

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

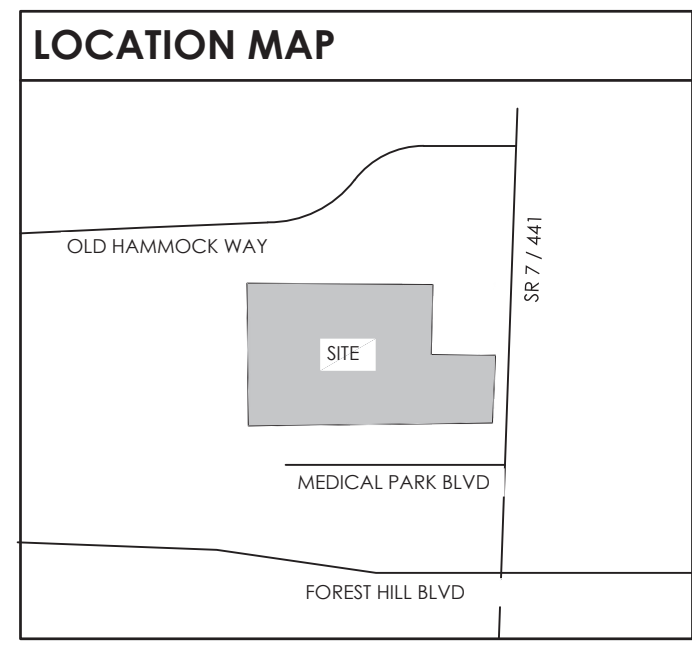
SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030010 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.

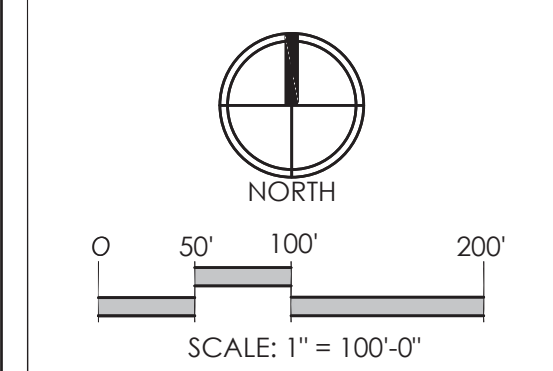
CONDITIONS: THE PROPERTY OWNER SHALL FUND THE COST OF SIGNAL INSTALLATION, AS DETERMINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND PALM BEACH COUNTY, ON STATE ROAD 7 AT THE PROJECT'S MAIN ENTRANCE. THE COST OF SIGNALIZATION SHALL ALSO INCLUDE ALL DESIGN COSTS AND ANY REQUIRED UTILITY RELOCATION AND RIGHT OF WAY OR EASEMENT ACQUISITION.

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



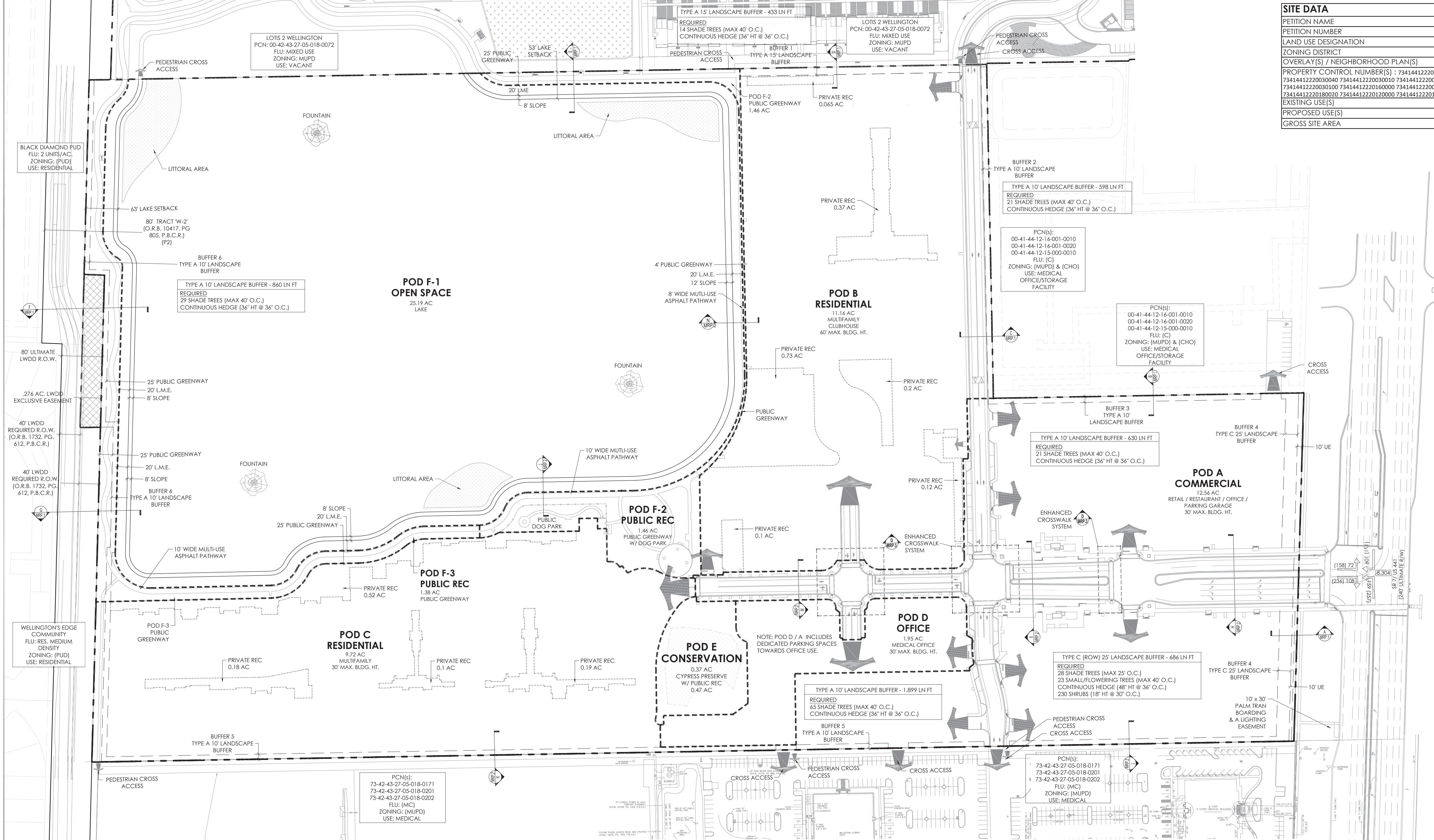
APPROVALS

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 BDRS) / 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
TOTAL NUMBER OF RESIDENTS			927 1,157

CIVIC REQUIREMENTS

UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	43.56 SF / CAPITA	592 1,157	0.59 1.16 AC
INDEPENDENT LIVING	43.56 SF / CAPITA	225	0.22 AC
ASSISTED LIVING	43.56 SF / CAPITA	110	0.11 AC
TOTAL		927	0.92 AC 1.16 AC
TOTAL PROVIDED			0 AC

PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTI-FAMILY	217.8 SF / CAPITA	1,157	5.79 AC
INDEPENDENT LIVING	217.8 SF / CAPITA	225	1.12
ASSISTED LIVING	217.8 SF / CAPITA	110	0.55
TOTAL		927	7.46 AC 5.79 AC

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
TOTAL	3.46 6.255 AC		1.56375 AC

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
TOTAL		927	2.34 AC 2.92 AC

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
TOTAL	2.78 2.575 AC

LAND USE ALLOCATION PER MIXED USE TYPE 1

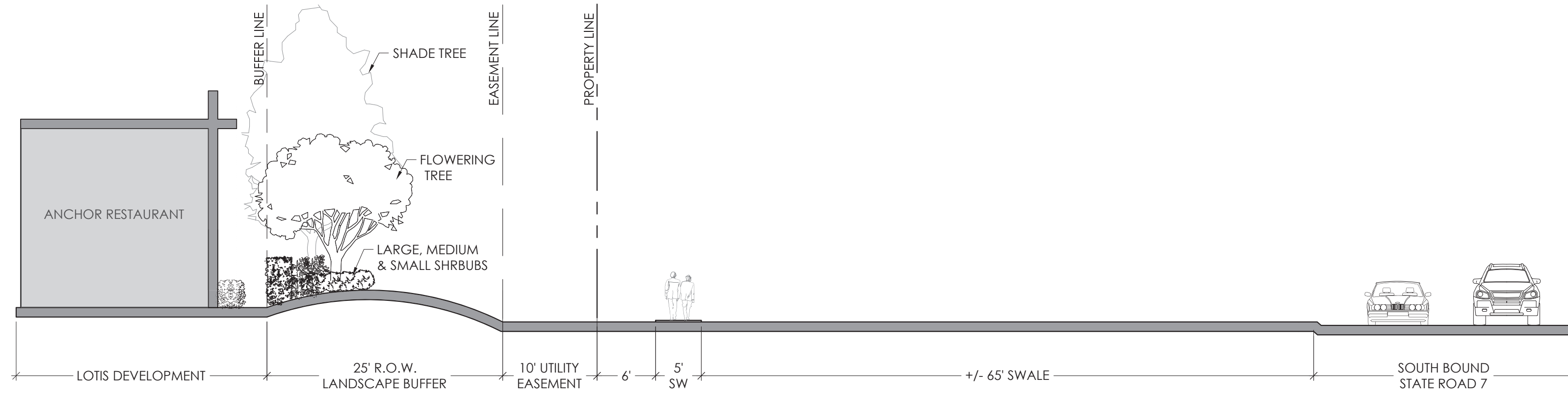
POD	LAND USE	ACREAGE	MINIMUM	% OF SITE
A	COMMERCIAL	10 12.56	10%	15.6%
B	OFFICE-RESIDENTIAL	9.96 11.16	10%	17.4%
C	RESIDENTIAL	9.78 9.72	10%	15.2%
D	INSTITUTIONAL OFFICE	1.68 1.95	10%	3.05%
E	OPEN SPACE CONSERVATION	0.6	0%	0.9%
F, F-1, F-2, F-3	OPEN SPACE	10.26 28.03	0%	16.0%
⊖	OPEN SPACE	2.06	0%	3.2%
	TOTAL	64.02		100%

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

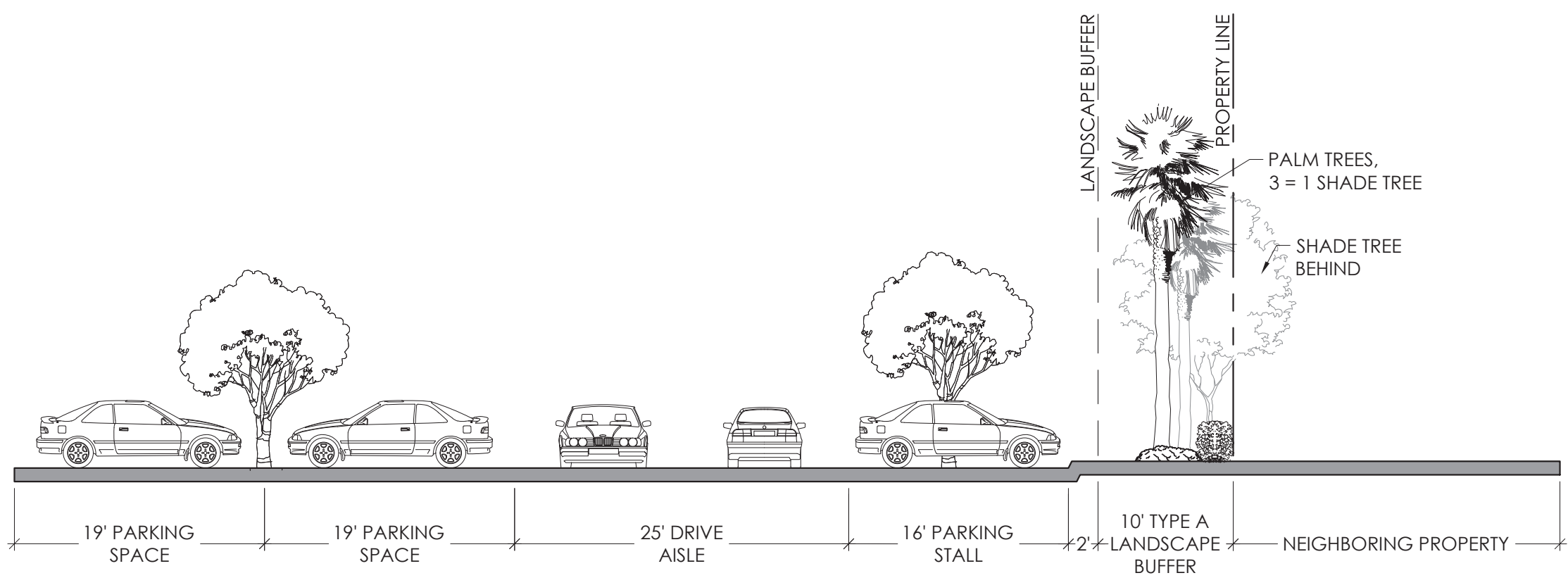
DEVELOPMENT BREAKDOWN

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
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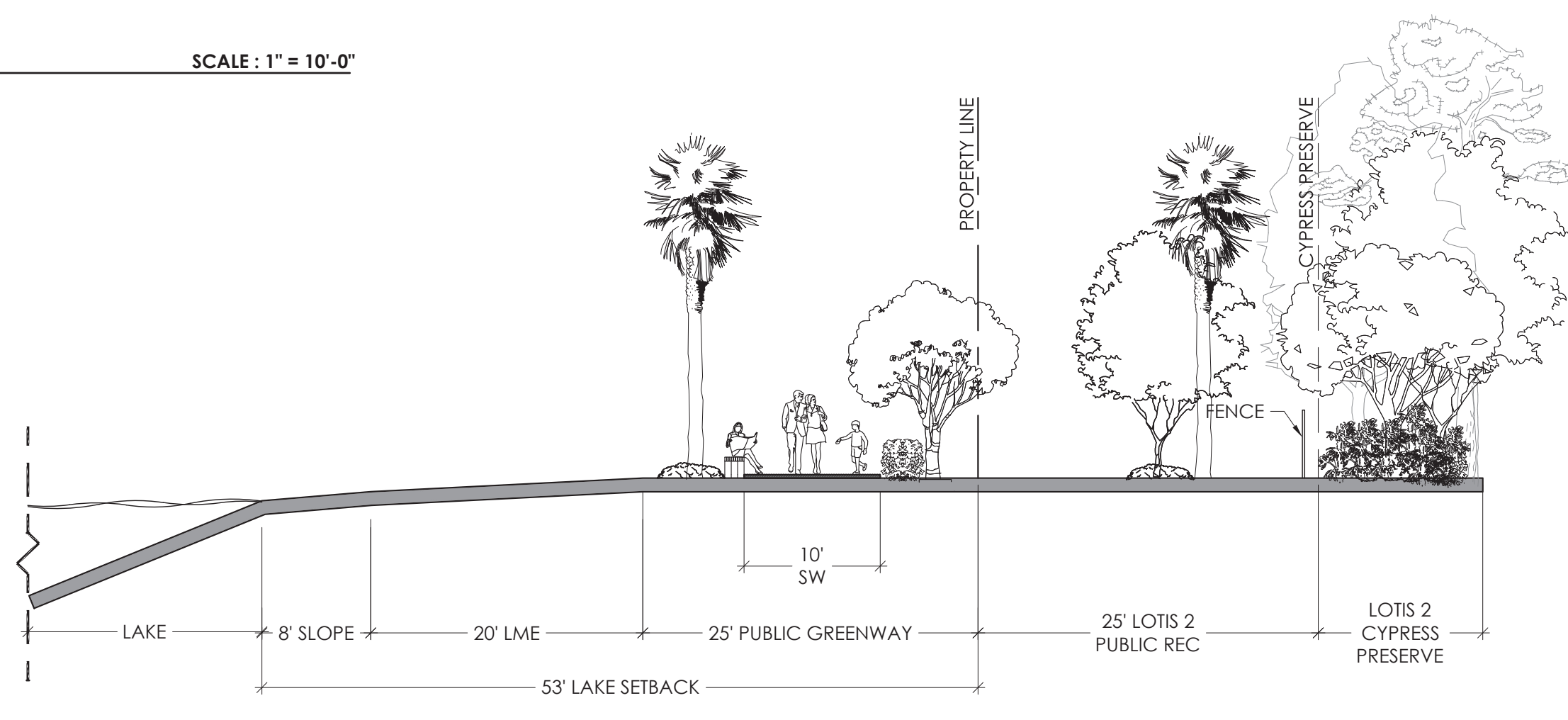
NOTE: *PER CONDITION #4 OF MASTER PLAN RESOLUTION



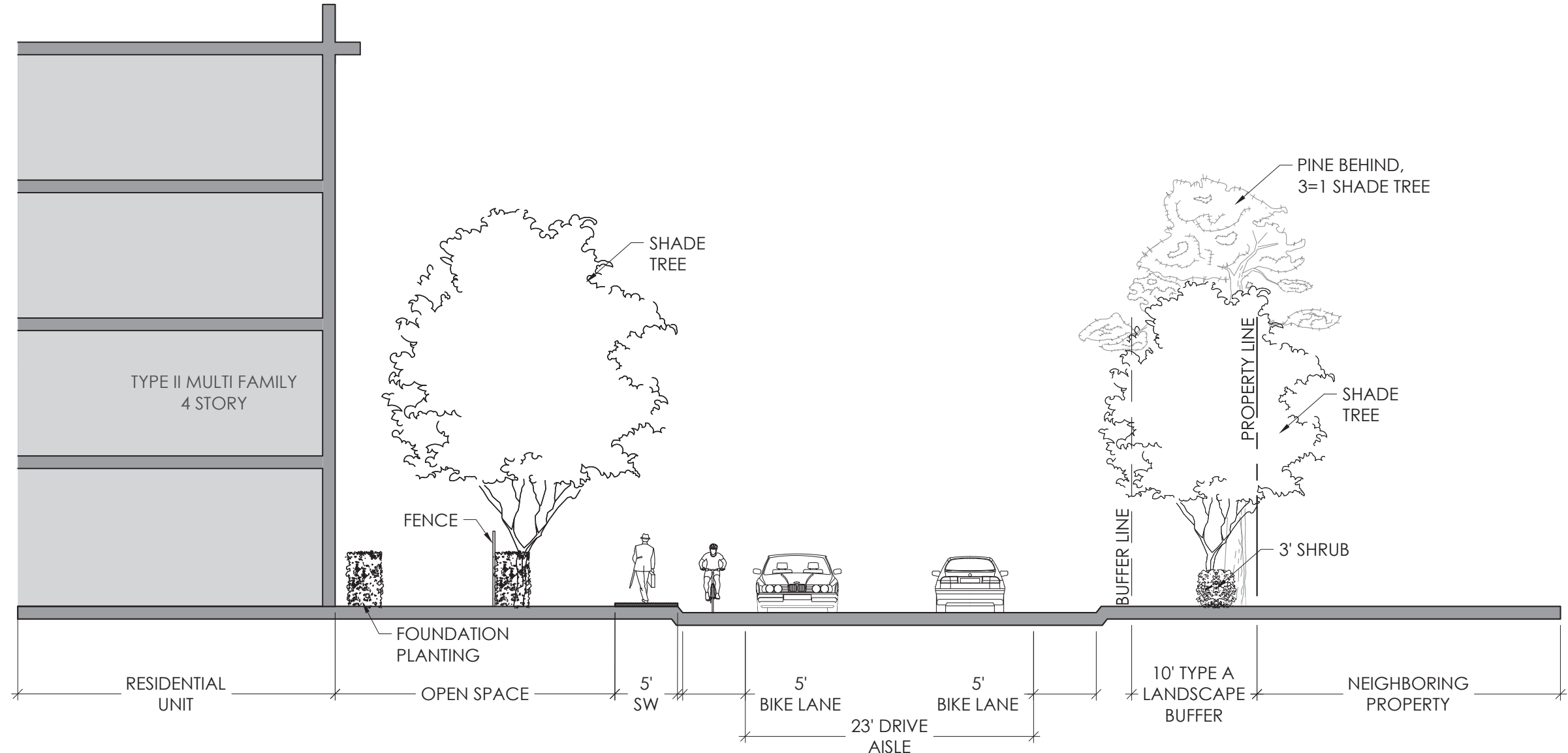
A R.O.W BUFFER SECTION SCALE: 1" = 10'-0"



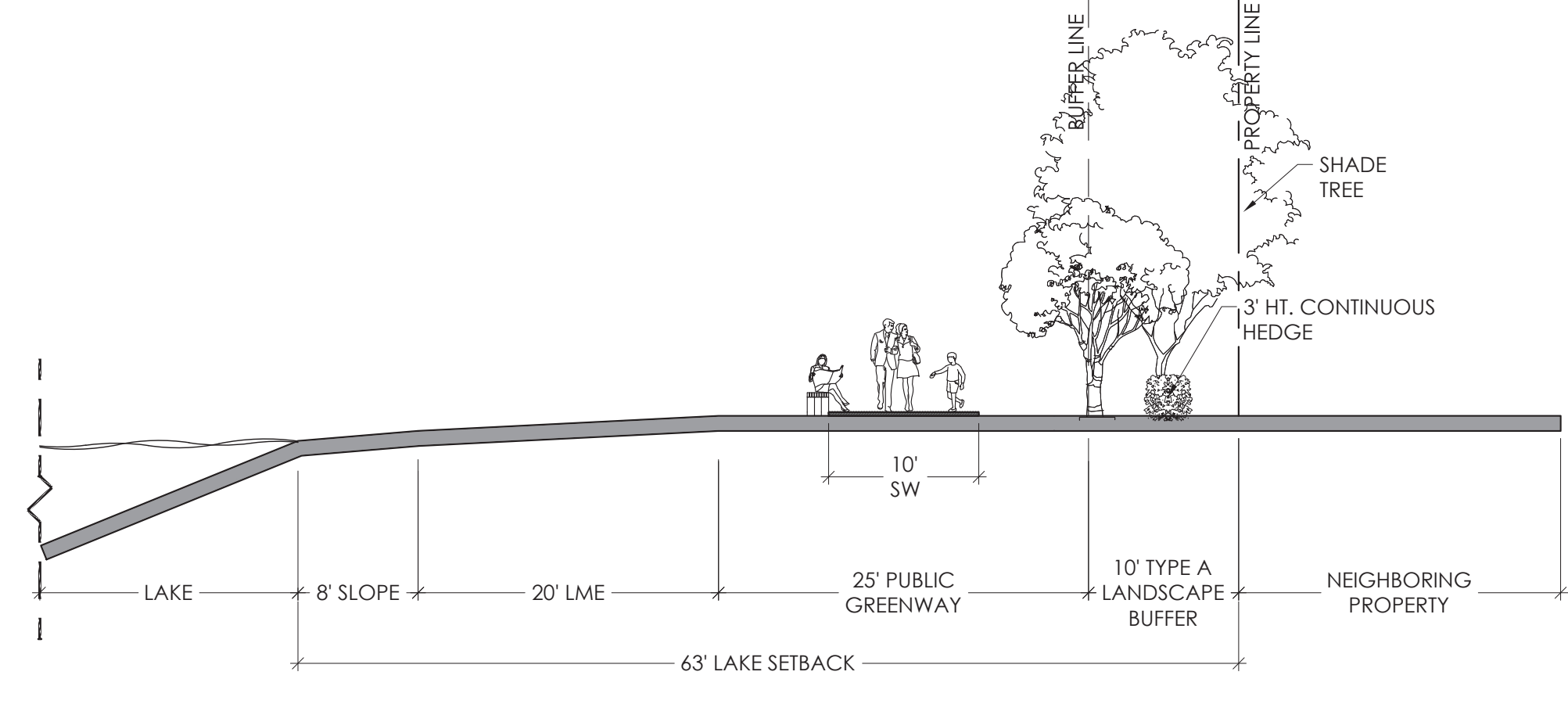
B NORTH COMMERCIAL AREA BUFFER SECTION SCALE: 1" = 10'-0"



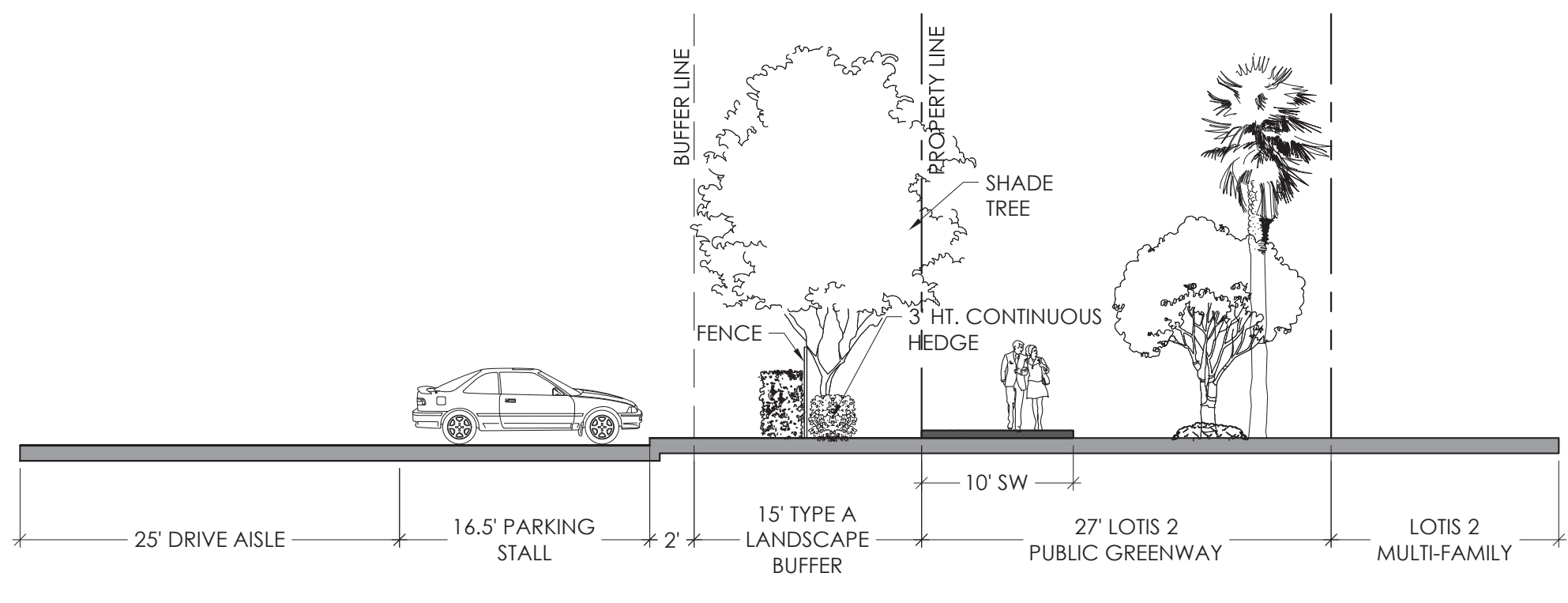
E NORTH LAKE AREA BUFFER SECTION SCALE: 1" = 10'-0"



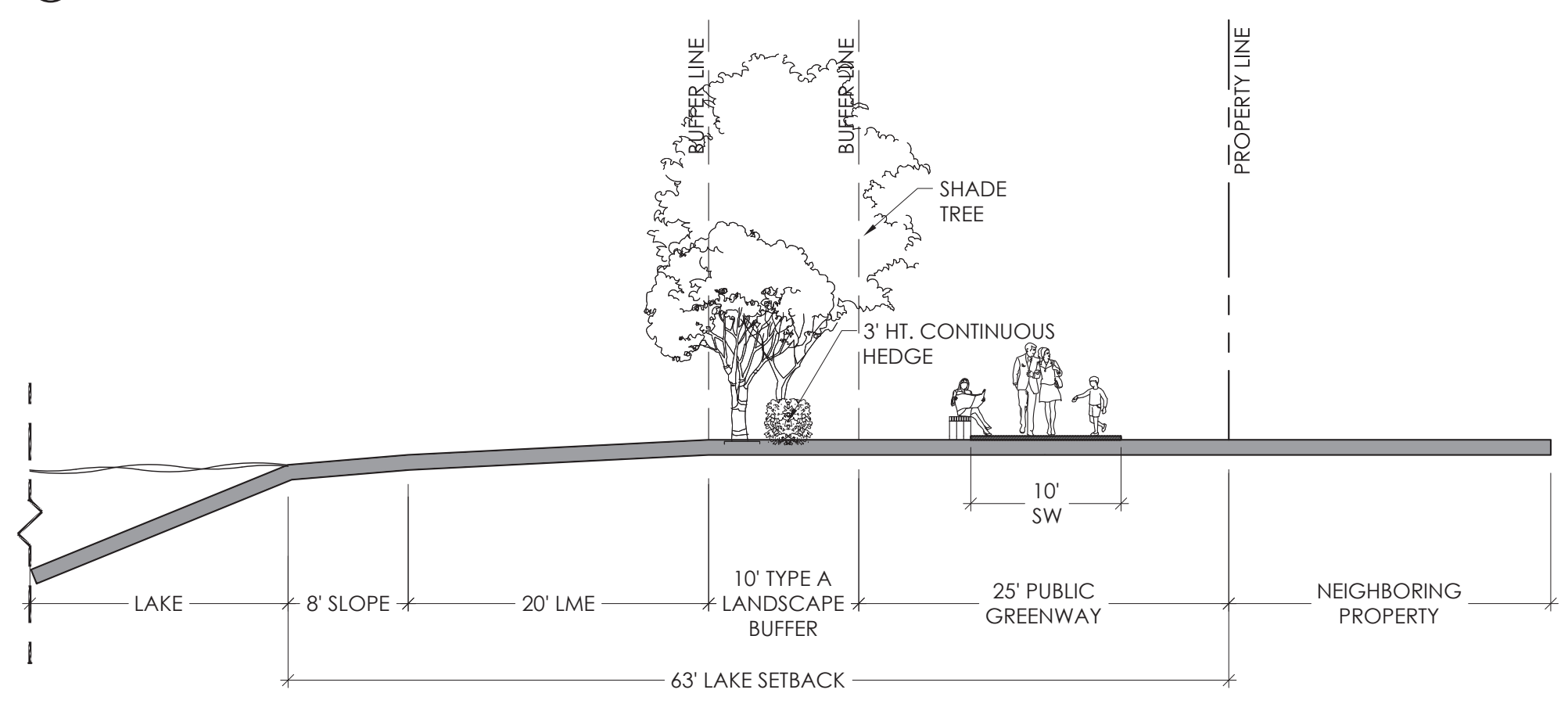
C EAST RESIDENTIAL AREA BUFFER SECTION SCALE: 1" = 10'-0"



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
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 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

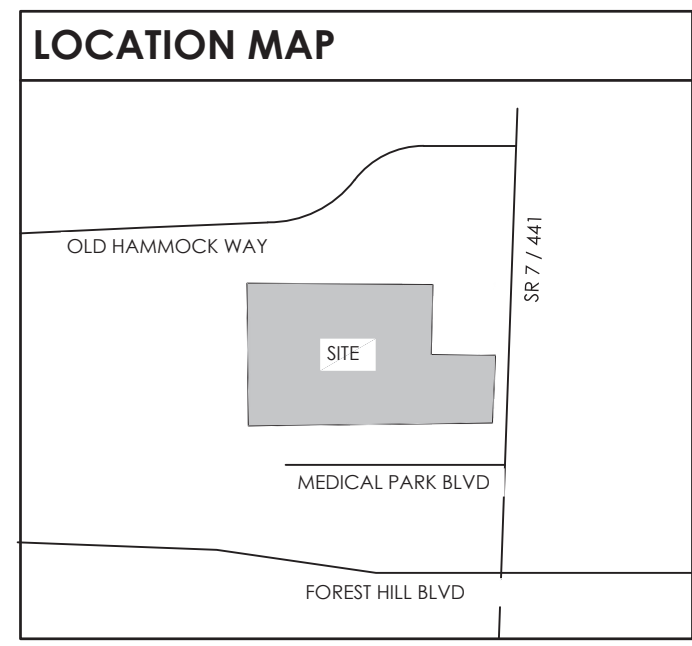
DEVELOPMENT TEAM	
DEVELOPER	
LOTIS WELLINGTON 2, L.L.C.	
2300 GLADES RD, SUITE 202E	
BOCA RATON, FL 33431	
561.866.6684	
PLANNER & LANDSCAPE ARCHITECT	
INSITE STUDIO, INC.	
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SCHNARS ENGINEERING CORP.	
947 CLINT MOORE ROAD	
BOCA RATON, FL 33487	
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TRAFFIC ENGINEER	
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772.459.3339	
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 3601 PGA Blvd Suite 220, Palm Beach Gardens, FL 33410
 phone: 561-249-0940 email: info@insitestudio.com
 ***insitestudio.com License#: LC26000606

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Exhibit B
 Master Plan including
 Regulating and
 Circulation Plans
 (Sheet 2 of 5)



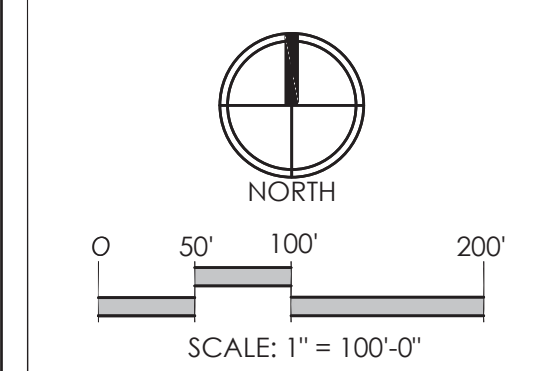
APPROVALS

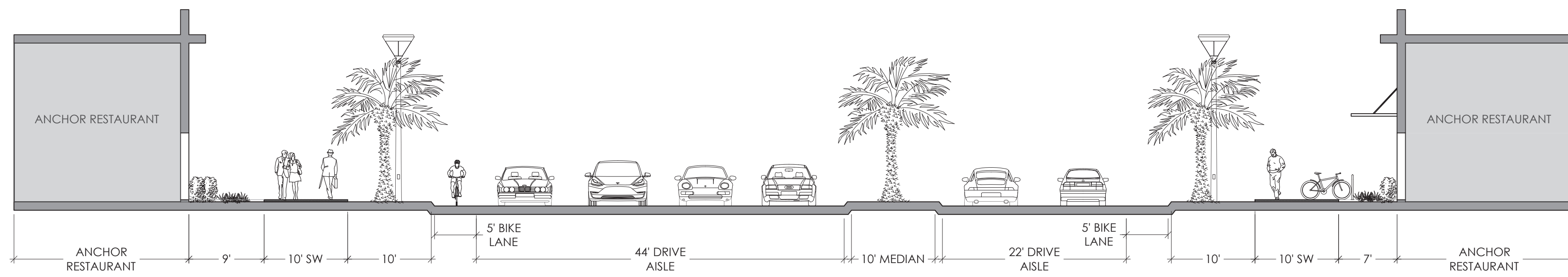
Drawn By: TAC
 Drawing #: 1076
 Date: 06/23/2022

MASTER REGULATING PLAN

SHEET # **MRP.1**

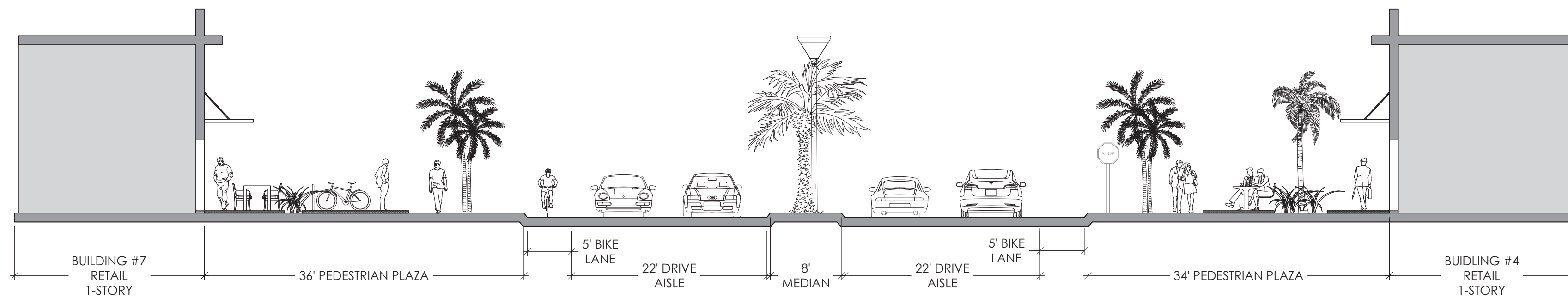
LOTIS WELLINGTON
 Wellington, Florida





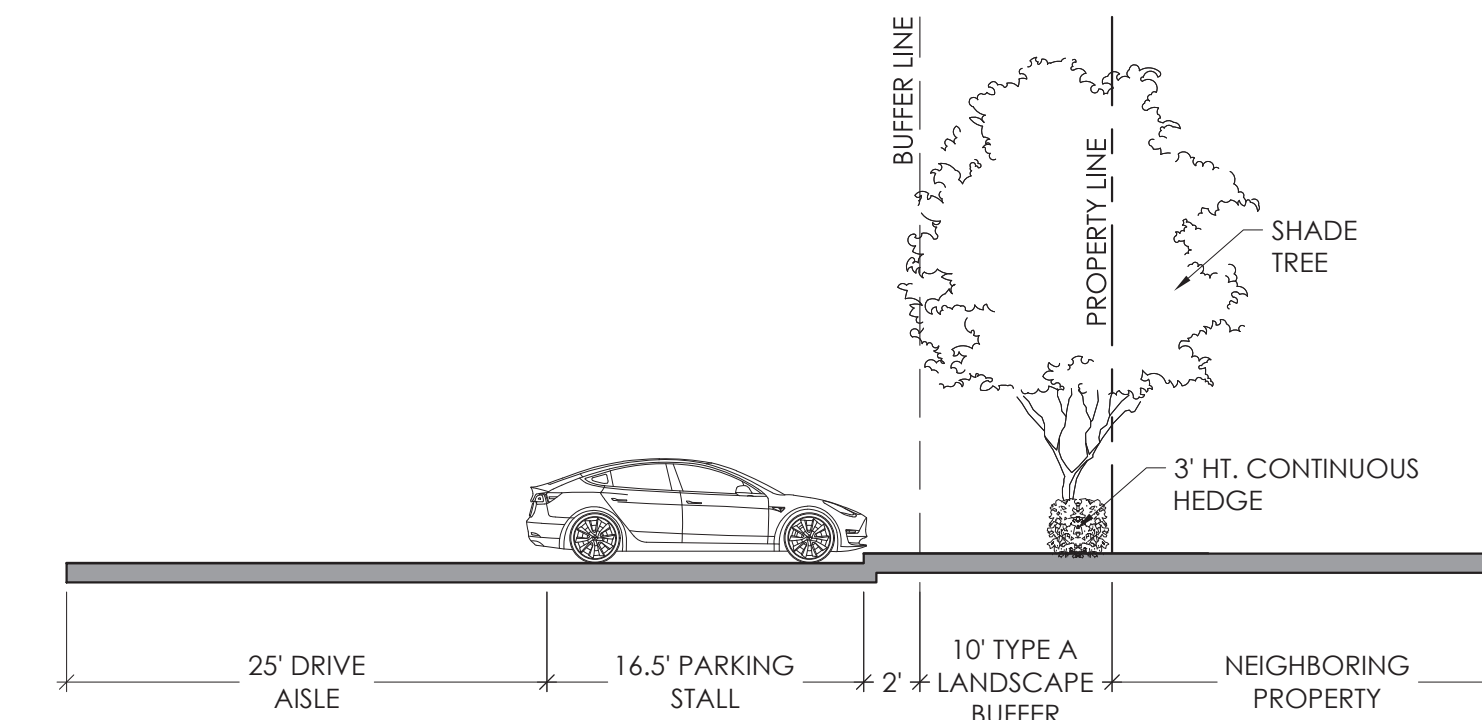
H ENTRANCE STREET SECTION

SCALE: 1" = 10'-0"



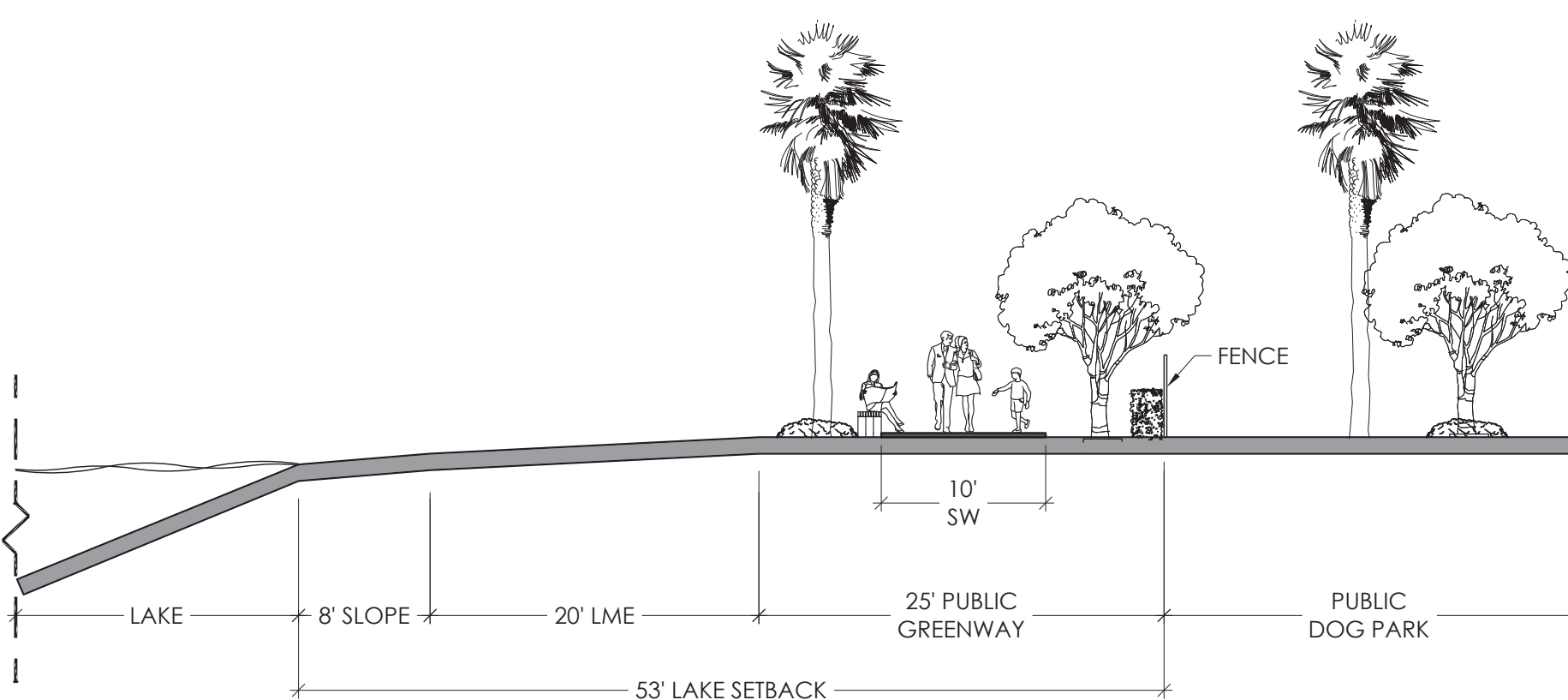
I STREET SECTION

SCALE: 1" = 10'-0"



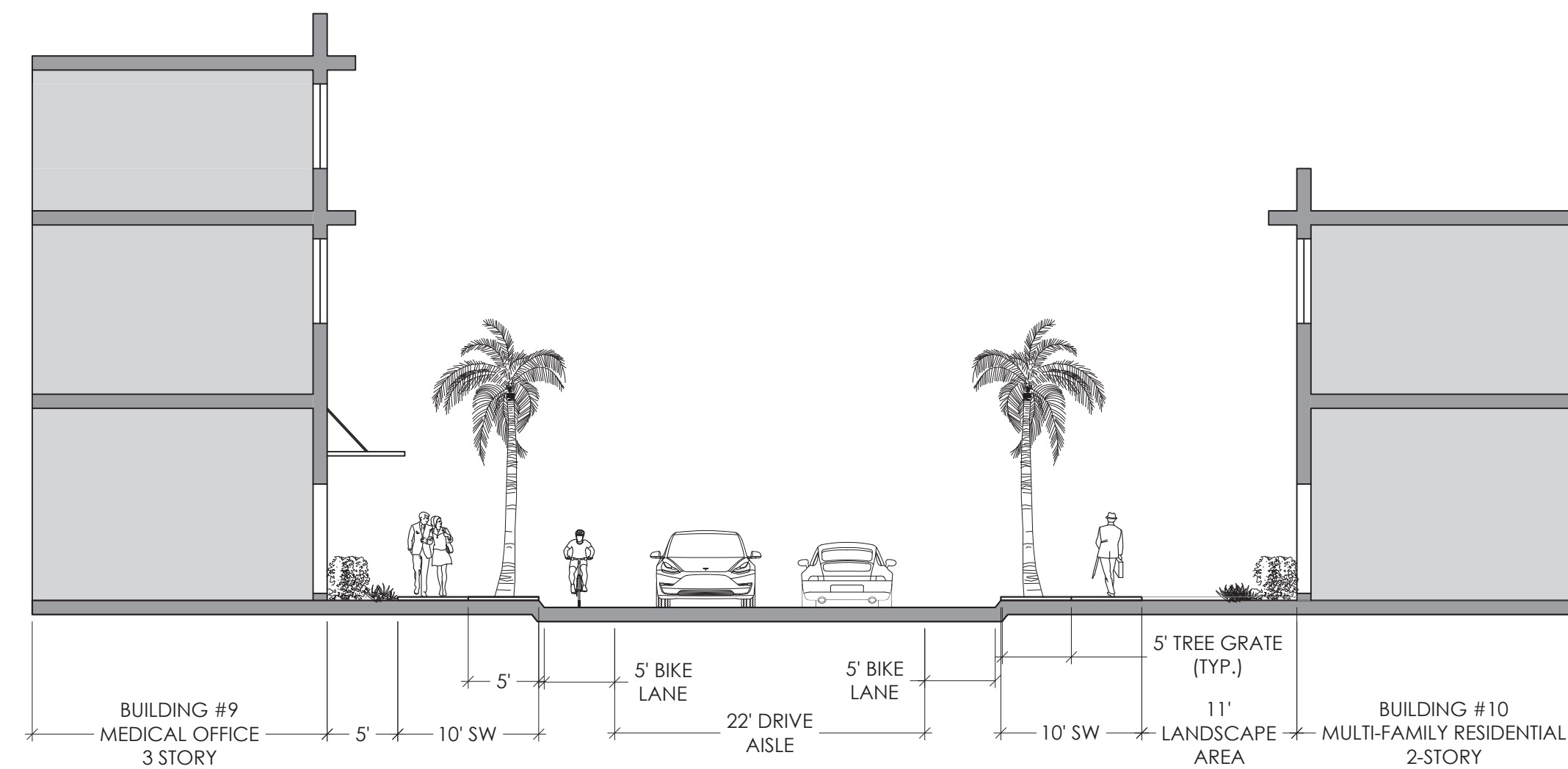
L SOUTH COMMERCIAL AREA BUFFER SECTION

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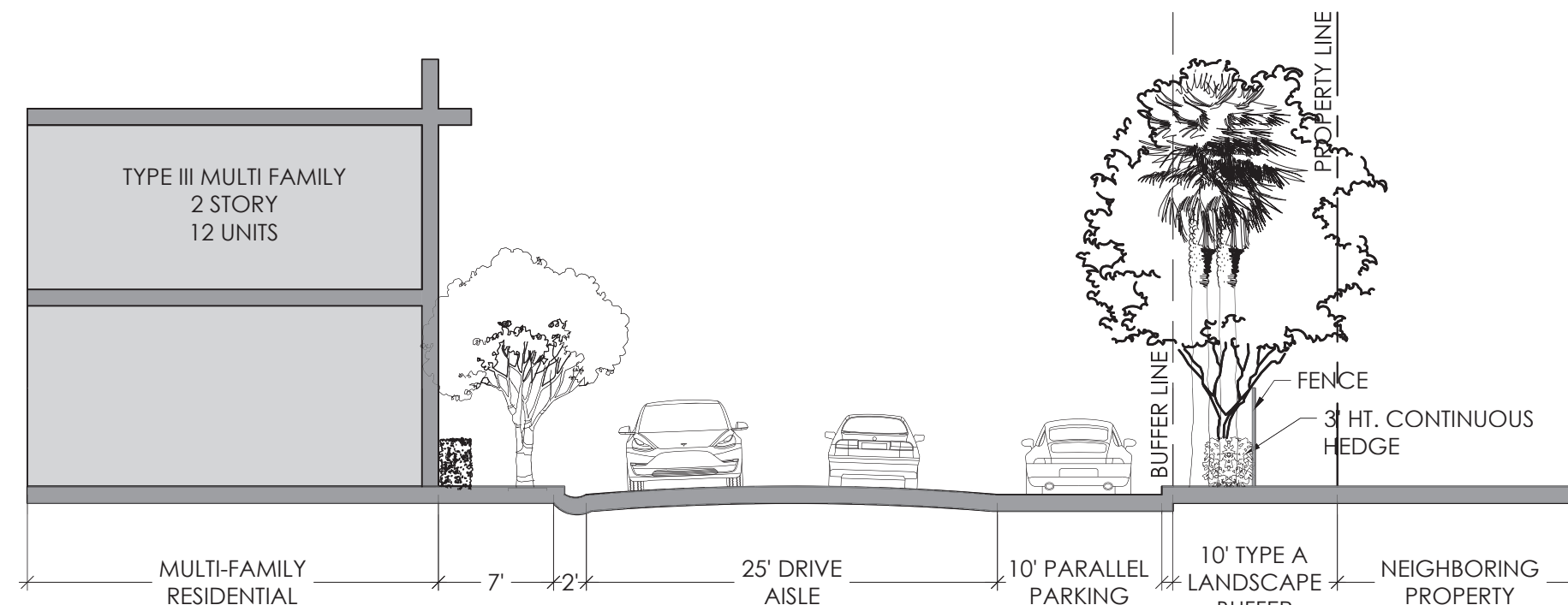
J SOUTH LAKE AREA GREENWAY SECTION

SCALE: 1" = 10'-0"



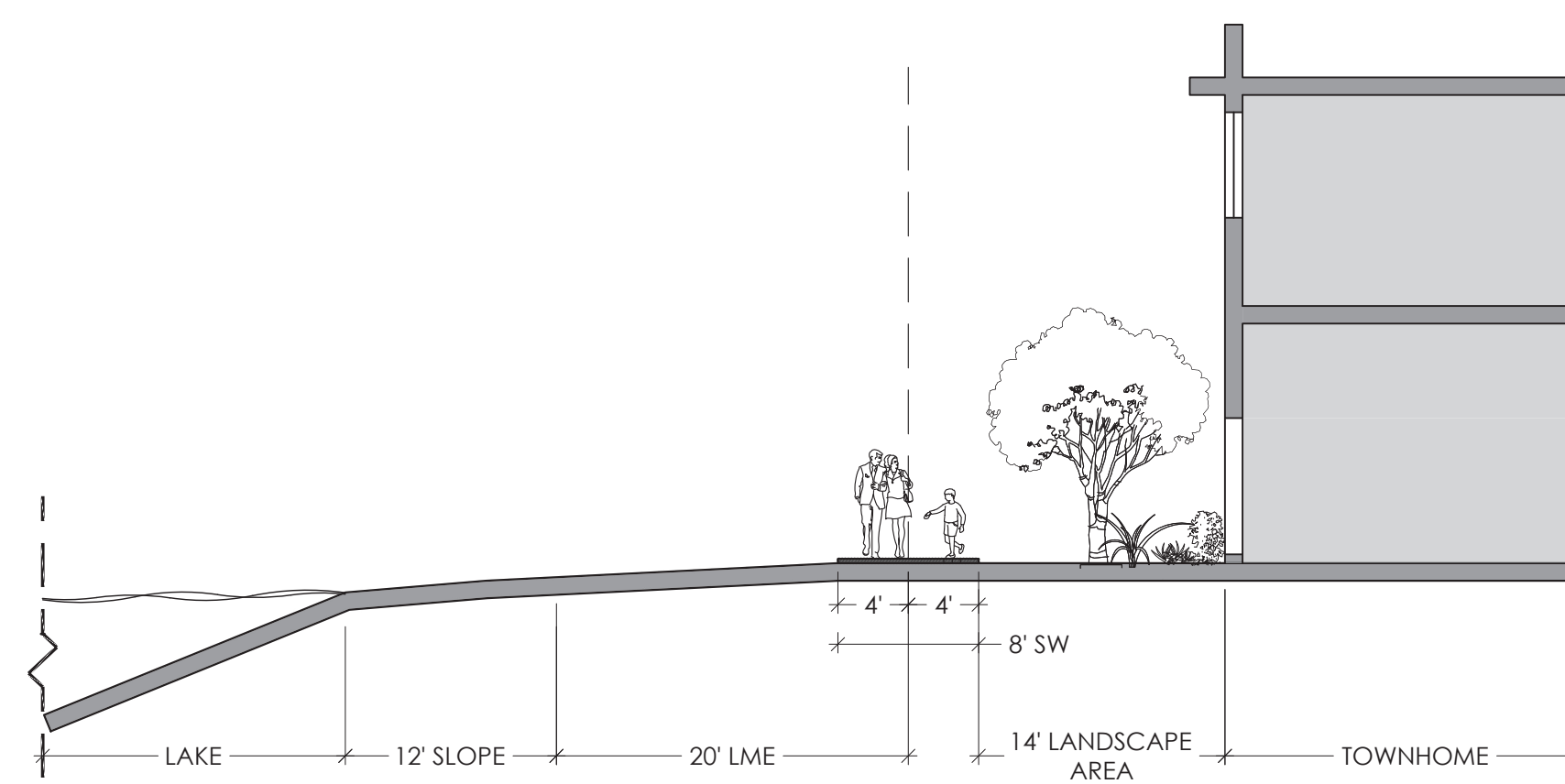
M STREET SECTION

SCALE: 1" = 10'-0"



K SOUTH RESIDENTIAL AREA BUFFER SECTION

SCALE: 1" = 10'-0"



N EAST LAKE AREA GREENWAY SECTION

SCALE: 1" = 10'-0"

SITE DATA	
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PETITION NUMBER	2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA
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EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	64.02 AC

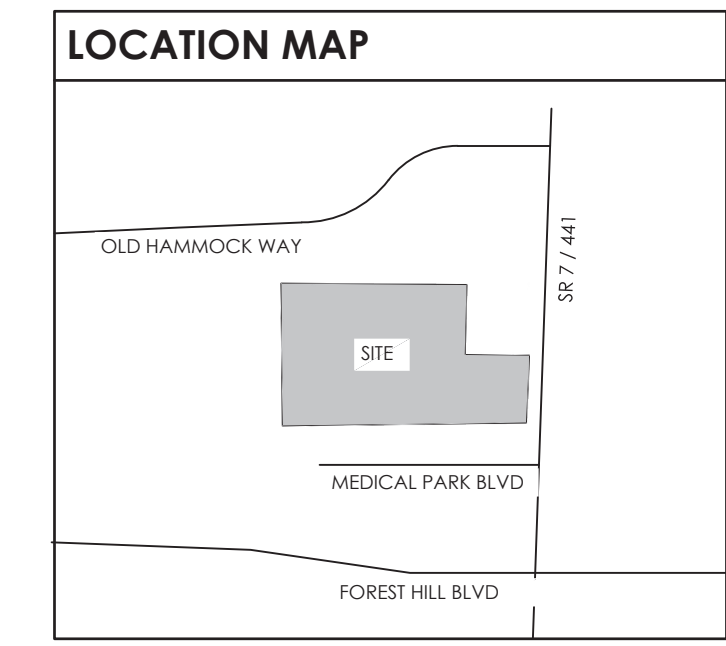
DEVELOPMENT TEAM	
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10/04/2023 - MP RESUBMITTAL

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



APPROVALS

0 50' 100' 200'

NORTH

SCALE: 1" = 100'-0"

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

MASTER REGULATING PLAN

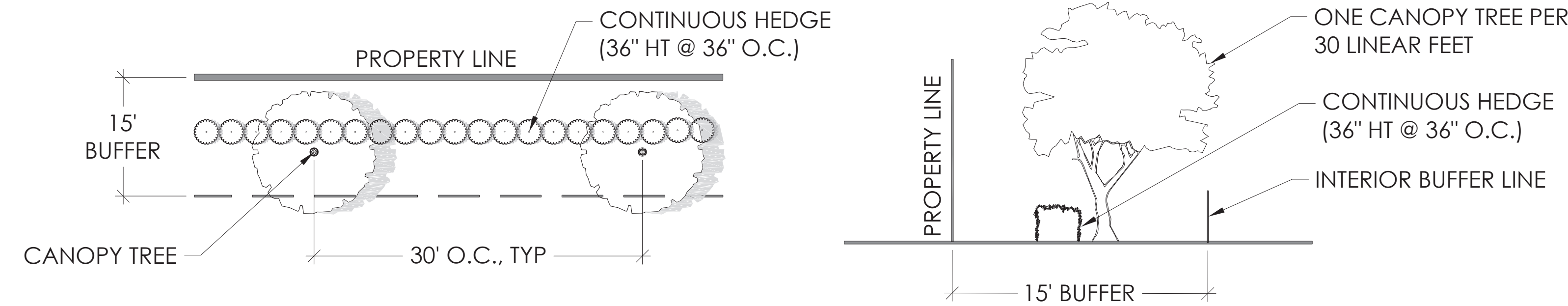
SHEET # MRP.2

LOTIS WELLINGTON
 Wellington, Florida

A TYPE A 15' LANDSCAPE BUFFER - 1

NTS.

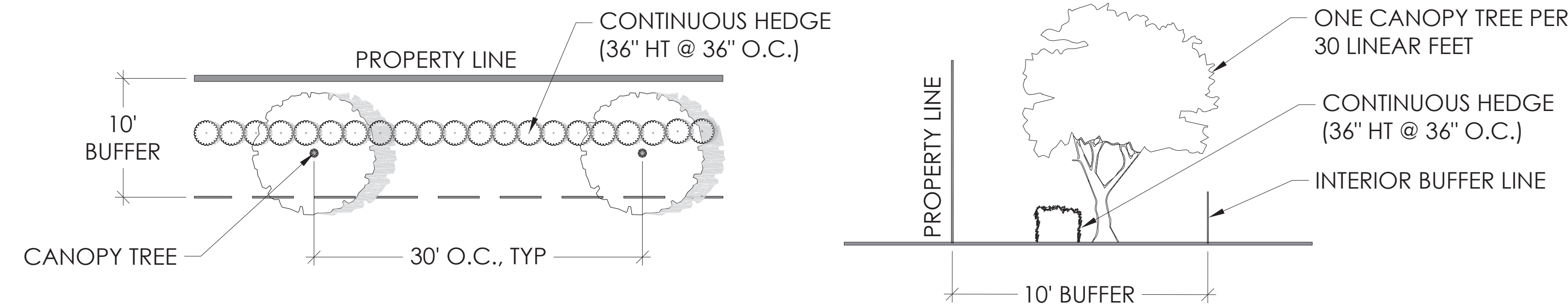
- NOTES:
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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.

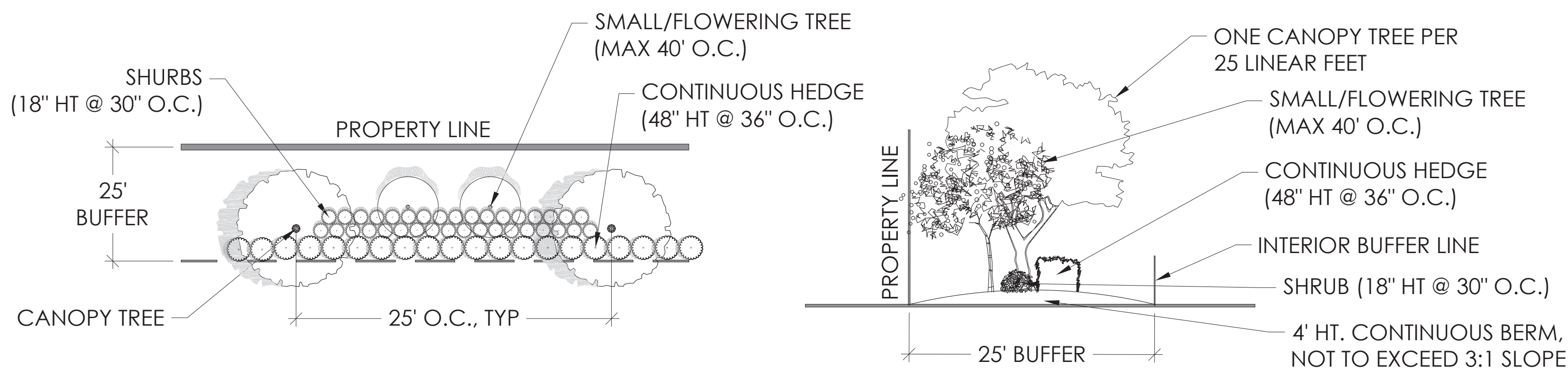
- NOTES:
 -FIELD ADJUSTMENT OF BERMS, WALLS AND PLANT MATERIALS MAY BE PERMITTED TO PROVIDE PEDESTRIAN SIDEWALKS/BIKE PATHS AND TO ACCOMMODATE TRANSVERSE UTILITY OR DRAINAGE EASEMENT CROSSINGS AND EXISTING VEGETATION.
 -ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENTS SHALL BE CONSISTENT 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.

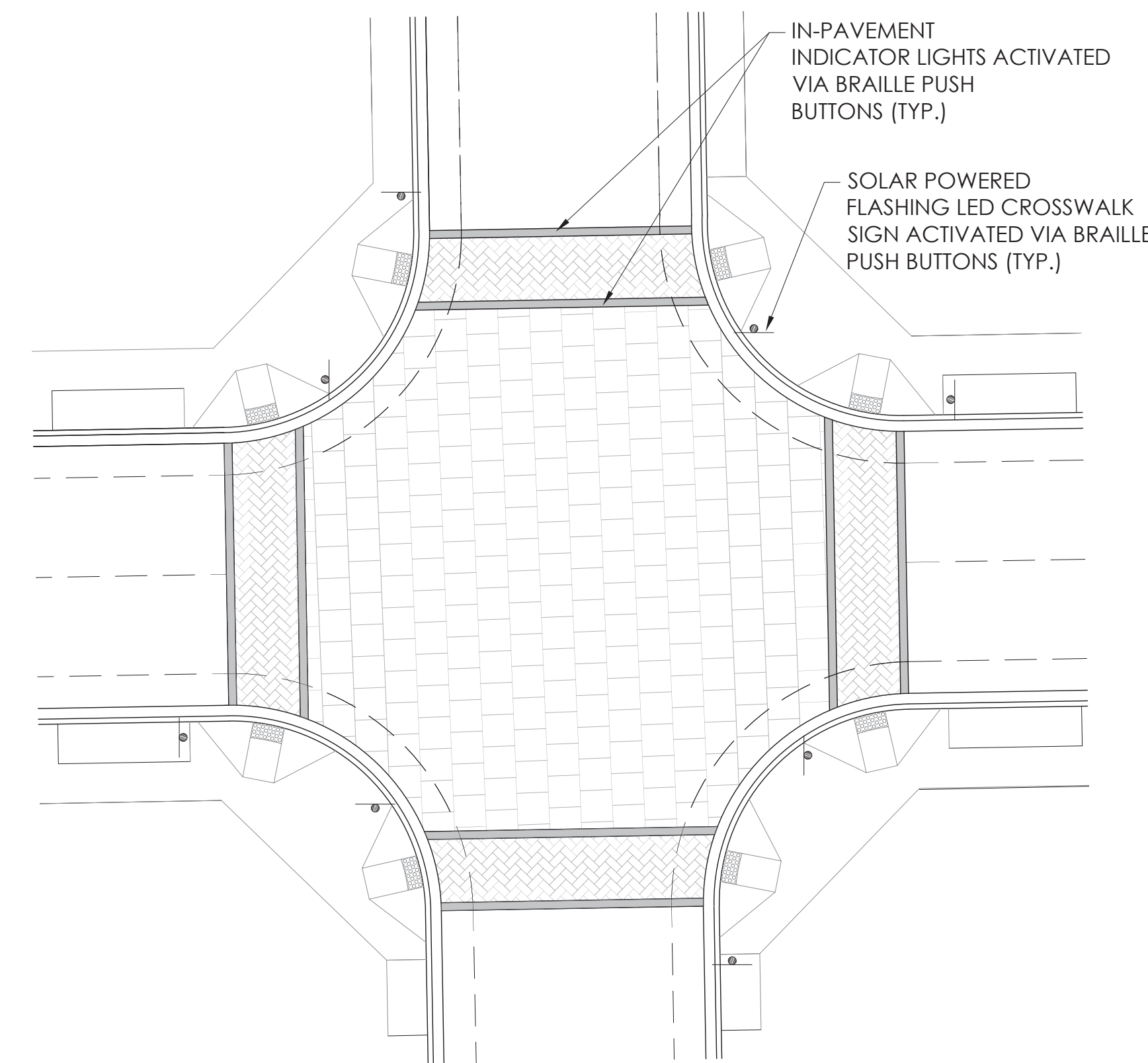


SITE DATA	
PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	2022-0001-MP, 2021-0001-DOA, 2023-0002-MPA
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73414412220040000 73414412220120000 73414412220030030 73414412220030040 73414412220030050 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	
DEVELOPER	
LOTIS WELLINGTON 2, L.L.C.	
2300 GLADES RD, SUITE 202E	
BOCA RATON, FL 33431	
phone: 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	

D ENHANCED CROSSWALK SYSTEM

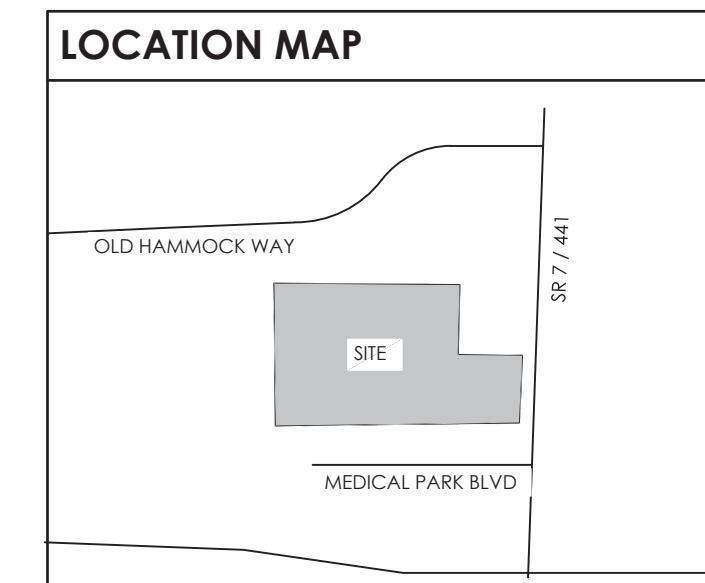
NTS.



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



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

SHEET # **MRP.3**

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 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
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

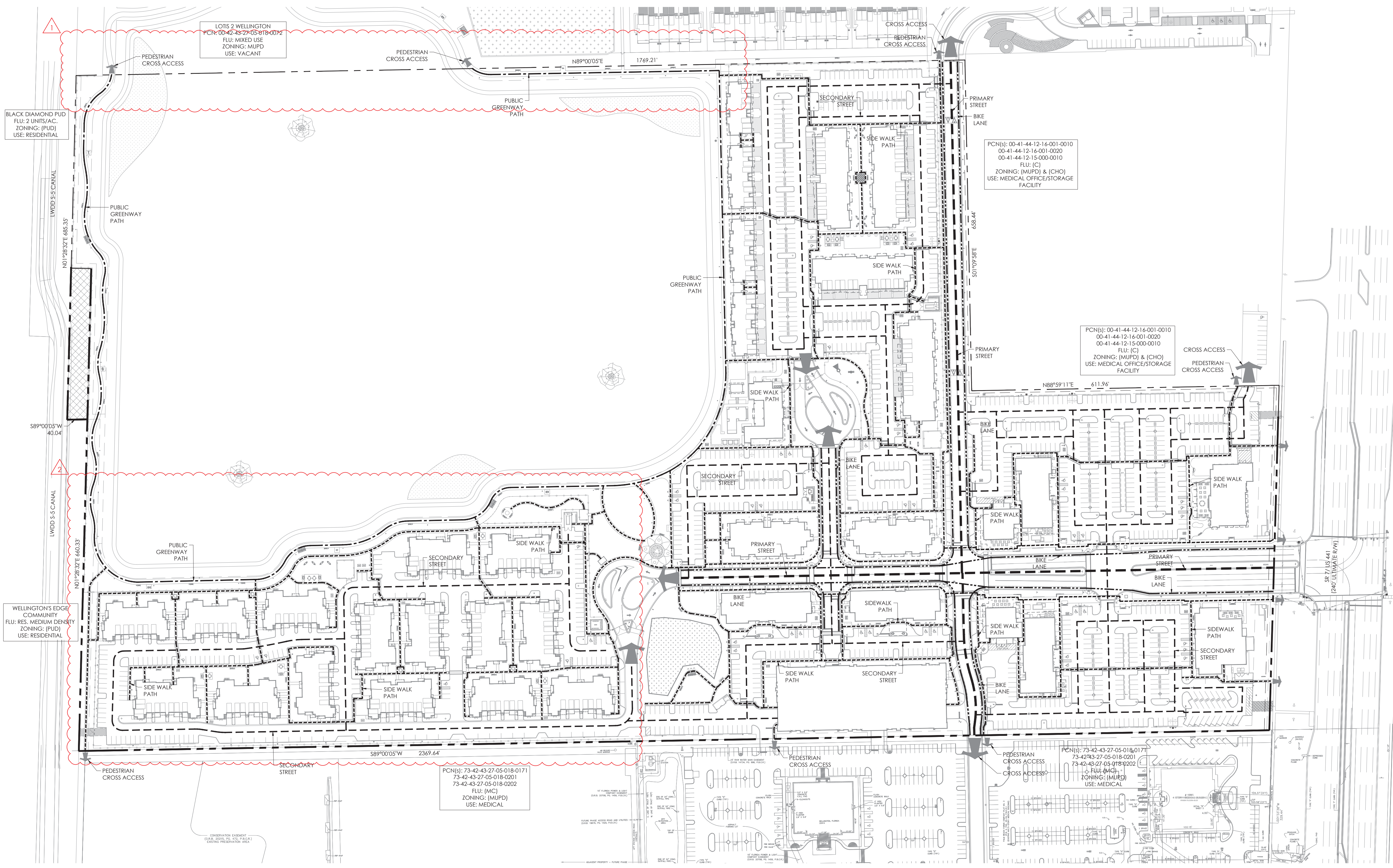
ENVIRONMENTAL
ECOTONE SERVICES
13945 89TH STREET
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DENNIS J LEAVY & ASSOCIATES
460 BUSINESS PARK WAY, SUITE B ROYAL
PALM BEACH, FL 33411
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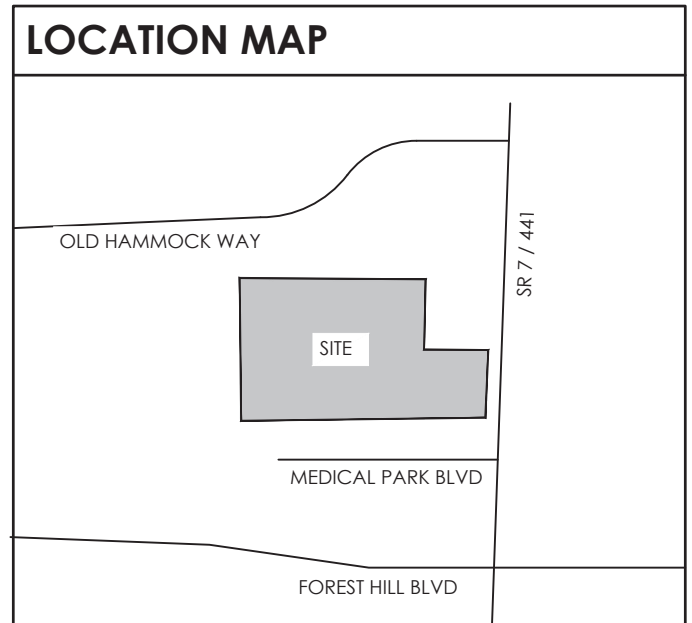
Consultants:

- 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

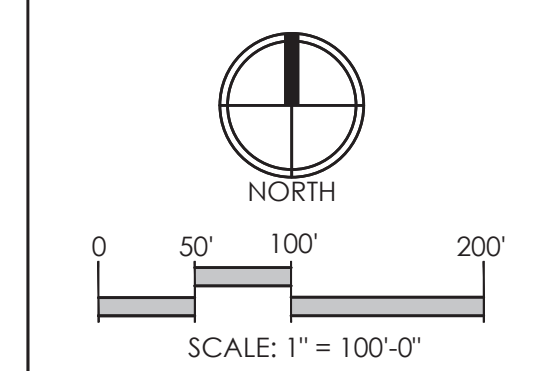


LEGEND

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



APPROVALS



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

CIRCULATION PLAN

SHEET # CP.1

LOTIS WELLINGTON
Wellington, Florida