

# 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

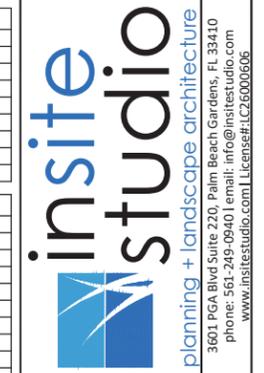
**PLANNER & LANDSCAPE ARCHITECT**  
 INSITE STUDIO, INC.  
 3601 PGA BLVD SUITE 220  
 PALM BEACH GARDENS, FL 33410  
 561.249.0940

**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

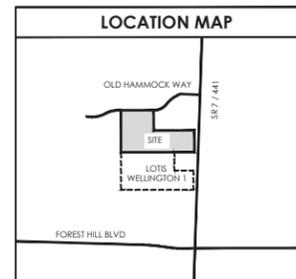
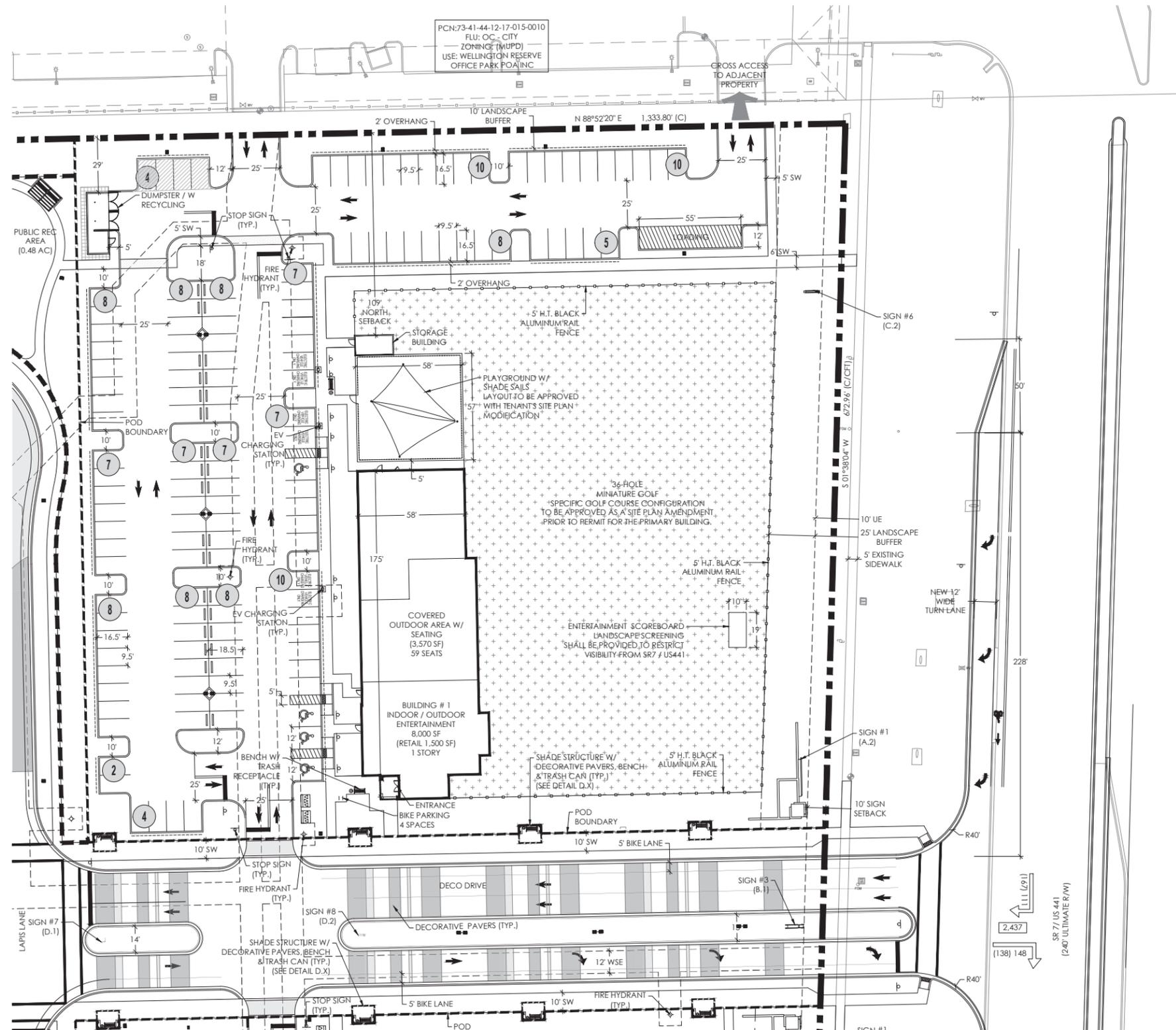
**SURVEY**  
 DENNIS J LEAVY & ASSOCIATES  
 460 BUSINESS PARK WAY, SUITE B ROYAL  
 PALM BEACH, FL 33411  
 561.753.0650



Consultants:

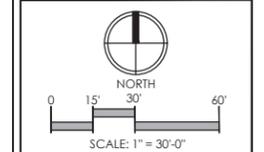
Revisions:

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



#### APPROVALS

**LOTIS WELLINGTON II**  
Wellington, Florida



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.

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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**

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BOCA RATON, FL 33431  
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**SURVEY**

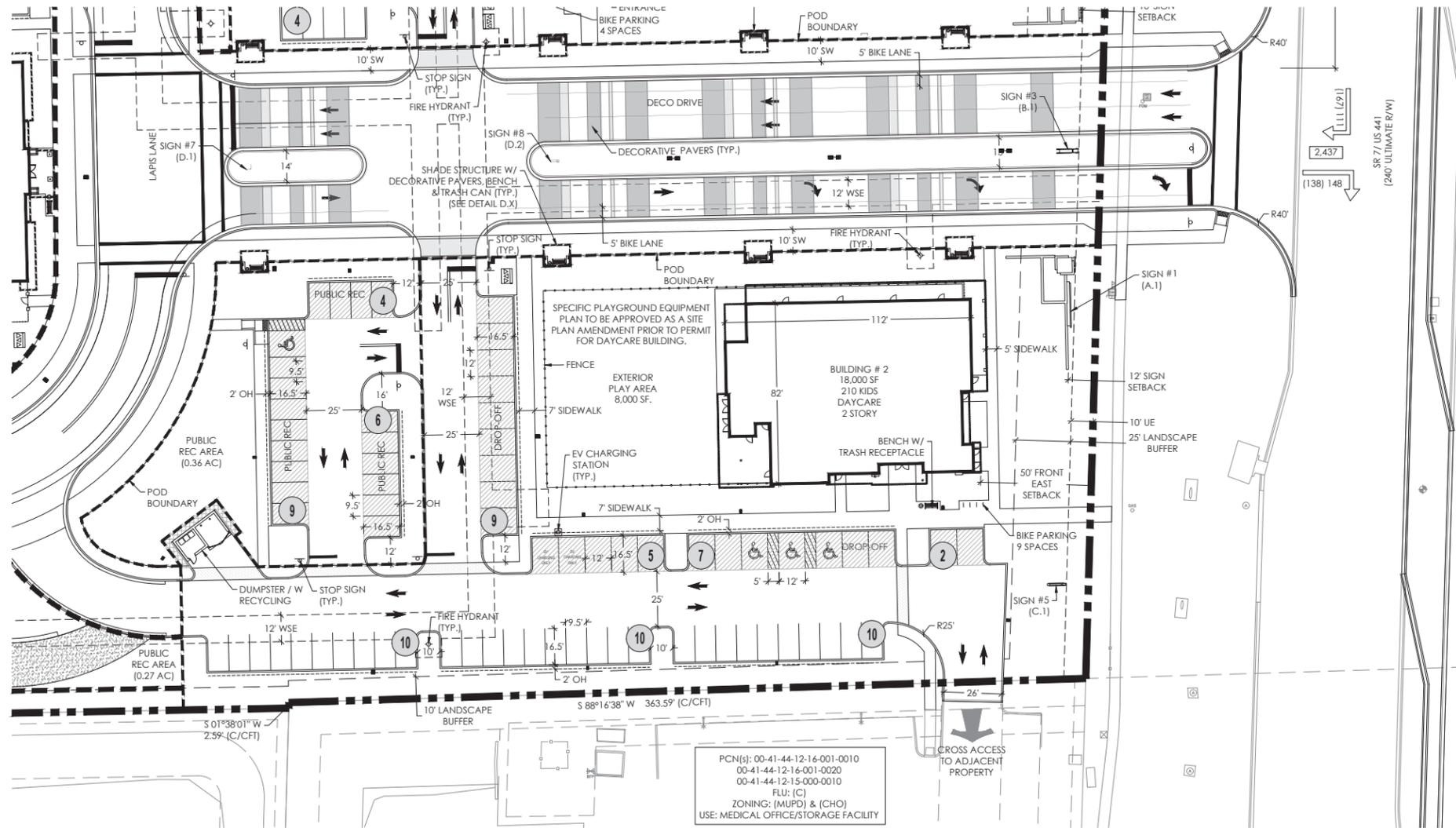
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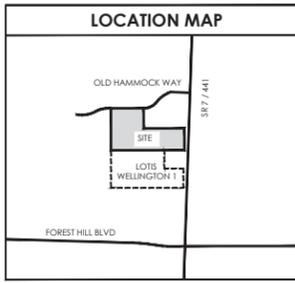
Consultants:

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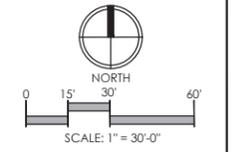


PCN(s): 00-41-44-12-16-001-0010  
00-41-44-12-16-001-0020  
00-41-44-12-15-000-0010  
FLU: (C)  
ZONING: (MUPD) & (CHO)  
USE: MEDICAL OFFICE/STORAGE FACILITY



**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.