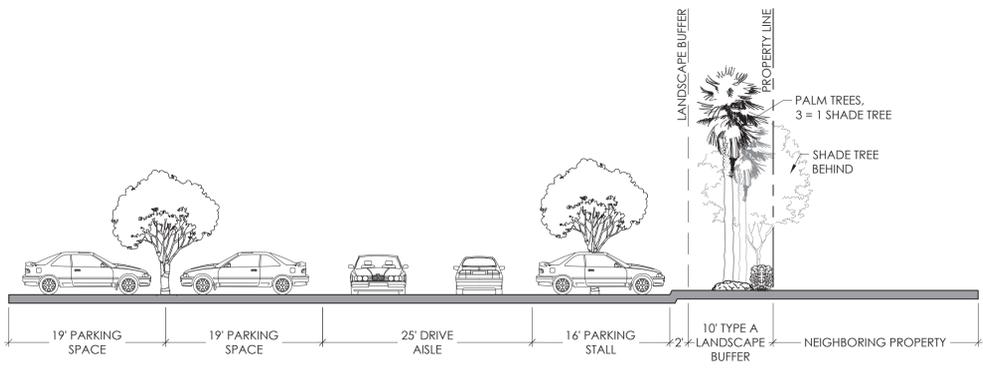
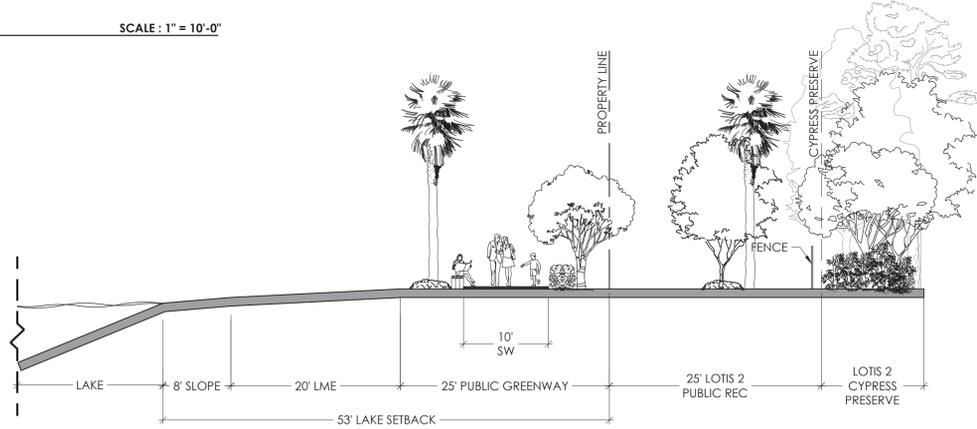


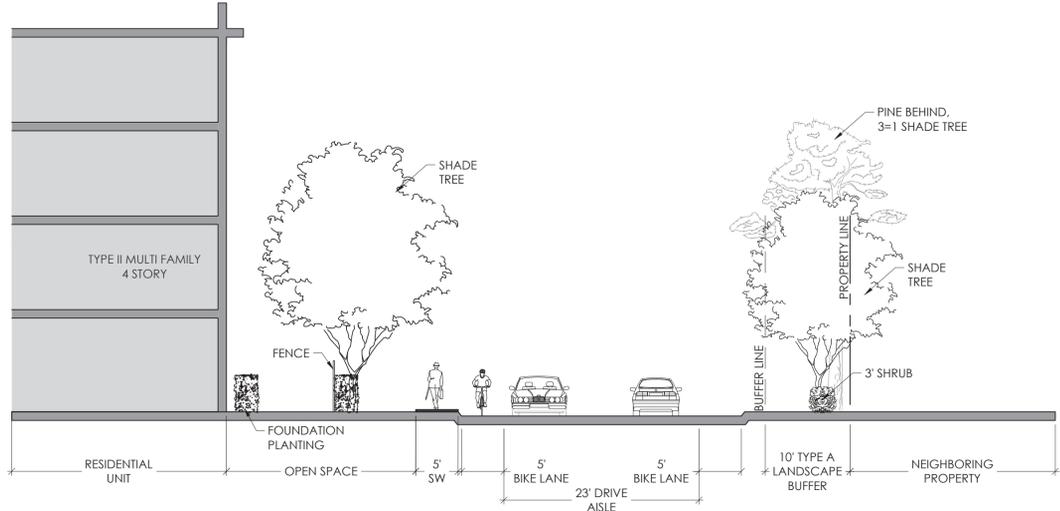
A R.O.W BUFFER SECTION SCALE: 1" = 10'-0"



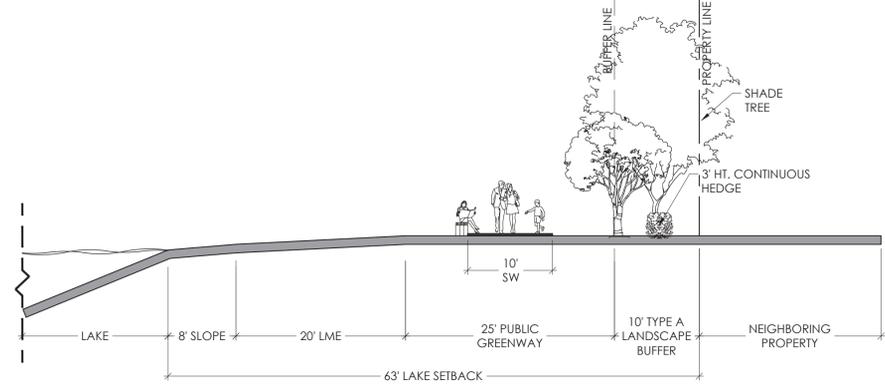
B NORTH COMMERCIAL AREA BUFFER SECTION SCALE: 1" = 10'-0"



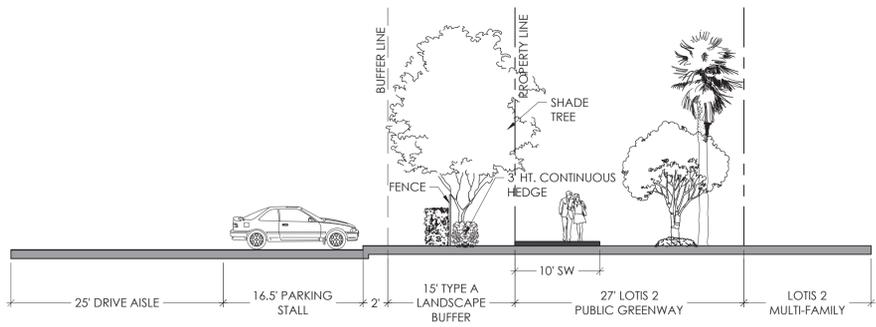
E NORTH LAKE AREA BUFFER SECTION SCALE: 1" = 10'-0"



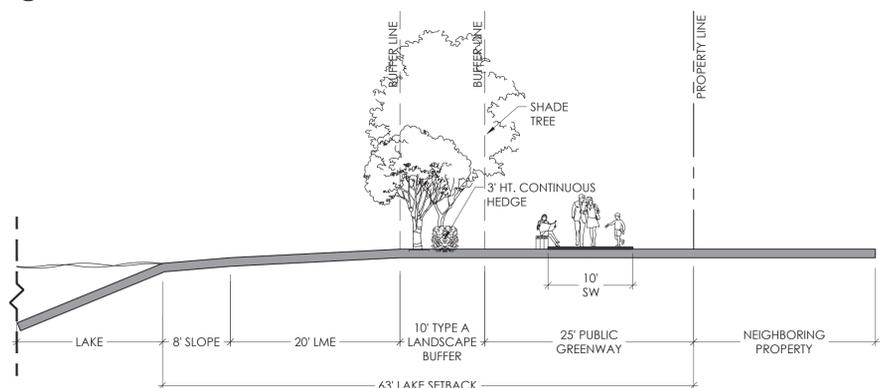
C EAST RESIDENTIAL AREA BUFFER SECTION SCALE: 1" = 10'-0"



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 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

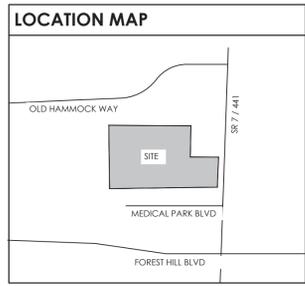
DEVELOPMENT TEAM	
DEVELOPER	
LOTIS WELLINGTON 2, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431 561.866.6684	
PLANNER & LANDSCAPE ARCHITECT	
INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940	
CIVIL ENGINEER	
SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA 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	

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www.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

LOTIS WELLINGTON
Wellington, Florida

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

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

MASTER REGULATING PLAN

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

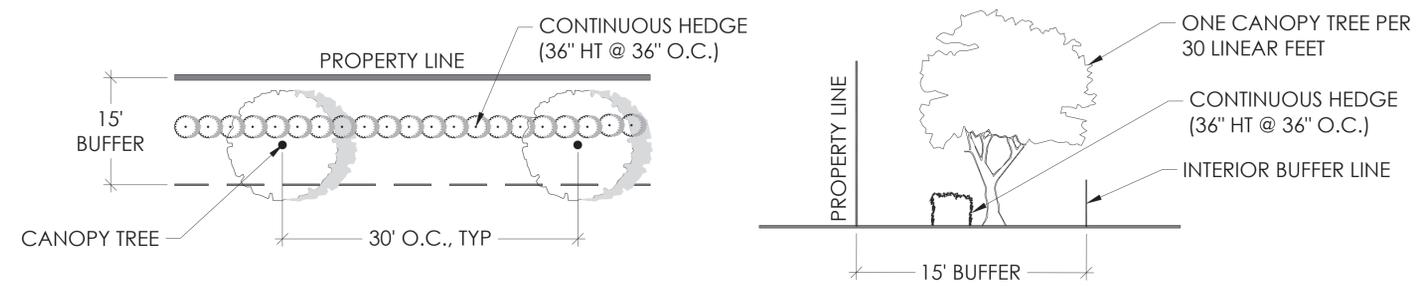
DEVELOPMENT TEAM	
DEVELOPER	
LOTIS WELLINGTON 2, L.L.C.	
2300 GLADES RD, SUITE 202E	
BOCA RATON, FL 33431	
561.866.6684	
PLANNER & LANDSCAPE ARCHITECT	
INSITE STUDIO, INC.	
3601 PGA BLVD SUITE 220	
PALM BEACH GARDENS, FL 33410	
561.249.0940	
CIVIL ENGINEER	
SCHNARS ENGINEERING CORP.	
947 CLINT MOORE 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	



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

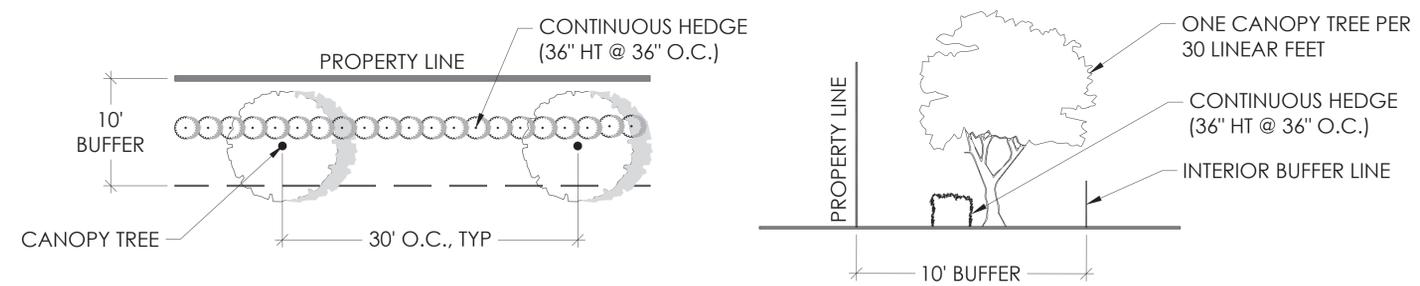
A TYPE A 15' LANDSCAPE BUFFER - 1 NTS.

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.



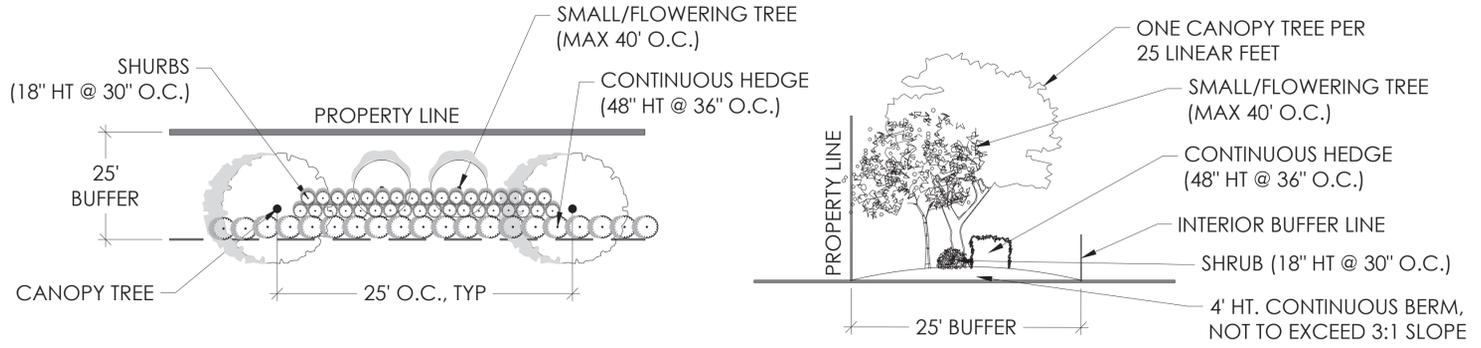
B TYPE A 10' LANDSCAPE BUFFER - 2, 3, 5, 6 NTS.

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.
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 -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.

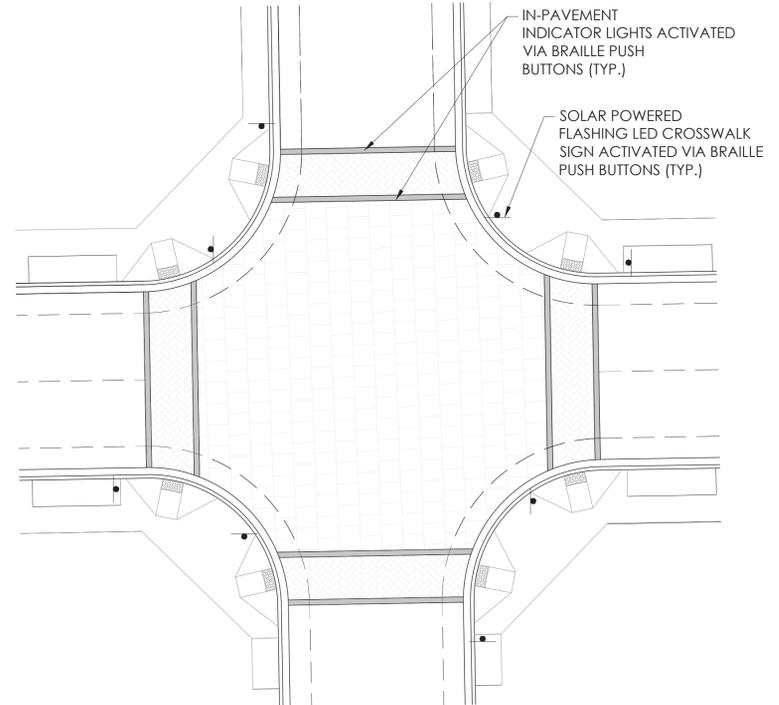


C TYPE C ROW 25' LANDSCAPE BUFFER - 4 NTS.

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.



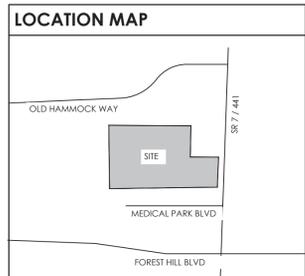
D ENHANCED CROSSWALK SYSTEM NTS.



E PRIVATE RECREATION BREAKDOWN

POD	ACREAGE	AMENITIES
B	0.065	GARDEN AREA INCLUDING PLANT BOXES WITH SEATING AND TRASH RECEPTACLES.
B	0.37	PICNIC SEATING AREAS WITH OUTDOOR GRILLS, HAMMOCK LOUNGE AREA WITH SYNTHETIC TURF CHESS BOARD.
B	0.2	PLAYGROUND WITH SPECIFIC KIDS PLAY EQUIPMENT.
B	0.73	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	0.12	MEDITATION GARDEN WITH PLANT BOXES AND SEATING.
C	0.72	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.
C	0.18	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.
C	0.1	MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE AND MULTIPLE SEATING AREAS.
C	0.19	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

Drawn By:	TAC
Drawing #:	1076
Date:	06/23/2022
MASTER REGULATING PLAN	
SHEET # MRP.3	

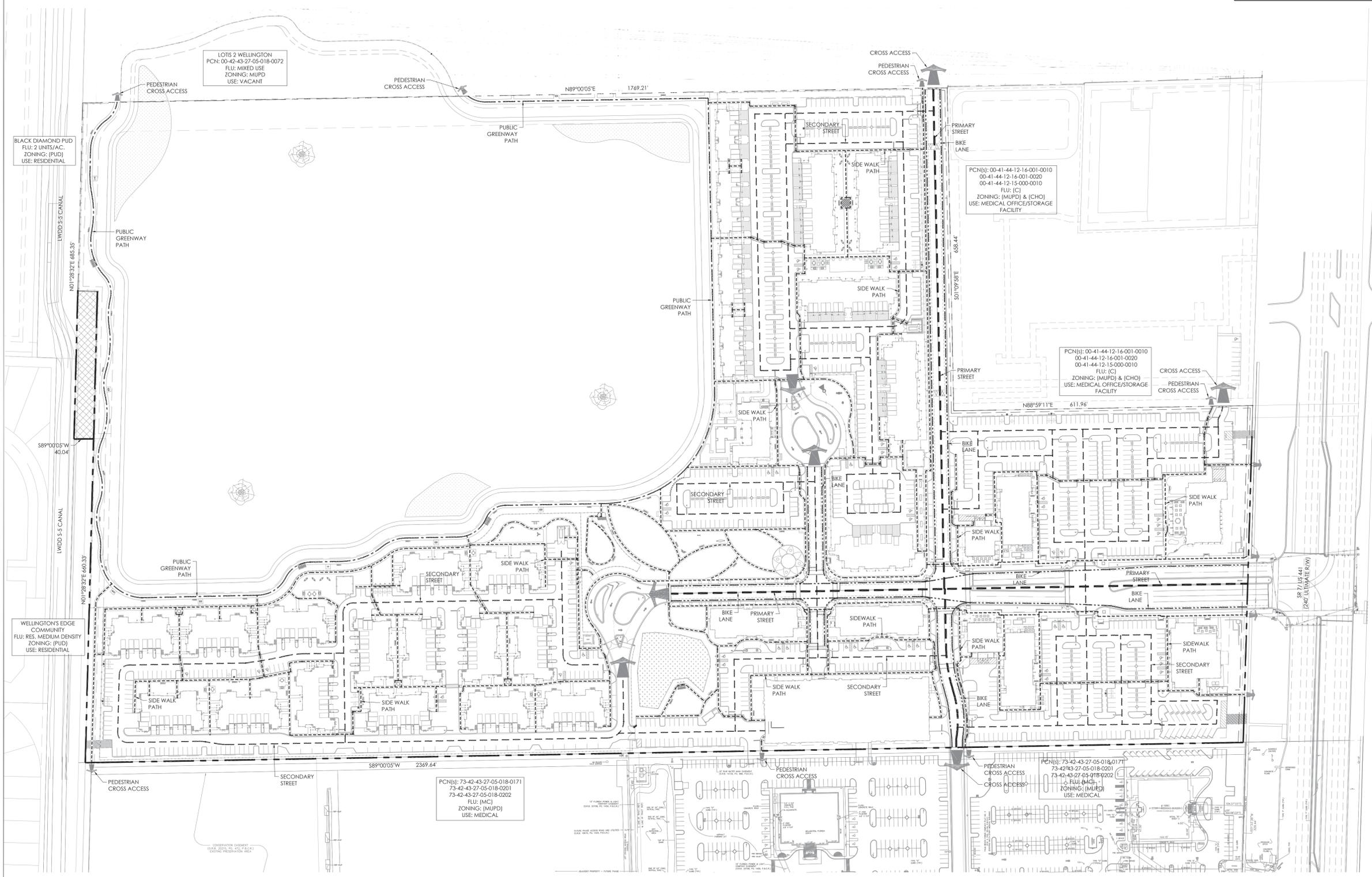
LOTIS WELLINGTON
Wellington, Florida

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	
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	
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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	



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
11/20/2023	- SP AMENDMENT

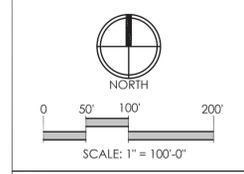


LEGEND	
PRIMARY STREET -	---
SECONDARY STREET -	---
SIDEWALK -
GREENWAY -	---
BIKE PATH -	---



APPROVALS	

LOTIS WELLINGTON
Wellington, Florida



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

CIRCULATION PLAN

SHEET # CP.1

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