

Exhibit A Lotis Wellington Site Plan

SITE PLAN SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	19-45 (2019-0002-SF)
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73-42-43-27-05-018-0100 73-42-43-27-05-018-0110 73-42-43-27-05-018-0130 73-42-43-27-05-018-0140
EXISTING USE(S)	VACANT / MINE
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

DEVELOPMENT TEAM

DEVELOPER

Lotis Wellington, LLC.
2300 Glades Rd. Suite 202E
Boca Raton, FL 33431
561.866.6684

PLANNER & LANDSCAPE ARCH.

Insite Studio, Inc.
8144 Okeechobee Blvd. Suite A
West Palm Beach, FL 33411
561.249.0940

CIVIL ENGINEER

Schnars Engineering Corp.
947 Clint Moore Road
Boca Raton, FL 33487
561.241.6455

TRAFFIC ENGINEER

JFO Group, Inc.
11924 Forest Hill Blvd, Suite 10A-123
Wellington, FL 33414
561.462.5364

ENVIRONMENTAL

Ecotone Services
13945 89th Street
Fellsmere, FL 32948
772.459.3339

SURVEY

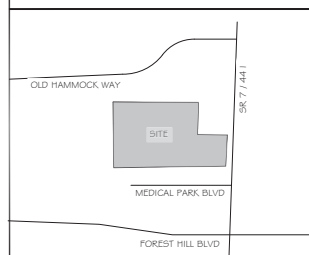
Denms J Leavy & Associates
460 Business Park Way, Suite B Royal
Palm Beach, FL 33411
561.753.0650

SITE PLAN NOTES:

- NO LANDSCAPING WILL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
- NO TREES ARE TO BE PLACED IN LAKE MAINTENANCE EASEMENTS.
- FOR ALL SIGNAGE DETAILS REFER TO MASTER SIGN PLAN
- ALL RESIDENTIAL GUEST PARKING SPACES TO BE STRIPED.
- TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
- THE MAIL KIOSKS WILL BE PROVIDED WITHIN EACH BUILDING AND A PACKAGE ROOM WILL BE PROVIDED AT THE CLUBHOUSE.
- THE VALET PARKING FOR BUILDING #5 RESTAURANT SHALL BE LIMITED TO A MAXIMUM OF 50% OF THAT BUILDING/USE.
- SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.

CONDITIONS: The Property Owner shall fund the cost of signal installation, as determined by the Florida Department of Transportation and Palm Beach County, on State Road 7 at the Project's Main Entrance. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

LOCATION MAP



APPROVALS



LEGEND

- ELECTRIC TRANSFORMER
- STOP SIGN
- BENCH
- TRASH CAN
- STOP BAR
- BIKE RACK
- SHADE STRUCTURE
- SIGNAGE (SEE DETAIL)
- FIRE HYDRANT
- LIGHT POLE
- EV CHARGING STATION
- EV CHARGING STATION RESERVED SPACES

N.T.S.



Consultants:

Revisions:

10/01/2019	- RESUBMISSION
12/18/2019	- RESUBMISSION
04/27/2020	- RESUBMISSION
05/14/2020	- RESUBMISSION
07/02/2020	- RESUBMISSION
04/28/2021	- RESUBMISSION
07/09/2021	- RESUBMISSION
10/28/2021	- RESUBMISSION

LOTIS WELLINGTON
Wellington, Florida



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

Drawn By: TAC
Drawing #: 1076
Date: 11/06/2020

SITE PLAN

SHEET # SP.1

SITE PLAN TABLES:

BUILDING USE TABLE

POD	BLDG. #	USE	INDOOR SF	OUTDOOR SF	STY.	HT.	TOTAL INDOOR/OUTDOOR SEATS / DU	PARKING REQUIRED	PROVIDED	BIKE REQUIRED	PROVIDED
A	1	INDOOR ENTERTAINMENT	3,000	-	1	50'	-	15 (1/200 SF)	9	1	2
A	2	RESTAURANT	5,750	500	1	25'	300 SEATS	100 (1/3 SEATS)	100	4	4
A	3	RETAIL	6,772	-	2	30'	-	35 (1/250 SF)	35	10	10
A	4	RESTAURANT	3,533	800	2	30'	114 SEATS	38 (1/3 SEATS)	38	-	-
A	5	RESTAURANT	4,300	-	2	30'	-	17 (1/250 SF)	17	-	-
A	6	RETAIL / RESTAURANT	3,600	600	1	25'	150 SEATS	50 (1/3 SEATS)	50	2	2
A	7	RESTAURANT	10,628	736	1	25'	307 SEATS	103 (1/3 SEATS)	103	5	6
A	8	RETAIL	2,614	-	2	30'	-	10 (1/250 SF)	10	10	10
A	9	RETAIL / RESTAURANT	6,290	1,000	2	30'	141 SEATS	47 (1/3 SEATS)	29	-	-
A	10	OFFICE	8,903	-	2	30'	-	36 (1/250 SF)	17	-	-
A	11	RESTAURANT	3,600	600	1	25'	150 SEATS	50 (1/3 SEATS)	50	2	2
A	12	RESTAURANT	60,990	4,236	1	25'	1,162 SEATS	501 (1/1 HC)	448 (12 HC)**	34	36
B	13	MEDICAL OFFICE	20,000	-	2	30'	-	100 (1/200 SF)	95 SURFACE	10	10
B	14	MEDICAL OFFICE	20,000	-	2	30'	-	100 (1/200 SF)	100	10	10
B	15	PARKING GARAGE	N/A	-	2	25'	-	N/A	329 GARAGE	-	-
B	16	PARKING GARAGE	40,000	-	2	25'	-	200 (6 HC)	424 (8 HC)	20	20
C	17	MULTIFAMILY TYPE I	20,098	-	2	30'	16 DU	36 (2.25/1 DU)	-	-	-
C	18	MULTIFAMILY TYPE II	50,379	-	4	56'	44 DU	99 (2.25/1 DU)	-	-	-
C	19	MULTIFAMILY TYPE II	46,937	-	4	56'	36 DU	81 (2.25/1 DU)	-	-	-
C	20	MULTIFAMILY TYPE II	46,937	-	4	56'	36 DU	81 (2.25/1 DU)	-	-	-
C	21	MULTIFAMILY TYPE II	46,937	-	4	56'	36 DU	81 (2.25/1 DU)	-	-	-
C	22	TOWNHOME TYPE I	9,677	-	2	30'	5 DU	11 (2.25/1 DU)	-	-	-
C	23	TOWNHOME TYPE II	11,617	-	2	30'	6 DU	14 (2.25/1 DU)	287 SURFACE	-	-
C	24	TOWNHOME TYPE II	11,617	-	2	30'	6 DU	14 (2.25/1 DU)	75 DRIVE	-	-
C	25	TOWNHOME TYPE II	11,617	-	2	30'	6 DU	14 (2.25/1 DU)	75 GARAGE	-	-
C	26	TOWNHOME TYPE II	11,617	-	2	30'	6 DU	14 (2.25/1 DU)	22	-	-
C	27	CLUBHOUSE	10,636	-	1	26'	-	22 (1/500 SF)	22	-	-
C	28	CLUBHOUSE	266,452	-	-	-	-	453 (9 HC)	459 (10 HC)	5	26
D	10	DAYCARE	15,000	8,000 PLAY	2	30'	210 KIDS	21 (1/10 KIDS)	21 STANDARD	8	8
D	11	DAYCARE	15,000	8,000 PLAY	2	30'	210 KIDS	21 (1/10 KIDS)	21 DROP OFF	-	-
E	-	CYPRESS PRESERVE / WALKWAY PATHS	0.78 AC	-	-	-	-	-	-	-	-
F	21	TYPE 3 CLF - INDEPENDENT	209,957	-	4	56'	150 DU	203* (1.35 / DU)	203	-	8
F	22	TYPE 3 CLF - ASSISTED	89,992	-	2	36'	110 BEDS	98 (1/2 BEDS+1/43 PEAK SHIFT EMPLOYEE 301 (7 HC)	85 30***	-	8
G	-	PUBLIC GREENWAY / LAKE	-	27.21 AC	-	-	-	-	288 (9 HC)***	-	8

* REDUCED PARKING CALCULATION FROM STANDARD MULTIFAMILY PARKING RATE OF 2.25 PER DU TO 1.35 PER DU BASED ON APPROVED PARKING STUDY.

** REMAINING 53 SPACES REQUIRED ARE PROVIDED IN THE POD B PARKING STRUCTURE.

*** 13 EMPLOYEE SPACES WILL BE PROVIDED IN THE POD B PARKING STRUCTURE.

TYPE 3 CLF-INDEPENDENT LIVING BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	# OF UNITS	TOTAL # OF BEDS
A1	1	1	780	48	48
A2	1	1.5	920	56	56
B1	2	2	1240	26	52
B2	2	2.5	1360	20	40

RESIDENT CALCULATIONS

UNIT TYPE	RESIDENT / UNIT	# OF DU / BEDS	RESIDENTS
MULTIFAMILY	3.10 / DU	191 DU	592
INDEPENDENT LIVING	1.5 / UNIT	150 UNITS	225
ASSISTED LIVING	1 / BED	110 BEDS	110
TOTAL NUMBER OF RESIDENTS			927

TYPE 3 CLF-ASSISTED LIVING BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	# OF BEDS
MC Studio	1	1	450	30
MC 1 BR	1	1	675	8
ALF Studio	1	1	450	12
ALF 1 BR	1	1	675	48
ALF 2 BR	2	2	900	12

NOTE: ALL UNIT TYPES INCLUDE KITCHENETTES.

CIVIC REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	43.56 SF / CAPITA	592	0.59 AC
INDEPENDENT LIVING	43.56 SF / CAPITA	225	0.22 AC
ASSISTED LIVING	43.56 SF / CAPITA	110	0.11 AC
TOTAL		927	0.92 AC

PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	217.8 SF / CAPITA	592	2.96 AC
INDEPENDENT LIVING	217.8 SF / CAPITA	225	1.12 AC
ASSISTED LIVING	217.8 SF / CAPITA	110	0.55 AC
TOTAL		927	4.63 AC

PUBLIC RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD G - GREENWAY	2.86 AC
POD E - CYPRESS PRESERVE & WALKING PATHS	0.78 AC
TOTAL	3.64 AC

SETBACK TABLE

SETBACK	REQUIRED	PROVIDED
NORTH (SIDE)	15'	35' (BLDG #16)
NORTH EAST (SIDE)	30'	66' (BLDG #1)
SOUTH (SIDE)	15'	15' (BLDG #23)
EAST (FRONT)	30'	35' (BLDG #2)
WEST (REAR)	30'	45' (BLDG #22)

21 UNIT MF APARTMENT BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	688	3
A3	1	1	1080	6
B1	2	2	1204	3
B2	2	2	1368	3
C1	3	2	1685	6

36 UNIT MF APARTMENT BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	688	18
B1	2	2	1204	8
B2	2	2	1368	10

5 UNIT TH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
TH1	3	2.5	1620	3
TH2	3	2.5	1750	2

6 UNIT TH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
TH1	3	2.5	1620	4
TH2	3	2.5	1750	2

PRIVATE RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	110 SF / CAPITA	592	1.49 AC
INDEPENDENT LIVING	110 SF / CAPITA	225	0.57 AC
ASSISTED LIVING	110 SF / CAPITA	110	0.28 AC
TOTAL		927	2.34 AC

PRIVATE RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD A - MULTI-FAMILY	1.49 AC
POD B - INDEPENDENT LIVING	.61 AC
POD F - ASSISTED LIVING	.68 AC
TOTAL	2.78 AC

LEGAL DESCRIPTION

COMMENCING at the Southeast corner of Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida; Thence North 01°30'21" East along the East line of the Southeast one-quarter of said Section 12, a distance of 1990.50 feet, to a point being on the Easement extension of the South line of Tract 13, Block 18, 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;

Thence South 89°00'05" West along the Easement extension line of the South line of said Tract 13, a distance of 242.32 feet, to the point of intersection of the South line of said Tract 13 and the West line of Parcel 115, 1R, (9-17-9G), as recorded in Official Records Book 3427, Page 665, of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING;

Thence continue South 89°00'05" West, along the South line of Tracts 13, 14, 15 and 16, Block 18 of said plat, a distance of 2369.63 feet, to a point being on the East line of a variable-width Lake Worth Drainage District Easement, as recorded in Official Records Book 3972, Page 1720, of the Public Records of Palm Beach County, Florida;

Thence North 01°29'32" East, along the East line of said variable-width Lake Worth Drainage District Easement, a distance of 960.33 feet;

Thence North 89°31'28" West, a distance of 40.00 feet, to a point being on the West line of the East one-half of said Section 12;

Thence North 01°29'32" East, along said West line of the East one-half of Section 12, a distance of 383.62 feet to a point being on the Westerly extension of the North line of Tract 10, Block 18 of said plat;

Thence North 89°00'05" East, along said Westerly extension line and North line of Tracts 10 and 11, Block 18 of said plat, a distance of 1767.65 feet to the Northeast corner of said Tract 11;

Thence South 01°51'61" East, along the East line of Tract 11, Block 18 of said plat, a distance of 659.72 feet to a point being on the North line of a 25 foot wide Road Reservation as depicted on said plat;

Thence North 89°00'05" East, along the North line of said 25 foot wide Road Reservation, a distance of 612.24 feet to a point being on the West line of said Parcel 115, 1R, (9-17-9G), as recorded in Official Records Book 3427, Page 665, of the Public Records of Palm Beach County, Florida;

Thence South 01°37'52" West, along the West line of said Parcel 115, 1R, (9-17-9G), a distance of 686.43 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida. Containing 64.02 acres, more or less.