

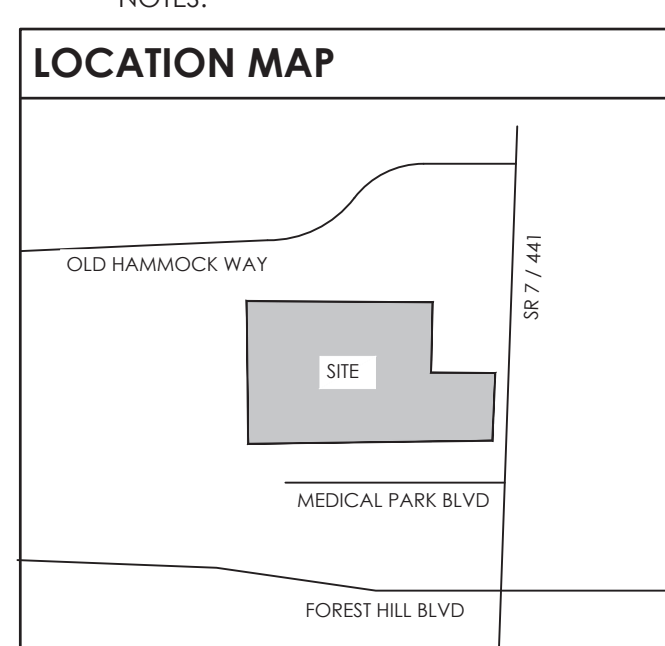
Exhibit A
Lotis 1 Staff Report (Petition 2023-0002-MPA)
Overall Conceptual Site Plan

SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	TBD
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030000 73414412220030000 73414412220030010 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090 73414412220030100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

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

DEVELOPMENT TEAM	
DEVELOPER	LOTIS WELLINGTON, 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. 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 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.
 - 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.
 - REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/NOTES.



APPROVALS	



Consultants:

Revisions:
06/23/2022 - SUBMITTAL
06/29/2022 - RESUBMITTAL
08/02/2022 - RESUBMITTAL
09/01/2022 - RESUBMITTAL
10/13/2022 - RESUBMITTAL
12/07/2022 - RESUBMITTAL
08/04/2023 - SP AMENDMENT

LOTIS WELLINGTON
Wellington, Florida

Drawn By:	TAC
Drawing #:	1076
Date:	06/23/2022

SITE PLAN OVERALL
SHEET # SP.0

