

| POD | LAND USE | ACREAGE | % OF SITE | FAR | BLDG. COVERAGE |
|-------|--------------------------------------|---------|------------|------|----------------|
| A | COMMERCIAL | 3.51 | 6.73% | .005 | 5.56% |
| B | COMMERCIAL | 1.56 | 3% | .22 | 22.49% |
| C-1 | RESIDENTIAL TOWNHOME / SINGLE-FAMILY | 28.53 | 54.59% (2) | N/A | Note (1) |
| C-2 | RESIDENTIAL / GENERAL OFFICE | 1.21 | 2.3% | N/A | 26.09% |
| D | CONSERVATION W/ PUBLIC REC | 4.24 | 8.11% | N/A | N/A |
| E | OPEN SPACE (LAKE) | 10.98 | 21% | N/A | N/A |
| E-1 | PUBLIC REC | 0.48 | 0.92% | N/A | N/A |
| E-2 | PUBLIC REC | 0.36 | 0.69% | N/A | N/A |
| E-3 | PUBLIC REC | 0.27 | 0.52% | N/A | N/A |
| E-4 | PUBLIC REC | 0.39 | 0.75% | N/A | N/A |
| E-5 | PUBLIC GREENWAY | 0.54 | 1.03% | N/A | N/A |
| E-6 | PUBLIC REC | 0.19 | 0.36% | N/A | N/A |
| TOTAL | | 52.26 | 100% | | |

| SITE DATA | |
|-----------------------------------|---|
| PETITION NAME | LOTIS WELLINGTON 2 |
| PETITION NUMBER | 2022-0001-MP |
| LAND USE DESIGNATION | MIXED USE |
| ZONING DISTRICT | MUPD |
| OVERLAY(S) / NEIGHBORHOOD PLAN(S) | N/A |
| PROPERTY CONTROL NUMBER(S) | 73-42-43-27-05-018-0072 73-42-43-27-05-018-0071 73-42-43-27-05-018-0040 |
| COMMERCIAL FAR | 0.01 |
| RESIDENTIAL DENSITY | 3.29 DU/AC |
| EXISTING USE(S) | VACANT |
| PROPOSED USE(S) | MIXED USE |
| GROSS SITE AREA | 52.259 AC |

NOTE:
 1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS.
 2. SECTION 6.5.4 MULTIPLE USE PLANNED DEVELOPMENT EACH LAND USE IS LIMITED TO 30% GROSS AREA. CONCURRENT TEXT AMENDMENT IN PROCESS TO ALLOW FOR A WAIVER TO BE GRANTED BY VILLAGE COUNCIL TO ALLOW UP TO 60% RESIDENTIAL USE.
 3. GENERAL OFFICE USE WITHIN POD C-2 RESIDENTIAL WILL BE OPEN TO THE PUBLIC AND RESIDENTS OF LOTIS. GENERAL OFFICE WILL NOT BE CALCULATED PER REQUIRED AND PROVIDED PRIVATE RECREATION.

DEVELOPMENT TEAM

DEVELOPER
 LOTIS WELLINGTON 2, LLC.
 2300 GLADES RD, SUITE 202E
 BOCA RATON, FL 33431
 561.866.6884

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

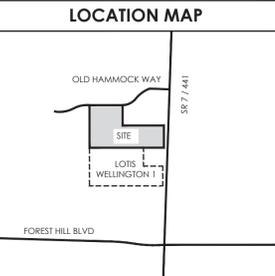
SURVEY
 DENNIS J LEAVY & ASSOCIATES
 460 BUSINESS PARK WAY, SUITE B ROYAL
 PALM BEACH, FL 33411
 561.753.0650



Consultants:

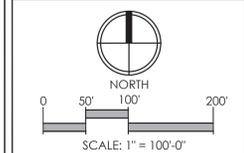
Revisions:
 05/16/2023 - Resubmittal
 06/28/2023 - Resubmittal
 08/02/2023 - Resubmittal
 08/25/2023 - Resubmittal
 09/21/2023 - Resubmittal

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



APPROVALS

| POD | LAND USE | PHASE |
|-----|--------------------------------------|-------|
| A | COMMERCIAL | 3 |
| B | COMMERCIAL | 2 |
| C-1 | RESIDENTIAL TOWNHOME / SINGLE-FAMILY | 1B |
| C-2 | RESIDENTIAL / GENERAL OFFICE | 1A |
| D | CONSERVATION W/ PUBLIC REC | 1A |
| E | OPEN SPACE (LAKE) | 1A |
| E-1 | PUBLIC REC | 1C |
| E-2 | PUBLIC REC | 1C |
| E-3 | PUBLIC REC | 1C |
| E-4 | PUBLIC REC | 1C |
| E-5 | PUBLIC GREENWAY | 1C |
| E-6 | PUBLIC REC | 1C |



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

Master Plan

SHEET # MP.1

LEGAL DESCRIPTION

Parcel 1
 Tract 4 of Block 18 of PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54 of the public records of Palm Beach County, Florida.

Parcel 2
 The North 330 feet of Tract 7, in Block 18, of 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, LESS AND EXCEPT the Westerly 15 feet and the right of way of State Road 199 as set forth in Deed Book 636, page 96 and in Road Plat Book 1, page 43, therefrom;

AND LESS AND EXCEPT the following:
 A portion of Tract 7, in Block 18, of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, page 45 of the public records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:
 Commence at the found Palm Beach County brass disc in concrete marking the West 1/4 corner of said Section 12; thence South 87° 48' 12" East along the East-West 1/4 Section line, a distance of 1,613.491 meters (5,293.61 feet) to the East 1/4 corner of said Section 12; thence North 88° 21' 42" West, a distance of 0.360 meters (1.18 feet) to the Baseline of Survey for State Road 7 (U.S. 441) as shown on that Florida Department of Transportation Right of Way Map for Section 93210-2519; thence North 01° 38' 18" East along said Baseline of Survey, a distance of 103.331 meters (339.01 feet); thence North 01° 38' 26" East continuing along said Baseline of Survey, a distance of 200.392 meters (657.45 feet); thence North 88° 21' 34" West along a line at right angles to the last described course, a distance of 73.153 meters (240.00 feet) to the POINT OF BEGINNING; thence North 01° 38' 26" East, a distance of 100.698 meters (330.37 feet); thence North 88° 56' 34" East, a distance of 50.349 meters (165.19 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 26" West along said westerly existing right of way line, a distance of 100.698 meters (330.37 feet); thence South 88° 56' 34" West, a distance of 50.349 meters (165.19 feet) to the POINT OF BEGINNING.

Parcel 3
 Tract 7, excepting therefrom the North 330 feet thereof, and excepting therefrom state road right of way as set forth in Deed Book 636, page 96, Road Plat Book 1, page 43 and the Order of Taking recorded in Official Records Book 9504, page 1398; all of Tract 8 and Tract 9, excepting therefrom the West 15 feet thereof, in Block 18 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, all of the public records of Palm Beach County, Florida.

Parcel 4
 The West 15 feet of the North 330 feet of Tract 7, Block 18 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, together with the south half of the road lying northerly thereof as shown on said plat.

Parcel 5
 That portion of the 25 foot road shown on the plat of the THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, lying southerly of Tract 4 and northerly of Tract 9 in Block 18, less the West 15 feet thereof; and the south half of that portion of said road lying northerly of Tracts 7 and 8, Block 18 of said plat, less that part lying with in the right of way of State Road 7, and less that part lying northerly of the West 15 feet of Tract 7.

Said lands situate, lying and being in Palm Beach County, Florida.

LEGAL DESCRIPTION CONT.

Commence at the found Palm Beach County brass disc in concrete marking the West 1/4 corner of said Section 12; thence South 87° 48' 12" East along the East-West 1/4 Section line, a distance of 1,613.491 meters (5,293.61 feet) to the East 1/4 corner of said Section 12; thence North 88° 21' 42" West, a distance of 0.360 meters (1.18 feet) to the Baseline of Survey for State Road 7 (U.S. 441) as shown on that Florida Department of Transportation Right of Way Map for Section 93210-2519; thence North 01° 38' 18" East along said Baseline of Survey, a distance of 103.331 meters (339.01 feet); thence North 01° 38' 26" East continuing along said Baseline of Survey, a distance of 200.392 meters (657.45 feet); thence North 88° 21' 34" West along a line at right angles to the last described course, a distance of 73.153 meters (240.00 feet) to the POINT OF BEGINNING; thence North 01° 38' 26" East, a distance of 100.698 meters (330.37 feet); thence North 88° 56' 34" East, a distance of 50.349 meters (165.19 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 26" West along said westerly existing right of way line, a distance of 100.698 meters (330.37 feet); thence South 88° 56' 34" West, a distance of 50.349 meters (165.19 feet) to the POINT OF BEGINNING.

Parcel 3
 Tract 7, excepting therefrom the North 330 feet thereof, and excepting therefrom state road right of way as set forth in Deed Book 636, page 96, Road Plat Book 1, page 43 and the Order of Taking recorded in Official Records Book 9504, page 1398; all of Tract 8 and Tract 9, excepting therefrom the West 15 feet thereof, in Block 18 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, all of the public records of Palm Beach County, Florida.

Parcel 4
 The West 15 feet of the North 330 feet of Tract 7, Block 18 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, together with the south half of the road lying northerly thereof as shown on said plat.

Parcel 5
 That portion of the 25 foot road shown on the plat of the THE PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, pages 45 to 54, both inclusive, public records of Palm Beach County, Florida, lying southerly of Tract 4 and northerly of Tract 9 in Block 18, less the West 15 feet thereof; and the south half of that portion of said road lying northerly of Tracts 7 and 8, Block 18 of said plat, less that part lying with in the right of way of State Road 7, and less that part lying northerly of the West 15 feet of Tract 7.

Said lands situate, lying and being in Palm Beach County, Florida.

RESIDENT CALCULATIONS

| UNIT TYPE | RESIDENT / UNIT | # OF DU | RESIDENTS |
|---------------------------|-----------------|---------|-----------|
| TOWNHOME | 3.02 / DU | 72 | 217 |
| SINGLE FAMILY | 3.02 / DU | 100 | 302 |
| TOTAL NUMBER OF RESIDENTS | | | 519 |

CIVIC REQUIREMENTS

| UNIT TYPE | RESIDENT / UNIT | RESIDENTS | RESIDENTS |
|----------------|-------------------|-----------|-----------|
| TOWNHOME | 43.56 SF / CAPITA | 217 | 0.22 AC |
| SINGLE FAMILY | 43.56 SF / CAPITA | 302 | 0.3 AC |
| TOTAL | | 519 | 0.52 AC |
| TOTAL PROVIDED | | | 0 AC |

PRIVATE RECREATION REQUIREMENTS

| UNIT TYPE | CALCULATION | RESIDENTS | AREA REQUIRED |
|---------------|-----------------|-----------|---------------|
| TOWNHOME | 110 SF / CAPITA | 217 | 0.55 AC |
| SINGLE FAMILY | 110 SF / CAPITA | 302 | 0.76 AC |
| TOTAL | | 519 | 1.31 AC |

PRIVATE RECREATION PROVIDED

| POD | AREA PROVIDED |
|---------|---------------|
| POD C-1 | 0.37 AC |
| POD C-2 | 1.21 AC |
| TOTAL | 1.58 AC |

PUBLIC RECREATION REQUIREMENTS

| UNIT TYPE | CALCULATION | RESIDENTS | AREA REQUIRED |
|---------------|-------------------|-----------|---------------|
| TOWNHOME | 217.8 SF / CAPITA | 217 | 1.09 AC |
| SINGLE FAMILY | 217.8 SF / CAPITA | 302 | 1.51 AC |
| TOTAL | | 519 | 2.6 AC |

PUBLIC RECREATION PROVIDED

| POD | AREA PROVIDED | % CREDIT | TOTAL AC CREDIT |
|------------------------------------|---------------|----------|-----------------|
| POD E-1 PUBLIC REC | 0.48 AC | 23% | 0.1104 AC |
| POD E-2 PUBLIC REC | 0.36 AC | 23% | 0.0828 AC |
| POD E-3 PUBLIC REC | 0.27 AC | 23% | 0.0621 AC |
| POD E-4 PUBLIC REC | 0.39 AC | 23% | 0.0897 AC |
| POD E-5 - PUBLIC GREENWAY | 0.54 AC | 23% | 0.1242 AC |
| POD E-6 PUBLIC REC | 0.19 AC | 23% | 0.0437 AC |
| POD D - CONSERVATION W/ PUBLIC REC | 4.24 AC | 23% | 0.9752 AC |
| PRIVATE RECREATION [C-1 / C-2] | 1.58 AC | 23% | 0.3634 AC |
| TOTAL | 8.05 AC | | 1.8515 AC |

PHASING

| POD | LAND USE | PHASE |
|-----|--------------------------------------|-------|
| A | COMMERCIAL | 3 |
| B | COMMERCIAL | 2 |
| C-1 | RESIDENTIAL TOWNHOME / SINGLE-FAMILY | 1B |
| C-2 | RESIDENTIAL / GENERAL OFFICE | 1A |
| D | CONSERVATION W/ PUBLIC REC | 1A |
| E | OPEN SPACE (LAKE) | 1A |
| E-1 | PUBLIC REC | 1C |
| E-2 | PUBLIC REC | 1C |
| E-3 | PUBLIC REC | 1C |
| E-4 | PUBLIC REC | 1C |
| E-5 | PUBLIC GREENWAY | 1C |
| E-6 | PUBLIC REC | 1C |

DEVELOPMENT BREAKDOWN

| POD | USE | SF / DU / ACRES (AC) |
|-----|---------------------------------------|--|
| A | INDOOR/OUTDOOR ENTERTAINMENT | 8,000 SF INCLUDING RESTAURANT / RETAIL AND 36 MINIATURE GOLF HOLES |
| B | DAYCARE | 18,000 SF (210 KIDS) |
| C-1 | RESIDENTIAL (SINGLEFAMILY / TOWNHOME) | 172 DU |
| C-2 | RESIDENTIAL / GENERAL OFFICE | 11,470 SF CLUBHOUSE 1,030 SF OFFICE |
| D | CYPRESS PRESERVE W/ PUBLIC REC | 4.24 AC |
| E | LAKE / PUBLIC GREENWAY / PUBLIC REC | 13.21 AC |

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

| SITE DATA | |
|-----------------------------------|---|
| PETITION NAME | LOTIS WELLINGTON 2 |
| PETITION NUMBER | 2023-0001-SP |
| LAND USE DESIGNATION | MIXED USE |
| ZONING DISTRICT | MUPD |
| OVERLAY(S) / NEIGHBORHOOD PLAN(S) | N/A |
| PROPERTY CONTROL NUMBER(S) | 73-42-43-27-05-018-0072 73-42-43-27-05-018-0071 73-42-43-27-05-018-0040 |
| COMMERCIAL FAR | 0.01 |
| RESIDENTIAL DENSITY | 3.29 DU/AC |
| EXISTING USE(S) | VACANT |
| PROPOSED USE(S) | MIXED USE |
| GROSS SITE AREA | 52.259 AC |

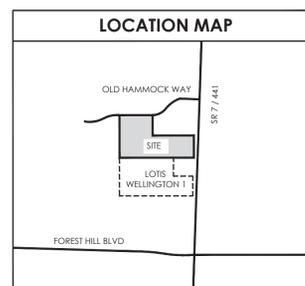
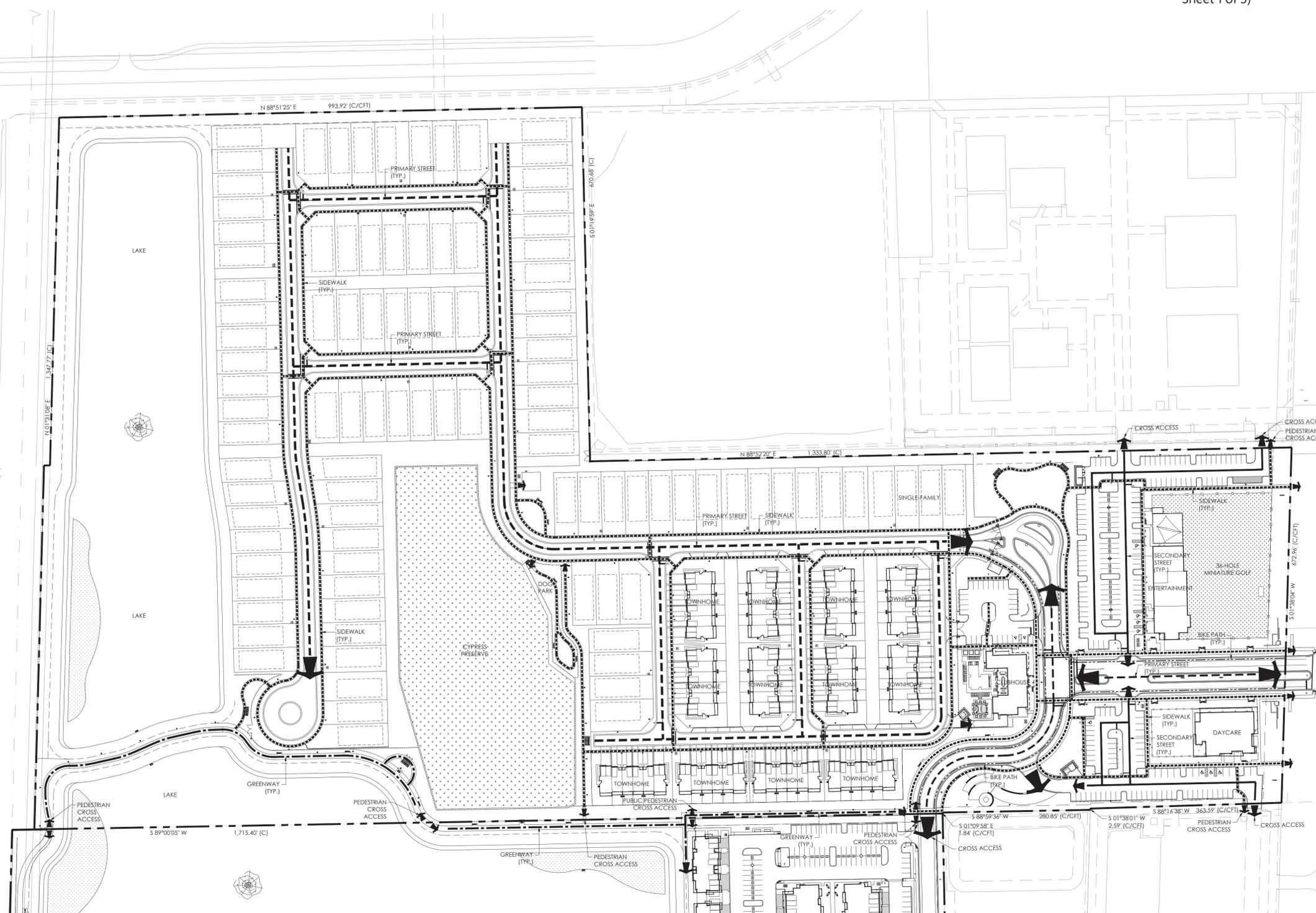
| DEVELOPMENT TEAM | |
|---|--|
| DEVELOPER | |
| LOTIS WELLINGTON 2, LLC. 2300 GLADES RD, SUITE 202E BOCA RATON, FL 33431 561.866.6684 | |
| PLANNER & LANDSCAPE ARCHITECT | |
| INSITE STUDIO, INC. 3601 PGA BLVD SUITE 220 PALM BEACH GARDENS, FL 33410 561.249.0940 | |
| CIVIL ENGINEER | |
| SCHNARS ENGINEERING CORP. 947 CLINT MOORE ROAD BOCA RATON, FL 33487 561.241.6455 | |
| TRAFFIC ENGINEER | |
| JFO GROUP, INC. 6671 W INDIANTOWN RD, SUITE 50-324 JUPITER, FL 33458 561.462.5344 | |
| ENVIRONMENTAL | |
| ECOTONE SERVICES 13945 89TH STREET FELLSMERE, FL 32948 772.459.3339 | |
| SURVEY | |
| DENNIS J LEAVY & ASSOCIATES 440 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411 561.753.0650 | |



Consultants:

Revisions:

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



| APPROVALS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |

| LEGEND | |
|--------------------|-------------|
| PRIMARY STREET - | — — — — — |
| SECONDARY STREET - | ————— |
| SIDEWALK - | |
| GREENWAY - | — · — · — · |
| BIKE PATH - | — · — · — · |

LOTIS WELLINGTON II
Wellington, Florida

NORTH

SCALE: 1" = 100'-0"

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