

Exhibit H

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

Entertainment and Daycare Conceptual Site Plans

SITE DATA	
PETITION NAME	LOTIS WELLINGTON 2
PETITION NUMBER	2022-0002-CU*
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
POD	POD A
EXISTING USE(S)	VACANT
PROPOSED USE(S)	INDOOR / OUTDOOR ENTERTAINMENT
POD A SITE AREA	3.51 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

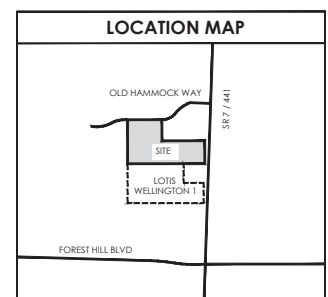
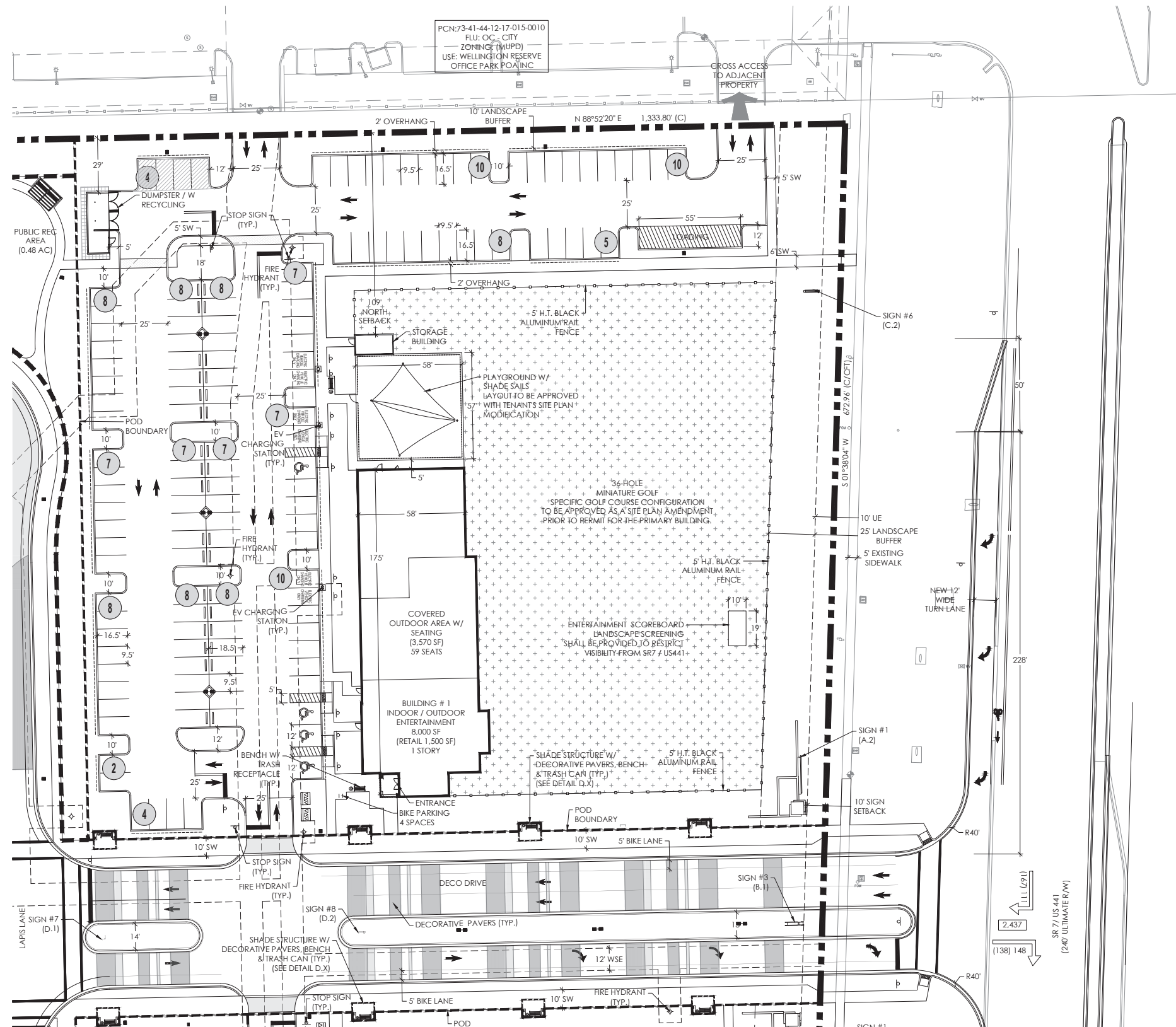
ENVIRONMENTAL
 ECOTONE SERVICES
 13945 89TH STREET
 FELLSMERE, FL 32948
 772.459.3339

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



APPROVALS

NORTH
 0 15' 30' 60'
 SCALE: 1" = 30'-0"

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

OUTDOOR ENTERTAINMENT

SHEET # CSP.1

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 (134 INTERIOR / 59 OUTDOOR) 1,800 RETAIL 36 HOLE MINI GOLF	45 (1/3 SEATS) 7 (1/250 SF) 36 (1/HOLE)	90 SPACES 9 SPACES 36 SPACES (5 HC) (6 EV)	4 (1/2,000 SF)	4

NOTE: PROPOSED HOURS OF OPERATION (POFSTROKE) 10 AM TO 12 AM SUNDAY-THURSDAY AND 10AM TO 1 AM FRIDAY AND SATURDAY.

LOTIS WELLINGTON II
 Wellington, Florida

SITE DATA	
PETITION NAME	LOTIS WELLINGTON 2
PETITION NUMBER	2022-0002-CU*
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
POD	POD B
EXISTING USE(S)	VACANT
PROPOSED USE(S)	DAYCARE
POD B SITE AREA	1.56 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
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772.459.3339

SURVEY

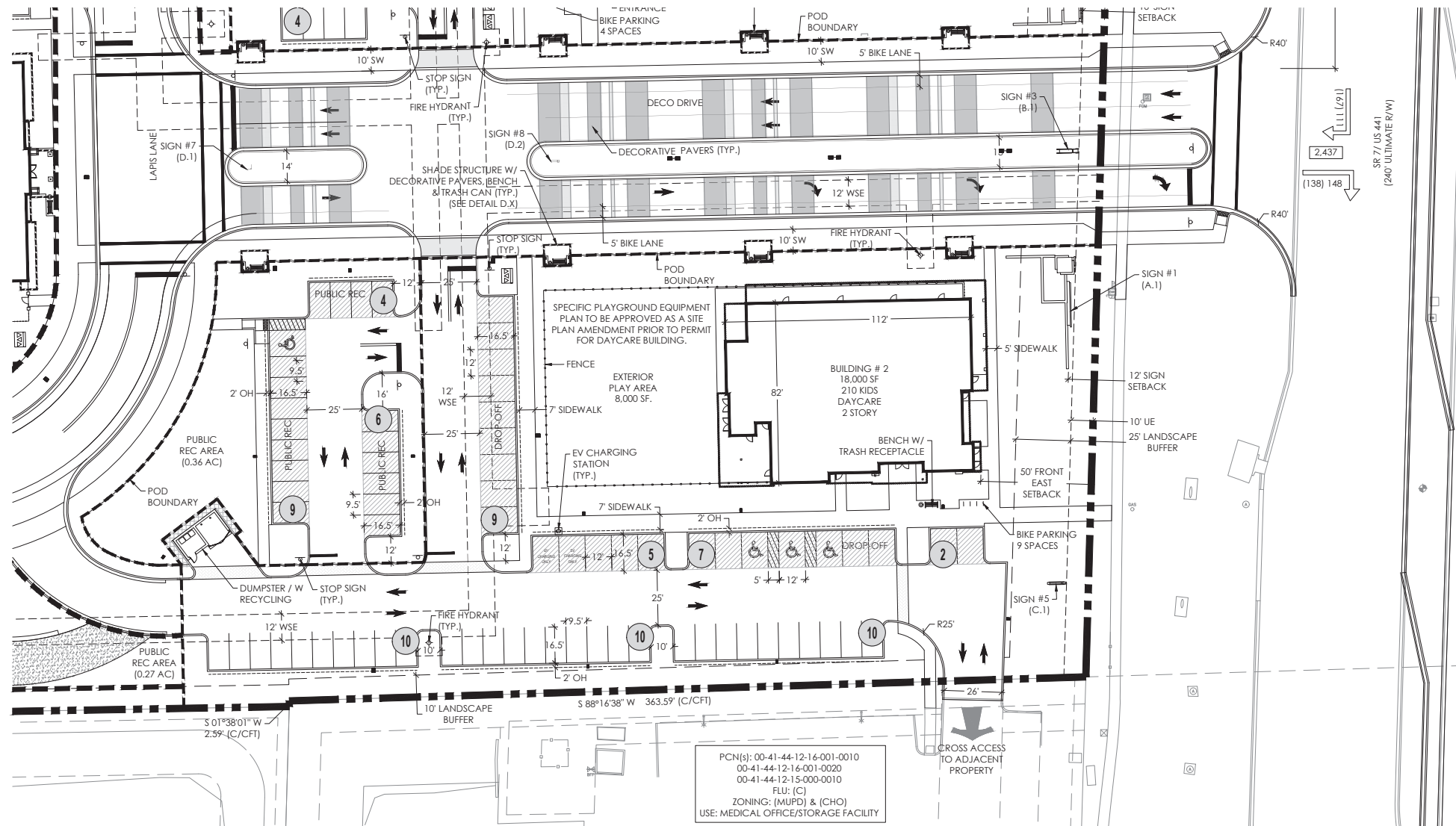
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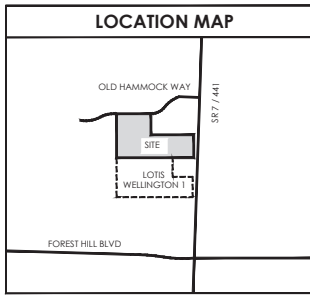
Consultants:

Revisions:

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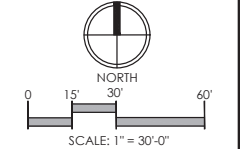


PCN(s): 00-41-44-12-16-001-0010
00-41-44-12-16-001-0020
00-41-44-12-15-000-0010
FLU: (C)
ZONING: (MUPD) & (CHO)
USE: MEDICAL OFFICE/STORAGE FACILITY



APPROVALS

LOTIS WELLINGTON II
Wellington, Florida



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

DAYCARE

SHEET # CSP.2

BUILDING USE TABLE

POD	BLDG. #	USE	INDOOR SF	OUTDOOR SF	STY.	HT.	CHILDREN	PARKING REQUIRED	ADA PARKING REQUIRED	PROVIDED	BIKE REQUIRED	BIKE PROVIDED
B	2	DAYCARE	18,000	8,000 PLAY	2	30'-0"	210 KIDS	21 (1/10 KIDS) 21 (1/10 KIDS (1 ALT / EV)	3 SPACES	30 STANDARD 23 DROP-OFF 3 ADA SPACES 2 EV SPACES	9 (1/2,000 SF)	9 SPACES

NOTE: PROPOSED HOURS OF OPERATION (DAYCARE) 5 AM - 7 PM MONDAY - SUNDAY.