

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 - MP AMENDMENT
- 10/04/2023 - MP RESUBMITTAL

| SITE DATA                         |   |
|-----------------------------------|---|
| PETITION NAME                     | LOTIS WELLINGTON  |
| PETITION NUMBER                   | 2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA  |
| 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 73414412220100000 73414412220180010 73414412220180020 73414412220120000 73414412220150000 73414412220230000 |
| EXISTING USE(S)                   | VACANT  |
| PROPOSED USE(S)                   | MIXED USE   |
| GROSS SITE AREA                   | 64.02 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

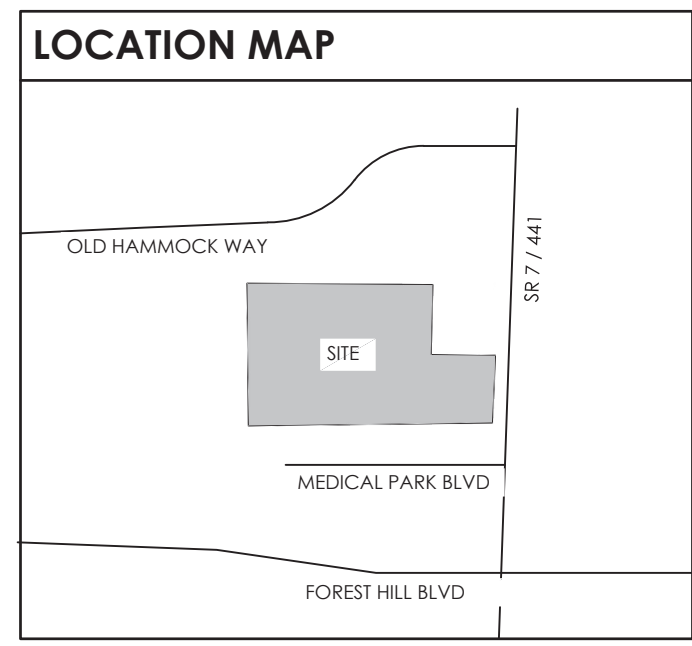
**ENVIRONMENTAL**  
 ECOTONE SERVICES  
 13945 89TH STREET  
 FELLSMERE, FL 32948  
 772.459.3339

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

NOTE: TRAFFIC SIGNAL AT PROJECT ENTRANCE ON SR7 TO BE CONSTRUCTED PRIOR TO FIRST C.O.

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.

**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 1 of 5)



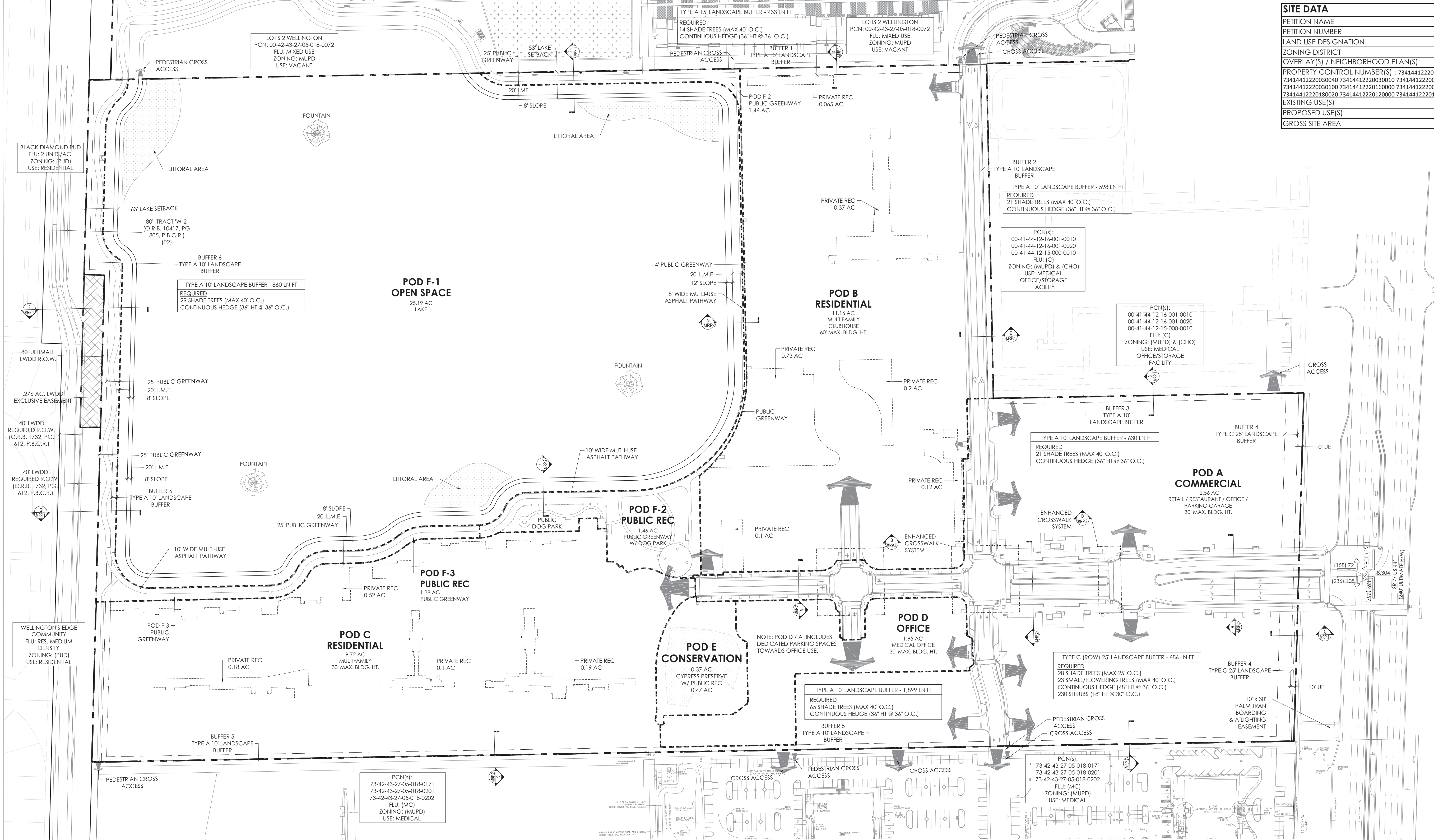
**APPROVALS**

| POD | PHASE | USE   | SF / DU / ACRES (AC)  |
|-----|-------|---|---|
| A   | 1     | QUALITY RESTAURANT (INDOOR / OUTDOOR)       | 23,676 SF (MIN.) / 44,856 SF (MAX.)*                        |
|     | 1     | RETAIL                                      | 7,200 SF (MIN.) / 23,900 SF (MAX.)*                         |
|     | 1     | OFFICE                                      | 16,700 SF / 12,700 SF (MIN.) / 36,700 SF (MAX.)*            |
| B   | 1     | BANK PARKING GARAGE                         | 2,500 SF / 331 SPACES                                       |
|     | 2     | MEDICAL OFFICE MULTI-FAMILY RESIDENTIAL     | 40,000 SF / 206 DU  |
| C   | 3     | MULTI-FAMILY RESIDENTIAL                    | 171 DU  |
| D   | 4     | DAYCARE MEDICAL OFFICE                      | 15,000 SF (210 KIDS) / 20,000 SF (MIN.) / 50,000 SF (MAX.)* |
| E   | 4     | CYPRESS PRESERVE CONSERVATION W/ PUBLIC REC | 0.37 AC CYPRESS PRESERVE / 0.47 AC PUBLIC REC               |
|     |       | ASSISTED LIVING                             | 110 BEDS / 104 DU   |
| F   |       | INDEPENDENT LIVING                          | 150 DU  |
| F-1 | 1     | LAKE  | 25.19 AC  |
| F-2 | 2     | PUBLIC GREENWAY W/ DOG PARK                 | 1.46 AC   |
| F-3 | 3     | PUBLIC GREENWAY                             | 1.38 AC   |
| ⊖   |       | LAKE / PUBLIC GREENWAY                      | 27.8 AC (INCLUDES 2.86 AC PUBLIC GREENWAY)                  |

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

**MASTER PLAN**

SHEET # MP.1



**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°51'28" 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.

**RESIDENT CALCULATIONS**

| 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                           | 1.7 / BED            | 110 BEDS       | 110              |
| <b>TOTAL NUMBER OF RESIDENTS</b>          |                      |                | <b>927 1,157</b> |

**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                |
| <b>TOTAL</b>          |                   | <b>927</b> | <b>0.92 AC 1.16 AC</b> |
| <b>TOTAL PROVIDED</b> |                   |            | <b>0 AC</b>            |

**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                   |
| <b>TOTAL</b>       |                   | <b>927</b> | <b>7.46 AC 5.79 AC</b> |

**PUBLIC RECREATION PROVIDED**

| UNIT TYPE / POD                              | AREA PROVIDED        | % CREDIT | TOTAL AC CREDIT   |
|--|----------------------|----------|-------------------|
| POD F-2 PUBLIC GREENWAY W/ DOG PARK GREENWAY | 2.06 1.46 AC         | 25%      | 0.365 AC          |
| POD F-3 - PUBLIC GREENWAY                    | 0.69 1.38 AC         | 25%      | 0.345 AC          |
| E - CYPRESS & WALKING PATHS                  | 0.84 AC              | 25%      | 0.21              |
| POD E - CONSERVATION W/ PUBLIC REC           | 0.84 AC              | 25%      | 0.21              |
| PRIVATE RECREATION (POD B / C)               | 2.575 AC             | 25%      | 0.64375 AC        |
| <b>TOTAL</b>                                 | <b>3.46 6.255 AC</b> |          | <b>1.56375 AC</b> |

**PRIVATE RECREATION REQUIREMENTS**

| UNIT TYPE          | CALCULATION     | RESIDENTS  | AREA REQUIRED          |
|--------------------|-----------------|------------|------------------------|
| MULTI-FAMILY       | 110 SF / CAPITA | 592 1,157  | 1.49 2.92 AC           |
| INDEPENDENT LIVING | 110 SF / CAPITA | 25         | 0.57 AC                |
| ASSISTED LIVING    | 110 SF / CAPITA | 110        | 0.28 AC                |
| <b>TOTAL</b>       |                 | <b>927</b> | <b>2.34 AC 2.92 AC</b> |

**PRIVATE RECREATION PROVIDED**

| UNIT TYPE / POD              | AREA PROVIDED        |
|------------------------------|----------------------|
| POD B A - MULTI-FAMILY       | 1.49 1.585 AC        |
| POD C F - INDEPENDENT LIVING | 0.61 0.99 AC         |
| POD F - ASSISTED LIVING      | 0.68 AC              |
| <b>TOTAL</b>                 | <b>2.78 2.575 AC</b> |

**LAND USE ALLOCATION PER MIXED USE TYPE 1**

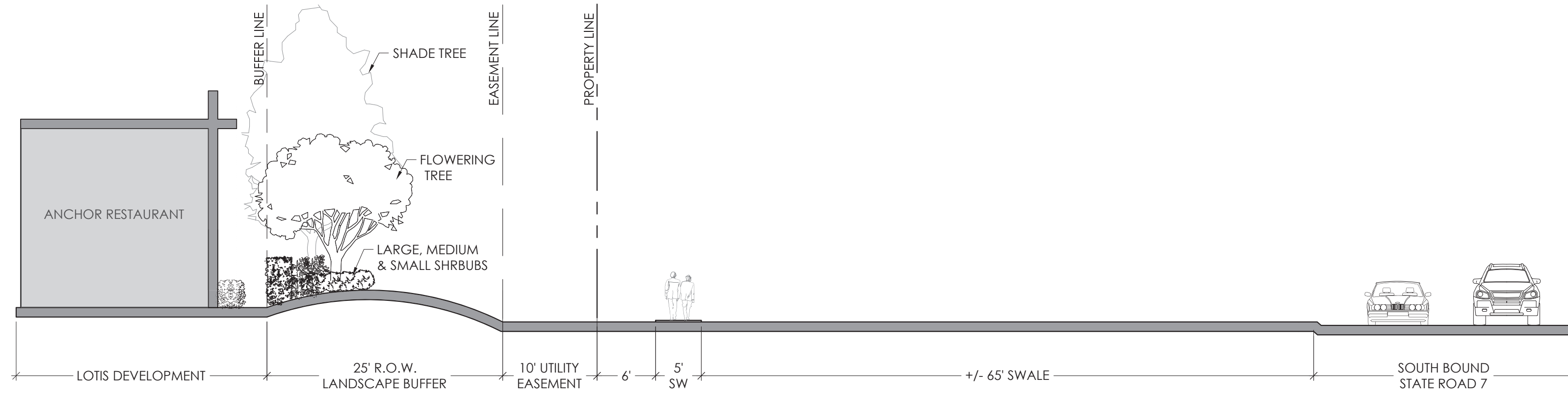
| POD              | LAND USE                | ACREAGE      | MINIMUM | % OF SITE   |
|------------------|-------------------------|--------------|---------|-------------|
| A                | COMMERCIAL              | 10 12.56     | 10%     | 15.6%       |
| B                | OFFICE-RESIDENTIAL      | 9.96 11.16   | 10%     | 17.4%       |
| C                | RESIDENTIAL             | 9.72 9.72    | 10%     | 15.2%       |
| D                | INSTITUTIONAL OFFICE    | 1.68 1.95    | 10%     | 3.05%       |
| E                | OPEN SPACE CONSERVATION | 0.6          | 0%      | 0.9%        |
| F, F-1, F-2, F-3 | OPEN SPACE              | 10.26 28.03  | 0%      | 16.0%       |
| ⊖                | OPEN SPACE              | 2.06         | 0%      | 3.2%        |
|                  | <b>TOTAL</b>            | <b>64.02</b> |         | <b>100%</b> |

\* A COMBINED MINIMUM OF 10% OF THE OVERALL PROJECT IS REQUIRED TO BE BOTH COMMERCIAL AND OFFICE.

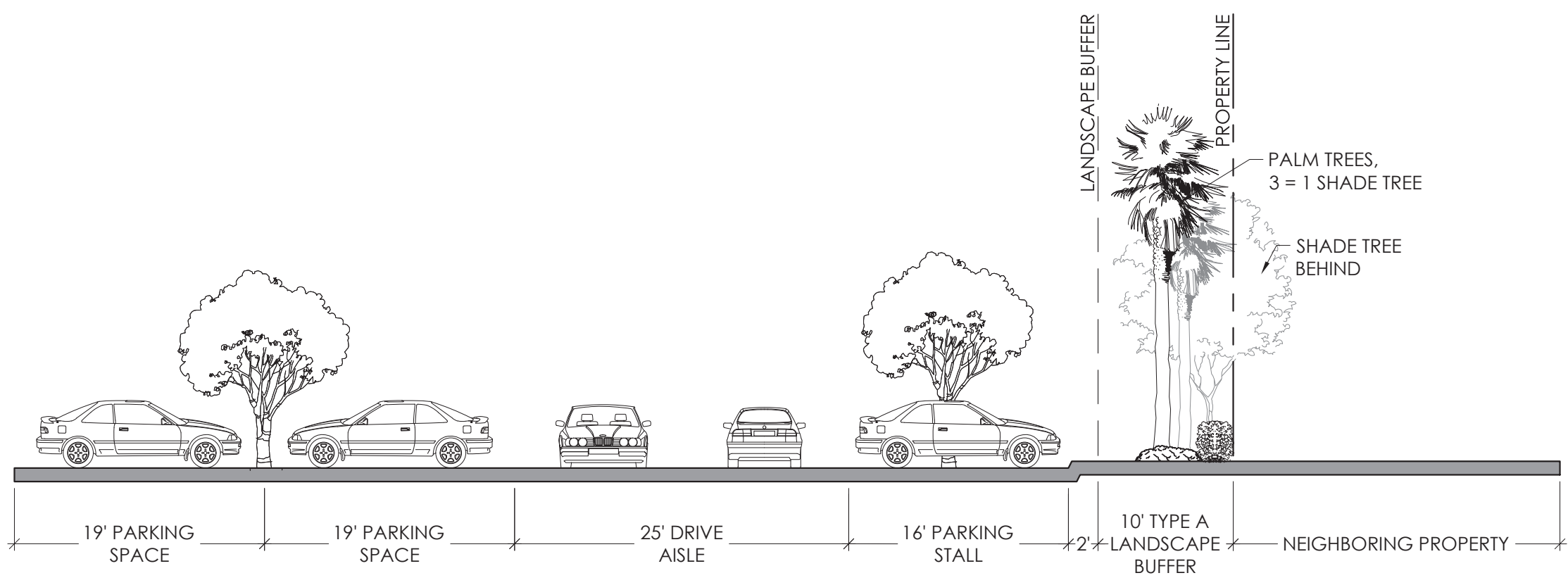
**DEVELOPMENT BREAKDOWN**

| POD | PHASE | USE   | SF / DU / ACRES (AC)  |
|-----|-------|---|---|
| A   | 1     | QUALITY RESTAURANT (INDOOR / OUTDOOR)       | 23,676 SF (MIN.) / 44,856 SF (MAX.)*                        |
|     | 1     | RETAIL                                      | 7,200 SF (MIN.) / 23,900 SF (MAX.)*                         |
|     | 1     | OFFICE                                      | 16,700 SF / 12,700 SF (MIN.) / 36,700 SF (MAX.)*            |
| B   | 1     | BANK PARKING GARAGE                         | 2,500 SF / 331 SPACES                                       |
|     | 2     | MEDICAL OFFICE MULTI-FAMILY RESIDENTIAL     | 40,000 SF / 206 DU  |
| C   | 3     | MULTI-FAMILY RESIDENTIAL                    | 171 DU  |
| D   | 4     | DAYCARE MEDICAL OFFICE                      | 15,000 SF (210 KIDS) / 20,000 SF (MIN.) / 50,000 SF (MAX.)* |
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| F   |       | INDEPENDENT LIVING                          | 150 DU  |
| F-1 | 1     | LAKE  | 25.19 AC  |
| F-2 | 2     | PUBLIC GREENWAY W/ DOG PARK                 | 1.46 AC   |
| F-3 | 3     | PUBLIC GREENWAY                             | 1.38 AC   |
| ⊖   |       | LAKE / PUBLIC GREENWAY                      | 27.8 AC (INCLUDES 2.86 AC PUBLIC GREENWAY)                  |

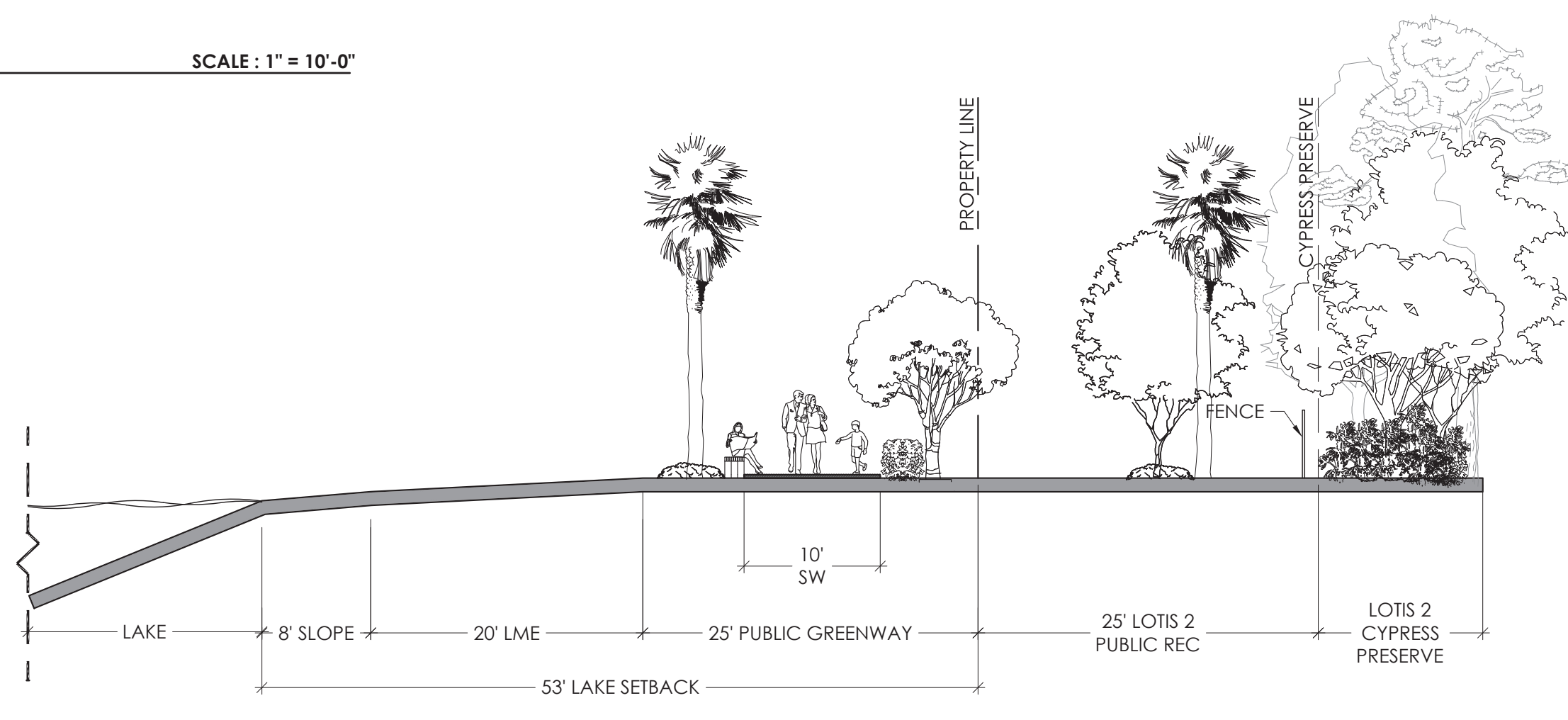
NOTE: \*PER CONDITION #4 OF MASTER PLAN RESOLUTION



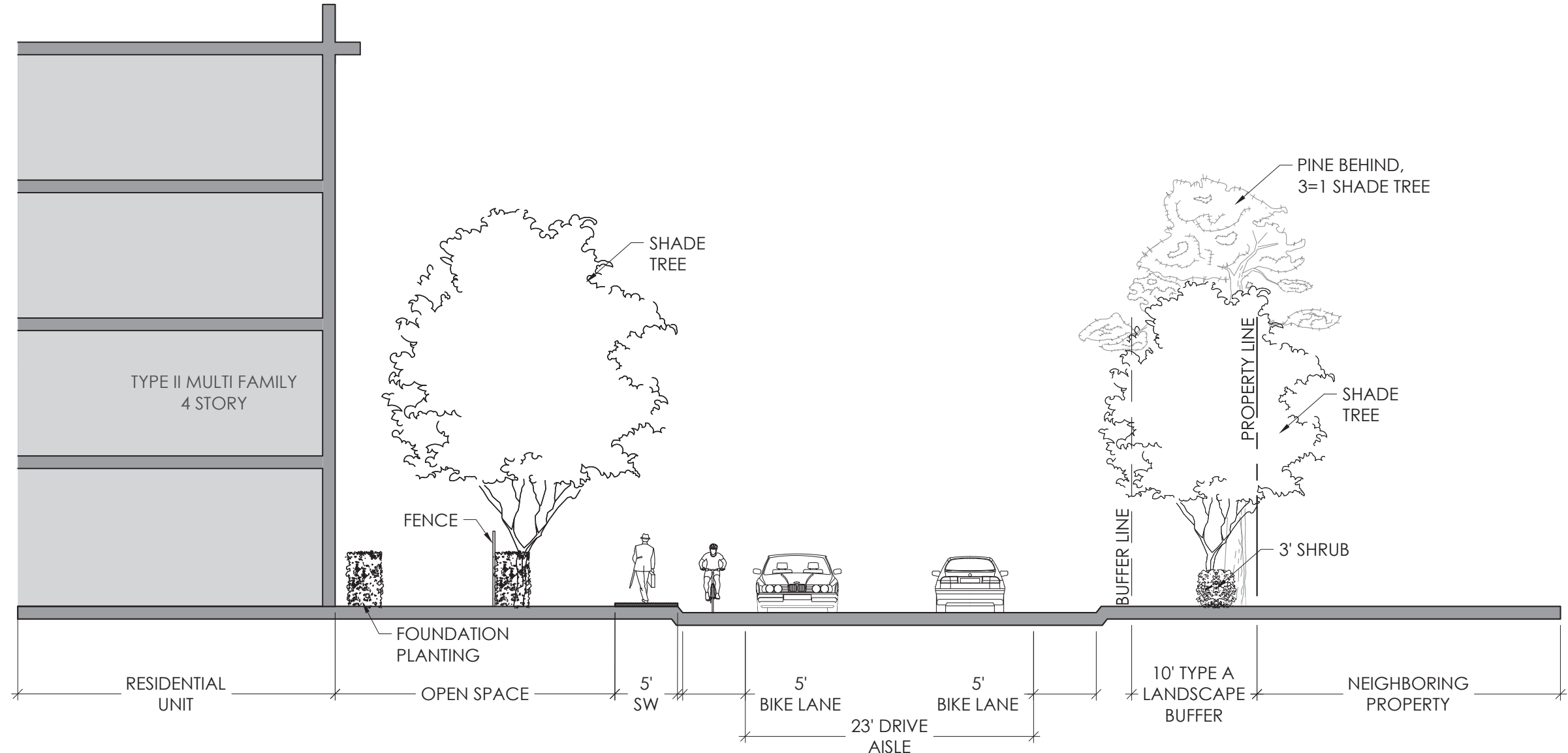
**A R.O.W BUFFER SECTION** SCALE: 1" = 10'-0"



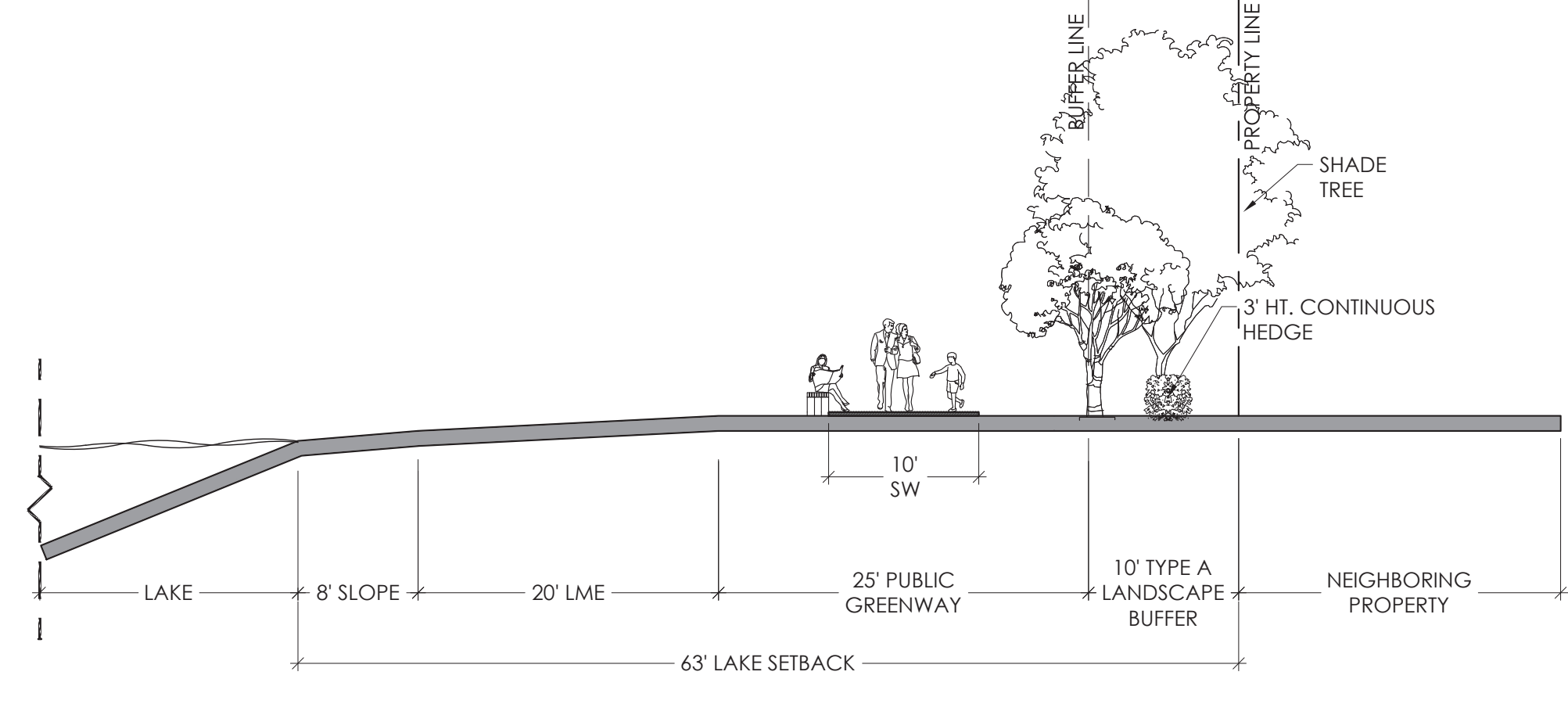
**B NORTH COMMERCIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



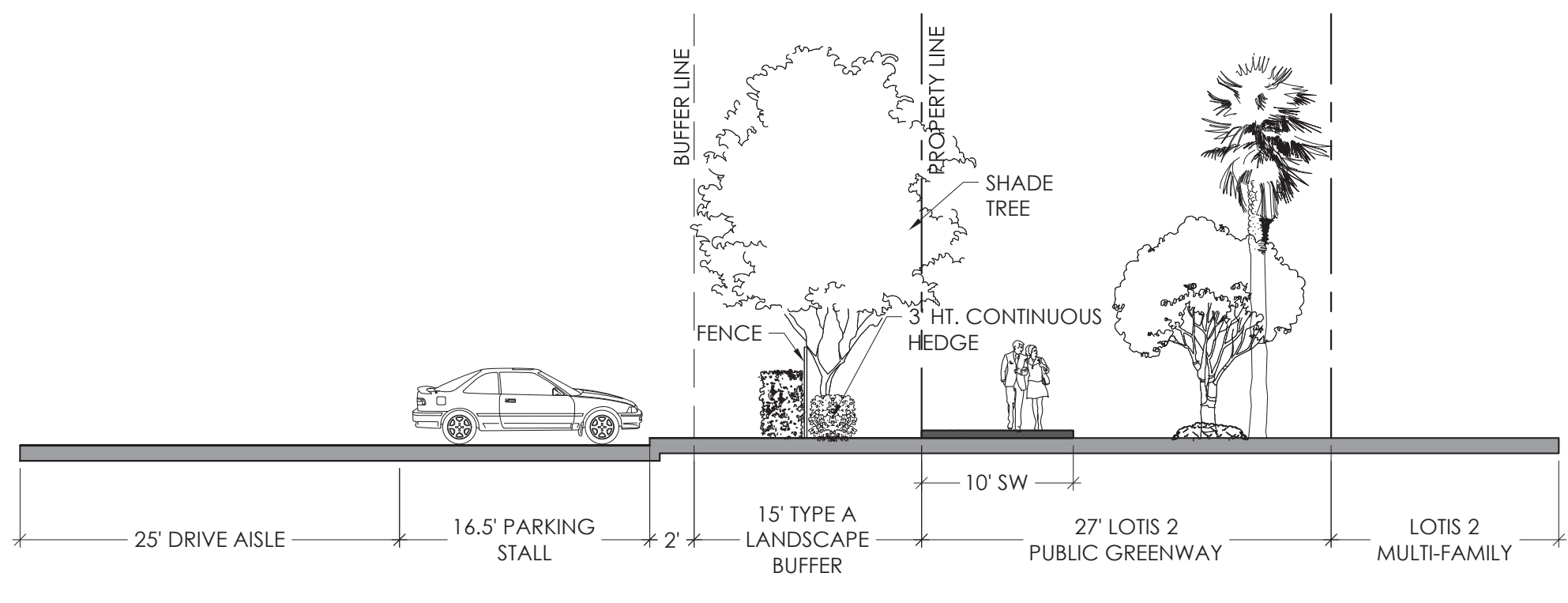
**E NORTH LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"



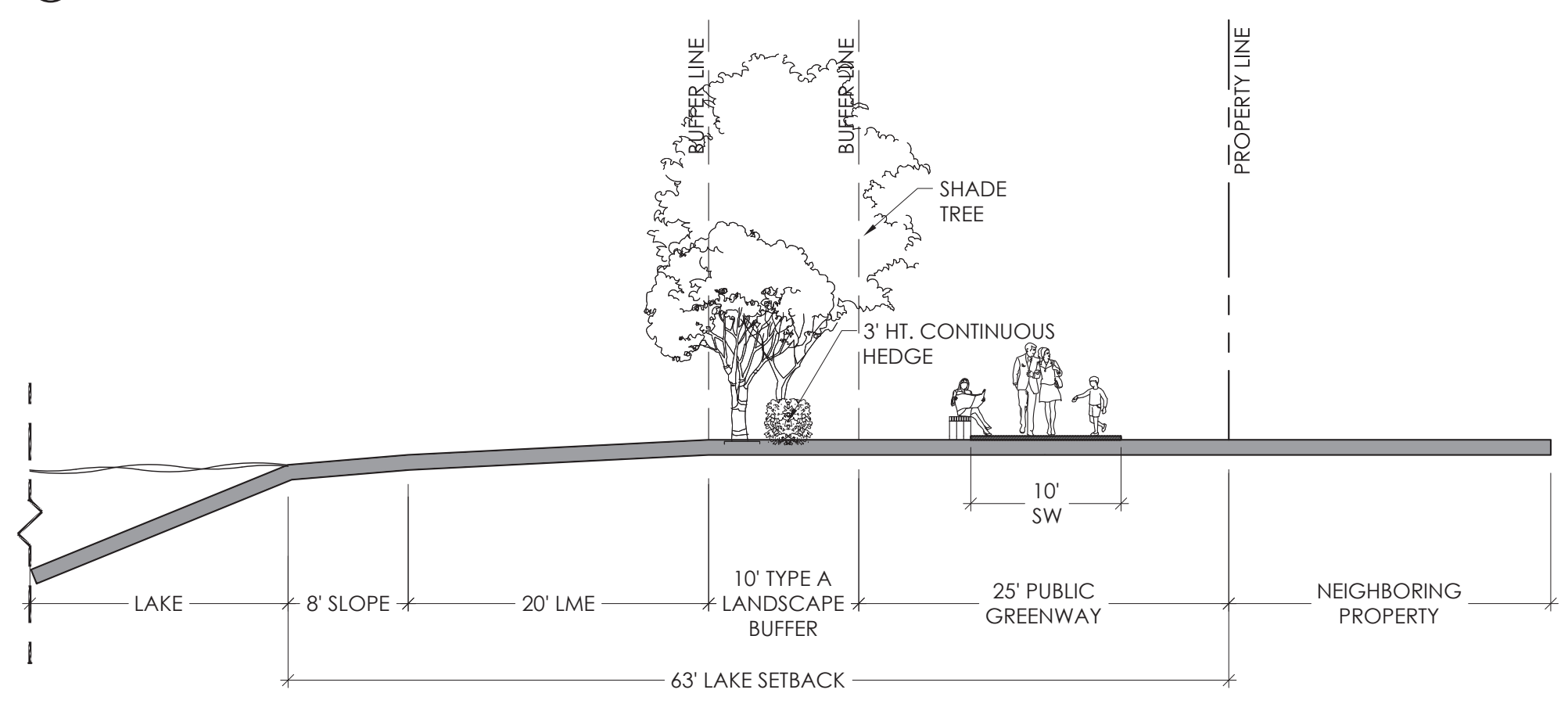
**C EAST RESIDENTIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**F WEST LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**D NORTH RESIDENTIAL AREA BUFFER SECTION** SCALE: 1" = 10'-0"



**G WEST LAKE AREA BUFFER SECTION** SCALE: 1" = 10'-0"

| SITE DATA                         |   |
|-----------------------------------|---|
| PETITION NAME                     | LOTIS WELLINGTON  |
| PETITION NUMBER                   | 2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA  |
| LAND USE DESIGNATION              | MIXED USE   |
| ZONING DISTRICT                   | MUPD  |
| OVERLAY(S) / NEIGHBORHOOD PLAN(S) | N/A   |
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| EXISTING USE(S)                   | VACANT  |
| PROPOSED USE(S)                   | MIXED USE   |
| GROSS SITE AREA                   | 64.02 AC  |

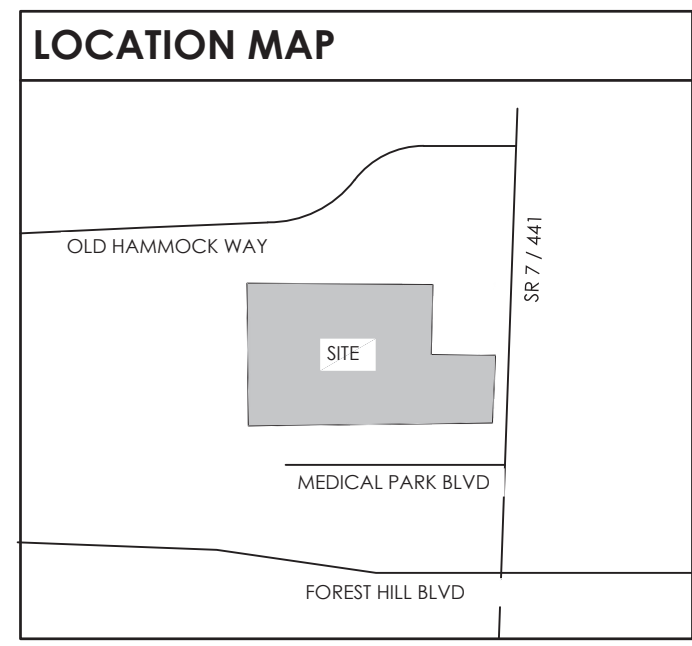
| DEVELOPMENT TEAM  |  |
|---|--|
| <b>DEVELOPER</b>  |  |
| LOTIS WELLINGTON 2, LLC.<br>2300 GLADES RD, SUITE 202E<br>BOCA RATON, FL 33431<br>561.866.6684              |  |
| <b>PLANNER &amp; LANDSCAPE ARCHITECT</b>  |  |
| INSITE STUDIO, INC.<br>3601 PGA BLVD SUITE 220<br>PALM BEACH GARDENS, FL 33410<br>561.249.0940              |  |
| <b>CIVIL ENGINEER</b>   |  |
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| <b>ENVIRONMENTAL</b>  |  |
| ECOTONE SERVICES<br>13945 89TH STREET<br>FELLSMERE, FL 32948<br>772.459.3339                                |  |
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**insite studio**  
planning + landscape architecture  
3601 PGA Blvd Suite 220, Palm Beach Gardens, FL 33410  
phone: 561-249-0940 email: info@insitestudio.com  
\*\*\*insitestudio.com License#: LC26000606

Consultants:

| Revisions:                  |
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**Exhibit B**  
Master Plan including  
Regulating and  
Circulation Plans  
(Sheet 2 of 5)



**APPROVALS**

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

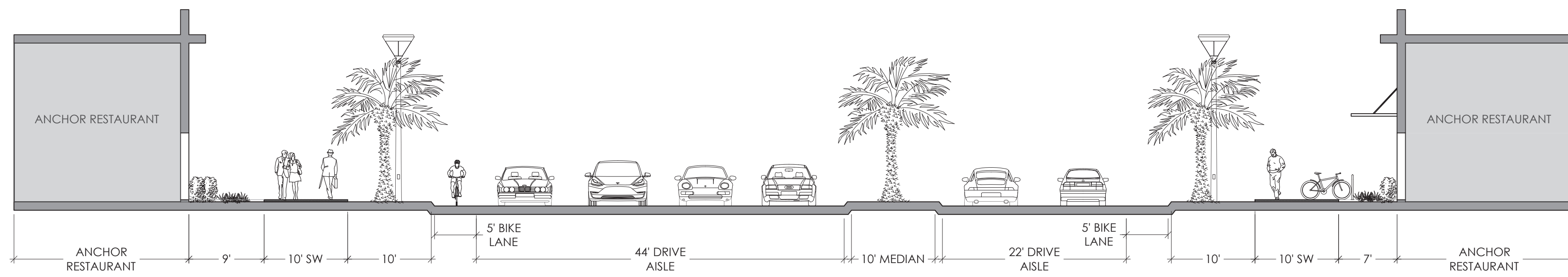
North

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

**MASTER REGULATING PLAN**

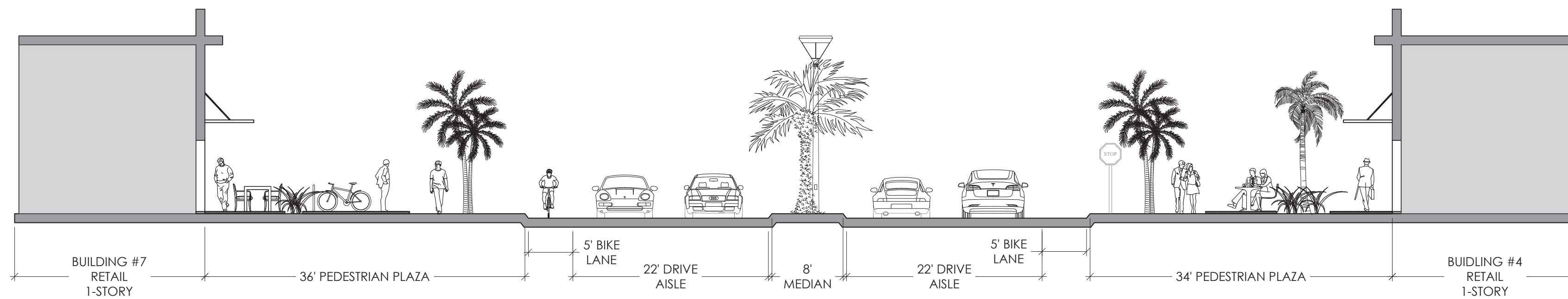
SHEET # **MRP.1**

**LOTIS WELLINGTON**  
Wellington, Florida



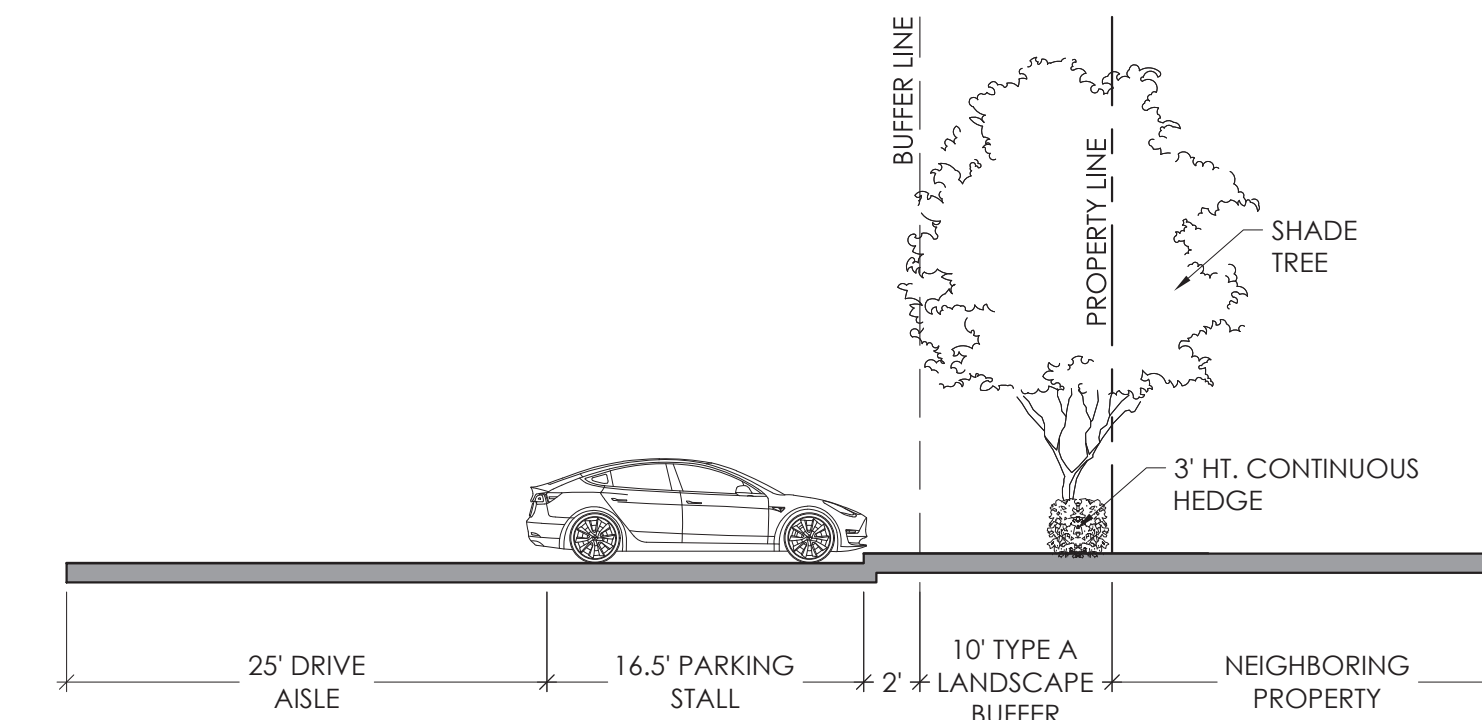
H ENTRANCE STREET SECTION

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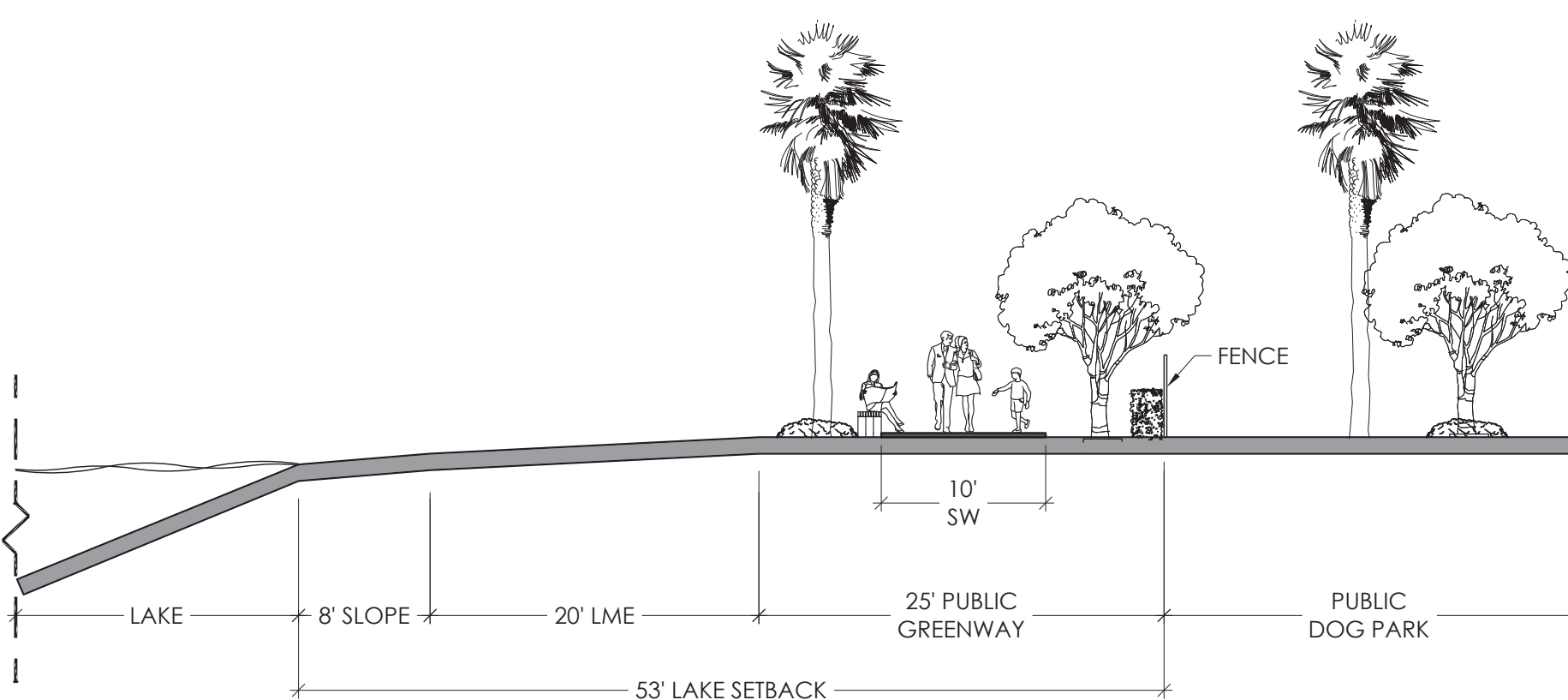
I STREET SECTION

SCALE: 1" = 10'-0"



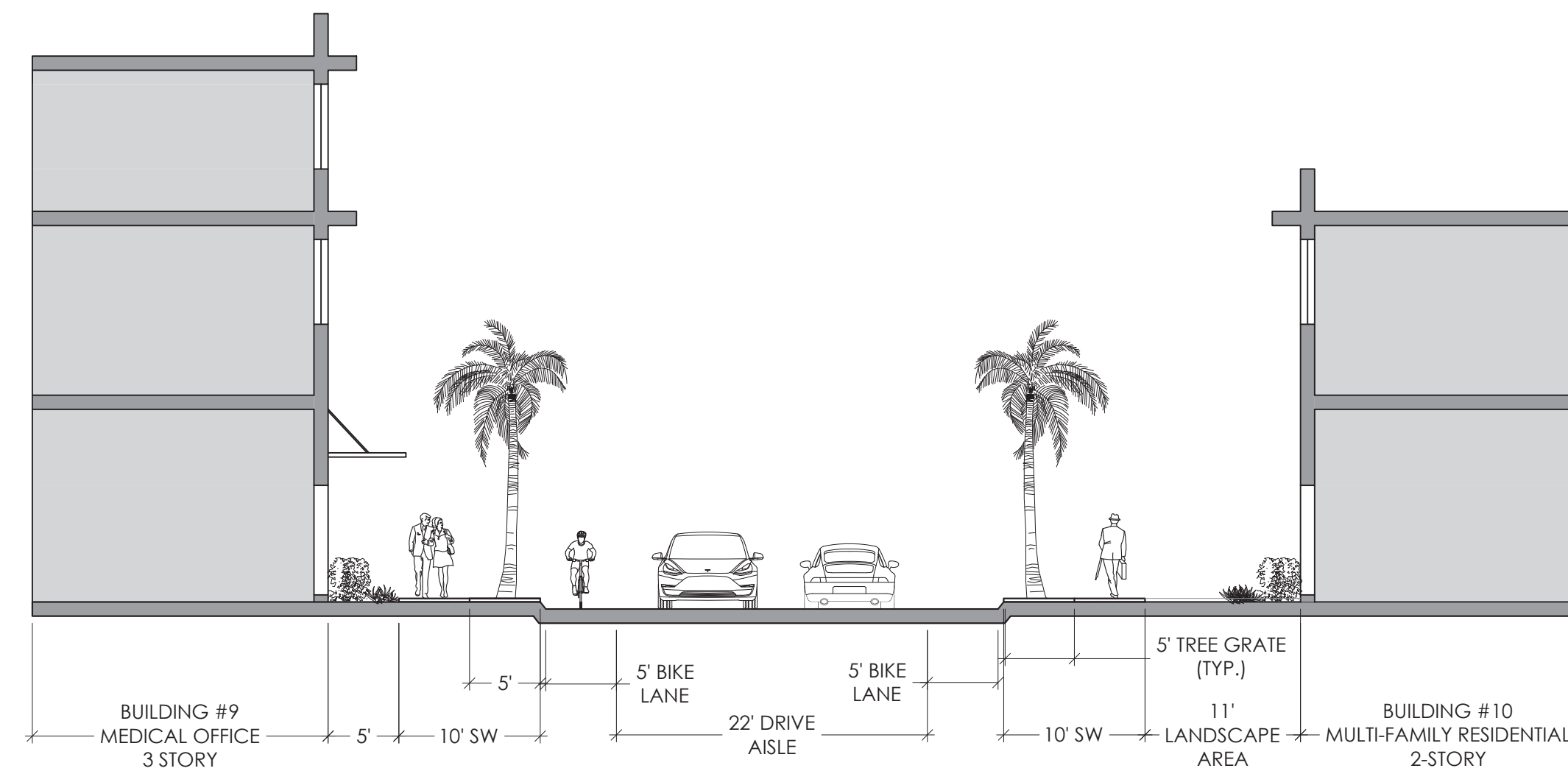
L SOUTH COMMERCIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



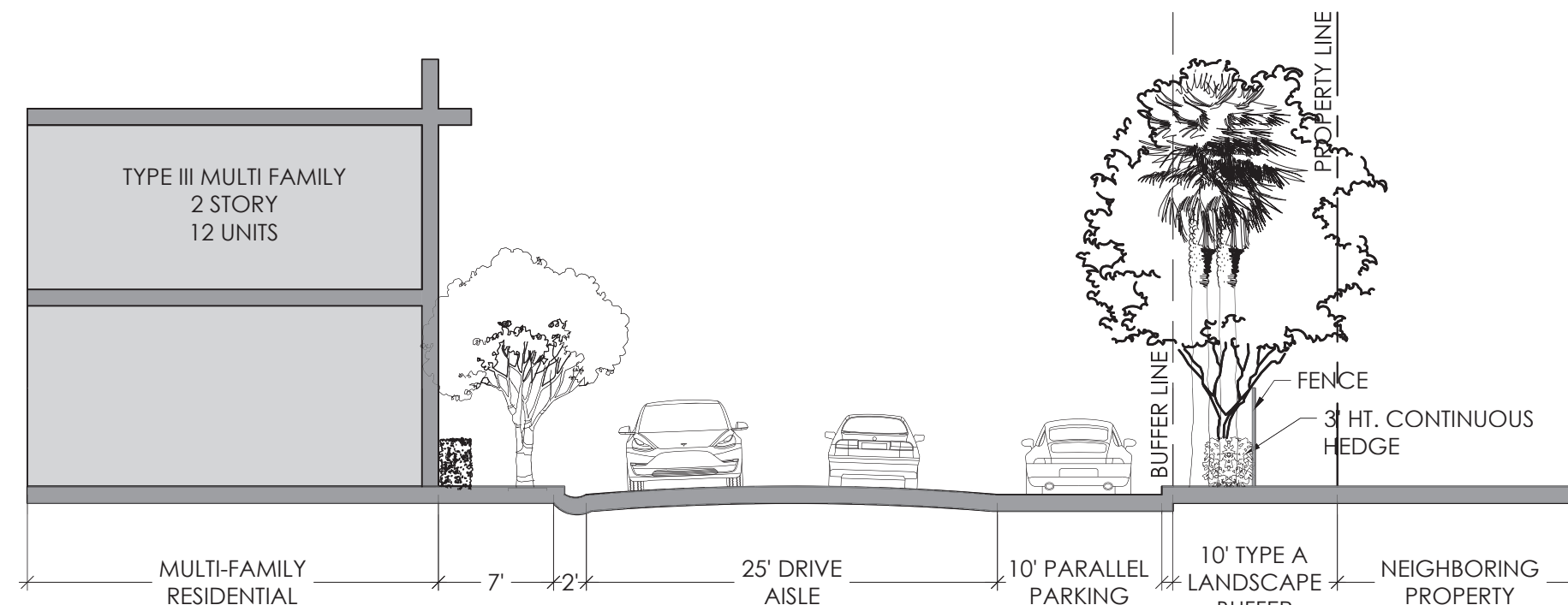
J SOUTH LAKE AREA GREENWAY SECTION

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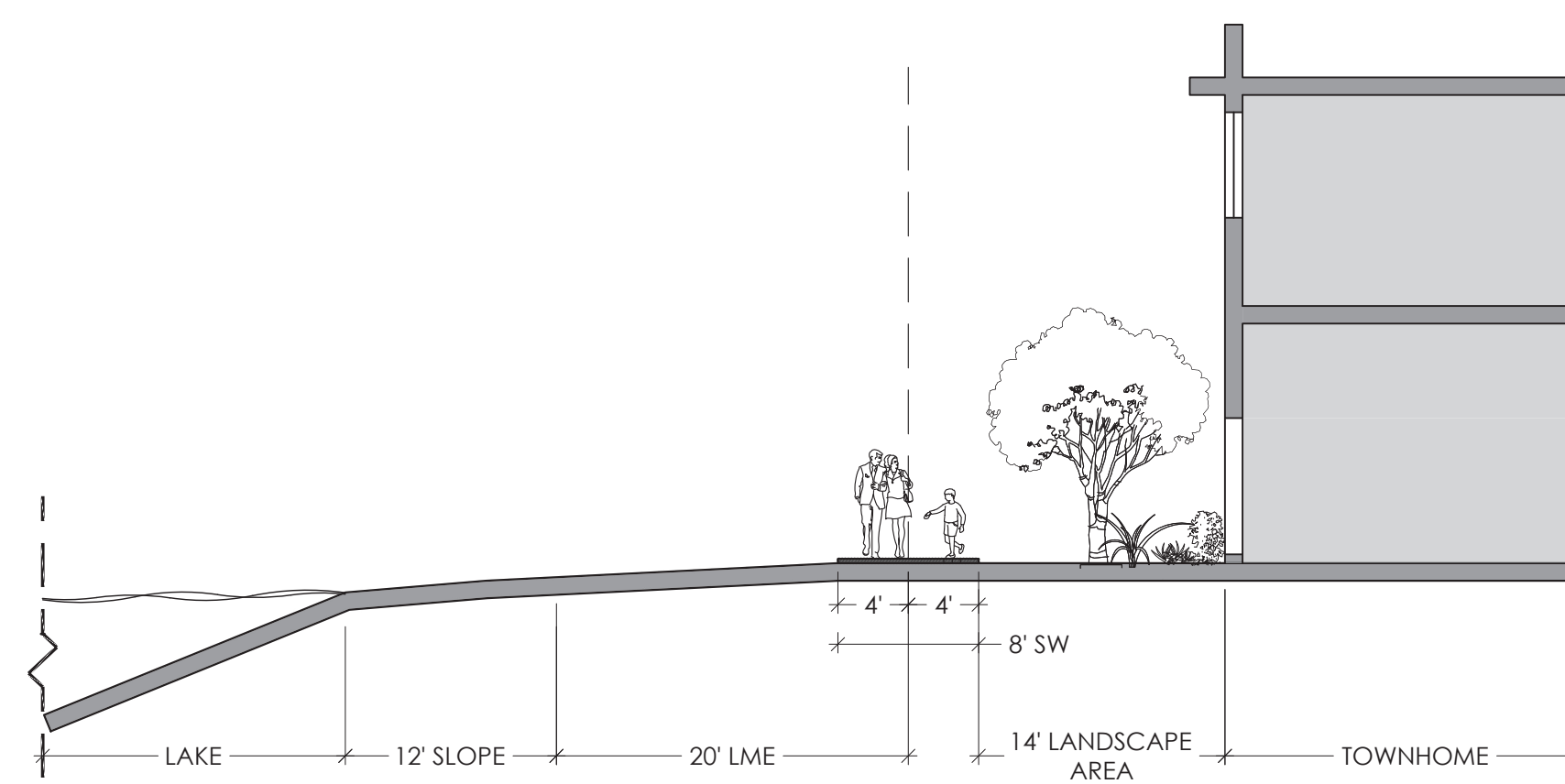
M STREET SECTION

SCALE: 1" = 10'-0"



K SOUTH RESIDENTIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



N EAST LAKE AREA GREENWAY SECTION

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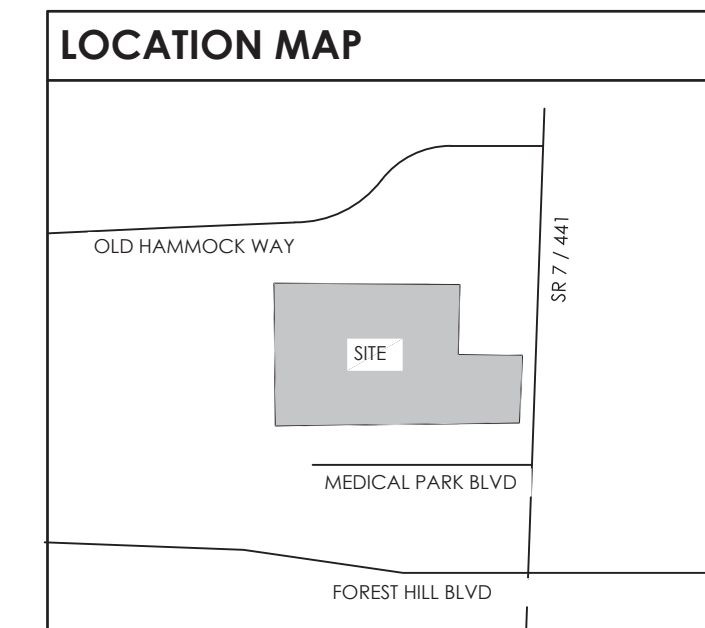


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Revisions:

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Exhibit B  
Master Plan including  
Regulating and  
Circulation Plans  
(Sheet 3 of 5)



APPROVALS

NORTH

0 50' 100' 200'

SCALE: 1" = 100'-0"

Drawn By: TAC

Drawing #: 1076

Date: 06/23/2022

MASTER REGULATING PLAN

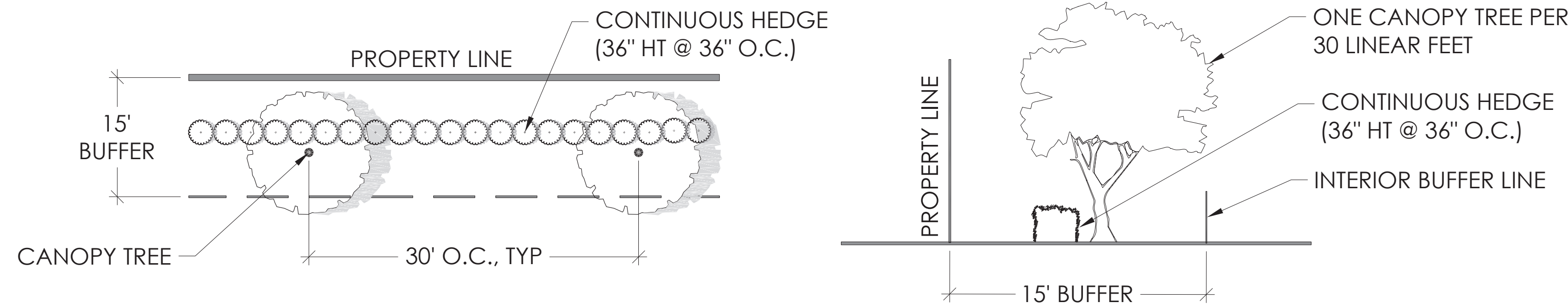
SHEET # MRP.2

LOTIS WELLINGTON  
Wellington, Florida

**A TYPE A 15' LANDSCAPE BUFFER - 1**

NTS.

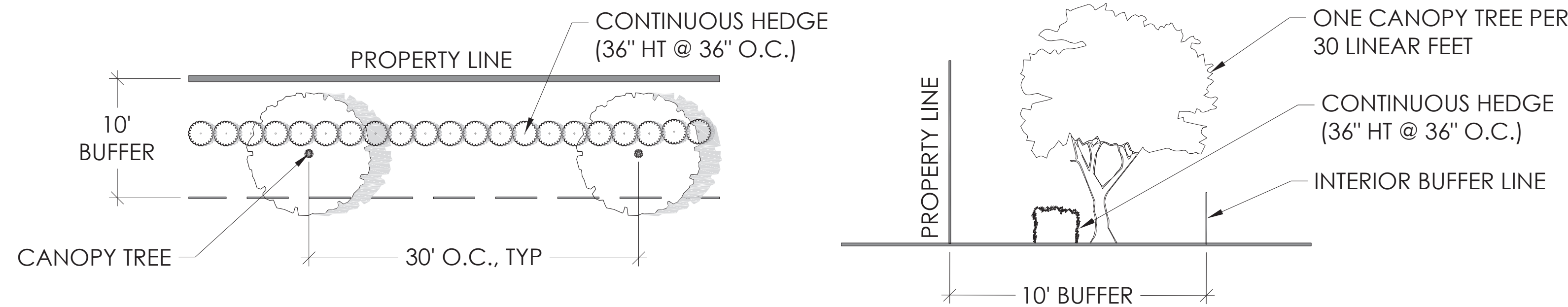
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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' CLEAR 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 MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



**B TYPE A 10' LANDSCAPE BUFFER - 2, 3, 5, 6**

NTS.

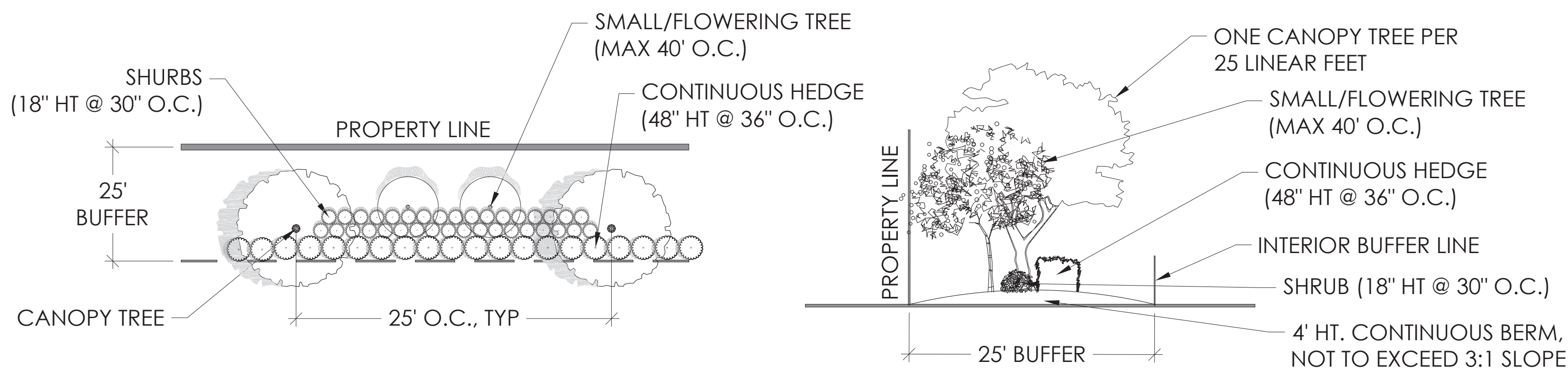
- NOTES:  
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.  
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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' CLEAR 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 MAY SUPERSEDE THE REQUIREMENT FOR A CANOPY TREE IN THAT LOCATION.



**C TYPE C ROW 25' LANDSCAPE BUFFER - 4**

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' CLEAR 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 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.

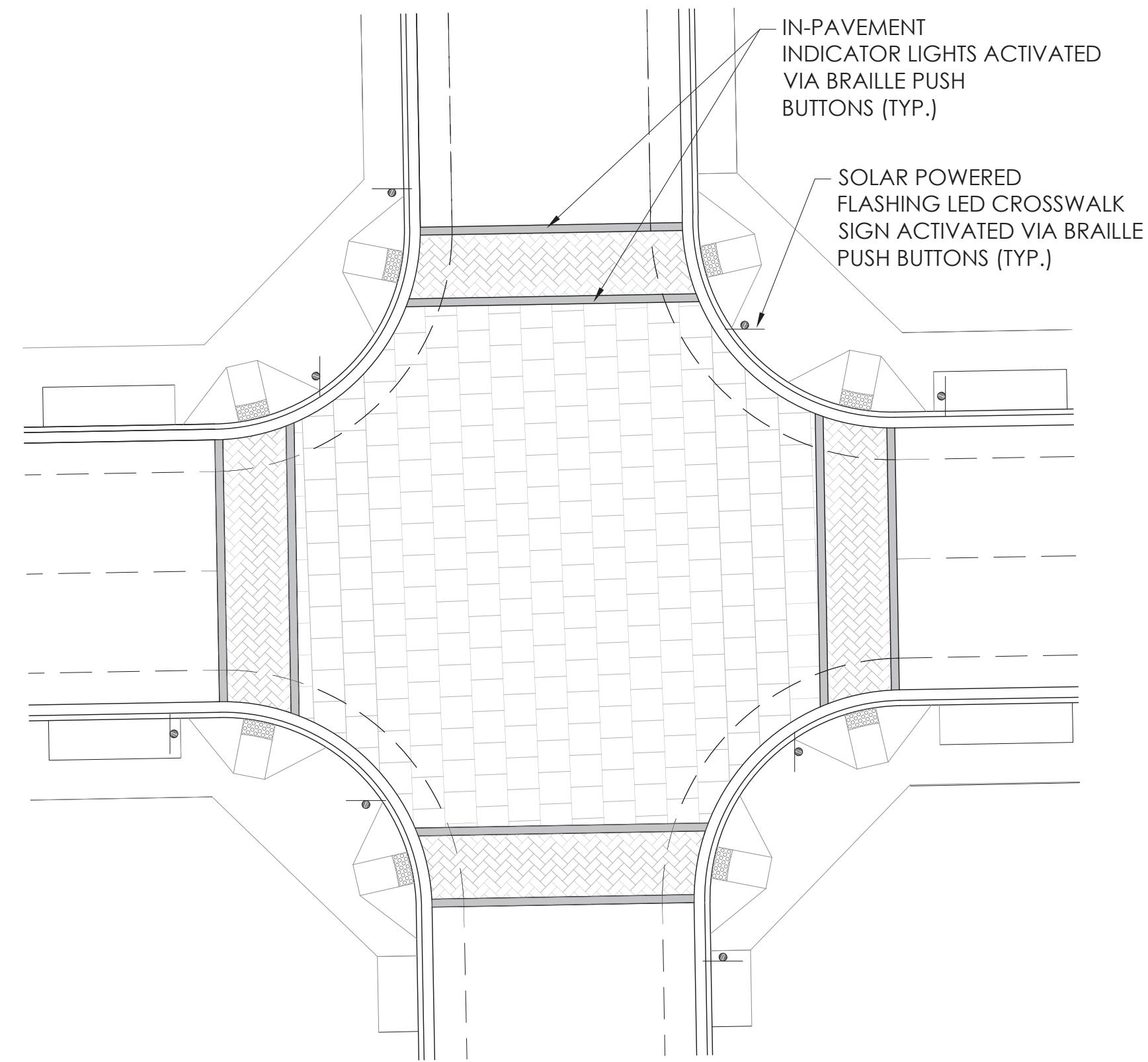


| SITE DATA                         |   |
|-----------------------------------|---|
| PETITION NAME                     | LOTIS WELLINGTON  |
| PETITION NUMBER                   | 2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA  |
| LAND USE DESIGNATION              | MIXED USE   |
| ZONING DISTRICT                   | 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  |

| DEVELOPMENT TEAM                         |  |
|--|--|
| <b>DEVELOPER</b>                         |  |
| LOTIS WELLINGTON 2, L.L.C.               |  |
| 2300 GLADES RD, SUITE 202E               |  |
| BOCA RATON, FL 33431                     |  |
| phone: 561.866.6684                      |  |
| <b>PLANNER &amp; LANDSCAPE ARCHITECT</b> |  |
| INSITE STUDIO, INC.                      |  |
| 3601 PGA BLVD SUITE 220                  |  |
| PALM BEACH GARDENS, FL 33410             |  |
| 561.249.0940                             |  |
| <b>CIVIL ENGINEER</b>                    |  |
| SCHNARS ENGINEERING CORP.                |  |
| 947 CLINT MOORE ROAD                     |  |
| BOCA RATON, FL 33487                     |  |
| 561.241.6455                             |  |
| <b>TRAFFIC ENGINEER</b>                  |  |
| JFO GROUP, INC.                          |  |
| 6671 W INDIANTOWN RD, SUITE 50-324       |  |
| JUPITER, FL 33458                        |  |
| 561.462.5364                             |  |
| <b>ENVIRONMENTAL</b>                     |  |
| ECOTONE SERVICES                         |  |
| 13945 89TH STREET                        |  |
| FELLSMERE, FL 32948                      |  |
| 772.459.3339                             |  |
| <b>SURVEY</b>                            |  |
| DENNIS J LEAVY & ASSOCIATES              |  |
| 460 BUSINESS PARK WAY, SUITE B ROYAL     |  |
| PALM BEACH, FL 33411                     |  |
| 561.753.0650                             |  |

**D ENHANCED CROSSWALK SYSTEM**

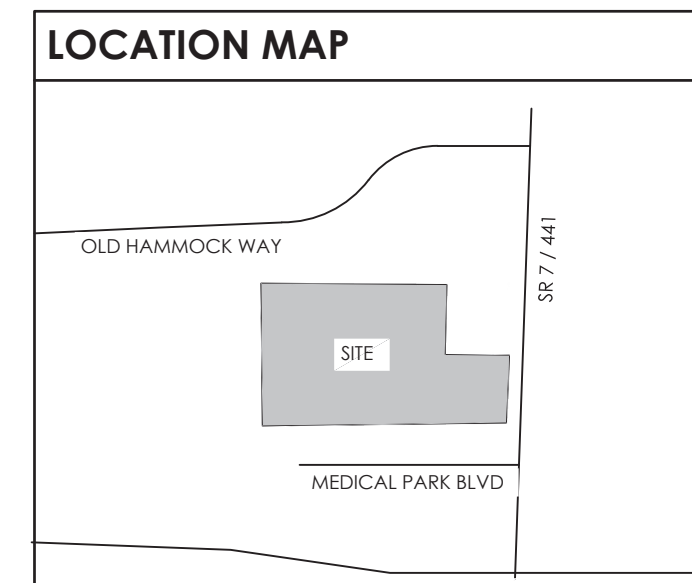
NTS.



**E PRIVATE RECREATION BREAKDOWN**

| POD | ACREAGE | AMENITIES  |
|-----|---------|--|
| B   | 0.0650  | GARDEN AREA INCLUDING PLANT BOXES WITH SEATING AND TRASH RECEPTACLES.  |
| B   | 0.3700  | PICNIC SEATING AREAS WITH OUTDOOR GRILLS, HAMMOCK LOUNGE AREA WITH SYNTHETIC TURF CHESS BOARD.   |
| B   | 0.2000  | PLAYGROUND WITH SPECIFIC KIDS PLAY EQUIPMENT.  |
| B   | 0.7300  | CLUBHOUSE, FITNESS CENTER, BUSINESS CENTER, MEDIA ROOM, MULTIPURPOSE ROOM, CHILDRENS ACTIVITY AREA AND UNSTAFFED DINING AREAS ALONG WITH A POOL AND RECREATION DECK WITH OUTDOOR GRILLS. |
| B   | 0.1200  | MEDITATION GARDEN WITH PLANT BOXES AND SEATING.  |
| B   | 0.1000  | OUTDOOR ACTIVITY LAWN WITH SEATING AND TRASH RECEPTACLES.  |
| C   | 0.5200  | MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.  |
| C   | 0.1800  | MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.  |
| C   | 0.1000  | MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE AND MULTIPLE SEATING AREAS.   |
| C   | 0.1900  | MEANDERING COURTYARD PATHS WITH LUSH LANDSCAPE, GRILL STATIONS, GROUND HAMMOCKS AND MULTIPLE SEATING AREAS.  |

**Exhibit B**  
 Master Plan including  
 Regulating and  
 Circulation Plans  
 (Sheet 4 of 5)



**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#: LC24000606

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 - MP AMENDMENT   |
|            | 10/04/2023 - MP RESUBMITTAL |

**LOTIS WELLINGTON**  
 Wellington, Florida

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

**MASTER REGULATING PLAN**

**Exhibit B**  
Master Plan including  
Regulating and  
Circulation Plans  
(Sheet 5 of 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<br>73414412220030040 73414412220030010 73414412220030060 73414412220030070 73414412220030080 73414412220030090<br>73414412220030100 73414412220160000 73414412220040000 73414412220070000 73414412220010000 73414412220180010<br>73414412220180020 73414412220120000 73414412220150000 73414412220230000 |
| EXISTING USE(S)                   | VACANT   |
| PROPOSED USE(S)                   | MIXED USE  |
| GROSS SITE AREA                   | 64.02 AC   |

**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

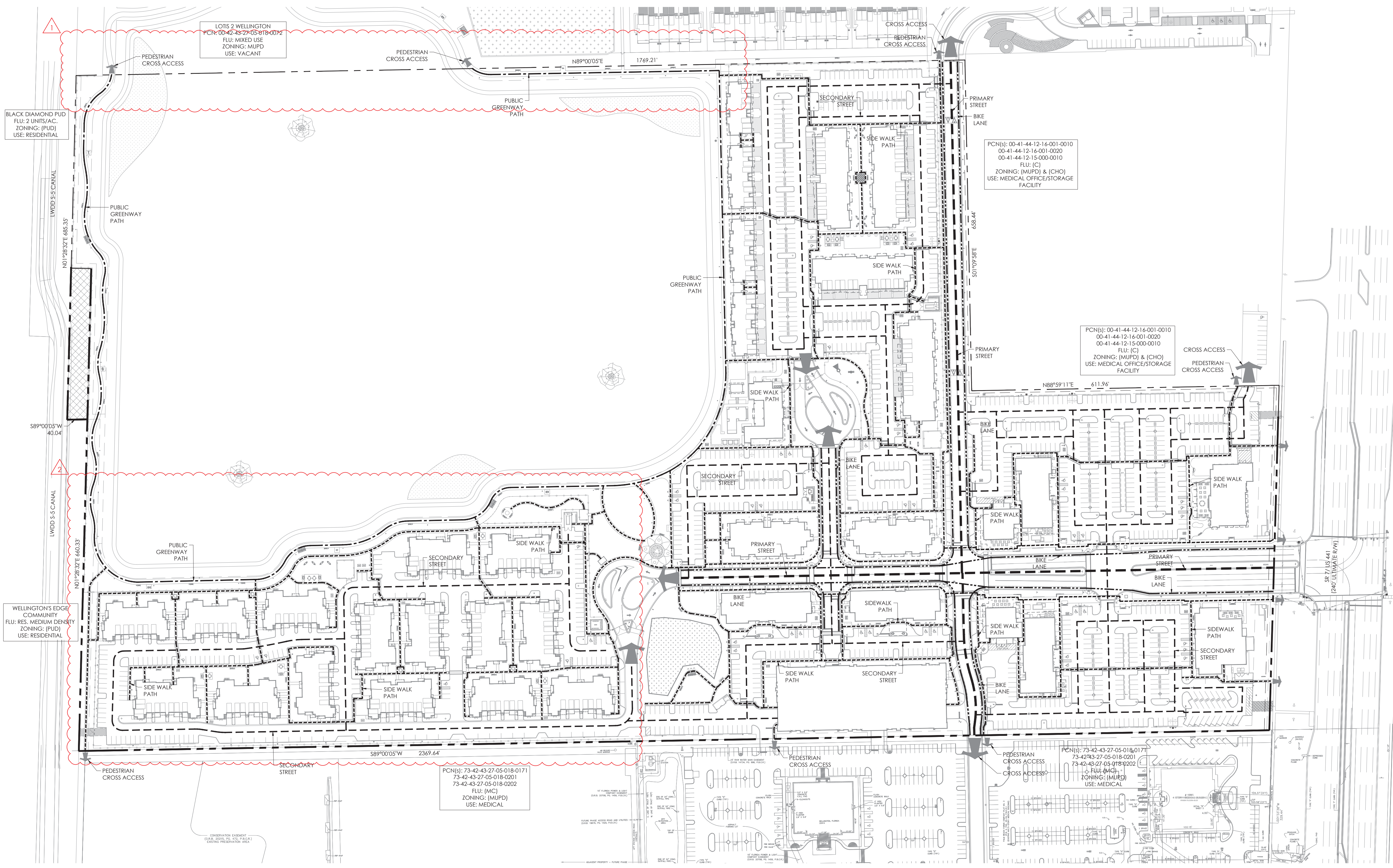
**ENVIRONMENTAL**  
ECOTONE SERVICES  
13945 89TH STREET  
FELLSMERE, FL 32948  
772.459.3339

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



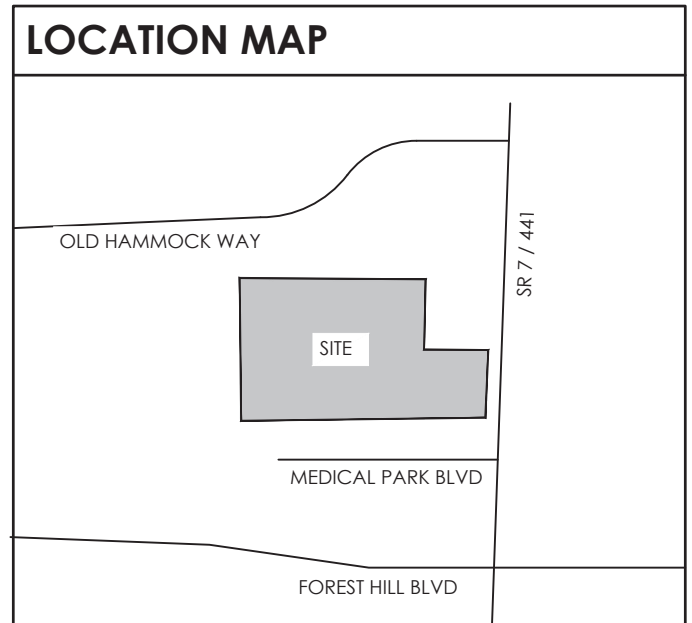
Consultants:

- 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



**LEGEND**

|                    |       |
|--------------------|-------|
| PRIMARY STREET -   | ----  |
| SECONDARY STREET - | ————  |
| SIDEWALK -         | ..... |
| GREENWAY -         | ----- |
| BIKE PATH -        | ..... |



**APPROVALS**

0

50' 100' 200'

NORTH

SCALE: 1" = 100'-0"

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

**LOTIS WELLINGTON**  
Wellington, Florida

**CIRCULATION PLAN**

SHEET # CP.1