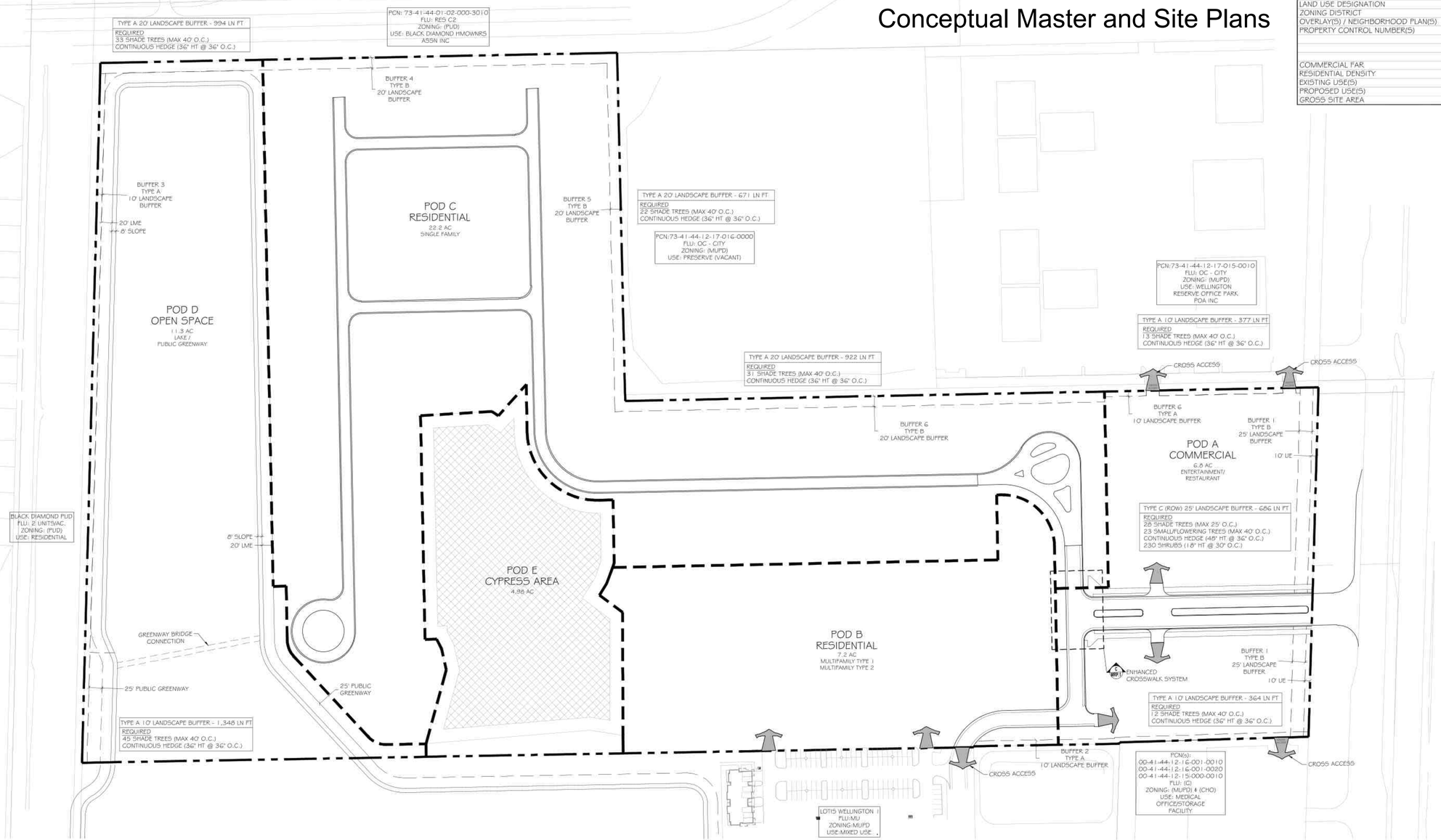
Exhibit C
Conceptual Master and Site Plans



SITE DATA	
PETITION NAME	LOTIS WELLINGTON (PHASE 2)
PETITION NUMBER	TBD
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	00-42-43-27-05-018-0072
	00-42-43-27-05-018-0071
	00-42-43-27-05-018-0040
COMMERCIAL FAR	.008
RESIDENTIAL DENSITY	4.55 DU/AC
EXISTING USE(S)	VACANT
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	52.259 AC

DEVELOPMENT TEAM

DEVELOPER
Lotis Wellington, LLC.
2300 Glades Rd. Suite 202E
Boca Raton, FL 33431
561.866.6684

PLANNER & LANDSCAPE ARCH.
Insite Studio, Inc.
8144 Okeechobee Blvd. Suite A
West Palm Beach, FL 33411
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 69th 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

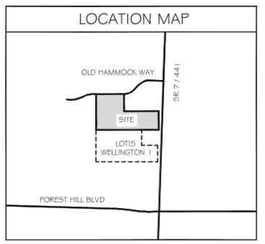
insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A, West Palm Beach, FL 33411
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | licens#LC26000606

Consultants:

Revisions:

LOTIS WELLINGTON II
Wellington, Florida

LOCATION MAP



APPROVALS

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 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' 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.

DEVELOPMENT BREAKDOWN

POD	USE	SF / DU / ACRES (AC)
A	INDOOR/OUTDOOR ENTERTAINMENT	8,000 SF INCLUDING 36 MINIATURE GOLF HOLES.
	RESTAURANT/OUTDOOR DINING	10,650 SF
B	RESIDENTIAL (MULTIFAMILY)	136 DU
C	RESIDENTIAL (SINGLEFAMILY)	102 DU
D	LAKE / PUBLIC GREENWAY	11.3 AC
	CYPRESS PRESERVE / OPEN SPACE	4.98 AC

RESIDENT CALCULATIONS

UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
MULTIFAMILY	3.10 / DU	136	422
SINGLEFAMILY	3.10/ DU	102	316
TOTAL NUMBER OF RESIDENTS			738

CIVIC REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	43.56 SF / CAPITA	422	.42 AC
SINGLEFAMILY	43.56 SF / CAPITA	316	.32 AC
		738	.74 AC

LAND USE ALLOCATION PER MIXED USE TYPE 1

POD	LAND USE	ACREAGE	% OF TOTAL SITE AREA MINIMUM	PROPOSED
A	COMMERCIAL	6.8	*10%	13%
B	RESIDENTIAL	7.2	10%	13.8%
C	RESIDENTIAL	22.2	10%	42.5%
D	OPEN SPACE	16.059	0%	30.7%
	TOTAL	52.259		100%

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

PRIVATE RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	110 SF / CAPITA	422	1.07 AC
SINGLEFAMILY	110 SF / CAPITA	316	.80 AC
TOTAL		738	1.87 AC

PRIVATE RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD B - MULTI-FAMILY	1.08 AC
POD C - SINGLEFAMILY	1.7 AC
TOTAL	2.78 AC

PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	217.8 SF / CAPITA	422	2.11 AC
SINGLEFAMILY	217.8 SF / CAPITA	316	1.58 AC
TOTAL		738	3.69 AC

PUBLIC RECREATION PROVIDED

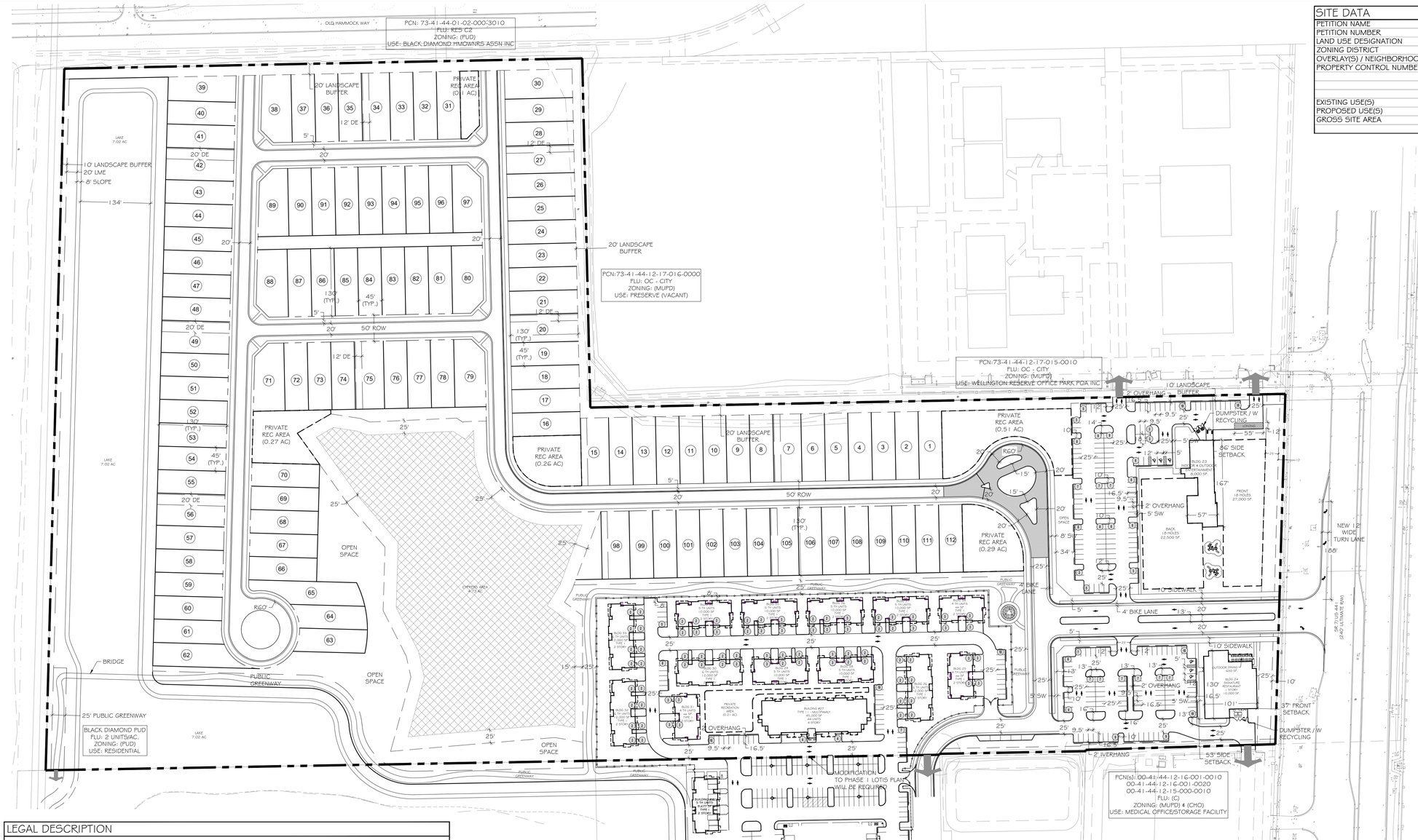
USE TYPE	AREA PROVIDED
POD D - GREENWAY	0.74 AC
POD D - CYPRESS PRESERVE	3.54 AC
TOTAL	4.28 AC

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

Drawn By:	TAC
Drawing #:	1076
Date:	05/05/2022

MASTER PLAN

SHEET # MP.1



SITE DATA

PETITION NAME	LOTIS WELLINGTON (PHASE 2)
PETITION NUMBER	TBD
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	00-42-43-27-05-018-0072
	00-42-43-27-05-018-0071
	00-42-43-27-05-018-0040
EXISTING USE(S)	VACANT / MINE
PROPOSED USE(S)	MIXED USE
GROSS SITE AREA	52.259 AC

DEVELOPMENT TEAM

DEVELOPER
Lotis Wellington, LLC.
2300 Glades Rd. Suite 202E
Boca Raton, FL 33431
561.866.6684

PLANNER & LANDSCAPE ARCH.
Insite Studio, Inc.
8144 Okeechobee Blvd. Suite A
West Palm Beach, FL 33411
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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

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

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AND LESS AND EXCEPT the following:

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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

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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.

SITE PLAN TABLES:

BUILDING USE TABLE

POD	BLDG. #	USE	INDOOR SF	OUTDOOR SF	STY.	HT.	SEATS / DU	PARKING REQUIRED	PROVIDED	BIKE REQUIRED	BIKE PROVIDED
A	23	INDOOR / OUTDOOR ENTERTAINMENT	8,000	49,500	1	26'	-	32 (1/250 SF)	137	-	-
A	24	RESTAURANT	10,000	650	1	26'	307	102 (1/3 SEATS)	97	-	-
			18,000	50,150			307	134	234	TBD	TBD
B	25	TOWNHOME TYPE 1	-	-	2	30'	4 DU	9 (2.25/1 DU)		-	-
B	26	TOWNHOME TYPE 1	-	-	2	30'	6 DU	14 (2.25/1 DU)		-	-
B	27	MULTIFAMILY TYPE 1	-	-	4	56'	44 DU	99 (2.25/1 DU)		-	-
B	28	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)		-	-
B	29	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)		-	-
B	30	TOWNHOME TYPE 1	-	-	2	30'	6 DU	14 (2.25/1 DU)		-	-
B	31	TOWNHOME TYPE 1	-	-	2	30'	4 DU	9 (2.25/1 DU)		-	-
B	32	TOWNHOME TYPE 1	-	-	2	30'	6 DU	14 (2.25/1 DU)		-	-
B	33	TOWNHOME TYPE 1	-	-	2	30'	6 DU	14 (2.25/1 DU)		-	-
B	34	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)		-	-
B	35	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)		-	-
B	36	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)	48 SURFACE	-	-
B	37	TOWNHOME TYPE 1	-	-	2	30'	5 DU	11 (2.25/1 DU)	100 DRIVE SPACES	-	-
B	38	TOWNHOME TYPE 1	-	-	2	30'	4 DU	9 (2.25/1 DU)	100 GARAGE SPACES	-	-
							110 DU	248	248	TBD	TBD
C	-	SINGLE-FAMILY	-	-	2	30'	112 DU	252 (2.25/1 DU)	448	-	
							112 DU	252 SPACES	448 SPACES	TBD	TBD
D	-	PUBLIC GREENWAY / LAKE	8.33 AC	-	-	-	-	-	-	-	-
D	-	CYPRESS PRESERVE	3.9 AC	-	-	-	-	-	-	-	-

SETBACK TABLE

SETBACK	REQUIRED	PROVIDED
NORTH (SIDE)	15'	86' (BLDG #23)
SOUTH (SIDE)	30'	53' (BLDG #24)
EAST (FRONT)	15'	37' (BLDG #24)
WEST (REAR)	30'	TBD

RESIDENT CALCULATIONS

UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
MULTIFAMILY	3.10 / DU	111	344
SINGLEFAMILY	3.10/ DU	112	347
TOTAL NUMBER OF RESIDENTS			691

CIVIC REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	43.56 SF / CAPITA	344	0.34 AC
SINGLEFAMILY	43.56 SF / CAPITA	347	0.35 AC
		691	0.69 AC

PRIVATE RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	110 SF / CAPITA	344	0.87 AC
SINGLEFAMILY	110 SF / CAPITA	347	0.88 AC
TOTAL		691	1.75 AC

PRIVATE RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD B - MULTI-FAMILY	0.21 AC
POD C - SINGLEFAMILY	1.43 AC
TOTAL	1.64 AC

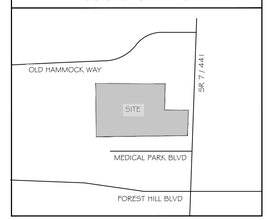
PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	217.8 SF / CAPITA	344	1.72 AC
SINGLEFAMILY	217.8 SF / CAPITA	347	1.74 AC
TOTAL		691	3.46 AC

PUBLIC RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD D - GREENWAY	1.31 AC
POD D - CYPRESS PRESERVE	3.9 AC
TOTAL	5.21 AC

LOCATION MAP



APPROVALS

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A. West Palm Beach, FL 33411
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#:LC26000606

Consultants:

Revisions:

LOTIS WELLINGTON PHASE II
Wellington, Florida



Drawn By:	TAC
Drawing #:	1076
Date:	08/02/2021

CONCEPTUAL SITE PLAN

SHEET # CSP.1