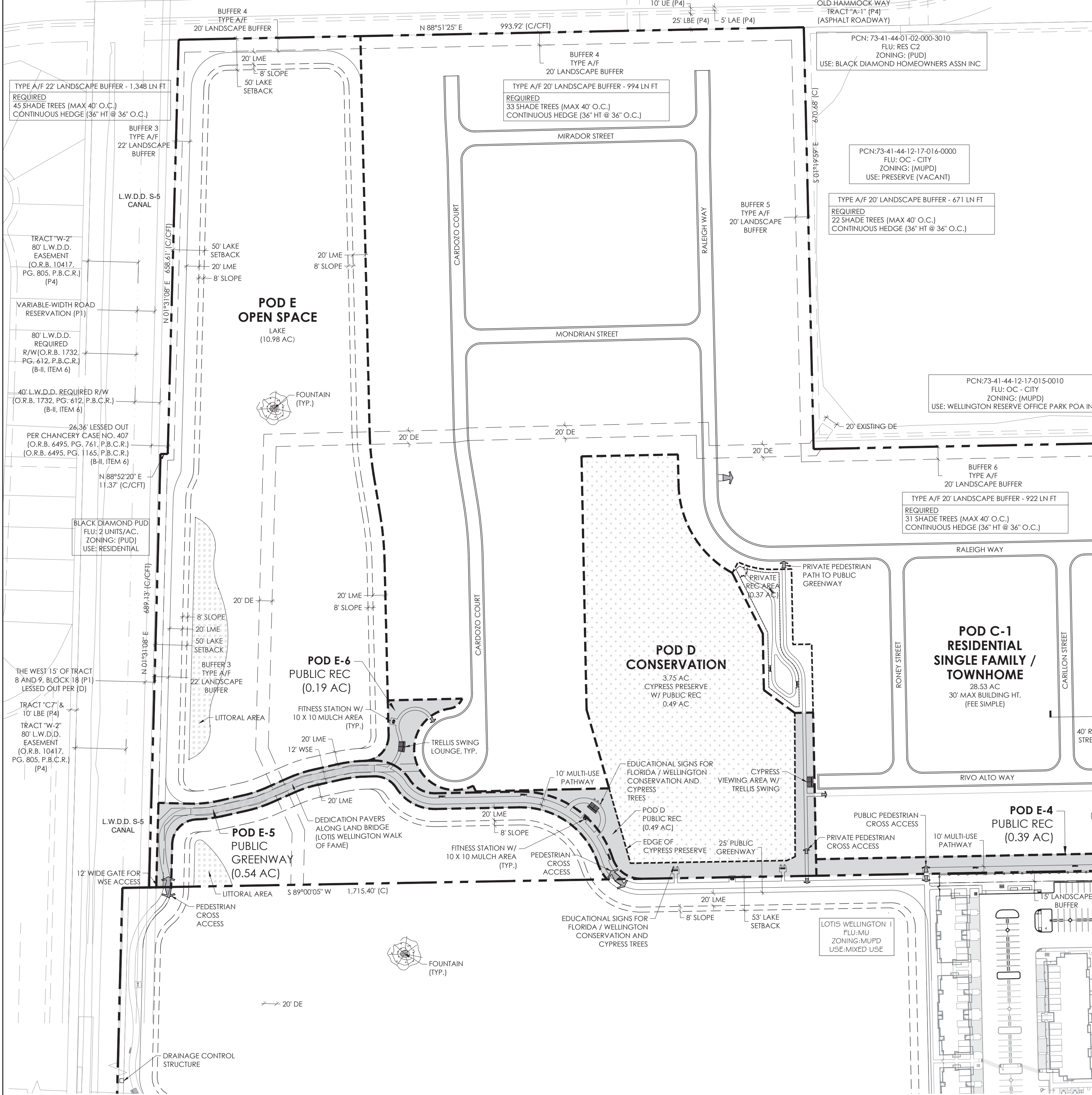




LEGAL DESCRIPTION

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, herefrom;

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 100.256 meters (328.92 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 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:

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 waly 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.

LAND USE ALLOCATION					
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%		

NOTE :

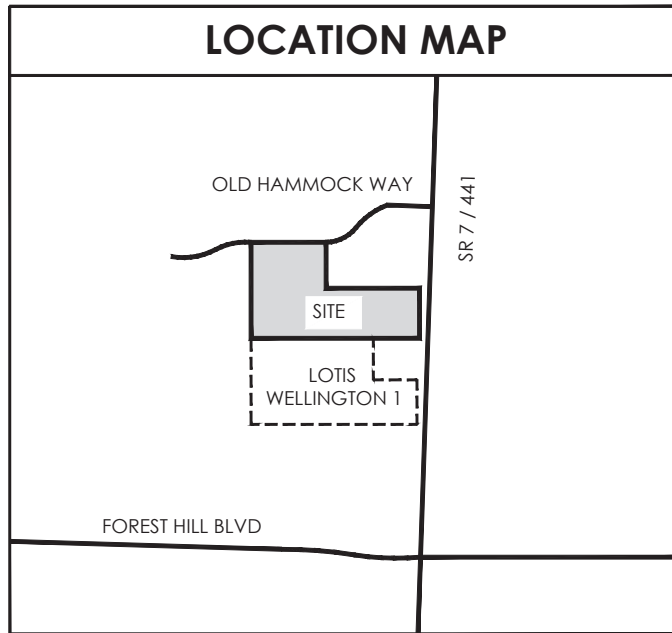
1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT REQUIREMENTS.
2. SECTION 6.5.4 MULTIPLE USE PLANNED DEVELOPMENT EACH LAND USE IS LIMITED TO 30% GROSS AREA. CONCURRENT TEXT AMENDMENT IN PROCESS TO ALLOW FOR A WAIVER TO BE GRANTED BY VILLAGE COUNCIL TO ALLOW UP TO 60% RESIDENTIAL USE.
3. GENERAL 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.

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

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	
440 BUSINESS PARK WAY, SUITE B ROYAL	
PALM BEACH, FL 33411	
561.753.0650	

Staff Report Exhibit B

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



APPROVALS	
Planning and Zoning Division Certification	
Petition No.: 2022-0001-MP	
Cert. Date: December 5, 2023	
DRM: Damian Newell	
Sheet: MP.1, MRP.1 & CP.1	
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.	
APPROVED PER RESOLUTION NO. R2023-62 SHEET 1 OF 3	

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#: LC26000606

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

LOTIS WELLINGTON II

Wellington, Florida

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

Master Plan

SHEET # MP.1

Staff Report Exhibit B

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 202
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

SCHNARS ENGINEERING CORP

SCHNARS ENGINEERING CORP.
947 CLINT MOORE ROAD
BOCA RATON, FL 33487
561.241.6455

JFO GROUP, INC.

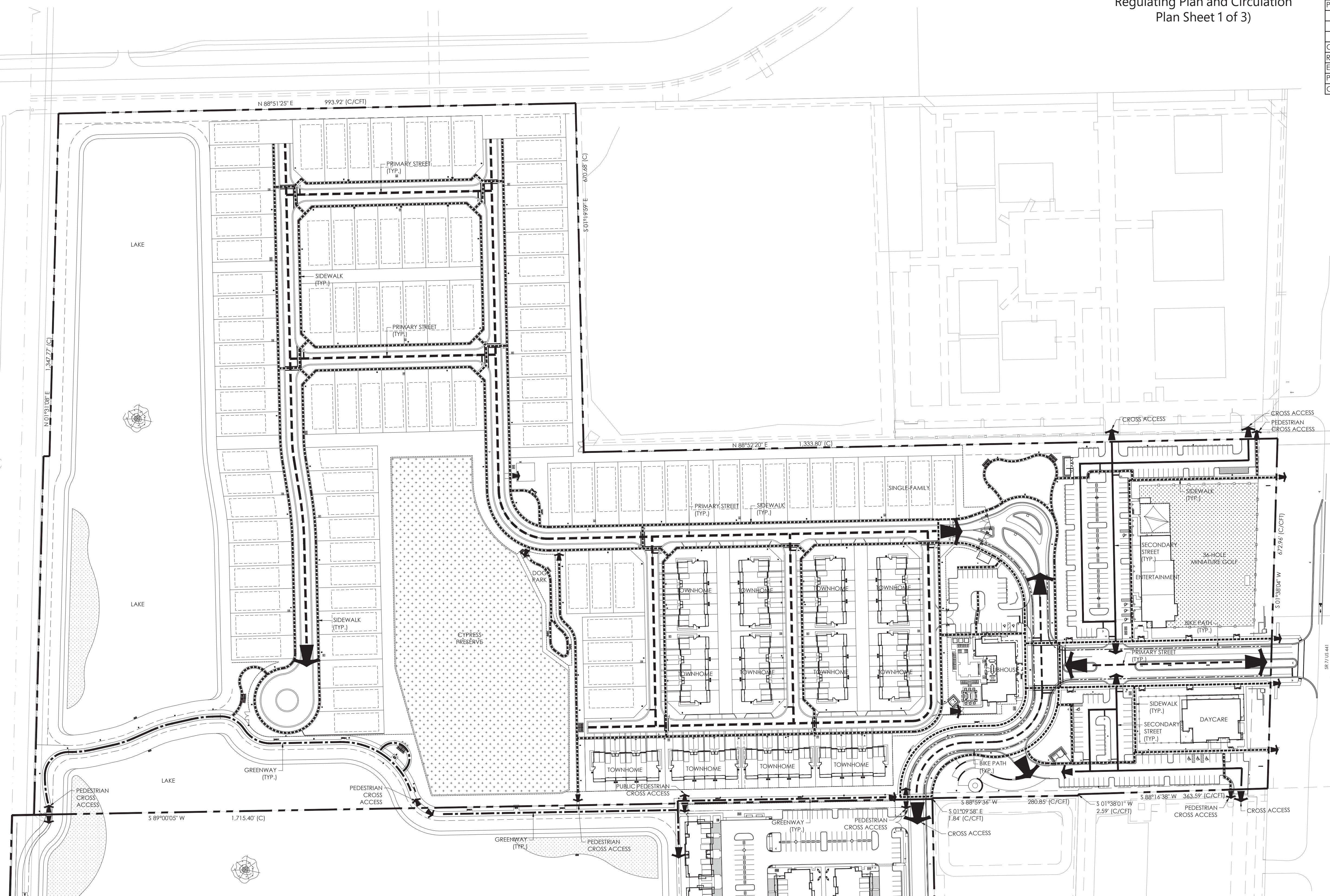
JFO GROUP, INC.
6671 W INDIANTOWN RD, SUITE 50-324
JUPITER, FL 33458
561.462.5364

ECOTONE SERVICE

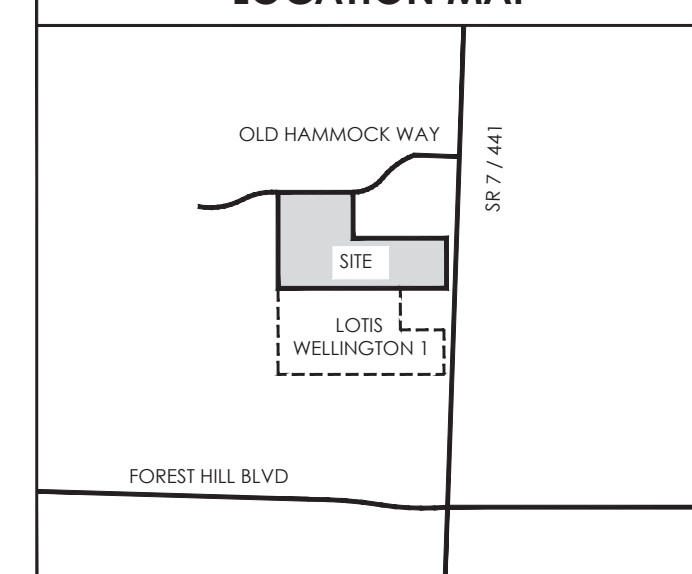
ECOTONE SERVICES
13945 89TH STREET
FELLSMERE, FL 32948
772.459.3339

DENNIS

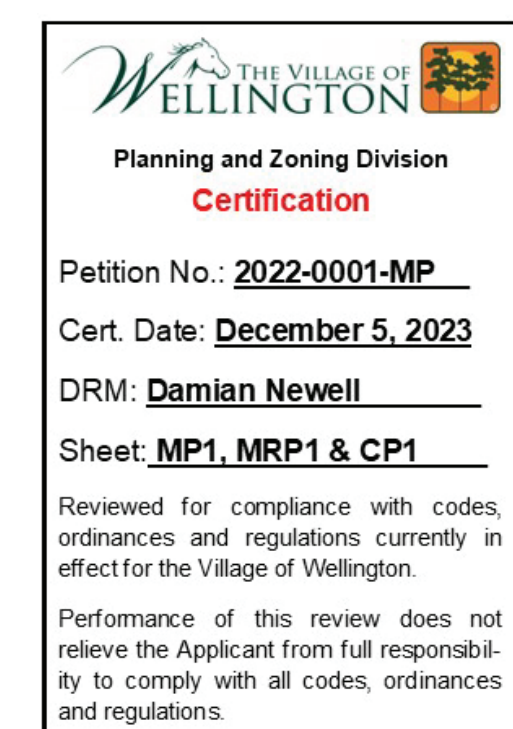
DENNIS J LEAVY & ASSOCIATES
460 BUSINESS PARK WAY, SUITE B ROYAL
PALM BEACH, FL 33411
561.753.0650



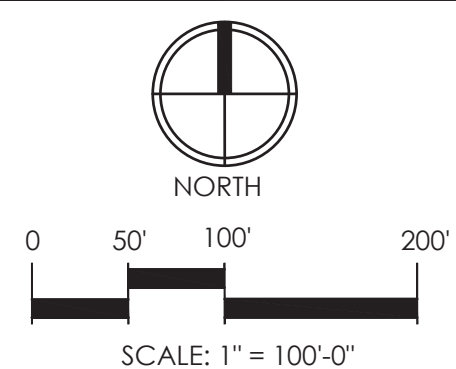
LOCATION MAP



APPROVAL



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



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

Circulation Plan

SHEET # CP.1