

Staff Report
Exhibit B
Master Plan including Phasing,
Regulating Plan and Circulation
Plan Sheet 1 of 3)

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

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 440 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411 561.753.0650	

insite
studio

planning + landscape architecture

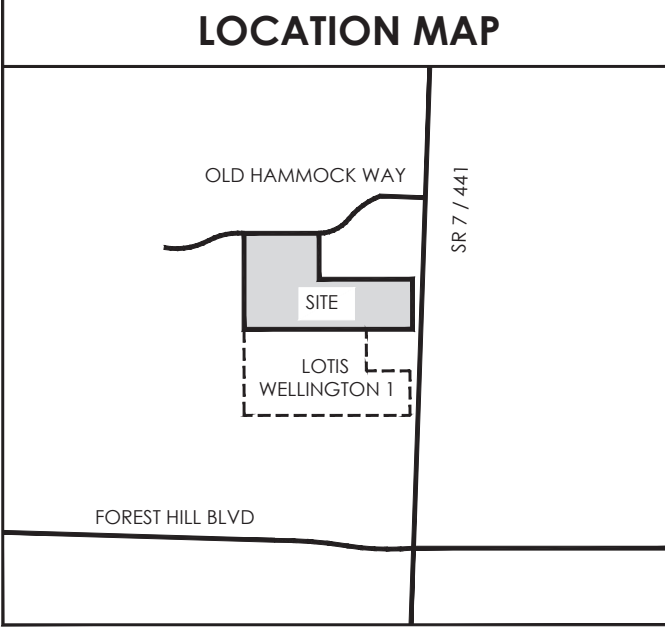
3601 PGA Blvd Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#: LC26000606

Consultants:

Revisions:

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

LOTIS WELLINGTON II
Wellington, Florida



APPROVALS

THE VILLAGE OF WELLINGTON
Planning and Zoning Division
Certification

Petition No.: **2022-0001-MP**
Cert. Date: **December 5, 2023**
DRM: **Damian Newell**
Sheet: **MP1, MRP1 & CP1**

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

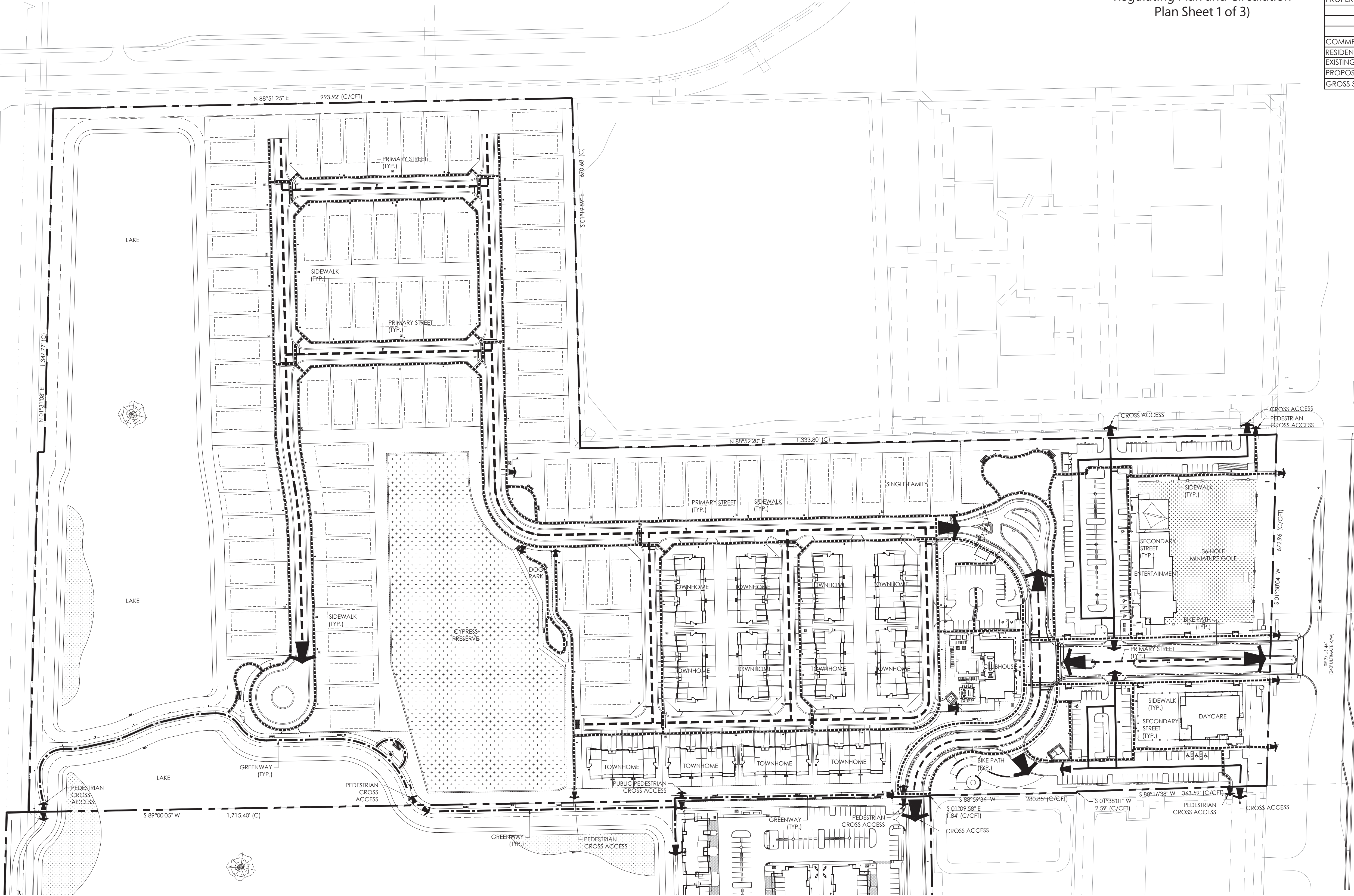
**APPROVED PER
RESOLUTION NO. R2023-62
SHEET 1 OF 3**

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

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

Circulation
Plan

SHEET # CP.1



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