

Exhibit I Approved Lotis 2 Site Plan

LAND USE ALLOCATION

POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS
A	3	COMMERCIAL	3.51	6.73%	.005	5.56%	1.84 AC (80,089 SF) 1.67 AC (72,745 AF)
B	2	COMMERCIAL	1.56	3%	.22	22.49%	0.7 AC (30,492 SF) 1.13 AC (49,223 SF)
C-1	1B	RESIDENTIAL TOWNHOME / SINGLE-FAMILY	28.42	54.38% (2)	N/A	Note (1)	Note (1)
C-2	1A	RESIDENTIAL / GENERAL OFFICE	1.21	2.31%	N/A	26.09%	0.36 AC (15,670 SF) 0.74 AC (32,234 SF)
D	1A	CONSERVATION W/ PUBLIC REC	4.24	8.11%	N/A	N/A	4.19 AC (182,516 SF) 0.05 AC (2,381 SF)
E	1A	OPEN SPACE (LAKE)	10.98	21%	N/A	N/A	10.98 AC (478,288.8 SF)
E-1	1C	PUBLIC REC	0.57	1.09%	N/A	N/A	0.53 AC (22,989 SF) 0.04 AC (1,742 SF)
E-2	1C	PUBLIC REC	0.35	0.67%	N/A	N/A	0.18 AC (7,727 SF) 0.17 AC (7,405 SF)
E-3	1C	PUBLIC REC	0.32	0.61%	N/A	N/A	0.23 AC (10,018 SF) 0.09 AC (3,713 SF)
E-4	1C	PUBLIC REC	0.37	0.71%	N/A	N/A	0.27 AC (11,761 SF) 0.1 AC (4,298 SF)
E-5	1C	PUBLIC GREENWAY	0.54	1.03%	N/A	N/A	0.32 AC (13,939 SF) 0.22 AC (9,498 SF)
E-6	1C	PUBLIC REC	0.19	0.36%	N/A	N/A	0.17 AC (7,405 SF) 0.02 AC (767 SF)
TOTAL			52.26	100%			

NOTE:
1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS.
2. SECTION 6.5.6 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.

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
SITE PLAN NOTES:	

- TRASH AND RECYCLING CURBSIDE PICKUP SERVICES WILL BE PROVIDED FOR THE SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL PODS.
- POSTSTROKE HOURS OF OPERATION: 10 AM TO 11 PM SUNDAY TO THURSDAY AND 10 AM TO 12AM ON FRIDAY AND SATURDAY.
- GENERAL OFFICE AND LIFT STATION WILL NOT BE COUNTED TOWARDS OVERALL PRIVATE RECREATION REQUIRED.
- ALL UNITS WILL HAVE CONDUIT INSTALLED AND HAVE ELECTRICAL CAPACITY FOR THE OPERATION OF A LEVEL 2 HOME ELECTRIC VEHICLE CHARGING STATION. INSTALLATION OF HOME ELECTRIC VEHICLE CHARGING STATIONS SHALL BE AT THE DISCRETION OF THE UNITS OWNER/OCCUPANT.
- ALL RIGHT OF WAYS (ROW) LOCATED IN RESIDENTIAL PODS TO BE PRIVATE RIGHT OF WAY TRACTS.
- BUS SHELTER DETAIL WILL BE PROVIDED PER SITE AMENITIES PLAN ON THE ARB SUBMITTAL.
- SEE SHEET SP.2 FOR CONDITIONS OF APPROVAL.

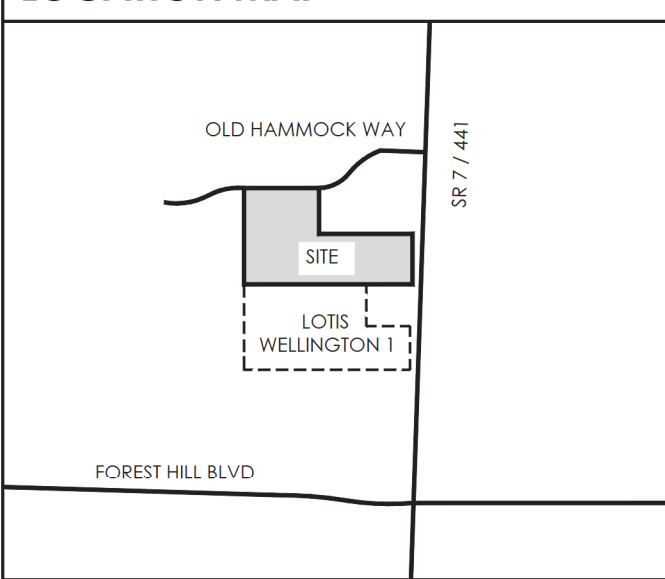
DEVELOPMENT TEAM

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

SETBACK TABLE

COMMERCIAL		
SETBACK	REQUIRED	PROVIDED
NORTH (SIDE)	15'	109' (BUILDING 24)
SOUTH (SIDE)	30'	45' (BUILDING 38)
EAST (FRONT)	15'	50' (BUILDING 25)
WEST (REAR)	30'	N/A
RESIDENTIAL (SINGLE FAMILY)		
FRONT	25'	25'
REAR	10'	10'
SIDE	5'	5'
SIDE STREET	15'	15'
RESIDENTIAL (MULTI-FAMILY)		
FRONT	25'	25'
REAR	15'	18'
SIDE	0' INTERNAL / 10' END UNITS	10'
SIDE STREET	15'	22'

LOCATION MAP



APPROVALS

THE VILLAGE OF WELLINGTON
Planning and Zoning Division
Certification
Petition No.: **2023-0001-SP**
Cert. Date: **January 16, 2024**
DRM: **Damian Newell**
Sheet: **SP-1, RP-1-4 & LP-0-28**
Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.
Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.
SHEET 1 OF 36

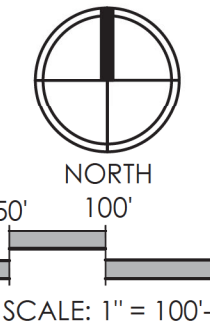


Consultants:

Revisions:

05/16/2023 - Resubmittal
06/28/2023 - Resubmittal
08/02/2023 - Resubmittal
08/25/2023 - Resubmittal
09/21/2023 - Resubmittal
12/21/2023 - Resubmittal All Sheets

LOTIS WELLINGTON II
Wellington, Florida



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

Site Plan

SHEET # SP.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' 28" East continuing along said Baseline of Survey, a distance of 100.136 meters (328.53 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' 28" East, a distance of 100.256 meters (328.92 feet); thence North 88° 56' 34" East, a distance of 100.349 meters (329.00 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 28" West along said westerly existing right of way line, a distance of 100.268 meters (328.96 feet); thence South 88° 57' 23" West, a distance of 50.349 meters (165.17 feet) to the POINT OF BEGINNING.
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' 28" 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' 28" East, a distance of 100.698 meters (332.07 feet); thence North 88° 56' 34" East, a distance of 100.349 meters (329.00 feet) to the westerly existing right of way line for said State Road 7 (U.S. 441); thence South 01° 38' 28" West along said westerly existing right of way line, a distance of 100.698 meters (332.07 feet); thence South 88° 56' 34" West, a distance of 50.349 meters (165.19 feet) to the POINT OF BEGINNING.
Parcel 3
Tract 1, 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 15 both thereof, and the south half of that portion of said road lying northerly of Tract 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.

SITE PLAN TABLES

BUILDING USE TABLE

POD	BLDG #	USE	INDOOR SF	OUTDOOR SF	STY.	HT.	SEATS / DU	PARKING REQUIRED	PARKING PROVIDED	BIKE REQUIRED	BIKE PROVIDED
A	1	INDOOR / OUTDOOR ENTERTAINMENT	8,000 SF RESTAURANT INDOOR 2,930 SF OUTDOOR 3,570 SF RETAIL 1,500 SF	49,500 (MINI GOLF)	1	26'	193 SEATS (134 INTERIOR / 59 OUTDOOR) 1,800 RETAIL 36 HOLE MINI GOLF	65 (1/3 SEATS) 7 (1/250 SF) 36 (1/HOLE)	90 SPACES 9 SPACES 36 SPACES	4 (1/2,000 SF)	4
TOTAL								108 SPACES W/ 5 EV (5%)	135 SPACES W/ 5 HC & 6 EV	4 SPACES	4 SPACES
B	2	DAYCARE	18,000	8,000 PLAY	2	30'	210 KIDS	21 (1/10 KIDS) 21 (1/10 KIDS)	30 STANDARD 23 DROP-OFF	9 (1/2,000 SF)	9
TOTAL								42 SPACES W/ 2 EV (5%)	53 SPACES W/ 3 HC & 2 EV	9 SPACES	9 SPACES
C	3	CLUBHOUSE	11,470	-	2	30'	-	23 (1/500 SF) W/ 1 EV (5%)	23 (2 HC) (2 EV)	6 (1/2,000 SF)	6
C	3	GENERAL OFFICE	1,030	-	2	30'	-	4 (1/250 SF)	4 SPACES	0	0
C	4	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	5	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	6	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	7	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	8	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	9	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	10	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	11	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	12	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	13	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	-	-	-
C	14	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	24 SURFACE 96 GARAGE 6 DRIVEWAY	-	-
C	15	TOWNHOME	12,844	-	2	30'	6 DU	14 (2.25 / 1 DU)	200 GARAGE 200 DRIVEWAY	-	-
C	-	SINGLE FAMILY	-	-	2	30'	100 DU	225 (2.25 / 1 DU)	-	-	-
TOTAL								420 SPACES	643 SPACES	6 SPACES	6 SPACES
NOTE: ALL SINGLE FAMILY / TOWNHOME UNITS WILL BE FEE SIMPLE											
D	-	CONSERVATION	-	3.75 AC	-	-	-	-	-	-	-
E	-	LAKE / PUBLIC GREENWAY	-	11.69 AC	-	-	-	-	19 SPACES	-	6 SPACES
GROSS TOTAL											
								570 SPACES	850 SPACES	19 SPACES	25 SPACES