

Lotis Wellington 1 Site Amenities

STAFF REPORT

Petition Number: 2025-0011-ARB

Owner/Applicant: Lotis Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431

Agent: Rich Kasser of Lotis Group
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561-350-8853
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Future Land Use Designation:

Mixed Use (MU)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage: 64 Acres (+/-)

Request:

Architectural Review Board (ARB) approval to amend the approved site amenities within the Lotis Wellington 1 mixed-use project.

Project Manager:

Damian Newell, Senior Planner

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(561) 753-257

Location/Map:

Lotis Wellington (Lotis 1) project is located approximately a mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441.



Adjacent Property	FLUM	Zoning
North	PBC Low Residential (LR-2)	PBC Agricultural Residential (AR)
South	Medical Commercial (MC)	Multiple Use Planned Unit Development (MUPD)
East	PBC Commercial (C)	PBC (MUPD) / Commercial High Office (CHO)
West	Res. C (1 - 3 du/ac) / Res. F (8 - 12 du/ac)	Planned Unit Development (PUD)

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Planning and Zoning Division

June 25, 2025

**Site History and Current Request:**

The Lotis Wellington (Lotis 1) Master Plan was originally approved by Council on December 8, 2020 (Resolution No. R2020-48) and recently amended on January 3, 2024 (Resolution No. R2023-63). The 64-acre mixed-use project consists of restaurants (23,676 SF min./42,043 SF max.), retail (7,200 SF min./23,900 SF max.), medical office (20,000 SF min./60,000 SF max.), 372 multi-family residential dwelling units, and 28.4 acres (+/-) of open space, inclusive of a lake, cypress preserve, dog park, and greenway with a multi-use pathway open to the public. The overall Lotis 1 Site Plan was originally approved on December 15, 2021 (Petition No. 2019-0002-SP). The project has received ARB approvals for building/structure elevations, exterior colors, materials, site amenities/elements, signage, etc., as indicated below.

Petition Number	Approval	Approval Date
2021-0007-ARB	All ground mounted signs throughout the project.	August 18, 2021 October 20, 2021
2021-0014-ARB	Commercial pod Buildings 3 and 6 (combine retail/office/restaurant buildings), Buildings 4 and 7 (restaurant buildings) and Building 23 (parking garage with 3-levels), and overall site amenities/elements.	December 15, 2021
2021-0017-ARB	Commercial pod Building 5 with wall signs (with deviations) for the proposed Cooper's Hawk restaurant.	March 16, 2022
2022-0002-ARB	Residential pod buildings/structures (Bldgs. 11-20).	February 16, 2022
2022-0006-ARB	Medical Office Buildings 8 & 9	April 20, 2022
2022-0022-ARB	Commercial pod Building 2 with wall signs (with deviations) for the proposed Lazy Dog restaurant.	July 27, 2022
2022-0026-ARB	Commercial pod Building 10 with wall signs (with deviations) for the proposed daycare.	January 31, 2023
2023-0017-ARB	Amend elevations for multi-family (Bldgs. 16-19), clubhouse (Bldg. 20), and commercial (Bldgs. 4 & 6) buildings, and decorative pavement material. Request for asphalt roof material was not approved.	August 23, 2023
2023-0022-ARB	Modify the elevations/architectural details for the commercial retail building (Bldg. 7), and roof materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	September 27, 2023

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2024-0018-ARB	Modify the elevations/architectural details and wall signs (with deviations) for the proposed Lazy Dog restaurant (Commercial Pod Building 2).	August 28, 2024
2025-0001-ARB	Modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARB) for the Lazy Dog restaurant (Commercial Pod Building 2)	May 28, 2025
2025-0003-ARB	Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7	May 28, 2025

The Lotis 1 project is currently in the development phase with four (4) buildings (retail, restaurant and general office uses) and parking garage completed to date.

This request (2025-0011-ARB) is for approval of the site amenities/furnishings within the Lotis 1 project. The applicant is requesting to amend some of the prior approved site amenities/furnishings and add new site amenities/furnishings, as listed in the below section. The site amenities/furnishings, decorative pavement material, etc., that were previously approved by ARB (2021-0014-ARB and 2023-0017-ARB) in 2021 and 2023 will remain, except as specifically being requested to be amended (clouded on the plan sheets) by ARB with this request.

Analysis:

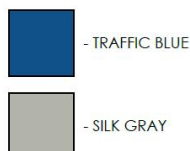
Staff reviewed the request for Architectural Review Board (ARB) for consistency with Wellington's Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63).

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the option of design, colors and materials as long as they are compatible. The applicant is requesting to amend the Lotis 1 proposed site amenities as listed below and indicated in Exhibit A.

- Planters Colors revised to match pavers (blue and gray) (Sheet SA.2)



REVISED
(Q) PLANTERS
PRODUCT: WILLSHIRE SQUARE PLANTERS (OR SUBSTANTIALLY
SIMILAR ALTERNATE)
MANUFACTURER: TOURNESOL
MATERIAL: FIBERGLASS
COLOR: CARIBBEAN
SIZE: 60" X 60" X 42" HT
NOTE: PLANTER COLORS TO ALTERNATE ALONG SOLARO BLVD.



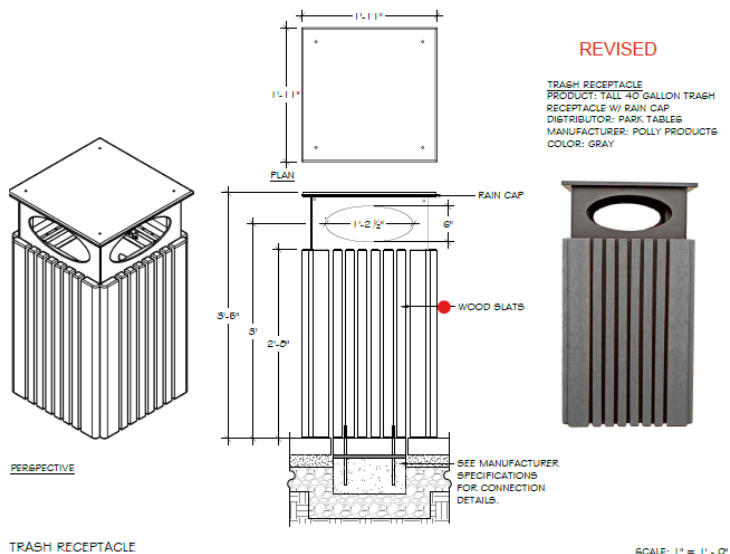
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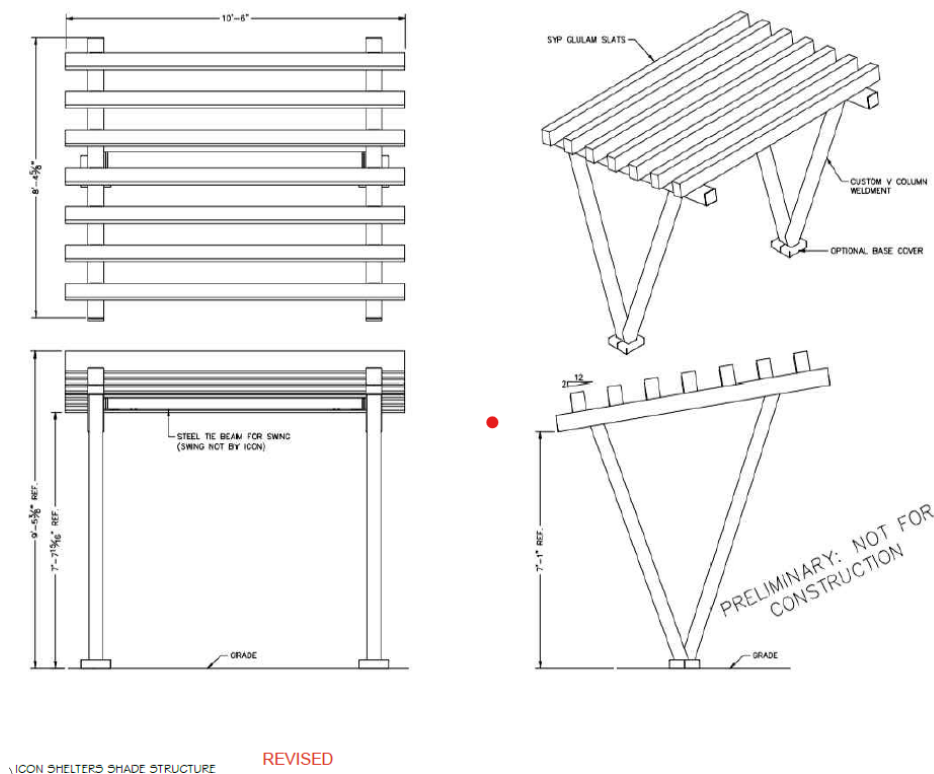
June 25, 2025



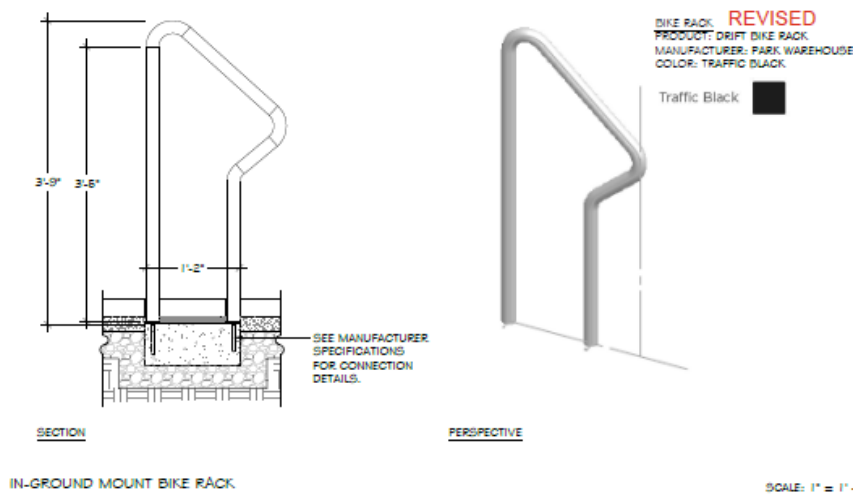
- Trash cans/receptacles substituted for increased durability and cost effectiveness (Sheet SA.4)



- Park shade structures revised to remove swing due to insurance and safety concerns, bench and trash can will be placed under each structure (Sheet SA.4)



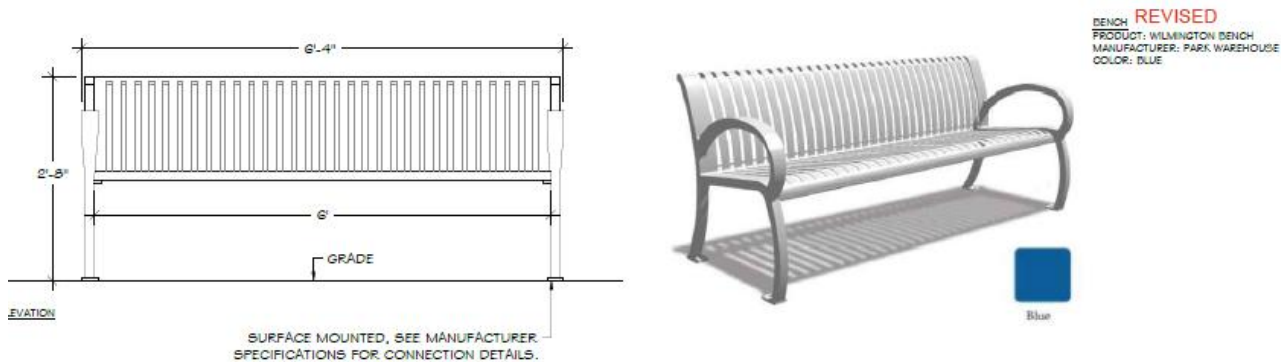
- Bike rack revised due to approved bike racks not being available anymore (Sheet SA.5)



- Added new kinetic playground equipment to newly created Lotis Central Park public playground (Sheet SA.5)



- Revised benches substituted for better design/color (now blue color) and cost effectiveness (Sheet SA.5)



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- Added new dog park equipment to nearly created public Lotis Woofington dog park (Sheet SA.6)



- Added new Cypress Preserve information sign boards for the Cypress Preserve viewing area (Sheet SA.6)



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The Lotis project has a contemporary architectural design, and the proposed site amenities/elements are keeping with the design intent. The applicant is still working on finalizing all the site amenities for this project, including the residential pods, and will potentially be providing more site amenity/element details with a future ARB submittal.

Exhibit B is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2025-0011-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. The Lotis 1 site amenities/elements shall be consistent with the prior ARB approvals, and Exhibit A as approved (revision clouded areas).
2. Building/engineering permit approval is required prior to construction/installation of proposed improvement(s).
3. Any modifications to this approval during permitting and/or construction shall require ARB approval. Minor amendment may be allowed for similar option if consistent with the ARB approval and intent of this approval, as determined by the project's Wellington Development Review Manager (DM), if not ARB approval is required.
4. The applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of proposed improvement(s).

Exhibits:

Exhibit A	Lotis 1 Proposed Site Amenities
Exhibit B	Applicant Justification Statement