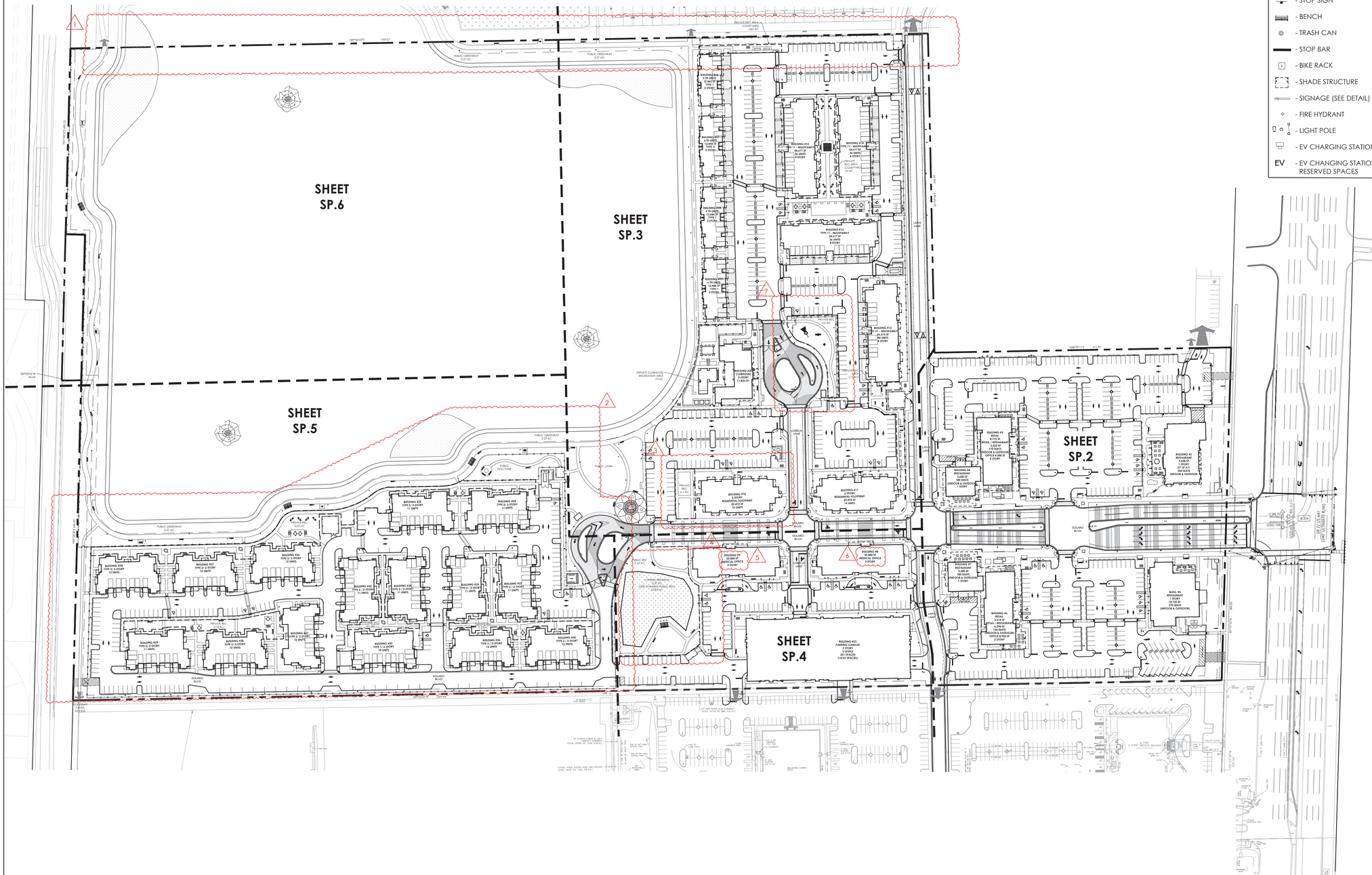
Exhibit A

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 73414412220030030 73414412220030040 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

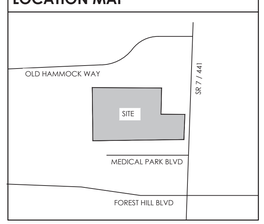
ENVIRONMENTAL
ECOTONE SERVICES
13945 89TH STREET
FELLSMERE, FL 32948
772.459.3339

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

SITE PLAN NOTES:

1. NO LANDSCAPING WILL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
2. NO TREES ARE TO BE PLACED IN LAKE MAINTENANCE EASEMENTS.
3. FOR ALL SIGNAGE DETAILS REFER TO MASTER SIGN PLAN
5. TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
6. THE MAIL KIOSKS WILL BE PROVIDED WITHIN EACH BUILDING AND A PACKAGE ROOM WILL BE PROVIDED AT THE CLUBHOUSE.
7. THE VALET PARKING FOR BUILDING #5 RESTAURANT SHALL BE LIMITED TO A MAXIMUM OF 50% OF THAT BUILDING/USE.
8. SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.
9. REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/ NOTES.

LOCATION MAP



APPROVALS

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:
- 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

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

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

SITE PLAN OVERALL

SHEET # SP.0

SITE PLAN TABLES

BUILDING USE TABLE

POD	BLDG #	USE	GROSS SF	OUTDOOR DINNING	STY.	HT.	TOTAL INDOOR/ OUTDOOR SEATS/DU	PARKING REQUIRED	PARKING PROVIDED	BIKE REQUIRED	BIKE PROVIDED
A	2	RESTAURANT	9,028	1,906	1	27'-0"	354 SEATS	118 (1/3 SEATS)	-	5	6
A	3	RETAIL	8,772	-	2	30'-0"	-	35 (1/250 SF)	-	10	10
		RETAIL/ RESTAURANT	3,533	705	2	30'-0"	170 SEATS	57 (1/3 SEATS)	-		
		OFFICE	4,300	-	2	30'-0"	-	17 (1/250 SF)	-		
A	4	RESTAURANT	3,600	600	1	26'-0"	180 SEATS	60 (1/3 SEATS)	-	2	2
A	5	RESTAURANT	10,735	736	1	26'-0"	370 SEATS	123 (1/3 SEATS)	-	5	6
A	6	RETAIL	2,614	-	2	30'-0"	-	11(1/250 SF)	-	10	10
		RETAIL/ RESTAURANT	6,290	710	2	30'-0"	154 SEATS	51 (1/3 SEATS)	-		
		OFFICE	8,903	-	2	30'-0"	-	36 (1/250 SF)	448 SURFACE		
A	7	RESTUARANT	3,600	600	1	26'-0"	180 SEATS	60 (1/3 SEATS)		2	2
A	23	PARKING GARAGE	N/A	-	4	25'-0"	-	N/A	331GARAGE	-	-
		TOTAL	61,375	5,257			1,408 SEATS	568 (11 HC) (29 ALT/EV)***	~~779~~ ~~448***~~ (14 HC) (23 ALT/6 EV	34	36
~~B~~	~~8~~	~~MEDICAL OFFICE~~	~~20,000~~	-	~~2~~	~~30'~~	-	~~100 (1/200 SF)~~	~~91*****~~	-	-
~~B~~	~~9~~	~~MEDICAL OFFICE~~	~~20,000~~	-	~~2~~	~~30'~~	-	~~100 (1/200 SF)~~		-	-
~~B~~	~~23~~	~~PARKING GARAGE~~	~~N/A~~	-	~~2~~	~~25'~~	-	~~N/A~~	~~331 GARAGE~~	-	-
		~~TOTAL~~	40,000				~~200 (6 HC, 10 EV)*****~~	~~422 (8 HC, 10 EV)~~	~~20~~	~~20~~	
B	10	MULTIFAMILY TYPE 1	22,472	-	2	30'-0"	16 DU	36 (2.25 /1DU)	-	-	8
~~C~~ B	11	MULTIFAMILY TYPE 1	22,472	-	2	30'-0"	16 DU	36 (2.25 /1DU)	-	-	8
~~C~~ B	12	MULTIFAMILY TYPE 3	56,214	-	4	56'-0"	44 DU	99 (2.25/1DU)	-	-	2
~~C~~ B	13	MULTIFAMILY TYPE 2	54,617	-	4	56'-0"	36 DU	81 (2.25/1DU)	-	-	2
~~C~~ B	14	MULTIFAMILY TYPE 2	54,617	-	4	56'-0"	36 DU	81 (2.25/1DU)	-	-	4
~~C~~ B	15	MULTIFAMILY TYPE 2	54,617	-	4	56'-0"	36 DU	81 (2.25/1DU)	-	-	2
~~C~~ B	16	MULTIFAMILY TYPE 1	10,463	-	2	30'-0"	5 DU	11 (2.25/1DU)	-	-	-
~~C~~ B	17	MULTIFAMILY TYPE 2	12,444	-	2	30'-0"	6 DU	14 (2.25/1DU)	-	-	-
~~C~~ B	18	MULTIFAMILY TYPE 2	12,444	-	2	30'-0"	6 DU	14 (2.25/1DU)	-	-	-
~~C~~ B	19	MULTIFAMILY TYPE 2	12,444	-	2	30'-0"	6 DU	14 (2.25/1DU)	324 SURFACE 75 DRIVE 75 GARAGE	-	-
~~C~~ B	20	CLUBHOUSE	11,826	-	1	26'-0"	-	22 (1/500 SF))	29	5	8
		TOTAL	~~302,158~~ 324,630				~~191~~ 207 DU	~~453~~ 489 (9 HC, ~~9 EV~~)	~~453~~ 503(~~10~~ 16 HC) (~~4~~ 6 EV)	5	26
~~D~~	~~10~~	~~DAYCARE~~	~~18,000~~	~~8,000 PLAY~~	~~2~~	~~30'-0"~~	~~210 KIDS~~	~~21 (1/10 KIDS) 21 (1/10 KIDS) 1 EV*****~~	~~21 STANDARD 22 DROP OFF~~	8	8
C	24	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	25	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	26	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	-	-	-
C	27	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	-	-	-
C	28	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	-	-	-
C	29	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	30	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	-	-	-
C	31	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	-	-	-
C	32	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	33	MULTIFAMILY TYPE 1	16,019	-	2	30'-0"	10 DU	23 (2.25 /1DU)	-	-	-
C	34	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	35	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)	-	-	-
C	36	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)	153 SURFACE 117 DRIVE 117 GARAGE	-	-
C	37	MULTIFAMILY TYPE 2	16,048	-	2	30'-0"	11 DU	25 (2.25 /1DU)		-	-
C	38	MULTIFAMILY TYPE 3	15,279	-	2	30'-0"	12 DU	27 (2.25 /1DU)		-	-
		TOTAL	235,808				171 DU	387 SPACES	387 SPACES		-
D	8	MEDICAL OFFICE	25,000	-	3	30'-0"	-	125 (1/200 SF)		10	10
D	9	MEDICAL OFFICE	25,000	-	3	30'-0"	-	125 (1/200 SF)	91 SURFACE	10	10
		TOTAL	50,000					250 (6 HC (10 ALT/EV)***	250** (8 HC) (0 ALT/10 EV)	20	20
E	-	CYPRESS PRESERVE - ~~WALKWAY PATHS~~	~~0.78~~ 0.37 AC	-	-	-	-	-	-	-	-
F	-	PUBLIC REC	0.47 AC	-	-	-	-	-	-	-	-
~~F~~	~~21~~	~~TYPE 3 CLF - ASSISTED~~	~~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 1.43 (1/2 BEDS +1 / PEAK EMPLOYEE)~~	~~85 30***~~	-	~~8~~
		~~TOTAL~~						~~301 (7 HC, 0 EV)~~	~~288 (9 HC, 4 EV)~~		
F	-	LAKE	25.19AC	-	-	-	-	-	-	-	-
F-2	-	PUBLIC GREENWAY	1.04 AC	-	-	-	-	-	13 SPACES	-	8
F-3	-	PUBLIC GREENWAY	1.53 AC	-	-	-	-	-		-	-
G	-	PUBLIC GREENWAY / LAKE	-	~~27.21 AC~~	-	-	-	-	~~14 (2 HC)~~		~~8~~

NOTES:

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

** REMAINING 159 SPACES REQUIRED ARE PROVIDED IN THE POD A PARKING STRUCTURE.

*** 5% OF REQUIRED SPACES TO BE EV (ELETRIC VEHICLES) AND ALT (ALTERNATIVE PARKING SPACES ARE FOR HIGH OCCUPANCY/TURNOVER VEHICLES, INCLUDING CARPOOL,RIDESHARE AND TAKE-OUT/PICK-UP) PER MASTER PLAN CONDITION OF APPROVAL #47

1

RESIDENT CALCULATIONS

3

UNIT TYPE	RESIDENT / UNIT	# OF DU ~~/ BEDS~~	RESIDENTS
MULTI-FAMILY (APPROVED)	3.10 / DU	191	592
~~INDEPENDENT LIVING~~ MULTIFAMILY (PROPOSED)	~~1.5 / UNIT~~ 3.02 / DU	~~150 UNITS~~ 187	~~225~~ 565
~~ASSISTED LIVING~~	~~1 / BED~~	~~110 BEDS~~	~~110~~
TOTAL NUMBER OF RESIDENTS			~~927~~ 1,157

CIVIC REQUIREMENTS

UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	43.56 SF / CAPITA	~~592~~ 1,157	~~0.59~~ 1.16 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
MULTI-FAMILY	217.8 SF / CAPITA	1,157	5.79 AC
~~INDEPENDENT LIVING~~	~~217.8 SF / CAPITA~~	~~225~~	~~1.12~~
~~ASSISTED LIVING~~	~~217.8 SF / CAPITA~~	~~110~~	~~0.55~~
~~TOTAL~~		~~927~~	~~4.63 AC~~

PUBLIC RECREATION PROVIDED

~~UNIT TYPE~~ POD	AREA PROVIDED
POD F-2 PUBLIC GREENWAY ~~G - GREENWAY~~	~~2.86~~ 1.04 AC
POD F-3 - PUBLIC GREENWAY ~~E - CYPRESS & WALKING PATHS~~	~~0.60~~ 1.53 AC
POD C - PUBLIC REC (DOG PARK)	0.2 AC
POD E - CYPRESS PRESERVE (25% OF PRESERVE)	0.093 AC
POD E - PUBLIC REC	0.47 AC
TOTAL	~~3.46~~ 3.33 AC

10 UNIT BH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A3	1	1	985	2
B2	2	2	1,255	2
B3	2	2	1,256	1
B4	2	2	1,277	2
B6	2	2	1,352	2
B7	2	2	1,388	1

11 UNIT BH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	695	1
A3	1	1	985	2
B1	2	2	1,223	1
B2	2	2	1,255	1
B3	2	2	1,256	1
B4	2	2	1,277	2
B5	2	2	1,329	1
B6	2	2	1,352	1
B7	2	2	1,388	1

12 UNIT BH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	695	2
A2	1	1	795	1
A3	1	1	985	3
B4	2	2	1,277	2
C1	3	2	1,314	2
C2	3	2	1,399	2

2

5 UNIT TH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
TH1	3	2.5	1941	3
TH2	3	2.5	2165	2

6 UNIT TH BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
TH1	3	2.5	1941	4
TH2	3	2.5	2165	2

44 UNIT MF APARTMENT BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	790	24
B1	2	2	1074	20

36 UNIT MF APARTMENT BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	790	12
B1	2	2	1074	20
C1	3	~~2~~ 3	1455	4

16 UNIT MF APARTMENT BLDG. BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF BATHS	SF	QUANTITY
A1	1	1	790	8
B2	2	2	1,239	8

PRIVATE RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	110 SF / CAPITA	~~595~~ 1,157	~~1.49~~ 2.92 AC
~~INDEPENDENT LIVING~~	~~110 SF / CAPITA~~	~~25~~	~~0.57 AC~~
~~ASSISTED LIVING~~	~~110 SF / CAPITA~~	~~110~~	~~0.26 AC~~
TOTAL		~~927~~	~~2.34 AC~~

PRIVATE RECREATION PROVIDED

~~UNIT TYPE~~ POD	AREA PROVIDED
POD B ~~A - MULTI FAMILY~~	~~1.49~~ 1.59 AC
POD C ~~F - INDEPENDENT LIVING~~	~~0.61~~ 1 AC
~~POD F - ASSISTED LIVING~~	~~0.68 AC~~
TOTAL	~~2.78~~ 2.59 AC

4

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 Easterly 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 Easterly extension line of the South line of said Tract 13, a distance of 242.92 feet, to the point of intersection of the South line of said Tract 13 and the West line of Parcel 115.1R (9-17-96), as recorded in Official Records Book 9427, 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°28'32" East, along the East line of said variable-width Lake Worth Drainage District Easement, a distance of 960.33 feet;
Thence North 88°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°28'32" 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°16'18" 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 (9-17-96), as recorded in Official Records Book 9427, 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 (9-17-96), a distance of 685.43 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.

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.

5

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 73414412220030030 73414412220030040 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

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'	39' (BLDG #28)

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

LEGEND

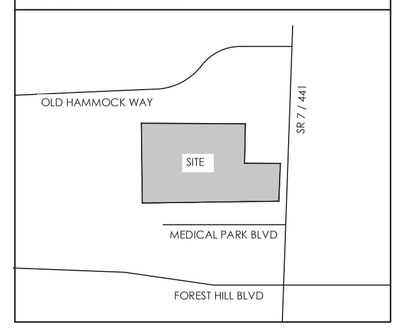
N.T.S.

- 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

SITE PLAN NOTES:

1. NO LANDSCAPING WILL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
2. NO TREES ARE TO BE PLACED IN LAKE MAINTENANCE EASEMENTS.
3. FOR ALL SIGNAGE DETAILS REFER TO MASTER SIGN PLAN
5. TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.
6. THE MAIL KIOSKS WILL BE PROVIDED WITHIN EACH BUILDING AND A PACKAGE ROOM WILL BE PROVIDED AT THE CLUBHOUSE.
7. THE VALET PARKING FOR BUILDING #5 RESTAURANT SHALL BE LIMITED TO A MAXIMUM OF 50% OF THAT BUILDING/USE.
8. SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.
9. REFER TO JUSTIFICATION STATEMENT (12/07/2022) FOR REVISION CLOUDS/ NOTES.

LOCATION MAP



APPROVALS

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:
- 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

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

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

SITE PLAN DATA

SHEET # SP.1