

Consultants:

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.
 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
 DENNIS J LEAVY & ASSOCIATES
 440 BUSINESS PARK WAY, SUITE B ROYAL
 PALM BEACH, FL 33411
 561.753.0650

REVISIONS:

05/16/2023	- Resubmittal
06/28/2023	- Resubmittal
08/02/2023	- Resubmittal

LOTIS WELLINGTON II
 Wellington, Florida

LAND USE ALLOCATION

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	11.35 AC (494,406 SF) 0.36 AC (15,817 SF)
E-2	1C	OPEN SPACE (PUBLIC REC)	0.27	0.52%	N/A	N/A	0.21 AC (9,148 SF) 0.06 AC (2,666 SF)
E-3	1C	OPEN SPACE (PUBLIC REC)	0.48	0.92%	N/A	N/A	.44 AC (19,166 SF) 0.04 AC (1,747 SF)
E-4	1C	OPEN SPACE (PUBLIC REC)	0.09	0.17%	N/A	N/A	0.09 AC (3,920 SF)
TOTAL			52.26	100%			

NOTE 1: REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS.
 NOTE 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.

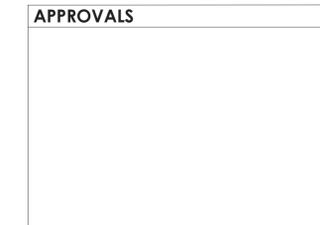
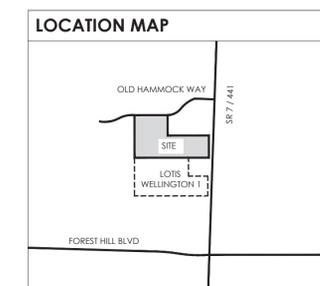
SITE DATA

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.

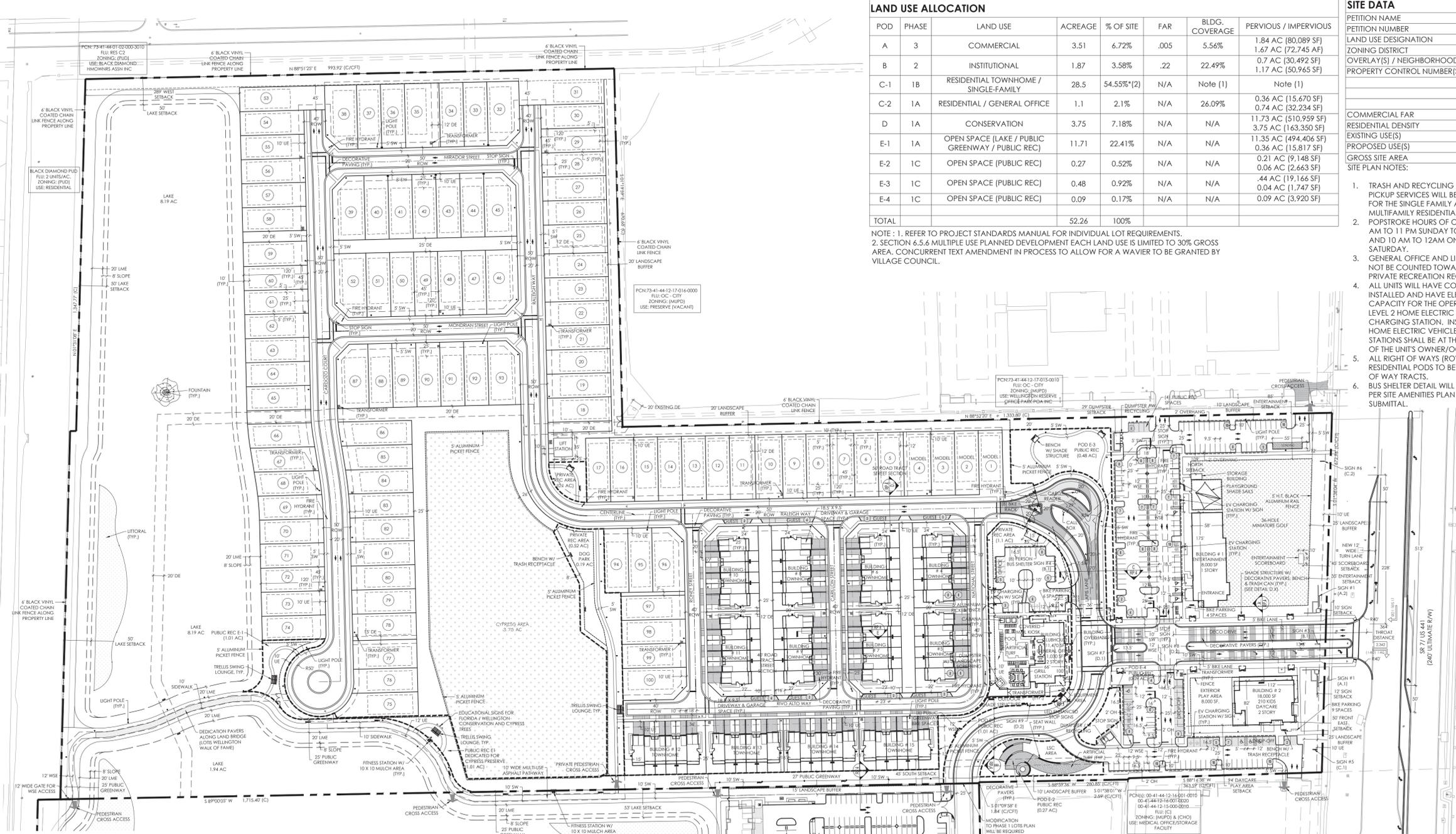
SETBACK TABLE

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



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

Site Plan
 SHEET # SP.1



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 159 as set forth in Deed Book 636, page 96 and in Road Plat Book 1, page 43, therefrom.

AND LESS AND EXCEPT the following:
 A portion of Tract 7, in Block 18, of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, page 45 of the public records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:
 Commence at the found Palm Beach County brass disc in concrete marking the West 1/4 corner of said Section 12; thence South 87° 48' 12" East along the East-West 1/4 Section line, a distance of 1,613.491 meters (5,293.61 feet) to the East 1/4 corner of said Section 12; thence North 88° 21' 42" West, a distance of 0.360 meters (1.18 feet) to the Baseline of Survey for State Road 7 (U.S. 441) as shown on that Florida Department of Transportation Right of Way Map for Section 9210-2519; thence North 01° 38' 18" East along said Baseline of Survey, a distance of 103.331 meters (339.01 feet); thence North 01° 38' 26" East continuing along said Baseline of Survey, a distance of 100.136 meters (328.53 feet); thence North 88° 21' 34" West along a line at right angles to the last described course, a distance of 73.153 meters (240.00 feet) to the POINT OF BEGINNING; thence North 01° 38' 26" East, a distance of 100.256 meters (328.92 feet); thence North 88° 59' 34" East, a distance of 50.349 meters (165.19 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 26" West along said westerly right of way line, a distance of 100.268 meters (328.96 feet); thence South 88° 57' 23" West, a distance of 50.349 meters (165.17 feet) to the POINT OF BEGINNING.

AND LESS AND EXCEPT the following:
 A portion of Tract 7, in Block 18, of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:
 Commence at the found Palm Beach County brass disc in concrete marking the West 1/4 corner of said Section 12; thence South 87° 48' 12" East along the East-West 1/4 Section line, a distance of 1,613.491 meters (5,293.61 feet) to the East 1/4 corner of said Section 12; thence North 88° 21' 42" West, a distance of 0.360 meters (1.18 feet) to the Baseline of Survey for State Road 7 (U.S. 441) as shown on that Florida Department of Transportation Right of Way Map for Section 9210-2519; thence North 01° 38' 18" East along said Baseline of Survey, a distance of 103.331 meters (339.01 feet); thence North 01° 38' 26" East continuing along said Baseline of Survey, a distance of 100.136 meters (328.53 feet); thence North 88° 21' 34" West along a line at right angles to the last described course, a distance of 73.153 meters (240.00 feet) to the POINT OF BEGINNING; thence North 01° 38' 26" East, a distance of 100.698 meters (332.07 feet); thence North 88° 59' 34" East, a distance of 50.340 meters (165.15 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 26" West along said westerly existing right of way line, a distance of 100.698 meters (332.07 feet); thence South 88° 56' 34" West, a distance of 50.349 meters (165.19 feet) to the POINT OF BEGINNING.

AND LESS AND EXCEPT the following:
 A portion of Tract 7, in Block 18, of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:
 Commence at the found Palm Beach County brass disc in concrete marking the West 1/4 corner of said Section 12; thence South 87° 48' 12" East along the East-West 1/4 Section line, a distance of 1,613.491 meters (5,293.61 feet) to the East 1/4 corner of said Section 12; thence North 88° 21' 42" West, a distance of 0.360 meters (1.18 feet) to the Baseline of Survey for State Road 7 (U.S. 441) as shown on that Florida Department of Transportation Right of Way Map for Section 9210-2519; thence North 01° 38' 18" East along said Baseline of Survey, a distance of 103.331 meters (339.01 feet); thence North 01° 38' 26" East continuing along said Baseline of Survey, a distance of 100.136 meters (328.53 feet); thence North 88° 21' 34" West along a line at right angles to the last described course, a distance of 73.153 meters (240.00 feet) to the POINT OF BEGINNING; thence North 01° 38' 26" East, a distance of 100.698 meters (332.07 feet); thence North 88° 59' 34" East, a distance of 50.340 meters (165.15 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 26" West along said westerly existing right of way line, a distance of 100.698 meters (332.07 feet); thence South 88° 56' 34" West, a distance of 50.349 meters (165.19 feet) to the POINT OF BEGINNING.

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.

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
TOTAL								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
TOTAL								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	-	-
TOTAL								172 DU	420 SPACES	633 SPACES	

NOTE: ALL SINGLE FAMILY / TOWNHOME UNITS WILL BE FEE SIMPLE

GROSS TOTAL

								533 SPACES	842 SPACES		
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RESIDENT CALCULATIONS

UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
TOWNHOME	3.02 / DU	72	217
SINGLE FAMILY	3.02 / DU	100	302
TOTAL NUMBER OF RESIDENTS			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
TOTAL		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
TOTAL		519	1.31 AC

PRIVATE RECREATION PROVIDED

POD	AREA PROVIDED
POD C-1	0.62 AC
POD C-2	1.1 AC
TOTAL	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
TOTAL		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%)
TOTAL	3.36 AC