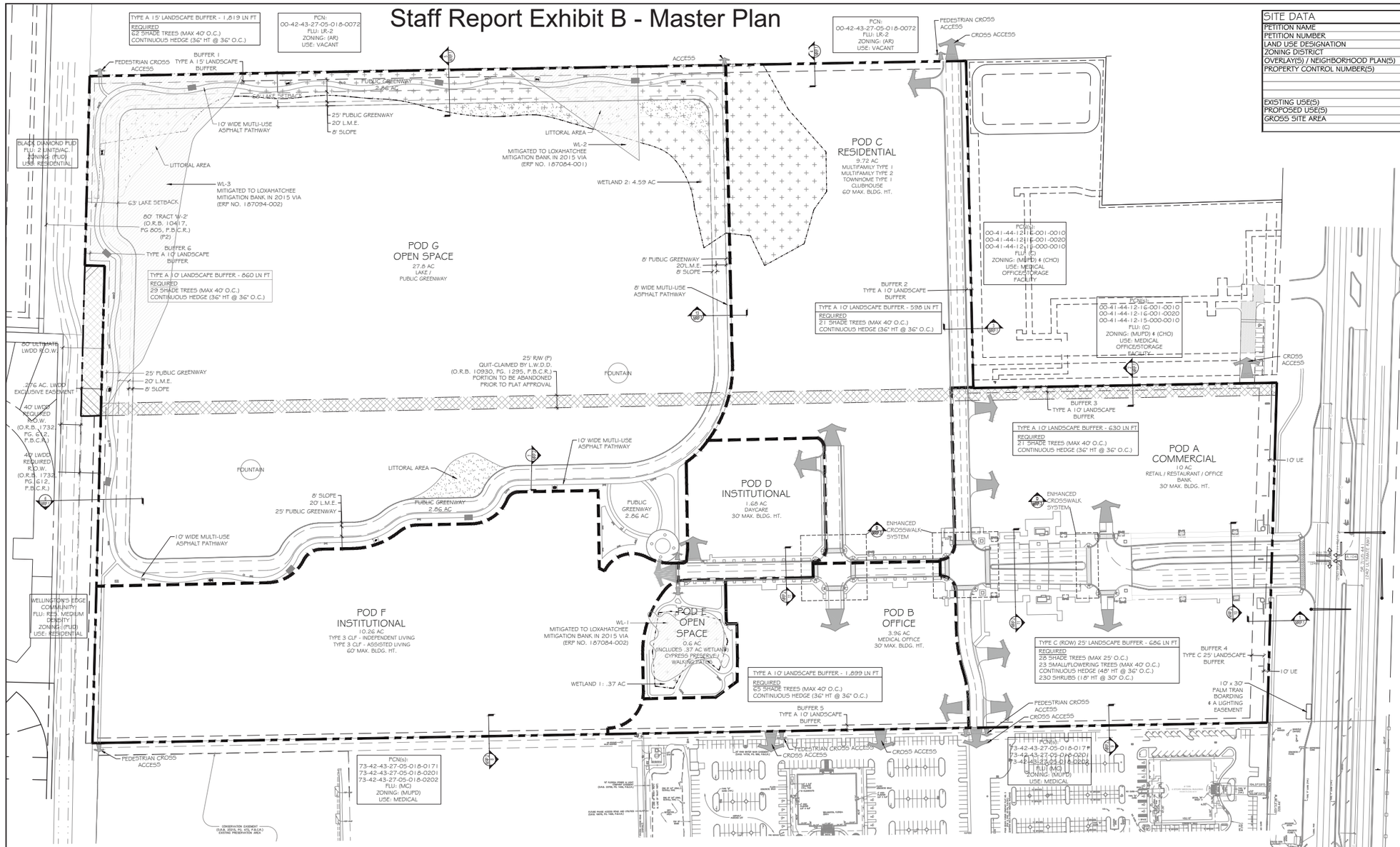
Staff Report Exhibit B - Master Plan



SITE DATA

PETITION NAME	LOTIS WELLINGTON
PETITION NUMBER	19-45 (2019-185P)
LAND USE DESIGNATION	MIXED USE
ZONING DISTRICT	MUPD
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	N/A
PROPERTY CONTROL NUMBER(S)	73-42-43-27-05-018-0100
	73-42-43-27-05-018-0110
	73-42-43-27-05-018-0130
	73-42-43-27-05-018-0140
EXISTING USE(S)	VACANT / MINE
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 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

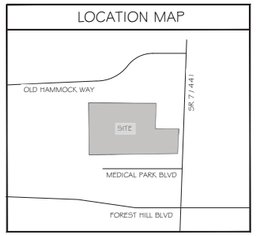
ENVIRONMENTAL
Ecotone Services
13945 89th Street
Fellsmere, FL 32948
772.459.3339

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.

LOCATION MAP



APPROVALS

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°31'28" 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
MULTIFAMILY	3.107 / DU	191 DU	592
INDEPENDENT LIVING	1.5 / UNIT	150 UNITS	225
ASSISTED LIVING	1 / BED	110 BEDS	110
TOTAL NUMBER OF RESIDENTS			927

CIVIC REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	43.56 SF / CAPITA	592	0.59 AC
INDEPENDENT LIVING	43.56 SF / CAPITA	225	0.22 AC
ASSISTED LIVING	43.56 SF / CAPITA	110	0.11 AC
		927	0.92 AC

LAND USE ALLOCATION PER MIXED USE TYPE 1

			% OF TOTAL SITE AREA	
POD	LAND USE	ACREAGE	MINIMUM	PROPOSED
A	COMMERCIAL	10.00	*10%	15.6%
B	OFFICE	3.96	*10%	6.2%
C	RESIDENTIAL	9.72	10%	15.2%
D	INSTITUTIONAL	1.68	0%	2.6%
E	OPEN SPACE	0.6	0%	1%
F	INSTITUTIONAL	10.26	0%	16%
G	OPEN SPACE	27.8	0%	43.4%
	TOTAL	64.02		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	592	1.49 AC
INDEPENDENT LIVING	110 SF / CAPITA	225	0.57 AC
ASSISTED LIVING	110 SF / CAPITA	110	0.28 AC
TOTAL		927	2.34 AC

PRIVATE RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD A - MULTI-FAMILY	1.49 AC
POD F - INDEPENDENT LIVING	.61 AC
POD F - ASSISTED LIVING	.68 AC
TOTAL	2.78 AC

PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
MULTIFAMILY	217.8 SF / CAPITA	592	2.96 AC
INDEPENDENT LIVING	217.8 SF / CAPITA	225	1.12 AC
ASSISTED LIVING	217.8 SF / CAPITA	110	0.55 AC
TOTAL		927	4.63 AC

PUBLIC RECREATION PROVIDED

USE TYPE	AREA PROVIDED
POD G - GREENWAY	2.86 AC
POD E - CYPRESS PRESERVE & WALKING PATHS	0.60 AC
TOTAL	3.46 AC

DEVELOPMENT BREAKDOWN

POD	USE	SF / DU / ACRES (AC)
A	QUALITY RESTAURANT (INDOOR / OUTDOOR)	23,676 SF (MIN.) / 41,856 SF (MAX.)*
	RETAIL	7,200 SF (MIN.) / 23,900 SF (MAX.)*
	OFFICE	16,700 SF
	BANK	2,500 SF
B	MEDICAL OFFICE	40,000 SF
C	MULTI-FAMILY RESIDENTIAL	191 DU
D	DAYCARE	15,000 SF (210 KIDS)
E	CYPRESS PRESERVE	0.6 AC (INCLUDES 0.37 AC WETLAND)
F	ASSISTED LIVING (CLF)	110 BEDS / 104 DU
	INDEPENDENT LIVING (CLF)	150 DU
G	LAKE / PUBLIC GREENWAY	27.8 AC (INCLUDES 2.86 AC PUBLIC GREENWAY)

NOTE : *WITH A COMBINED MINIMUM OF 47,576 SF AND MAXIMUM OF 49,056 SF FOR QUALITY RESTAURANT AND RETAIL. ANY RESTAURANT/ RETAIL USE MIX MUST GENERATE EQUIVALENT PEAK HOUR DIRECTIONAL TRIPS AS SHOWN IN THE APPROVED TRAFFIC STUDY DATED JULY 2,2020.

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

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# LC26000666

Consultants:

Revisions:
10/01/2019 - RESUBMISSION
12/18/2019 - RESUBMISSION
04/27/2020 - RESUBMISSION
05/14/2020 - RESUBMISSION
07/02/2020 - RESUBMISSION

LOTIS WELLINGTON
Wellington, Florida

Drawn By: RG
Drawing #: 1076
Date: 04/23/2019

MASTER PLAN

SHEET # MP.1