



LOTIS[®]

Project Standards Manual

Lotis Wellington II

Mixed Use Development

S State Road 7

Wellington, FL 33414



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ATTACHMENTS

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Development Description

The Lotis II general uses will be comprised of an indoor/outdoor entertainment use, a daycare, and multi-family and single-family residential uses. The proposed commercial uses will provide a service to the surrounding community, while the proposed residential uses will supply the current housing demand in Palm Beach County. The composition of uses will be compatible with the project's initial phase of development, called Lotis Wellington I, which is located directly south of the subject site.



Development Program

POD A – Commercial

Size - 3.51 AC

Use - Indoor/Outdoor / Entertainment

8,000 SF, 36 Miniature Golf Course

POD B – Commercial

Size - 1.56 AC

Use - Daycare

18,000 SF, 210 kids

POD C-1 - Residential

Size – 28.53 AC

Use - Single-Family 100 units, Townhomes 72 units

POD C-2 – Residential & General Office

Size – 1.24 AC

Use – Residential Recreation & General Office

Clubhouse 11,470 SF

General Office 1,030 SF

POD D – Conservation

Size – 4.24 AC

Use – Cypress Preserve and Public Recreation

POD E – Open Space

Size - 10.98 AC

Use – Lake Area

PODS E-1, E-2, E-3, E-4, E-5 & E-6 – Open Space

Size – 2.23 AC

Use – Public Recreation

Architectural Guidelines

The Architectural Guidelines for Lotis Wellington are intended to establish unified architectural character and image between the residential and commercial pods of the master planned community, as well as with the approved mixed use project located to the south, Lotis I. Unified architectural character and image is created through the use of similar, but not necessarily identical, forms, colors, materials, and details. Notably, any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future and will require approval by Wellington Council.

Village of Wellington Architectural Review Board (ARB)

In addition to Management approval, the Village of Wellington requires subsequent approval by the Architectural Review Board (ARB) prior to the issuance of building permits for residential and non-residential buildings, site amenities and all site signage. It is the responsibility of each tenant, and not Management, to obtain all required municipal approvals for sign design and building architecture.

Non-Residential

An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity within the project.

- Similar architectural composition and treatment shall be provided on all sides of each building contiguous to or visible from a public street, residential pod or residential zoning district.
- Outparcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building.

I. Principal Buildings

The Principal Buildings within Lotis II consist of the buildings along S State Road 7, the frontage. The forms, massing, materials, details, and colors that compose the architecture of these buildings serve as the template for the design and detailing of all commercial structures within the project.

Recesses/Projections: Façades greater than 100 feet in length shall incorporate recesses and projections a minimum of 12 inches in depth along a minimum of 20 percent of the total length of the façade. The recesses or projections shall be distributed along the façade with a maximum spacing of 100 feet between each recess or projection.

Walls: Blank walls shall not exceed twenty feet in height or 50 feet in length. Control and expansion joints shall constitute a blank wall, unless used in a decorative pattern with varied materials or textures and spaced a maximum of twenty feet on center. Relief and reveal depth shall be a minimum of half of an inch.

Four-Sided Architecture

All four sides of each commercial building shall incorporate similar materials, details and colors so that no matter what vantage point it is viewed from, the design is never interrupted. As such, the entire building shall be perceived as a unified whole.

Exterior Treatments

The exterior treatment of the front elevation shall consist of a minimum of two different building materials, textures, or finishes at a ratio of a maximum of 90 percent for the primary treatment and a minimum of 10 percent for the secondary treatment. Exterior finishes such as stucco, brick, wood, tile veneers, synthetic wood veneers, metal paneling, or cut stone are encouraged. The surfaces of multiple exterior storefronts within a building shall complement contiguous storefronts.

Storefronts

Individual ground-level retail uses with exterior public access that are part of a larger freestanding building shall have display windows along a minimum of 10 percent of the façade length. Windows shall be defined with details such as frames, sills, shutters, planters, relief trims, or lintels. Storefront design, relief features, and decorative treatments shall complement contiguous storefronts.

Fenestration

Architectural features or details such as windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall and shall be provided along a minimum of 20 percent of the façade length of the front, side, and rear façades if contiguous to a public street or residential zoning district.

Entries

All public entries shall be easily identifiable and integrated into the building architecture. Each freestanding principal structure shall have a minimum of one clearly defined primary public entrance feature. The primary entrance shall incorporate a minimum of one design element each from the Primary Entry Feature Design Element and Secondary Decorative Treatment list provide below:

Primary Entry Feature Design Element

- Canopies, porte-cochere, or porticos; or
- Wall recess or projection a minimum of 12 inches in depth; or
- Covered arcades; or
- Peaked roof forms; or
- Arches, columns or pilasters; or
- Any combination of the above

Secondary Decorative Treatment

- Overhangs, cornices, or eaves; or
- Decorative moldings or trims around windows and doors; or
- Covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space, or
- Special pavers, bricks, decorative concrete, or other similar paving treatment; or
- Architectural details, such as tile work or moldings; or
- Any combination of the above

II. Colors

Color shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structures within a development. Specific color sections for commercial buildings within this project will be provided for the ARB application.

Scheme 1

- Black 
- Grey 
- White 
- Navy 

Scheme 2

- Grey 
- White 
- Black 

III. Mechanical Items

The following mechanical items shall be fully concealed from view and/or painted to match primary building color for which it is affixed:

- Security Cameras
- Speakers
- A/C Condensers
- Transformers
- Meters
- Electrical boxes

IV. **Rooflines**

The roofline along each elevation shall incorporate at least one “plane break” through the use of varied parapet heights of at least 48”, slopes, and/or eaves. The roofline along each elevation shall incorporate a minimum of one Primary Roof Design Element and a minimum of one Secondary Roof Design Element per the following lists. The same features are not required on each elevation:

Primary Roof Design Elements

- Articulated parapet along 10% of the roof line for each elevation; or
- Pitched roof with minimum 12-inch overhanging eaves; or
- Two or more plane breaks or slopes per façade elevation; or
- Any combination of the above

Secondary Roof Design Elements

- Decorative roof details, such as dormers, cupolas, rafter tails, balconies, covered porches, terraces, or exposed beams; or
- Cornices with decorative moldings; or
- Decorative banding; or
- Pediments, porticos, architectural features at entryways, or decorative towers

V. **Exterior Patio and Dining Areas**

Tenants with covered and/or uncovered exterior patios and/or dining areas shall be subject to the following regulations:

- *Perimeter Fence or Enclosures.* Tenants are permitted to install perimeter fences, planters, separators, and/or enclosures subject to approval by Management. All structures shall be self-supporting, integrated into the architecture of the building and compliant with local, state and federal codes.
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- *Furniture.* Furniture for outdoor dining should be built for outdoor use and should be sufficiently sturdy to withstand severe variations in weather and wind. Accessory items such as warming tables, bussing tables, etc. are prohibited.
- *Umbrellas.* Free-standing umbrellas must extend at least 7' above the surface of the outdoor dining area with overall heights no greater than 10'. Square umbrellas with solid colors are preferred. All umbrellas must be fabric; vinyl, plastic, and/or acrylic umbrellas are not permitted.
- *Lighting.* All outdoor lighting must be reviewed and approved by Landlord.
- *Heating Elements.* Food service tenants may install natural gas heaters and ceiling fans that are rated for outdoor use, are permanently installed and are designed to be fully integrated into the character of the architecture, with Landlord granting approval. Mobile propane heaters are not permitted.
- *Outdoor Furnishings & Planters.* Tenants are encouraged to select outdoor furnishings that enhance the guest experience of their facility and complement the overall look of the project. Pieces must be commercially rated, comply with all local jurisdictional requirements and are subject to Landlord's approval. All pieces must be located within the tenant's designated exterior space. Planters are not permitted to drain onto or stain hardscape.
- *Outdoor Music.* Tenants shall not hang speakers on concrete columns or building components that can cause reverberation in adjoining spaces or above. If this is unavoidable that the speakers will need vibration isolation with transmission not to exceed 1% at a driving frequency of 30 Hz. Tenants will be required to add specialty gypsum board and/or sound attenuation blankets along with acoustical sound sealants and/or acoustical sound baffling panels or materials in or on and above their demising walls if they play music or have internal loudspeakers. Retail to restaurant STC should be rated at STC 65. Maximum interior sound decibels should be no more than 85 dBA.

VI. Screening

The following items must be screened from view in accordance with the Village of Wellington Land Development Code:

- *HVAC Equipment.* All roof-mounted and ground-mounted HVAC equipment, including handlers and condensers, must be screened from view by landscape materials (for ground-mounted equipment) or architectural structure (for roof-mounted and ground-mounted equipment).
 - *Walk-In Refrigeration & Restaurant Equipment.* All ground-mounted restaurant food-service equipment must be screened from view by landscape materials or architectural structure.
 - *Service Yards & Dumpsters.* All exterior service yards and dumpsters shall be enclosed with walls and access gates at least 6'-0" in height and 1'-0" above what is screened. Additionally, landscape screening shall be provided.
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VII. Prohibited Design Elements

The following design elements are strictly prohibited:

- Structure(s) which are of symbolic design for the purposes of advertising (unless previously approved or agreed upon)
- Neon, fluorescent or high-intensity colors
- Neon tubing, fiber optics, strobes, or similar lighting not used for approved signage
- LED panel screens
- High gloss vinyl and plastic awnings or appliques
- Acrylic panels and/or awnings with horizontal ribbing or specialized, pre-printed patterns or designs
- Unpainted or unfinished exterior facades
- Glass block
- Colored or mirrored glazing

Residential

Single Family and Townhomes

An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity within the project.

I. Principal Building Rooflines

The roofline along each elevation shall incorporate a minimum of one Primary Roof Design Element and a minimum of one Secondary Roof Design Element per the following lists. The same features are not required on each elevation:

Primary Roof Design Elements

- Articulated parapet along 10% of the roof line for each elevation; or
- Pitched roof with minimum 12-inch overhanging eaves; or
- Two or more plane breaks or slopes per façade elevation; or
- Any combination of the above

Secondary Roof Design Elements

- Decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, covered porches, or exposed beams; or
 - Cornices with decorative moldings; or
 - Decorative banding; or
 - Pediments, porticos, cantilevered planes, architectural features at entryways, or decorative
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towers

II. Exterior Treatment

The exterior treatment of the front elevation shall consist of a minimum of two different building materials, textures, or finishes at a ratio of a maximum of 90 percent for the primary treatment and a minimum of 10 percent for the secondary treatment. Exterior finishes such as stucco, brick, wood, tile veneers, synthetic wood veneers, metal paneling, or cut stone are encouraged. Renderings of each building and color scheme are subject to ARB approval by the Village of Wellington.

III. Fenestration

Architectural features or details such as windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall and shall be provided along a minimum of 20 percent of the façade length of the front, side, and rear façades.

IV. Entries

All entries shall be easily identifiable and integrated into the building architecture. Each freestanding principal structure shall have a minimum of one clearly defined entrance feature. The primary entrance shall incorporate a minimum of one design element each from the Primary Entry Feature Design Element and Secondary Decorative Treatment list provide below:

Primary Entry Feature Design Element

- Canopies, porte-cochere, or porticos; or
- Wall recess or projection a minimum of 12 inches in depth; or
- Covered arcades; or
- Peaked roof forms; or
- Arches, columns or pilasters; or
- Any combination of the above

Secondary Decorative Treatment

- Overhangs, cornices, or eaves; or
 - Decorative moldings or trims around windows and doors; or
 - Special pavers, bricks, decorative concrete, or other similar paving treatment; or
 - Architectural details, such as tile work or moldings; or
 - Any combination of the above
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V. Color

Color shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structures within a development. For this development, each typical single-family and townhome building will have at least two (2) color schemes. Renderings of each building and color scheme are subject to ARB approval and shall be supplemented within the PSM by the Village of Wellington. The color scheme below is not finalized and is provided for conceptual purposes only.

Scheme 1

- Body: Neutral / Beige 
- Trim #1: Neutral / Gray 
- Trim #2: Dark Blue 
- Fascia: Dark Gray 
- Doors: Brown 
- Roof: Black 

Scheme 2

- Body: Light Gray 
- Trim #1: Gray 
- Trim #2: Blue 
- Fascia: Dark Gray 
- Doors: Brown 
- Roof: Black 

Scheme 3

- Body: Gray 
- Trim #1: White 
- Trim #2: Gray 
- Fascia: Dark Gray 
- Doors: Brown 
- Roof: Black 

VI. Accessory Structures

In addition to the guidelines set forth above for the Principal residential buildings, the following guidelines address the architectural requirements for specific accessory structures:

1. Freestanding Structures Excluding Principal Structure: No freestanding habitable structures in addition to the Principal structure shall be permitted. This includes pool houses; sheds;

barns; garages; accessory apartments; home offices; greenhouses; storage buildings; saunas; etc.

2. **Pools & Spas:** Above ground pools are not permitted. Above ground spas are permitted if placed within the rear yard directly behind the rear façade of the Principal structure. Above ground spas are not permitted within front or side yard areas that do not align with the rear facade.
 3. **Screen Enclosures:** Screen enclosures may have both screened and solid roofs. The overall height of the screen enclosure shall not exceed that of the Principal structure. Screen enclosures shall be white, bronze or black metal subject to approval by the Home Owner's Association (HOA).
 - For townhomes, there shall be a minimum eight (8) foot high wall on the shared lot line extending from the dwelling to the rear corner of the portion of the enclosure. Solid roofed screen enclosures are not permitted for Townhomes.
 4. **Fences & Walls:** Fences must be black or bronze aluminum, vertical pickets. Walls shall be concrete block and stucco finish to match primary building.
 5. **Driveways & Entry Walks:** Driveways and entry walks located in the front of each Principal structure shall be paver block. The paver block spec shall be set by ARB approval.
 6. **Amateur Radio Towers:** Not permitted on any lot.
 7. **Satellite Dishes:** Satellite dishes in excess of 40" DIA are not permitted.
 8. **Kennels and Runs:** Not permitted on any lot.
 9. **Playground Equipment:** Permitted if located within the rear yard directly behind the Principal structure. Playground equipment shall not extend into any side yard areas that do not align with the rear facade of the Principal structure.
 10. **Solar Panels & Equipment:** Solar panels are permitted on all buildings or structures. All piping and other equipment leading to and from the panels shall be completely concealed behind a parapet, inside a roof or wall, or painted to match the portion of the structure to which they are affixed. Tanks, pumps, and other associated mechanical equipment shall be visually screened from the road and adjacent properties.
 11. **Portable Storage Containers:** In residential zoning districts/pods, portable storage units shall be placed on either the driveway, approved parking areas, or within the buildable portion of the lot. Portable storage units shall not be placed within any rights-of-way, on top of any easements, on any required parking areas or drive aisles, on landscape buffers, or any drainage areas.
 - Shall be allowed to be placed at a location for a period of no more than seven calendar days if the unit is placed in the front or side corner of the property with a maximum of two such placements per year for that property.
 - In conjunction with a valid building permit, portable storage units may be located in the rear or side yards for the duration of a valid building permit, under the following conditions: the unit must meet setback requirements for accessory structures, the unit is
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screened from view and the unit is properly secured via approved storm wind strips. When installed as part of a valid building permit, portable storage units shall be removed prior to the issuance of a certificate of occupancy.

12. Perqolas, Arbors, Trellis: If metal, the finish must be either white, black or bronze. If wood, stained and/or painted finish must match accessory color of the Principal structure.
13. Landscaping: All landscaping approved by the Village of Wellington shall be installed and perpetually maintained in accordance with the approved plans, including replacements for any dead, dying or diseased materials.

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Development Regulations

The project is a Mixed Use development, as identified in the Village’s Comprehensive Plan, Land Use Element as a project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation, including the use of 100% of project area for determining maximum residential density. The proposed design provides an assortment of uses comprised of indoor/outdoor entertainment, daycare, and townhomes and single family residential. Notably, any of the regulations or guidelines outlined in the Project Standards Manual may be amended in the future and will require approval by Wellington Council.

The following table outlines the proposed development regulations for the Lotis II Mixed Use project with the land development regulations outlined in the Village’s ULDC.

Project Development Standards ⁽¹⁾		
<i>Overall MUPD (Commercial)</i>		
	VOW ULDC (Required)	Requested
Min. Lot Size	5 acres	5 acres
Min. Lot Width	(2)	670’
Min. Lot Depth	(2)	2,325’
Max. Building Height	35’	40’
FAR	0.5	0.5
Building Coverage	45%	45%
Setbacks		
<i>North (Side)</i>	15’	15’
<i>South (Side)</i>	30’	30’
<i>East (Front)</i>	15’	15’
<i>West (Rear)</i>	30’	30’
Hours of Operation		
<i>Indoor/Outdoor Entertainment</i>	-	10 AM to 12 AM Sunday – Thursday 10 AM to 1 AM Friday – Saturday
<i>Daycare</i>	-	5 AM to 7 PM seven days a week
Parking Regulations		
<i>Indoor/Outdoor Entertainment</i>		
Pro-Shop (Retail)	1 space per 250 sf	1 space per 250 sf
Dining Area	1 space per 3 seats	1 space per 3 seats
Miniature Golf Course	4 spaces per hole	1 space per hole ⁽³⁾

<i>Daycare</i>	Standard – 1 space per 10 students Drop-off – 1 space per 10 students	Standard – 1 space per 10 students Drop-off – 1 space per 10 students
<i>General Office</i>	1 space per 250 sf	1 space per 250 sf
<i>Residential</i>		
	VOW ULDC (Required)	Requested
Min. Lot Size		
<i>Single-Family</i>	6,000 SF	5,400 SF ⁽³⁾
<i>Townhouse</i>	1,600 SF	1,600 SF
Min. Lot Width		
<i>Single-Family</i>	65'	45' ⁽³⁾
<i>Townhouse</i>	16'	16'
Min. Lot Depth		
<i>Single-Family</i>	75'	75'
<i>Townhouse</i>	100'	100'
Max. Building Coverage		
<i>Single-Family</i>		
<i>One-Story</i>	40%	60% ⁽³⁾
<i>Two-Story</i>	40%	50% ⁽³⁾
<i>Townhouse</i>	50%	60% ⁽³⁾
Max. Building Height	35'	35'
Building Separation (Townhouse Buildings)	25'	20' ⁽³⁾
Setbacks		
<i>Single-Family</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 15'	Front: 25' Side Interior: 5' ⁽³⁾ Side Corner: 15' Rear: 10' ⁽³⁾
<i>Townhouse</i>	Front: 30' Side (End Unit): 15' Side Street: 25' Rear: 25'	Front: 25' ⁽³⁾ Side (End Unit): 10' ⁽³⁾ Side Corner: 15' ⁽³⁾ Rear: 10' ⁽³⁾
Accessory Structure Setbacks		
Pool		
<i>Single-Family</i>	Front: 28' Side Interior: 10.5'	Front: 28' Side Interior: 5' ⁽³⁾

	Side Corner: 18' Rear: 10.5'	Side Corner: 15' ⁽³⁾ Rear: 5' ⁽³⁾
Spa		
<i>Single-Family</i>	Front: 28' Side Interior: 10.5' Side Corner: 18' Rear: 10.5'	Front: 25' ⁽³⁾ Side Interior: 5' ⁽³⁾ Side Corner: 15' ⁽³⁾ Rear: 5' ⁽³⁾
Screen Enclosure		
<i>Single-Family</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' Side Interior: 3' ⁽³⁾ Side Corner: 15' ⁽³⁾ Rear: 3' ⁽³⁾
<i>Townhouse</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' Side Interior: 0' ⁽³⁾ Side (End Unit): 5' ⁽³⁾ Side Corner: 10' ⁽³⁾ Rear: 3' ⁽³⁾
Parking Regulations		
<i>Single-Family</i> ⁽⁴⁾	2 spaces per unit	2 spaces per unit
<i>Townhomes</i> ⁽⁴⁾	2 spaces per unit + 0.25 guest spaces per unit	2 spaces per unit + 0.25 guest spaces per unit
<i>Clubhouse</i>	1 space per 500 sf	1 space per 500 sf
⁽¹⁾ Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure. ⁽²⁾ Determined by Development Order ⁽³⁾ Deviation from standard Village of Wellington Development Regulations. ⁽⁴⁾ Units with four (4) or more bedrooms will require an additional space for each bedroom.		

POD A - COMMERCIAL

Pod A is located towards the northeast corner of the proposed development and is comprised of a one-story, 8,000 sf outdoor entertainment building which will have an outdoor space comprised of approximately 49,500 SF with 36 miniature golf holes. The uses within the indoor component of the use will include a Point of Sale retail area along with Restaurant / Bar space and seating along with supporting kitchen and administrative office area. The covered outdoor component will include additional Restaurant / Bar seating as well as space for outdoor yard games.

The proposed indoor/outdoor entertainment will comply with the required parking spaces, as shown below. The required parking ratios listed below are consistent with the parking requirements for a Retail use (1/250 sf) and Restaurant use (1/3 seats) outlined in the Village of Wellington's ULDC. There is not a parking ratio requirement for a Miniature Golf Course use in the Village's ULDC. The parking requirement outlined in the Village of Wellington's ULDC for a golf course is 4 spaces per hole, applicable to standard golf courses which is not comparable to a miniature golf experience.

The proposed miniature golf course is not of the same recreational nature as a traditional golf course. Users of a traditional golf course will often drive as an individual to a course and often plan with a group of four players, each with their own equipment which requires a more inflated parking requirement. Additionally, the time required to play a traditional round of golf is approximately four hours.

The proposed miniature golf course attracts a different clientele, often families and social groups which will often ride in a single vehicle. In addition, the time required to play a round of miniature golf is drastically reduced, allowing faster turn-over of the parking spaces provided. Equivalent facilities located in South Florida utilize a smaller parking ratio than the 1 per hole ratio proposed and are adequately sufficient in the number of provided parking spaces. The parking ratio listed below will allocate sufficient parking spaces towards the Miniature Golf Course component of the Indoor/Outdoor Entertainment use. The final provided parking space number will be determined upon final site plan approval.

Project Development Standards - Overall MUPD ⁽¹⁾		
	VOW ULDC (Required)	Requested
Building Coverage	45%	45%
FAR	0.5	0.5
Building Height	35'	35'
Setbacks		
<i>North (Side)</i>	15'	15'
<i>South (Side)</i>	30'	30'
<i>East (Front)</i>	15'	15'
<i>West (Rear)</i>	30'	30'
Hours of Operation	-	10 AM to 12 AM Sunday – Thursday 10 AM to 1 AM Friday – Saturday
Parking Regulations		
Indoor/Outdoor Entertainment		
<i>Pro-Shop (Retail)</i>	1 space per 250 sf	1 space per 250 sf
<i>Dining Area</i>	1 space per 3 seats	1 space per 3 seats
<i>Miniature Golf Course</i>	4 spaces per hole	1 space per hole ⁽²⁾
⁽¹⁾ Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure. See Section 'POD C-1 & C-2 – RESIDENTIAL' for residential lot setbacks. ⁽²⁾ Deviation from standard Village of Wellington Development Regulations.		

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POD B - COMMERCIAL

Pod B is located towards the southeast corner of the proposed development and is comprised of a two-story, 18,000 sf daycare building which will have a capacity for 210 kids. The proposed hours of operation will be 5 AM to 7 PM seven days a week in order to offer services to the doctors and nurses of the surrounding medical offices and hospital.

Project Development Standards - <i>Overall MUPD</i> ⁽¹⁾		
	VOW ULDC (Required)	Requested
Building Coverage	45%	45%
FAR	0.5	0.5
Building Height	35'	40'
Setbacks		
<i>North (Side)</i>	15'	15'
<i>South (Side)</i>	30'	30'
<i>East (Front)</i>	15'	15'
<i>West (Rear)</i>	30'	30'
Hours of Operation	-	5 AM to 7 PM seven days a week
Parking Regulations		
<i>Daycare</i>	Standard – 1 space per 10 students Drop-off – 1 space per 10 students	Standard – 1 space per 10 students Drop-off – 1 space per 10 students
⁽¹⁾ Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure. See Section 'POD C-1 & C-2 – RESIDENTIAL' for residential lot setbacks.		

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[POD C-1 - RESIDENTIAL](#)

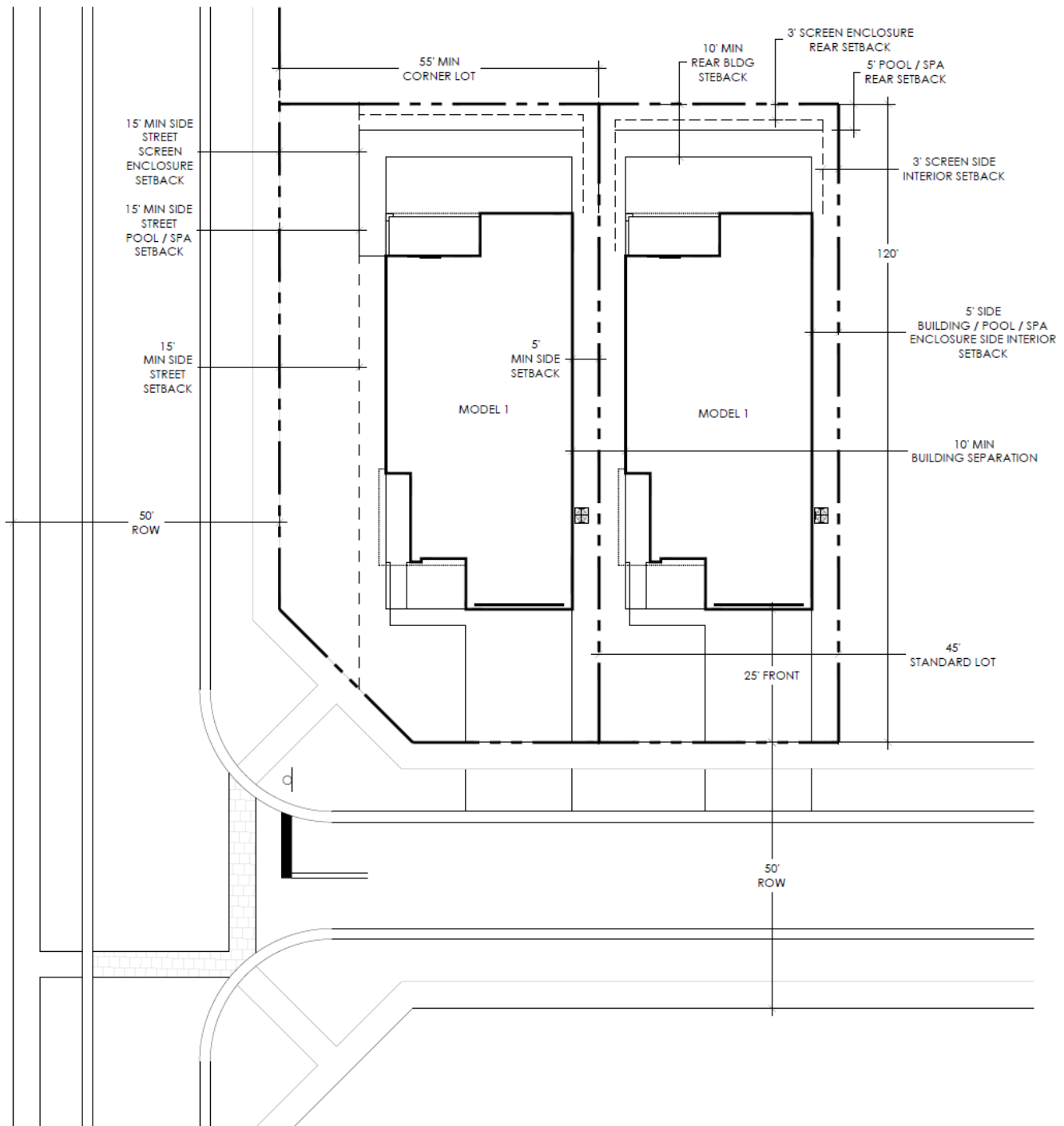
Pod C overall is located towards the rear and mid—southern border of the proposed development and is comprised of 72 townhomes and 100 single-family units. Notably, townhomes are considered multi-family dwelling units in the Village of Wellington’s ULDC. The proposed plan adheres to the overall setback requirements of the planned development. The applicable setbacks for Pod C or the residential uses are the rear setback (west) and both side setbacks (north/south).

Project Development Standards - Residential Component ⁽¹⁾		
	VOW ULDC (Required)	Requested
Min. Lot Size		
<i>Single-Family</i>	6,000 SF	5,400 SF ⁽²⁾
<i>Townhouse</i>	1,600 SF	1,600 SF
Min. Lot Width		
<i>Single-Family</i>	65’	45’ ⁽²⁾
<i>Townhouse</i>	16’	16’
Min. Lot Depth		
<i>Single-Family</i>	75’	75’
<i>Townhouse</i>	100’	100’
Max. Building Height	35’	35’
Building Coverage		
<i>Single-Family</i>		
One-Story	40%	60% ⁽²⁾
Two-Story	40%	50% ⁽²⁾
<i>Townhouse</i>	50%	60% ⁽²⁾
Building Separation (Townhouse Buildings)	25’	20’ ⁽²⁾
Setbacks		
<i>Single-Family</i>	Front: 25’ Side Interior: 7.5’ Side Corner: 15’ Rear: 15’	Front: 25’ Side Interior: 5’ ⁽²⁾ Side Corner: 15’ Rear: 10’ ⁽²⁾
<i>Townhouse</i>	Front: 30’ Side (End Unit): 15’ Side Street: 25’ Rear: 25’	Front: 25’ ⁽²⁾ Side (End Unit): 10’ ⁽²⁾ Side Corner: 15’ ⁽²⁾ Rear: 10’ ⁽²⁾
Accessory Structure Setbacks		
Pool		

<i>Single-Family</i>	Front: 28' Side Interior: 10.5' Side Corner: 18' Rear: 10.5'	Front: 28' Side Interior: 5' ⁽²⁾ Side Corner: 15' ⁽²⁾ Rear: 5' ⁽²⁾
Spa		
<i>Single-Family</i>	Front: 28' Side Interior: 10.5' Side Corner: 18' Rear: 10.5'	Front: 25' ⁽²⁾ Side Interior: 5' ⁽²⁾ Side Corner: 15' ⁽²⁾ Rear: 5' ⁽²⁾
Screen Enclosure		
<i>Single-Family</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' Side Interior: ⁽²⁾ Side Corner: 15' ⁽²⁾ Rear: 3' ⁽²⁾
<i>Townhouse</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' Side Interior: 0' ⁽²⁾ Side (End Unit): 5' ⁽²⁾ Side Corner: 10' ⁽²⁾ Rear: 3' ⁽²⁾
Parking Regulations		
<i>Single-Family</i> ⁽³⁾	2 spaces per unit	2 spaces per unit
<i>Townhomes</i> ⁽³⁾	2 spaces per unit + 0.25 guest spaces per unit	2 spaces per unit + 0.25 guest spaces per unit
⁽¹⁾ Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure. ⁽²⁾ Deviation from standard Village of Wellington Development Regulations. ⁽³⁾ Units with four (4) or more bedrooms will require an additional space for each bedroom.		

SINGLE FAMILY TYPICAL LOT CONFIGURATION

Further development details and internal setback information for the single-family units are illustrated in the image below.



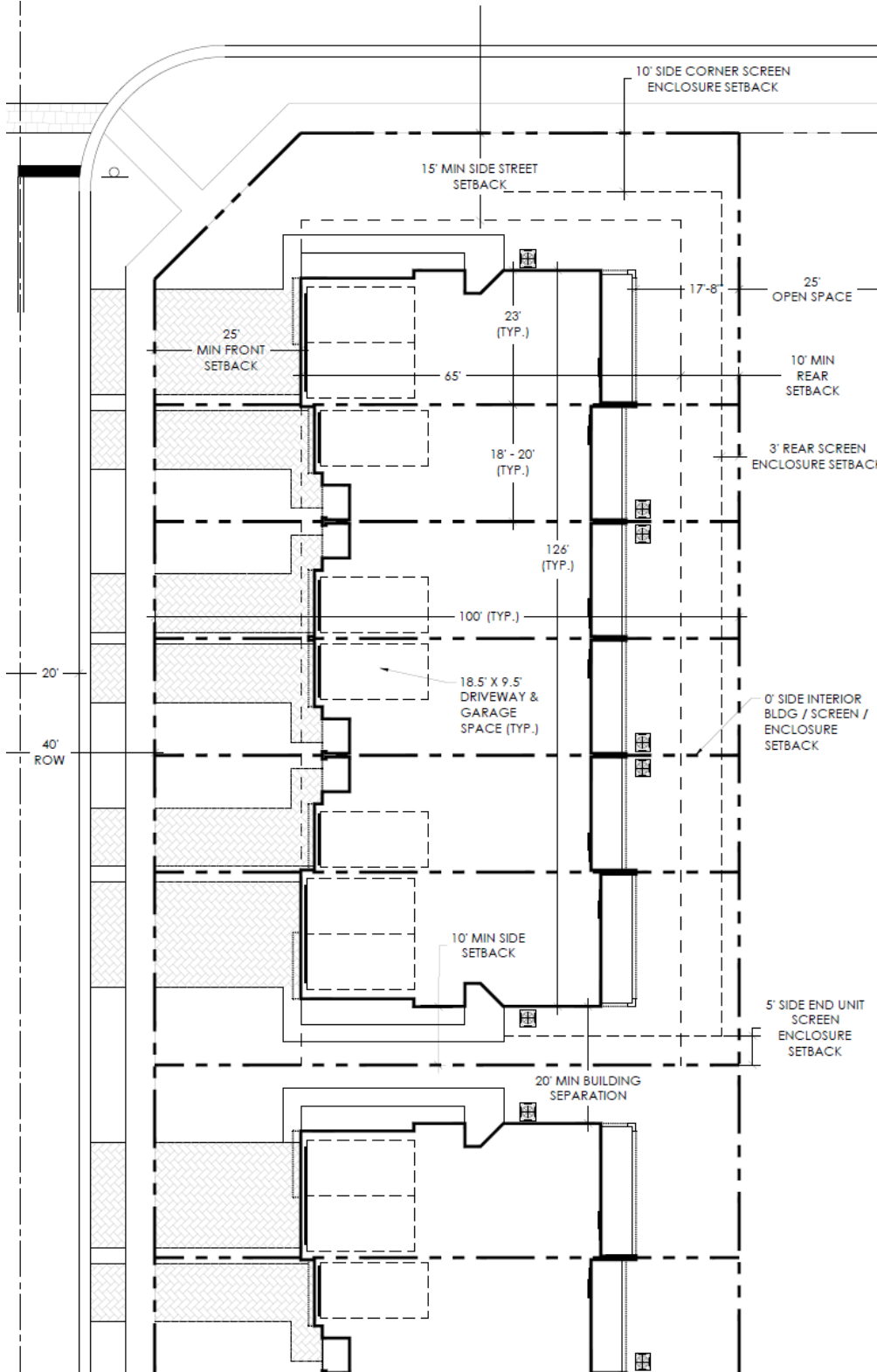
A SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS

NOTES:
 PERMITTED LOT COVERAGE FOR 2 STORY HOMES SHALL BE 50% OF THE GROSS LOT AREA.
 PERMITTED LOT COVERAGE FOR 1 STORY HOMES SHALL BE 60% OF THE GROSS LOT AREA.

SCALE: 1/16" = 1' - 0"

TOWNHOME TYPICAL LOT CONFIGURATION

Further development detail and internal setback information for the townhome units are illustrated in the image below. Please note that updates will be made once the final product is finalized.



C-2 – CLUBHOUSE & GENERAL OFFICE

Pod C-2 is located near the center of the proposed development, on the west side of the intersection of Deco Drive and Lapis Lane and is comprised of a 11,470 SF Clubhouse and 1,030 sf of General Office. The Clubhouse, pool, spa and other amenities will provide recreation opportunities for the residents of both the single-family and townhome units within the development. The General Office use that is provided within the building will be open for leasing for public use not exclusive to the residents of the Lotis Wellington II development.

Project Development Standards - <i>Overall MUPD</i> ⁽¹⁾		
	VOW ULDC (Required)	Requested
Building Coverage	45%	45%
FAR	0.5	0.5
Building Height	35'	35'
Setbacks		
<i>North (Side)</i>	15'	15'
<i>South (Side)</i>	30'	30'
<i>East (Front)</i>	15'	15'
<i>West (Rear)</i>	30'	30'
Parking Regulations		
<i>Clubhouse</i>	1 space per 500 sf	1 space per 500 sf
<i>Office</i>	1 space per 250 sf	1 space per 250 sf
⁽¹⁾ Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR as determined by Wellington for the specific standard and/or use/structure.		

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POD D - CONSERVATION

Pod D is located in the middle of the proposed development, along the south border situated between the single-family and multi-family uses. The conservation area is comprised of a 3.75-acre Cypress Preserve as well as approximately 0.50 AC of additional public recreation space that will provide for unique access and educational opportunities for residents and the public alike. The proposed conservation area does not have required parking regulations and the setback requirements are not applicable, as no buildings are proposed in the Cypress Preserve.

The Cypress Preserve will have multiple viewing areas located along the east and south side of the preserve and accessible from the public greenway that connects to Lotis Wellington 1. Seating and educational information boards displaying information on Cypress tree stand, flora and fauna native to the Village, wetlands, conservation methods and other environmental topics will be placed at each seating area. Visitors will be able to access these seating areas directly from the Greenway and will be able to admire the native trees and plantings located in the preserve areas. The Village is welcome to propose a name for this space. An example of the proposed informational signage is below.



Figure 1: Conceptual Educational Board for Conservation Area

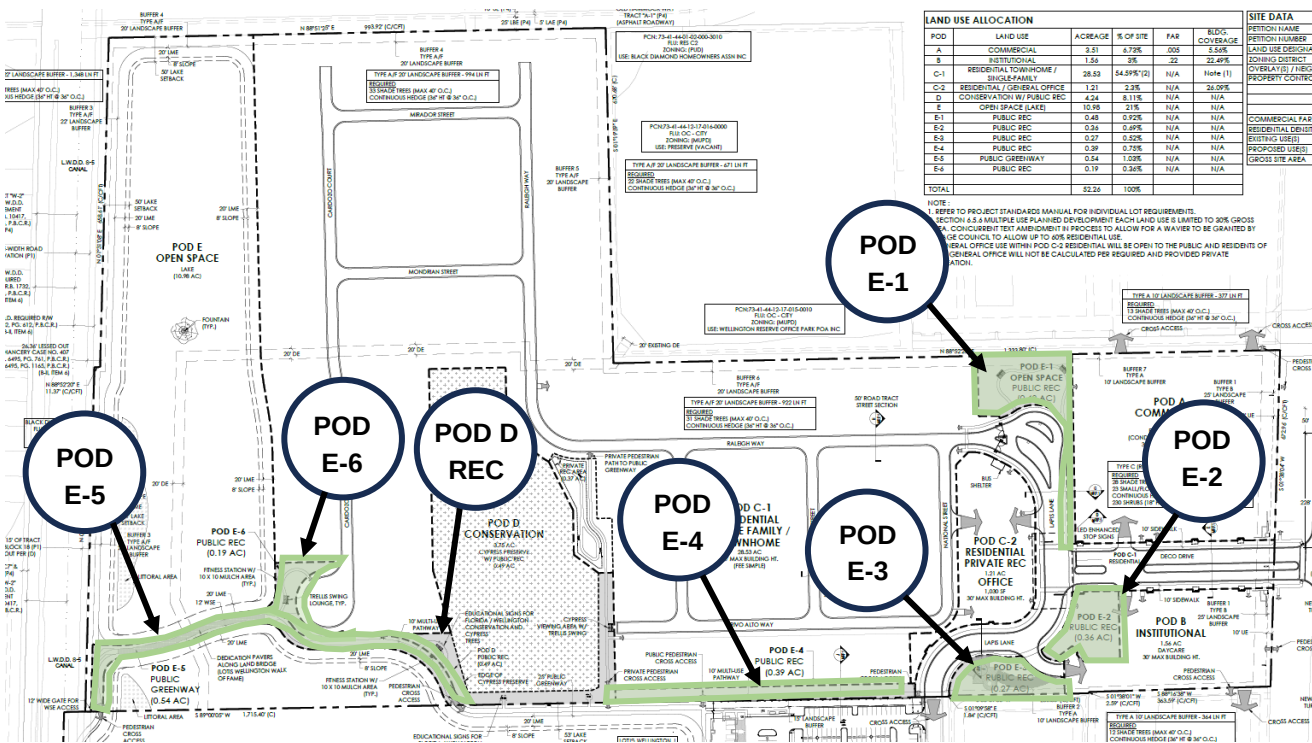
POD E thru E-6 – OPEN SPACE

There are multiple pods of open space throughout the development that a integrated and fully connected series of park spaces, plazas and greenways throughout the Lotis II development plan specifically providing for public access and connectivity to the Lotis Wellington I development to the south. These spaces are design to create a transition between the Commercial uses on the front (east) side of the property and the residential portions of the site.

Although the proposed open space areas do not have required parking regulations or setback requirements as no buildings are proposed in these areas, the proposed plan has provided 13 parking spaces throughout the site to accommodate for public access and utilization of these unique spaces. The location and composition of each public recreation areas are outlined below. Each Pod will provide for a different and unique experience for both the public and the residents of this community. These interactive activities in this area will create community engagement throughout the greenway and public recreation areas.

Additionally, the Village’s code allows a 10 % credit towards the required land dedication. The applicant is proposing a 23% dedication be granted toward the land dedication, due to the interconnected nature and design of the recreation spaces which create pedestrian access to the greenway and connect with the Lotis I development. These areas will be granted towards the public and give a public access easement across all these properties. The applicant is also going to maintain these spaces, in regards to landscape, hardscape and special amenity features in each space.

Public Recreation Provided			
<i>Use Type</i>	<i>Area Provided</i>	<i>% Credit</i>	<i>Total AC Credit</i>
Pod D – Conservation w/Public Rec	4.24 acres	23%	0.9752 acre
Pod E-1, E-2, E-3, E-4 – Public Rec Areas	1.5 acres	23%	0.345 acres
Pod E-5 – Public Greenway	0.54 acres	23%	0.1242 acres
Pod E-6 – Public Rec Area	0.19 acres	23%	0.0437 acres
Private Recreation (C-1/C-2)	1.58 acres	23%	0.3634 acres
Total	8.05 acres		1.85 acres



NORTH PARK (Pod E-1)

The North Park is located at the northern boundary of the site and the terminus of Lapis Lane. This space will feature a tree-lined pathway with two Lotis seating structures placed on the east and west ends and an open lawn in the middle. The intention of this space is to provide an area for small picnics, meditation, leisure and creative inspiration. This space is connected to the other public recreation areas via the main sidewalk on Lapis Lane with signage directing visitors to this space. The Village is welcome to propose a name for this space.

SOUTH PLAZA (Pod E-2/E-3)

The South Plaza is located at the southern boundary of the site and will border the southern curve of Lapis Lane and the vehicular and pedestrian connection points to Lotis Wellington 1. This space will feature a sweeping hardscape area with a variety of decorative and ornamental landscape plantings. The hardscape will be different colors and textures and there will be multiple undulating seat walls in the same colors and materials as the features on Lotis Wellington 1. The intention of this space is to provide an area for community events, gatherings and programs. Public parking spaces will be directly adjacent to this space and it will be accessible to the other public recreation areas via pedestrian connections. The Village is welcome to propose a name for this space.

GREENWAY CONNECTION (Pod E-4)

There will be a pathway that connects the public parking area adjacent to the South Plaza to the northeast corner of the Greenway. The pathway will be the same dimensions and materials as the Greenway and it will feel like a natural extension of the Greenway. Signage will be placed at the parking area directing visitors to this area.

SUNSET PARK (Pod E-6)

The Sunset Park is a park located close to the northwest end of the Greenway. The park is oriented to the west and will have a seating area and a pathway facing west. The intention of this space is to provide visitors with an opportunity to view the lake as well as spectacular sunsets. Signage will be placed at the parking area directing visitors to this space. The Village is welcome to propose a name for this space.

WALK OF FAME (Pod E-5)

The Walk of Fame is a land bridge between the two lakes of Lotis Wellington. This meandering pathway will have commemorative pavers that Village residents can purchase to celebrate an achievement, recognize a milestone or remember a loved one. As a vital piece of the Greenway path, visitors are afforded the opportunity to stop between the two lakes and enjoy the waterfront view while also being able to commemorate and celebrate people and events important to them. The Village is welcome to propose a name for this space.

Landscape Standards

The development shall adhere to the purpose and intent of Wellington's Landscape Standards outlined in Section 7.3.6. All required landscape buffers, foundation plantings and planting criteria will be accommodated for. Per Section 7.3.6.T. Special Landscape regulations for properties fronting SR 7, a berm landscape buffer shall be provided along with the permissible tree and shrub species. The proposed plan complies with the required R-O-W buffer of 25', outlined in Table 7.3-7, as shown below. In addition, in order to ensure the buffer is installed in its entirety, the Applicant will bond all perimeter buffer improvements to ensure funds are available for the full completion of all buffers.

Street Trees

The applicant is providing an alternative landscape plan which includes specimen palms (i.e. Medjool Date Palms and Royals Palms) and flowering trees (i.e. Orange Geiger) utilized as street trees for the main entry of the project from State Road 7 and along Lapis Lane as an alternative to standard canopy shade trees. The proposed deviation from standard street tree requirements is consistent with aesthetic within the adjacent Lotis 1 Wellington and provides for a cohesive for residents and visitors to the site. Street trees being provided within the single-family portion of the site (Pod C) will be provided within the lot and not the road right of way to avoid utility and lighting conflicts as well as minimize future maintenance issues with the community sidewalks and street curbing. The trees will be the maintenance responsibility of the Community HOA and be maintained as required street trees on the individual lots.

Village of Wellington Tree Fund

The proposed landscape plans will provide for a table that identifies compliance with all of the landscape requirements for the overall site, buffers and individual lots or buildings. As a Multiple Use development,

there is an additional requirement for 30% more material above code requirements to be provided which must also be identified in the approved landscape set. Any tree requirements that cannot be met on-site will pay in the Village of Wellington Tree Fund based on the current approved valuation within the ULDC.

B TYPE B ROW 25' LANDSCAPE BUFFER - 1

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.
- LANDSCAPE BUFFER AND BERM REQUIREMENTS ADJACENT TO STATE ROAD 7 ARE PER LDR SEC.7.3.6.T.

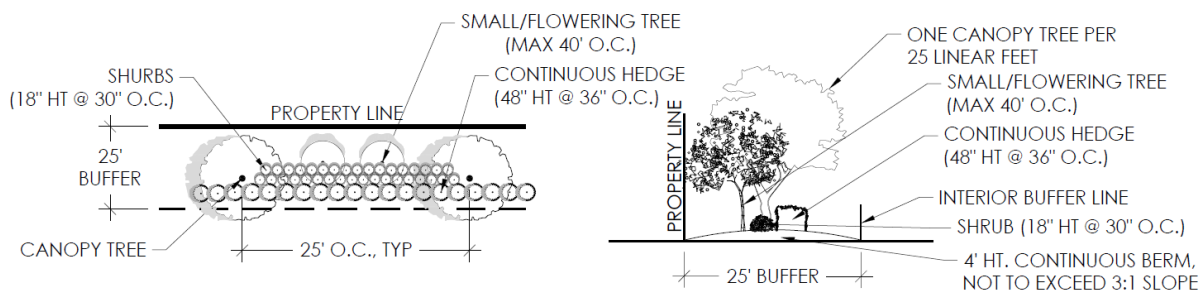


Figure 2: Type B 25' R-O-W Buffer

In addition, a 10' perimeter buffer has been provided around the entire MUPD property. Please see details from the Lotis II Master Regulating Plan below. The Applicant requests the 10' perimeter buffer be installed in phases throughout the development.

A TYPE A 10' LANDSCAPE BUFFER - 2, 7

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12" WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.

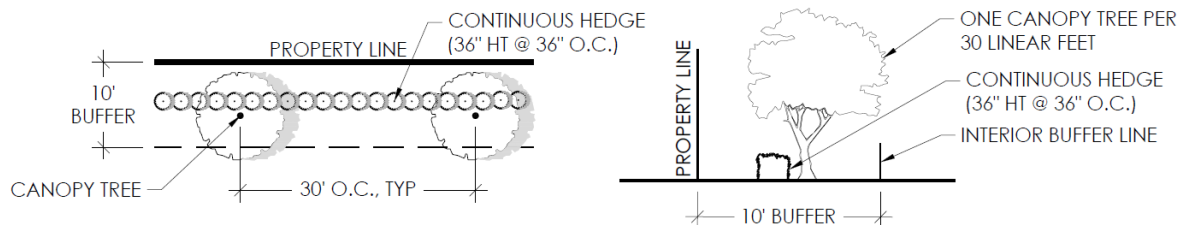


Figure 3: Type A 10' Landscape Buffer

C TYPE A/F 20'-22' LANDSCAPE BUFFER - 3, 4, 5, 6

NTS.

NOTES:

- FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
- ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT WITH FP&L'S TREE LIST SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES AND PURSUANT TO SECTION 7.3.E.12.A OF THE ULDC.
- ALL PALMS SHALL HAVE A MINIMUM 12' WOOD TRUNK AND CLUSTERS SHALL INCLUDE STAGGERED HEIGHTS OF 12' - 18'.
- ALL SPECIES, HEIGHT AND LOCATION SHALL REQUIRE VILLAGE OF WELLINGTON APPROVAL.
- A GROUP OF 3 OR MORE PALMS (AS APPROVED BY VOW) MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.

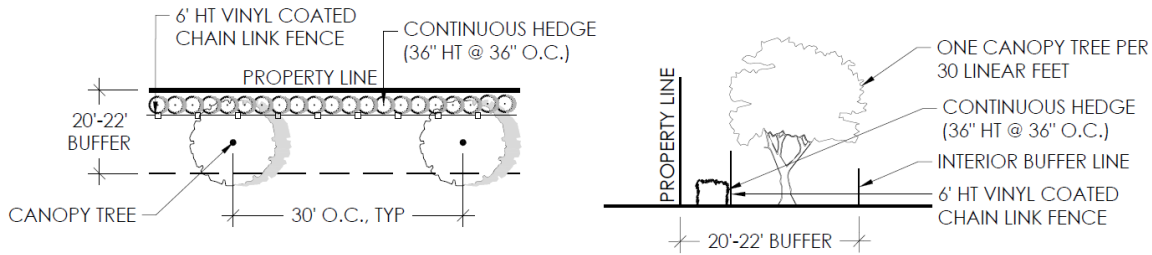


Figure 4: Type A/F 20'-22' Buffer

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Examples of the type of plant material to be utilized for the project's entryway are provided below.

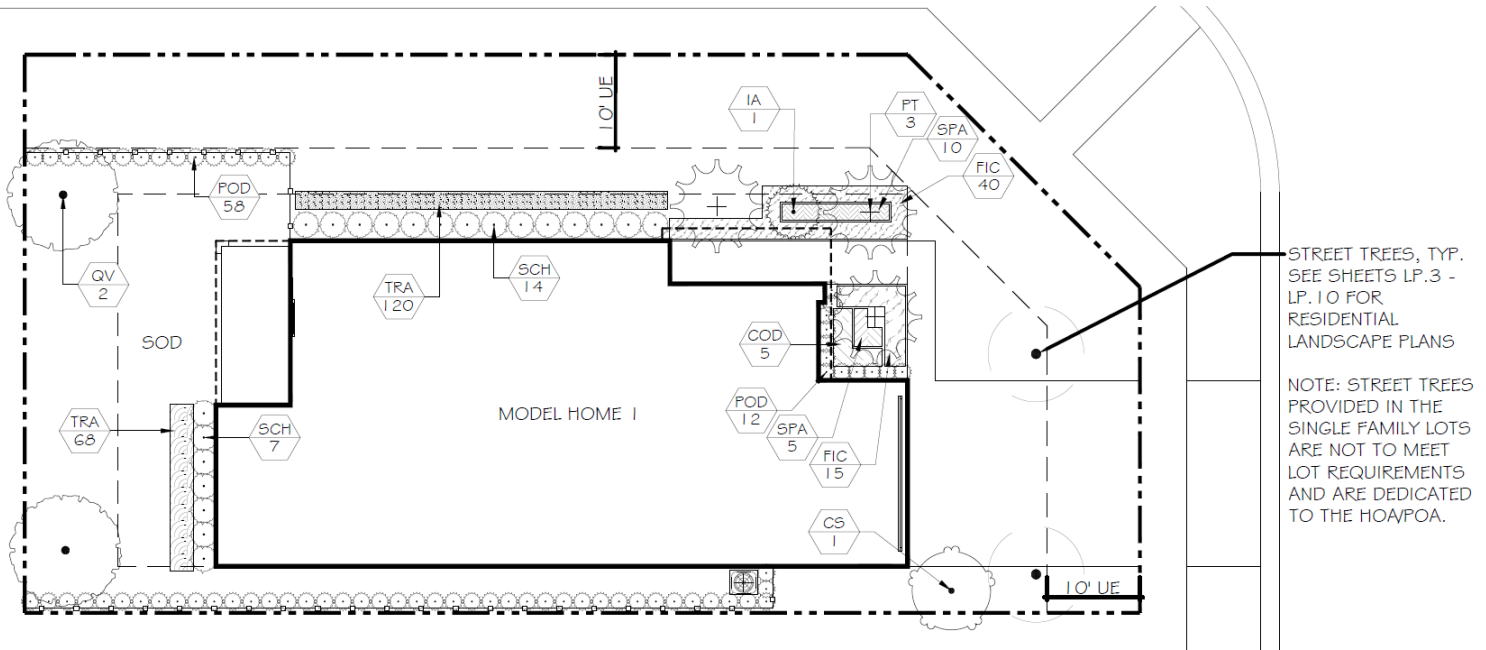


Figure 5: Medjool Date Palm



Figure 6: Royal Palm

Single-Family Typical Lot Landscape



PLANT SCHEDULE CORNER LOT				
TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CS	1	Cordia sebestena	Orange Geiger Tree	14' HT. MIN. X 6" SFR, 2.5" CAL. MIN., 5' C.T. MIN.
IA	1	Ilex x attenuata 'East Palatka'	East Palatka Holly	10' HT X 4' SFR, 2" CAL
PT	3	Ptychosperma elegans	Alexander Palm	22-24" O.A. HT, 18" G.W. MIN. MATCHED
QV	2	Quercus virginiana	Southern Live Oak	14' HT X 7" SFR, 2.5" CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
POD	70	Podocarpus macrophyllus	Yew Pine	45" HT X 24" SFR
SCH	21	Schottia arbuticola 'Variegata'	Variegated Green Arbuticola	36" HT X 36" SFR @ 36" O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
COD	5	Codaeum variegatum 'Magnificent'	Croton	24" HT X 18" SFR @ 24" O.C.
FIC	55	Ficus microcarpa 'Green Island'	Green Island Ficus	12" HT X 12" SFR @ 18" O.C.
SPA	15	Spathoglottis plicata 'Purple'	Purple Ground Orchid	18" HT X 18" SFR @ 18" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TRA	185	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	6"ht. x 10" Spr. @ 10" O.C.

FOUNDATION PLANTING REQUIREMENT CHART

BUILDING 1	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 6,800 SQ. FT.	5	6	100	152	50	65	75	76	3	3 PALMS W/ 1 ACCENT TREE

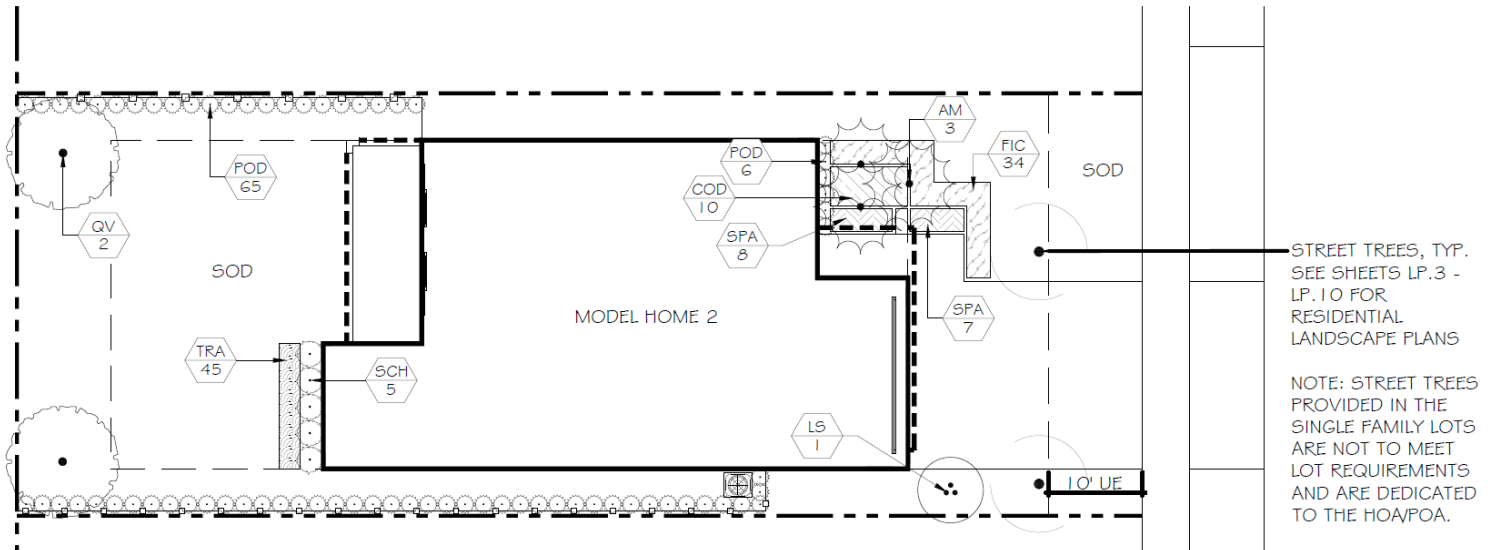
NOTES:

- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.

ADDITIONAL NOTES:

- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.
- Street trees and foundation planting with accent trees are required along the street side of each lot.
- One (1) accent tree shall be required in the front plane in addition to the three (3) lot trees. Trees as required/provided are lot tree/palm, which is in addition to accent trees.
- Minimum lot hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.
- All landscaping noted as provided is the minimum that shall be on each lot as approved with the Lotis 2 PSM.

Figure 7: SF Type 1 Building - Landscape Plan



PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AM	3	Adonidia merrillii	Christmas Palm	14-16" O.A. HT, SINGLE TRUNK @ MATURITY: 10'
LS	1	Lagerstroemia speciosa	Queen's Grape Myrtle	14' HT X 7" SFR., SYMMETRICAL, STANDARD
QV	2	Quercus virginiana	Southern Live Oak	14" HT X 7" SFR, 2.5" CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
POD	71	Podocarpus macrophyllus	Yew Pine	48" HT X 24" SFR
SCH	5	Schefflera arboricola 'Variegata'	Variegated Green Arboricola	36" HT X 36" SFR @ 36" O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
COD	10	Codiaeum variegatum 'Magnificent'	Croton	24" HT X 18" SFR @ 24" O.C.
FIC	34	Ficus microcarpa 'Green Island'	Green Island Ficus	12" HT X 12" SFR @ 18" O.C.
SPA	15	Spathoglottis plicata 'Purple'	Purple Ground Orchid	18" HT X 18" SFR @ 18" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TRA	45	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	6" Ht. x 10" Spr. @ 10" O.C.

FOUNDATION PLANTING REQUIREMENT CHART										
BUILDING 2	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 5,400 SQ. FT.	4	4	80	135	40	45	60	65	3	3 PALMS W/ 1 ACCENT TREE

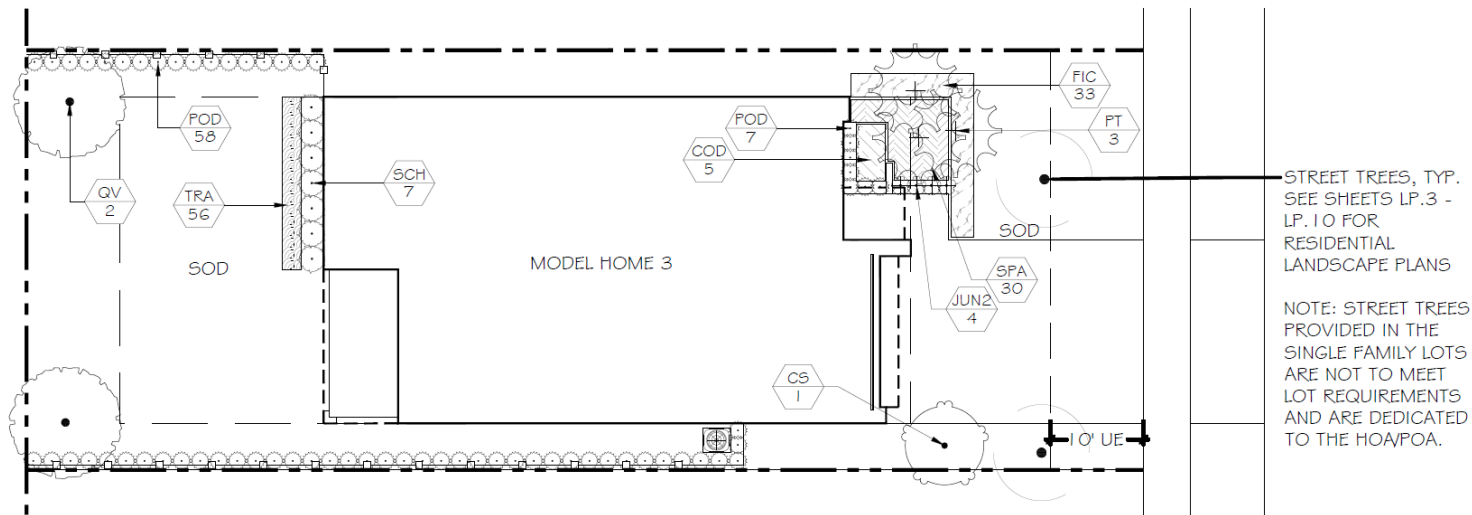
NOTES:

1. ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
2. LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
3. ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.

ADDITIONAL NOTES:

1. ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
2. ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T AT TIME OF INSTALLATION.
3. NO SELF CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.
4. Street trees and foundation planting with accent trees are required along the street side of each lot.
5. One (1) accent tree shall be required in the front plane in addition to the three (3) lot trees. Trees as require/provided are lot tree/palm, which is in addition to accent trees.
6. Minimum lot hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.
7. All landscaping noted as provided is the minimum that shall be on each lot as approved with the Lotis 2 PSM.

Figure 8: SF Type 2 Building - Landscape Plan



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CS	1	Cordia alliodora	Orange Ginger Tree	14" HT. MIN. X 6" SFR. 2.5" CAL. MIN., 8" C.T. MIN.
PT	3	Pythosperma elegans	Alexander Palm	22-24" O.A. HT, 18" G.W. MIN. MATCHED
QV	2	Quercus virginiana	Southern Live Oak	14" HT X 7" SFR, 2.5" CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
JUN2	4	Juniperus davurica	Parson's Juniper	48" HT. X 24" SFR.
POD	65	Podocarpus macrophyllus	Yew Pine	48" HT X 24" SFR
SCH	7	Schefflera arborescens 'Variegata'	Variegated Green Arborescens	36" HT X 36" SFR @ 36" O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
COD	5	Codiaeum variegatum 'Magnificent'	Croton	24" HT X 18" SFR @ 24" O.C.
FIC	33	Ficus microcarpa 'Green Island'	Green Island Ficus	12" HT X 12" SFR @ 18" O.C.
SPA	30	Spathoglottis plicata 'Purple'	Purple Ground Orchid	18" HT X 18" SFR. @ 18" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TRA	5G	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	6"ht. x 10" Spr. @ 10" O.C.

FOUNDATION PLANTING REQUIREMENT CHART

BUILDING 3	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 5,400 SQ. FT.	4	4	50	144	40	5G	60	79	3	3 PALMS W/ 1 ACCENT TREE

NOTES:

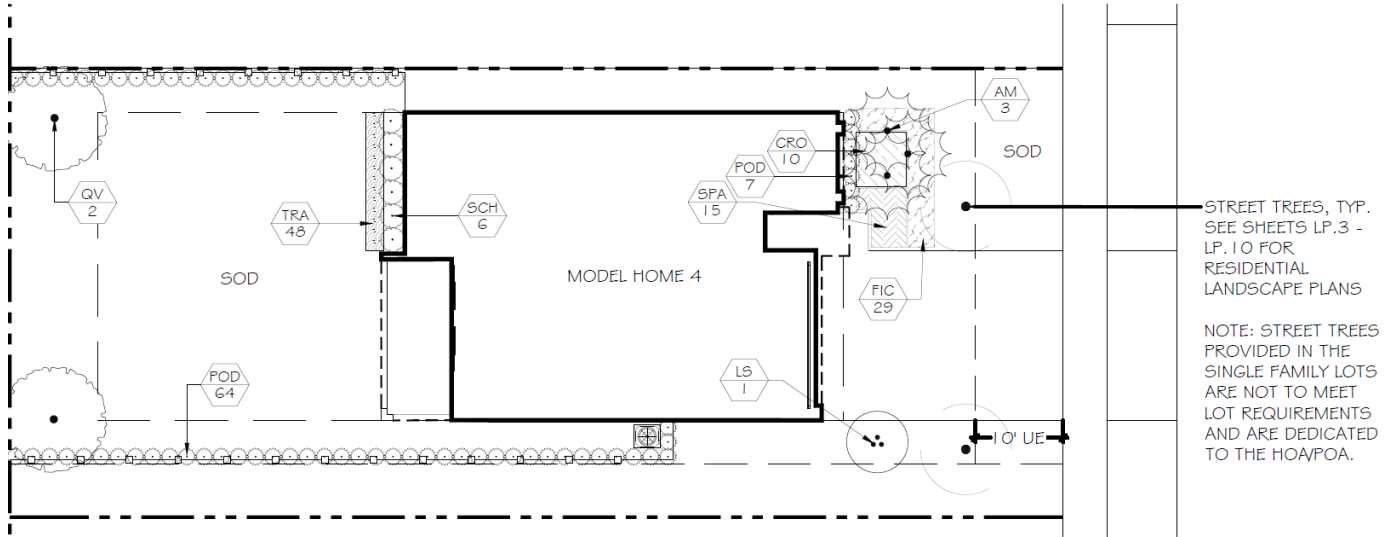
- ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
- LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
- ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.

Figure 9:SF Type 3 Building - Landscape Plan

ADDITIONAL NOTES:

- ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
- ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
- NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.
- Street trees and foundation planting with accent trees are required along the street side of each lot.
- One (1) accent tree shall be required in the front plane in addition to the three (3) lot trees. Trees as required/provided are lot tree/palm, which is in addition to accent trees.
- Minimum lot hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.
- All landscaping noted as provided is the minimum that shall be on each lot as approved with the Lotis 2 PSM.

0 5'



PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AM	3	Adonia Merrillii	Christmas Palm	14-16" O.A. HT, SINGLE TRUNK @ MATURITY: 10'
LS	1	Lagerstroemia speciosa	Queen's Grape Myrtle	14' HT X 7" SFR., SYMMETRICAL, STANDARD
QV	2	Quercus virginiana	Southern Live Oak	14' HT X 7" SFR., 2.5" CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
POD	71	Podocarpus macrophyllus	Yew Pine	45" HT X 24" SFR.
SCH	6	Schefflera arboricola 'Vanegata'	Variegated Green Arthoncola	36" HT X 36" SFR. @ 36" O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CRO	10	Codiaeum variegatum 'Magnificent'	Croton	24" HT X 18" SFR. @ 24" O.C.
FIC	29	Ficus microcarpa 'Green Island'	Green Island Ficus	12" HT X 12" SFR. @ 18" O.C.
SPA	15	Spathoglottis plicata 'Purple'	Purple Ground Orchid	18" HT X 18" SFR. @ 18" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TRA	48	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	6"ht. x 10" Spr. @ 10" O.C.

FOUNDATION PLANTING REQUIREMENT CHART										
BUILDING 4	REQUIRED TREES:	PROVIDED TREES:	REQUIRED SHRUBS:	PROVIDED SHRUBS:	REQUIRED GROUNDCOVERS:	PROVIDED GROUNDCOVERS:	REQUIRED SHRUBS IN FRONT PLANE (75%)	PROVIDED SHRUBS IN FRONT PLANE (75%)	REQUIRED TREES IN FRONT PLANE	PROVIDED TREES IN FRONT PLANE
LOT SIZE: 5,400 SQ. FT.	4	4	80	131	40	48	60	61	3	3 PALMS W/ 1 ACCENT TREE

NOTES:

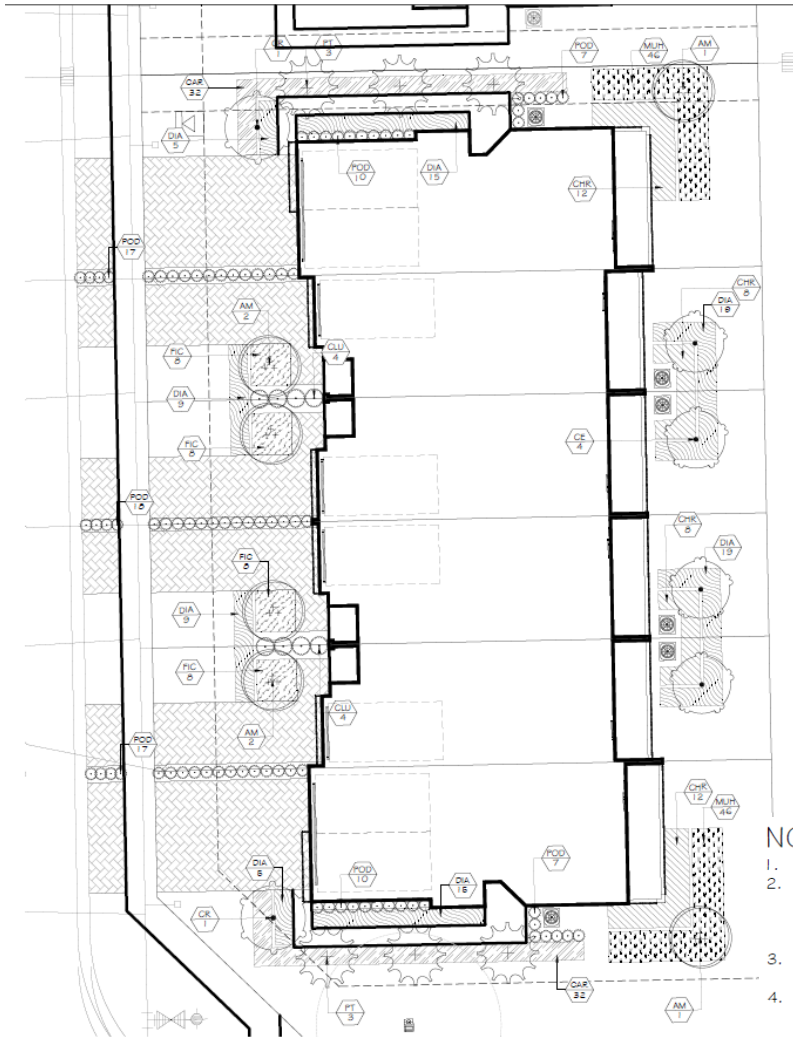
1. ADDITIONAL TREE(S) TO BE PROVIDED FOR SINGLE FAMILY RESIDENTIAL LOTS THAT ARE LARGER THAN TYPICALS SHOWN.
2. LARGER LOTS SHALL COMPLY WITH ALL LDR STANDARDS.
3. ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.

ADDITIONAL NOTES:

1. ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
2. ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
3. NO SELF-CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.
4. Street trees and foundation planting with accent trees are required along the street side of each lot.
5. One (1) accent tree shall be required in the front plane in addition to the three (3) lot trees. Trees as require/provided are lot tree/palm, which is in addition to accent trees.
6. A minimum of the two (2) of the lot trees shall be hardwood/shade trees.
7. All landscaping noted as provided is the minimum that shall be on each lot as approved with the Lotis 2 PSM.

Figure 10: SF Type 4 Building - Landscape Plan

Multi-Family-Family Typical Lot Landscape



NOTES:

1. ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
2. ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
3. ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T AT TIME OF INSTALLATION.
4. NO SELF CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

5. Foundation planting with accent trees are required along all sides.

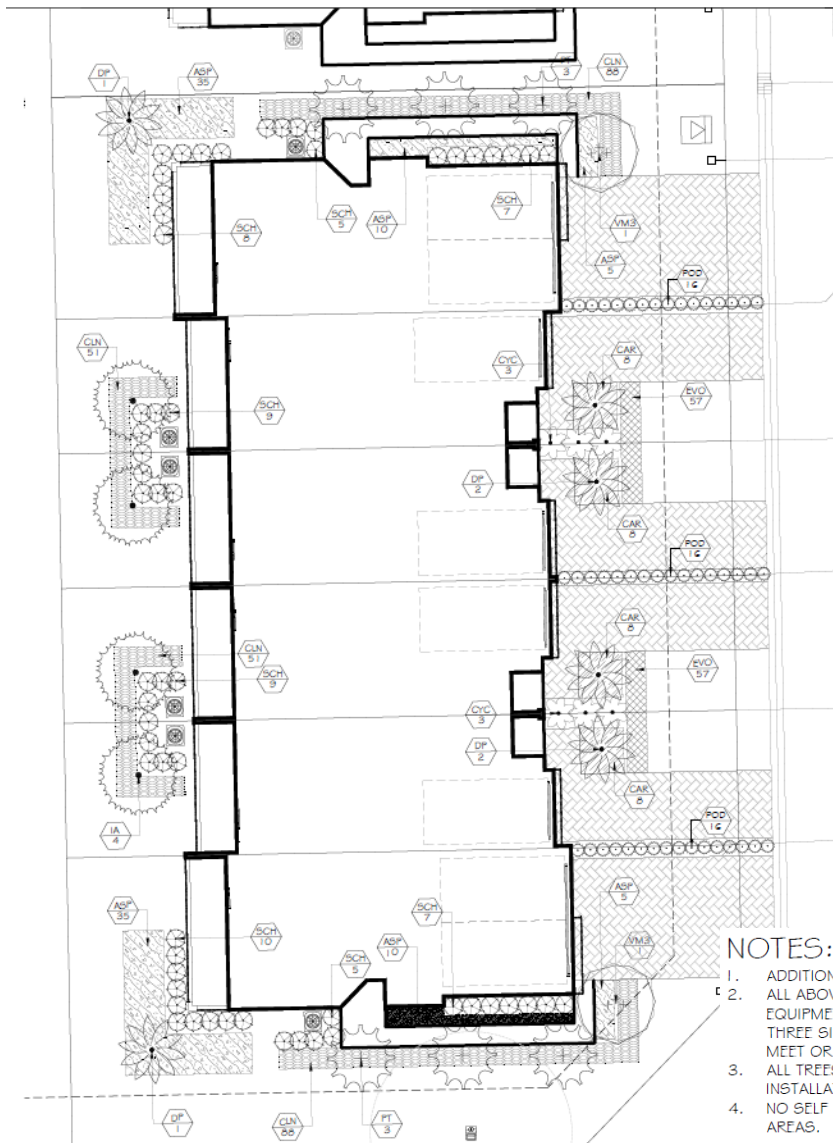
6. One (1) accent tree shall be required in the front plane in addition to the lot trees. Trees as require/provided are lot tree/palm, which is in addition to accent trees.

7. Minimum lot hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.

PLANT SCHEDULE MF TYPE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AM	6	Adonia merriamii	Christmas Palm	14-16" O.A. HT, TRIPLE TRUNK TRUNK @ MATURITY: 10"
CR	2	Clusia rosea 'Pitch Apple'	Balsam Apple	21" HT X 12" SPR.
CE	4	Conocarpus erectus	Buttonwood	16" HT X 10" SPR, 3.5" CAL
PT	6	Ptychosperma elegans	Alexander Palm	28" O.A. HT, 24" G.W.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CLU	8	Clusia guttifera	Small Leaf Clusia	36" HT X 30" SPR
POD	86	Podocarpus macrophyllus	Yew Pine	48" HT X 24" SPR.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CAR	64	Canessa macrocarpa 'Emerald Blanket'	Emerald Blanket Canessa	24" HT X 24" SPR @ 30" O.C.
CHR	40	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	36" HT X 36" SPR @ 36" O.C.
DIA	96	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	24" HT X 24" SPR @ 30" O.C.
FIC	32	Ficus microcarpa 'Green Island'	Green Island Ficus	24" HT X 24" SPR @ 30" O.C.
MUH	92	Muhlenbergia capillans	Pink Muhly	18" HT X 18" SPR @ 24" O.C.

Figure 11: MF Type 1 Typical Building Foundation Plan



NOTES:

1. ADDITIONAL PLANTING MATERIAL MAY BE REQUIRED AT TIME OF INSPECTION.
2. ALL ABOVE GROUND AND WALL MOUNTED UTILITY/TRANSFORMER BOX, MECHANICAL EQUIPMENT, VALVES, ETC., SHALL BE LOCATED ON-SITE WITH REQUIRED SCREENING ON THREE SIDES WHILE MAINTAINING REQUIRED THREE FEET OF CLEARANCE AND HEIGHT TO MEET OR EXCEED EQUIPMENT BEING SCREENED.
3. ALL TREES IN VEHICULAR AND PEDESTRIAN AREAS TO HAVE MINIMUM 8' C.T. AT TIME OF INSTALLATION.
4. NO SELF CLEANING TREE/PALM SPECIES TO BE USED IN PEDESTRIAN OR VEHICULAR AREAS.

PLANT SCHEDULE MF TYPE 2				
TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
DP	6	<i>Dictyosperma album</i>	Princess Palm	10' MIN. C.T.
IA	4	<i>Ilex x attenuata</i> 'East Palatka'	East Palatka Holly	21' HT X 12' SPR.
PT	6	<i>Ptychosperma elegans</i>	Alexander Palm	28' O.A. HT, 24' G.W.
VM3	2	<i>Veitchia montgomeryana</i>	Montgomery Palm	30' O.A. HT, 24' G.W. MIN. TRIPLE TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CYC	6	<i>Cycas revoluta</i>	Sago Palm	24' HT. X 24" SPR.
POD	36	<i>Podocarpus macrophyllus</i>	Yew Pine	48" HT X 24" SPR.
SCH	60	<i>Schefflera arboicola</i>	Green Arboicola	36" HT X 30" SPR.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ASP	100	<i>Asparagus aethiopicus</i>	Foxtail Fern	24" HT X 24" HT.
CAR	32	<i>Carissa macrocarpa</i> 'Emerald Blanket'	Emerald Blanket Carissa	24" HT X 24" SPR @ 30" O.C.
CLN	276	<i>Clusia guttifera nana</i>	Dwaft Clusia	12" HT X 12" SPR. @ 18" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
EVO	114	<i>Evolvulus glomeratus</i> 'Blue Daze'	'Blue Daze'	12" HT X 12" SPR @ 12" O.C.

5. Foundation planting with accent trees are required along all sides.
6. One (1) accent tree shall be required in the front plane in addition to the lot trees. Trees as require/provided are lot tree/palm, which is in addition to accent trees.
7. Minimum lot hardwood/shade tree required: One (1) for lots less than 6,000 SF, and two (2) for lots more than 6,000 SF.

Figure 12: MF Type 2 Typical Building Foundation Plan

Signage Regulations

The applicant will develop a Master Sign Program for both freestanding and building-mounted signs. This Program (provided under separate cover) describes the permitted sign locations, sizes, style, colors, and branding guidelines.

All building-mounted sign options shown within the Master Sign Program are Landlord approved but require ARB approval. The tenant is responsible for obtaining all signage-related approvals in the following order:

- 1) Landlord review and approval;
- 2) Village of Wellington Architectural Review Board (ARB) approval; and
- 3) Village of Wellington sign permit approval and issuance

Conceptual Signage details are provided below.



Figure 13: Conceptual Entryway Monument Sign



Figure 14: Conceptual Entryway Monument Signage

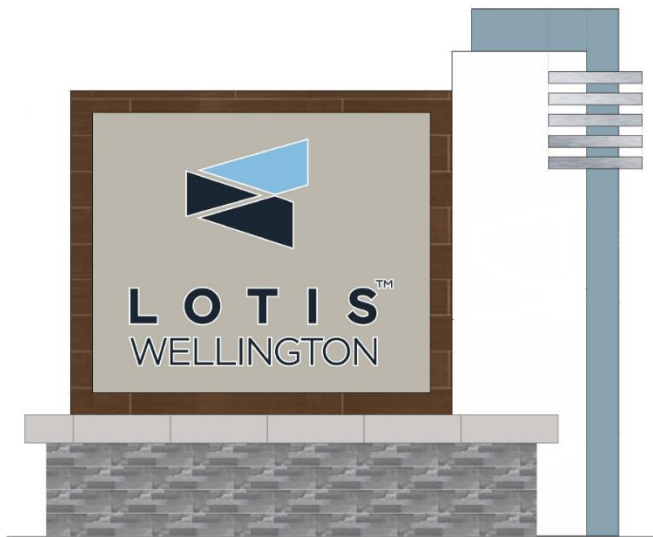


Figure 15: Conceptual Internal Monument Sign



Figure 16: Conceptual Residential Entryway Sign

Circulation

Pedestrian

The Lotis Wellington II Development promotes pedestrian circulation and community connection. The plan has provided public open space and recreational areas with interconnectedness throughout the uses. Pedestrian amenities have been incorporated which include walkways, trash receptacles, benches, and shade structures.

A 10-foot wide sidewalk has been situated along the north and south sides of the entrance roadway (Deco Drive), and connects to all Pods within the development allowing pedestrian accessibility and walkability throughout the site. Sidewalks are proposed to be shaded, with a combination of canopy and palm trees creating a comfortable and safe pathway for both residents and the public to enjoy the community.

Bicycle

Bicycle paths have been provided along Deco Drive, the central roadway and connection to State Road 7, which then connects to Lapis Lane which connects north the residential community and south to the Lotis I development. These connections provide for a bicycle path that fully connects all uses within the site and provides for uninterrupted access all the way down to the Wellington Regional Medical Center to the south. Bicycle paths will not be required or provided within vehicular parking areas for any use as this would create potential safety risks and conflicts between automobiles and cyclists. Additionally, dedicated bicycle lanes are not required within the residential roadways of the community as the reduced number of vehicle trips and neighborhood design does not warrant a dedicated lane.

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D ENHANCED CROSSWALK SYSTEM

SCALE: 1/16" = 1' - 0"

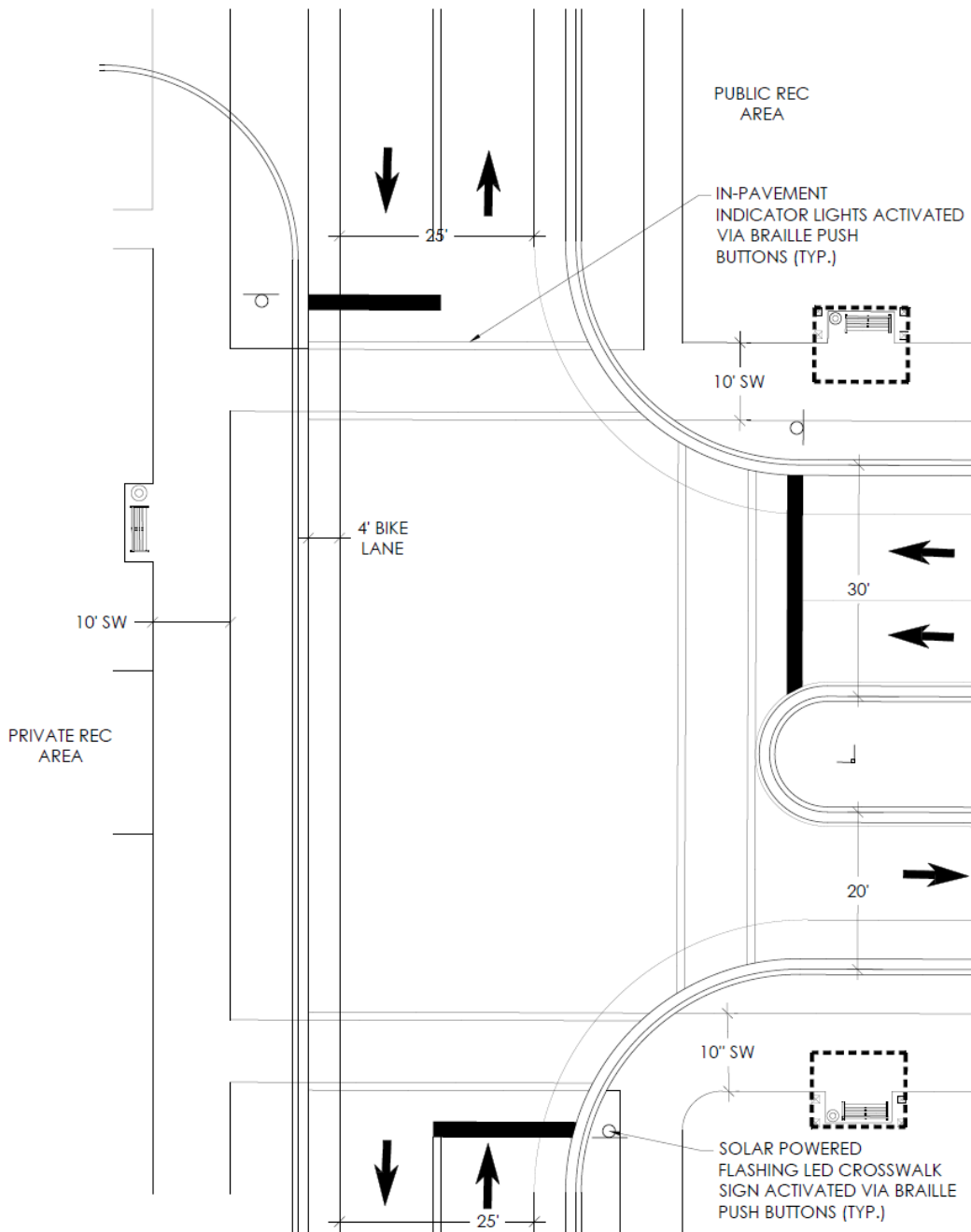
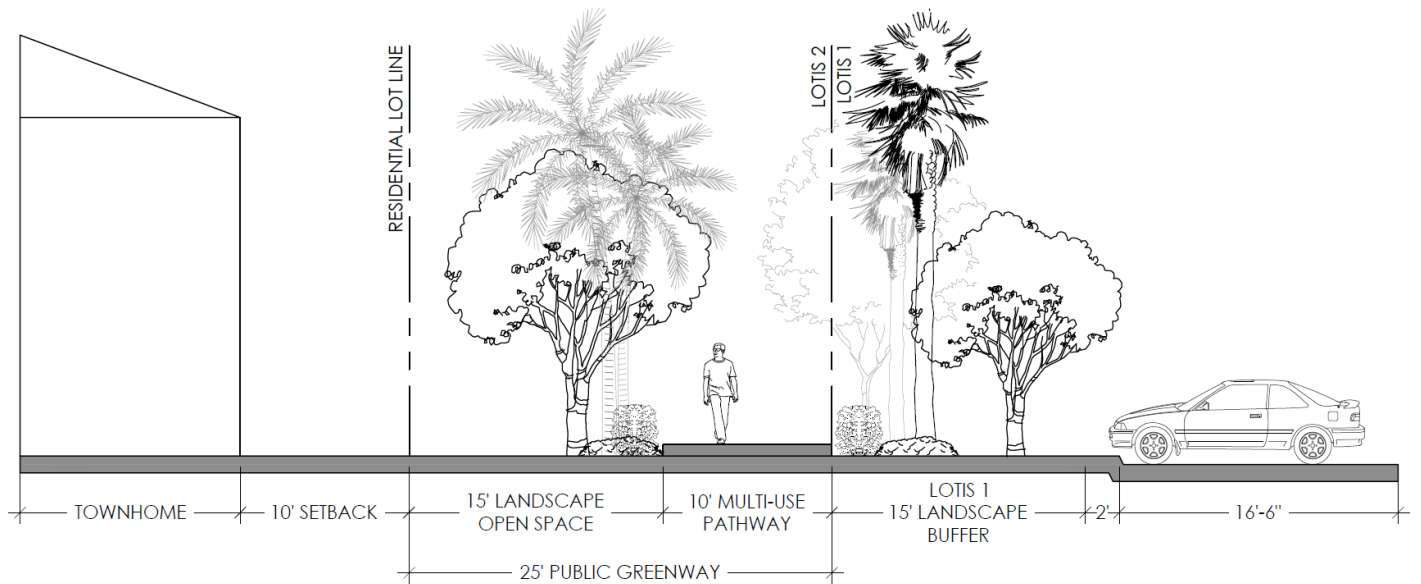


Figure 17: Crosswalk System

The Lotis Wellington II Development includes a Greenway which extends from the Lotis Wellington I project and extends into Lotis Wellington II along the southwest corner of the project. See detail section below.



J

LOTIS 1 & 2 PUBLIC GREENWAY SECTION (POD C-1 & E-1)

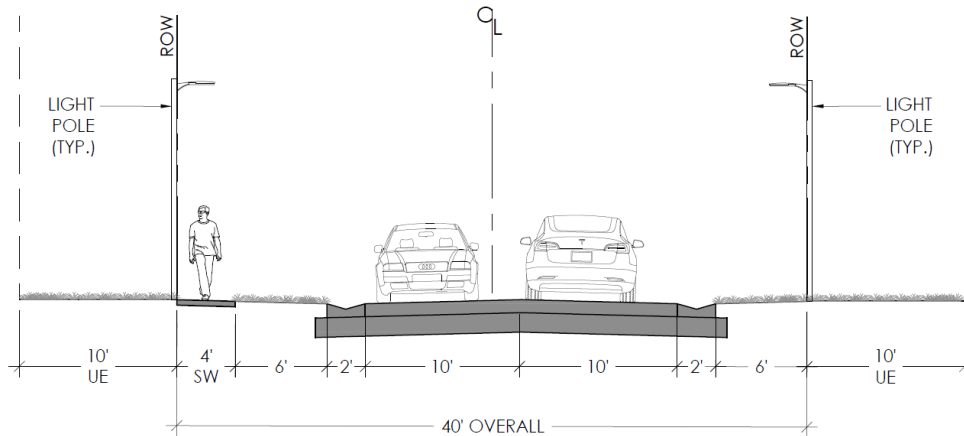
SCALE: 1/8" = 1' - 0"

Figure 18: Greenway Section

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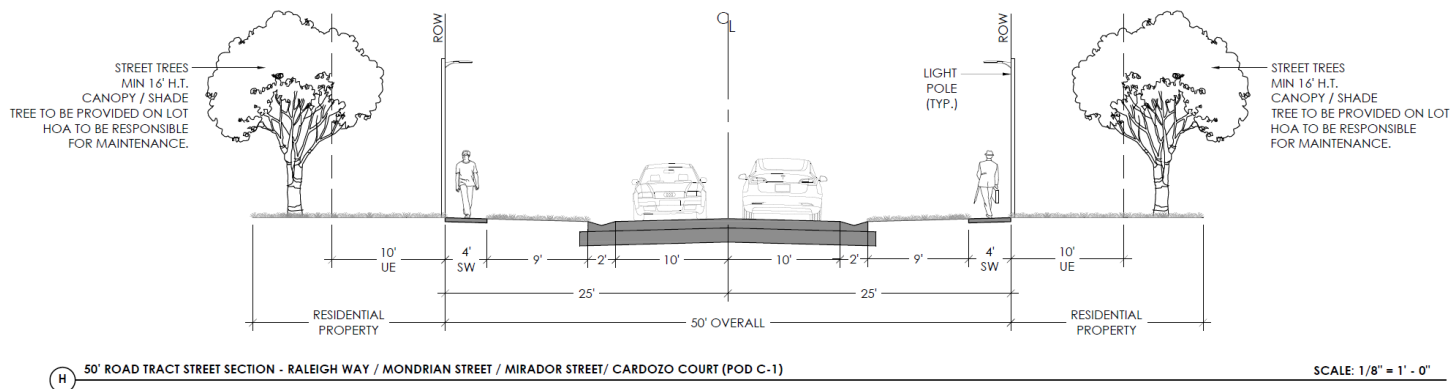
Vehicular Circulation

The Lotis Wellington II Development provides an interconnected roadway system internal to the development. The following details outline the street section guideline for each internal roadway.



I 40' ROAD TRACT TOWNHOME STREET SECTION - RONEY STREET / CARILON STREET / NATIONAL STREET / RIVO ALTO WAY (POD C-1) SCALE: 1/8" = 1' - 0"
NOTE: NO STREET TREES WILL BE REQUIRED ALONG THIS 40' ROW SECTION. REQUIRED STREET TREES SHALL BE OFFSET BY PAYMENT TO THE VILLAGE OF WELLINGTON TREE FUND.

Figure 19: 40' Road Tract Section



H 50' ROAD TRACT STREET SECTION - RALEIGH WAY / MONDRIAN STREET / MIRADOR STREET / CARDOZO COURT (POD C-1)

SCALE: 1/8" = 1' - 0"

Figure 20: 50' Road Tract Street Section

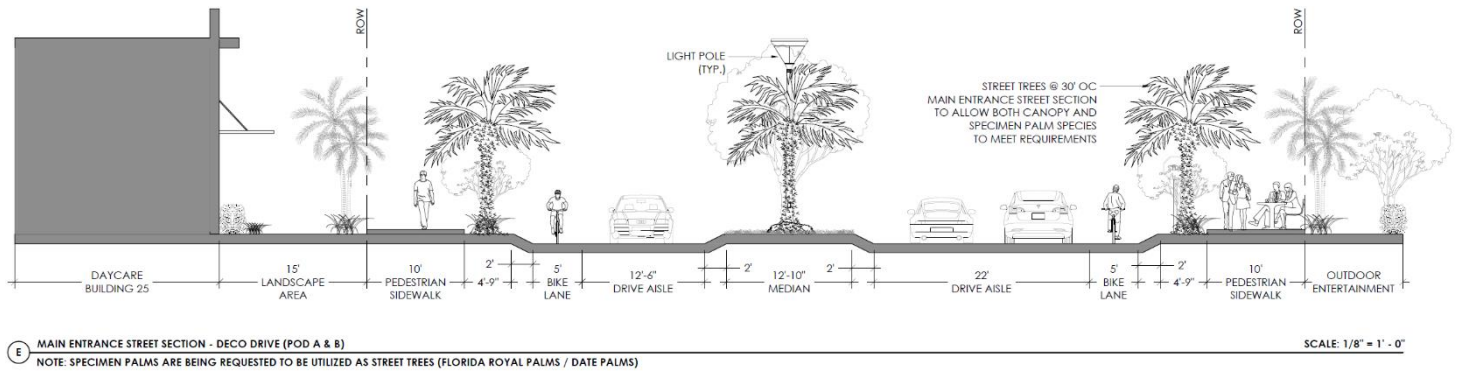


Figure 21: Main Entrance Section - Deco Drive

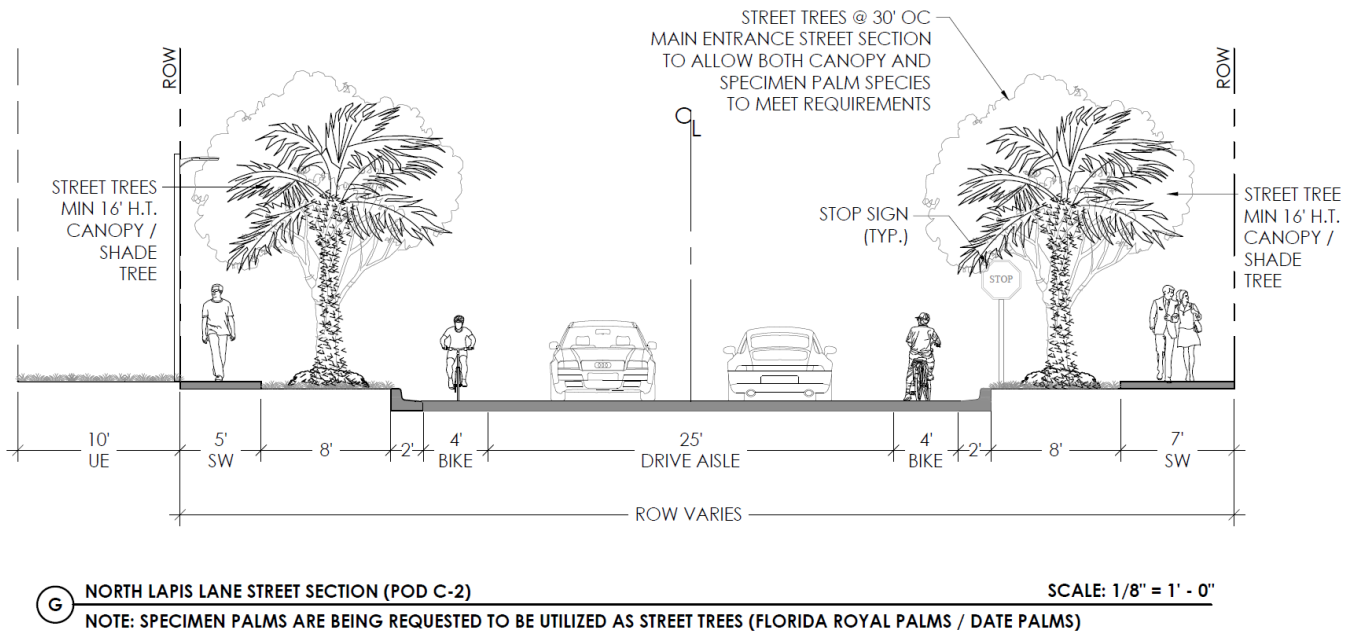
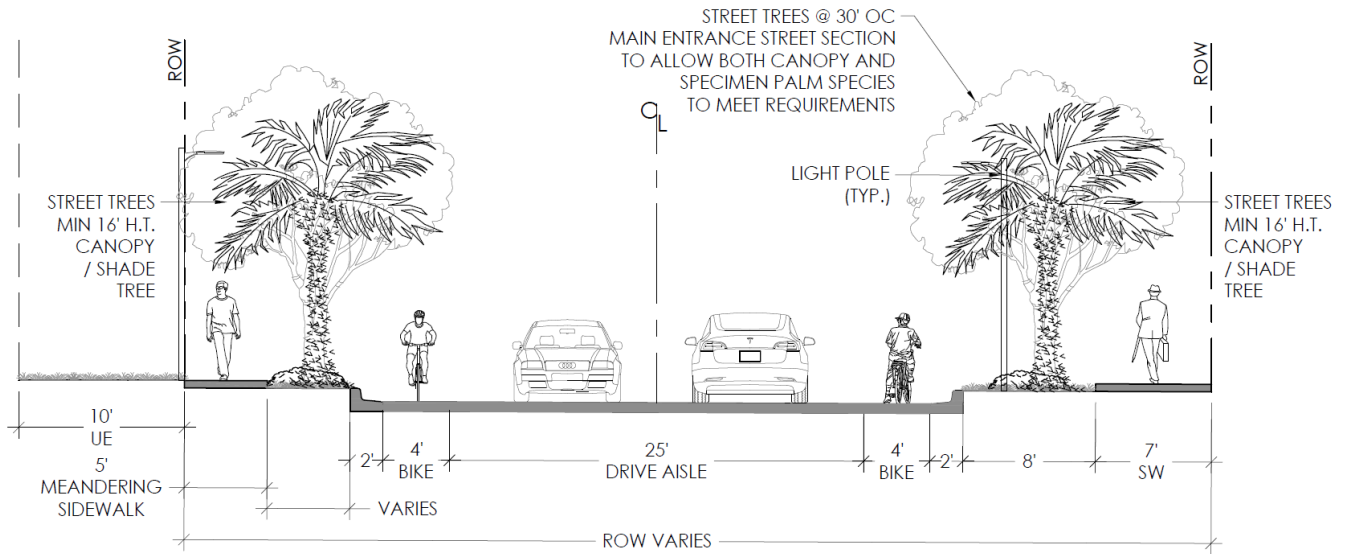


Figure 22: North Lapis Lane Street Section



F SOUTH LAPIS LANE STREET SECTION (POD C-2) **SCALE: 1/8" = 1' - 0"**
NOTE: SPECIMEN PALMS ARE BEING REQUESTED TO BE UTILIZED AS STREET TREES (FLORIDA ROYAL PALMS / DATE PALMS)

Figure 23: South Lapis Lane Street Section