TO 30% GROSS AREA. CONCURRENT TEXT AMENDMENT IN PROCESS TO ALLOW FOR A WAIVER TO BE GRANTED BY VILLAGE COUNCIL.



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:	

- TRASH AND RECYCLING CURBSIDE PICKUP SERVICES WILL BE PROVIDED FOR THE SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL PODS.
- POSTSTROKE HOURS OF OPERATION: 10 AM TO 11 PM SUNDAY TO THURSDAY AND 10 AM TO 12AM ON FRIDAY AND SATURDAY.
- GENERAL OFFICE AND LIFT STATION WILL NOT BE COUNTED TOWARDS OVERALL PRIVATE RECREATION REQUIRED.
- 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 UNITS OWNER/OCCUPANT.
- ALL RIGHT OF WAYS (ROW) LOCATED IN RESIDENTIAL PODS TO BE PRIVATE RIGHT OF WAY TRACTS.
- BUS SHELTER DETAIL WILL BE PROVIDED PER SITE AMENITIES PLAN ON THE ARB SUBMITTAL.

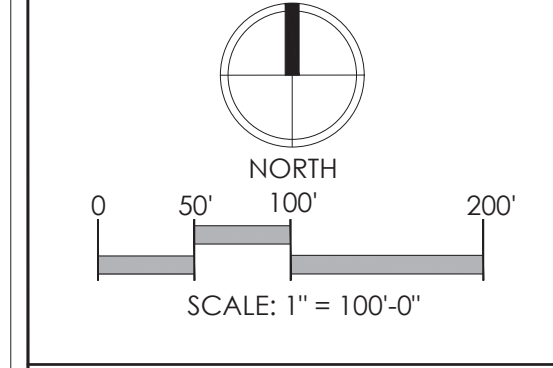
SETBACK TABLE		
<b>COMMERCIAL</b>		
SETBACK	REQUIRED	PROVIDED
NORTH (SIDE)	15'	109' (BUILDING 24)
SOUTH (SIDE)	30'	45' (BUILDING 38)
EAST (FRONT)	15'	50' (BUILDING 25)
WEST (REAR)	30'	N/A
<b>RESIDENTIAL (SINGLE FAMILY)</b>		
FRONT	25'	25'
REAR	10'	10'
SIDE	5'	5'
SIDE STREET	15'	15'
<b>RESIDENTIAL (MULTI-FAMILY)</b>		
FRONT	25'	25'
REAR	15'	18'
SIDE	0' INTERNAL / 10' END UNITS	10'
SIDE STREET	15'	22'



**APPROVALS**



**LOTIS WELLINGTON II**  
 Wellington, Florida



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

**Exhibit D**  
 Lotis 2 Staff Report (Petition 2022-0001-  
 MP and 2022-0002-CU)

Site Plan  
 SHEET # SP.1

SITE PLAN TABLES											
BUILDING USE TABLE											
POD	BLDG #	USE	INDOOR SF	OUTDOOR SF	STY.	HT.	SEATS / DU	PARKING REQUIRED	PARKING PROVIDED	BIKE REQUIRED	BIKE PROVIDED
A	1	INDOOR / OUTDOOR ENTERTAINMENT	8,000	49,500	1	26'	193 SEATS 1,800 OFFICE	64 (1/3 SEATS) 7 (1/250 SF)	135 (5 HC) (6 EV)	4 (1/2,000 SF)	4
<b>TOTAL</b>								71 SPACES	135 SPACES		
B	2	DAYCARE	18,000	8,000 PLAY	2	30'	210 KIDS	21 (1/10 KIDS) 21 (1/10 KIDS) (1 ALT / EV)	40 STANDARD 24 DROP-OFF (3 HC) (2 EV)	9 (1/2,000 SF)	9
<b>TOTAL</b>								42 SPACES	64 SPACES		
C	3	CLUBHOUSE	11,470	-	2	30'	-	23 (1/500 SF)	23 (2 HC) (2 EV)	6 (1/2,000 SF)	6
C	3	GENERAL OFFICE	1,030	-	2	30'	-	4 (1/250 SF)	4 SPACES	0	0
C	4	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	5	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	6	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	7	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	8	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	9	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	10	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	11	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	12	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	13	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	14 SURFACE	-	-
C	14	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	96 GARAGE	-	-
C	15	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	96 DRIVEWAY	-	-
C	-	SINGLE FAMILY	-	-	2	30'	100 DU	225 (2.25 / 1 DU)	200 GARAGE 200 DRIVEWAY	-	-
<b>TOTAL</b>								172 DU	420 SPACES	633 SPACES	
NOTE: ALL SINGLE FAMILY / TOWNHOME UNITS WILL BE FEE SIMPLE											
D	-	CONSERVATION	-	3.75 AC	-	-	-	-	-	-	-
E	-	LAKE / PUBLIC GREENWAY	-	11.89 AC	-	-	-	-	9 SPACES	-	6
<b>GROSS TOTAL</b>								533 SPACES	842 SPACES		

RESIDENT CALCULATIONS			
UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
TOWNHOME	3.02 / DU	72	217
SINGLE FAMILY	3.02 / DU	100	302
<b>TOTAL NUMBER OF RESIDENTS</b>			519

CIVIC REQUIREMENTS			
UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
TOWNHOME	43.56 SF / CAPITA	217	0.22 AC
SINGLE FAMILY	43.56 SF / CAPITA	302	0.3 AC
<b>TOTAL</b>		519	0.52 AC

PRIVATE RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
TOWNHOME	110 SF / CAPITA	217	0.55 AC
SINGLE FAMILY	110 SF / CAPITA	302	0.76 AC
<b>TOTAL</b>		519	1.31 AC

PRIVATE RECREATION PROVIDED	
POD	AREA PROVIDED
POD C-1	0.62 AC
POD C-2	1.1 AC
<b>TOTAL</b>	1.72 AC

PUBLIC RECREATION REQUIREMENTS			
UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
TOWNHOME	217.8 SF / CAPITA	217	1.09 AC
SINGLE FAMILY	217.8 SF / CAPITA	302	1.51 AC
<b>TOTAL</b>		519	2.6 AC

PUBLIC RECREATION PROVIDED	
POD	AREA PROVIDED
POD (E-1, E-2, E-3, E-4) - PUBLIC REC	1.85 AC
POD E-1 - PUBLIC GREENWAY	0.57 AC
POD D - CONSERVATION	0.94 AC (3.75/25%)
<b>TOTAL</b>	3.36 AC