

## Lotis 2 - Residential

## STAFF REPORT

**Petition Number:** 2025-0009-ARB

**Owner/Applicant:** Lotis Wellington 2, LLC  
 (A.K.A. JKM Acquisitions) /  
 Lennar Homes LLC /  
 TPG AG EHC III LEN MULTI  
 STATE 4 LLC  
 2300 Glades Rd., Suite 202E  
 Boca Raton, FL 33431

**Applicant:** Lennar Homes LLC

**Agent:** Brian Terry/Insite Studio, Inc.  
 3601 PGA Blvd. Suite 220  
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 (561) 249-0940

**Future Land Use Designation:**

Mixed Use (MU)

**Zoning Designation:**

Multiple Use Planned Development (MUPD)

**Acreage:** 52.44 Acres (+/-)

**Request:**

Architectural Review Board approval of the elevations, architectural details, exterior colors, and materials for the proposed Lennar residential development within the residential pod of the Lotis Wellington 2 mixed-use project.

### **Location/Map:**

The Lotis Wellington 2 (Lotis 2) project subject properties/parcels are located approximately one (1) half mile north of the Forest Hill Blvd and State Road 7/US 441 intersection, on the west side of State Road 7/US 441.



Adjacent Property	FLUM	Zoning
North	Res. C (1 - 3 du/ac) / Commercial (C)	Planned Unit Development (PUD)/ MUPD
South	Mixed Use (MU)	MUPD/ PBC Commercial High Office (CHO)
East	PBC Low Residential	PBC Residential (AR)
West	Res. C (1 - 3 du/ac)	PUD

### **Project Manager:**

Damian Newell, Senior Planner  
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**Site History and Current Request:**

The Lotis Wellington 2 (Lotis 2) Master Plan was approved by Council on December 5, 2023, for a 52-acre mixed-use project consisting of:

- indoor/outdoor entertainment with a 36-hole miniature golf and 8,000 square feet of restaurant, event space, and retail;
- 1,030 square feet general office;
- 18,000 square feet daycare facility for up to 210 children;
- 72 multi-family residential dwelling units;
- 100 single-family residential dwelling units;
- 4.24-acre conservation area with recreation area; and
- 13.21-acre open space and recreation areas, inclusive of a lake, greenway with a multi-use pathway, and other recreation areas open to the public.

The Lotis 2 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
2024-0002-ARB	All permanent freestanding/ground-mounted type signs consisting of two (2) entry wall signs, one (1) multi-panel monument sign, two (2) monument signs, and two (2) incidental ground-mounted signs throughout the project.	March 27, 2024
2024-0022-ARB	Kids R Kids Learning Academy daycare center (Building 2) elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs.	October 28, 2024

This request (2025-0009-ARB) is for approval of the elevations, architectural details, exterior colors, materials, and site amenities/elements for the residential pod of the Lotis 2 project, which is the residential development by Lennar that is currently under construction. They previously received approval of the Lotis 2 Master Sign Plan for ground signs (2024-0002-ARB), included signage on the entry walls (Sign #1 A.1 and #1 A.2) located along the project's State Road 7 frontage and one (1) monument sign at the entrance to the residential pod (Sign #4 B.1) for Lennar's residential development.

**Analysis:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, and site amenities/elements for consistency with Wellington's Land

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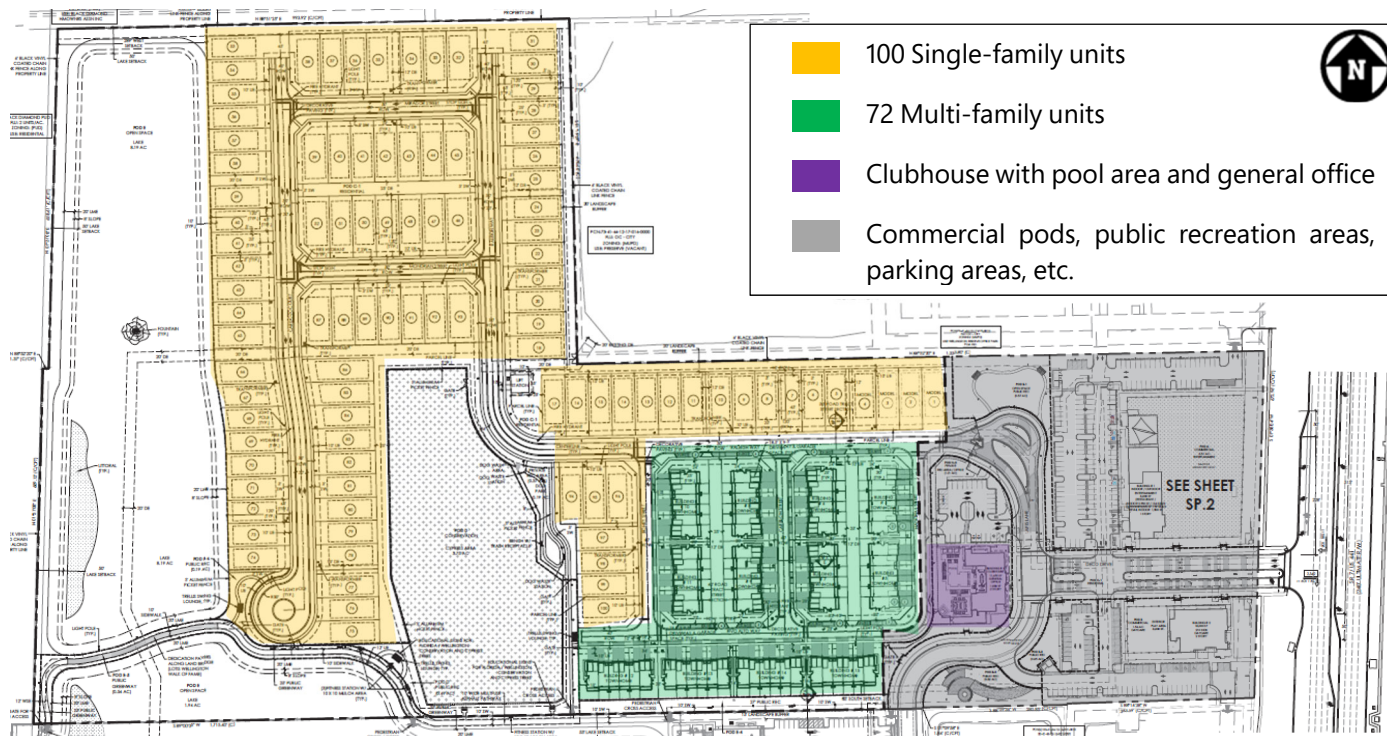
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Development Regulations (LDR) and Lotis 2 Master Plan/Project Standards Manual (PSM) (Resolution No. R2023-62). It should be noted that the LDR and Lotis 2 PSM have the same and/or very similar design standards.

The applicant is requesting ARB approval for the approved 100 single-family residential dwelling units, 72 multi-family residential dwelling units, and clubhouse building with pool area and 1,030 square feet general office within the building, that is located west and north of the main access drive to Lotis 2 project within the residential pod as illustrated below and on the current Lotis 2 Site Plan 2023-0001-SP (Exhibit I).



Note that the applicant recently submitted a site plan amendment, which is pending staff review.

### **Elevations/Architectural Details, Colors and Site Amenities:**

The elevations, architectural details, colors, materials, etc., were reviewed based on the LDR Sec. 6.4.4.A. Design Standards for residential zoning districts, Sec. 6.4.4.B. Design Standards for multifamily and non-residential zoning districts, and Lotis 2 PSM.

### **Elevations/Architectural Details**

The intent of ARB review and approval is to ensure the architectural character and design conform to and are compatible with the general architectural character of the proposed project and the surrounding area/uses. Some design standards include, but are not limited to; (1) facades shall contain architectural details on all sides and avoid solid blank walls; (2) accessory structures shall conform to the design, materials, colors, and style of the principal structures; and (3) outparcels shall contain architectural elements that match, or are compatible, with the overall project design.

The Lotis 2 PSM architectural design for this mixed-use project is more of a modern contemporary architectural design style. This is similar to the Lotis 1 project to the south along the west side of State Road 7. The modern architecture is more of a simplistic design that uses natural stones and metals throughout the project. This helps create compatibility with the uses and structures both within and surrounding the site. The design style, materials, and colors for the Lotis 1 and 2 projects are becoming more popular for new developments and for older developments that are updating their aesthetics. The applicant is requesting approval for five (5) single-family (SF) residential building model types, each with two (2) elevation options, and one (1) multi-family (MF) residential building model type.

**Single-family (SF) Buildings –**

Table 6.4-1 of Wellington’s LDR provides a Design Criteria Point System requiring single-family buildings to meet a minimum of 80 points, unless an alternative design is approved by the ARB, based on various aspects of the proposed architectural design and elements/materials. Below are some illustrations of each of the single-family residential building model types with design chart identifying how the applicant intends to meet each of the design criteria points (Per Table 6.4-1) for each model and elevation options, and the overall total points for each model.

**SF Model 2016 (Exhibit A)**

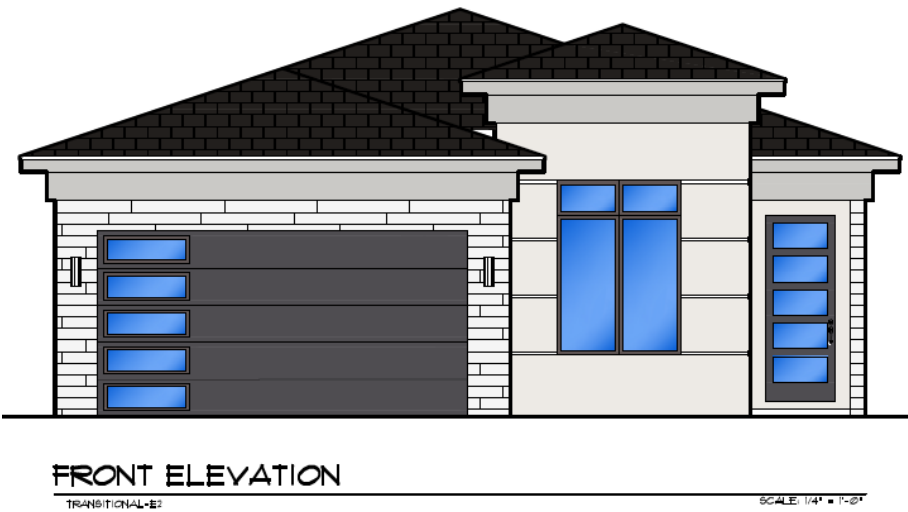


TABLE 6.4-1 TABULATION	
DESIGN CRITERIA	POINTS
2,000 - 2,499 SF UNDER AIR	10
ENTRY FEATURE	10
FIRST FLOOR TIE BEAM 9 FEET OF HIGHER	10
3 OR MORE FRONT ELEVATION PLANES	10
2 CAR OR MORE GARAGE	10
PAVER DRIVEWAY	10
3 OR MORE ROOF PLANES	10
CLAY OR CEMENT ROOF TILES	10
ARCHITECTURAL DETAILS	
BELT BANDING	5
TOTAL	85



SF Model 2561 (Exhibit B)



FRONT ELEVATION

TRANSITIONAL-B1

SCALE: 1/4" = 1'-0"

TABLE 6.4-1 TABULATION	
DESIGN CRITERIA	POINTS
2,500 - 3,000 SF UNDER AIR	15
ENTRY FEATURE	10
FIRST FLOOR TIE BEAM 9 FEET OF HIGHER	10
3 OR MORE FRONT ELEVATION PLANES	10
2 CAR OR MORE GARAGE	10
PAVER DRIVEWAY	10
3 OR MORE ROOF PLANES	10
CLAY OR CEMENT ROOF TILES	10
ARCHITECTURAL DETAILS	
BELT BANDING	5
TOTAL	90

SF Model 2772 (Exhibit C)



FRONT ELEVATION

TRANSITIONAL-B1

SCALE: 1/4" = 1'-0"

TABLE 6.4-1 TABULATION	
DESIGN CRITERIA	POINTS
2,500 - 3,000 SF UNDER AIR	15
ENTRY FEATURE	10
FIRST FLOOR TIE BEAM 9 FEET OF HIGHER	10
3 OR MORE FRONT ELEVATION PLANES	10
2 CAR OR MORE GARAGE	10
PAVER DRIVEWAY	10
3 OR MORE ROOF PLANES	10
CLAY OR CEMENT ROOF TILES	10
ARCHITECTURAL DETAILS	
BELT BANDING	5
TOTAL	90

SF Model 2991 (Exhibit D)



FRONT ELEVATION

TRANSITIONAL-E1

SCALE: 1/4" = 1'-0"

TABLE 6.4-1 TABULATION	
DESIGN CRITERIA	POINTS
2,500 - 3,000 SF UNDER AIR	15
ENTRY FEATURE	10
FIRST FLOOR TIE BEAM 9 FEET OF HIGHER	10
3 OR MORE FRONT ELEVATION PLANES	10
2 CAR OR MORE GARAGE	10
PAVER DRIVEWAY	10
3 OR MORE ROOF PLANES	10
CLAY OR CEMENT ROOF TILES	10
ARCHITECTURAL DETAILS	
BELT BANDING	5
TOTAL	90

SF Model 3346 (Exhibit E)



FRONT ELEVATION

TRANSITIONAL-E2

SCALE: 1/4" = 1'-0"

TABLE 6.4-1 TABULATION	
DESIGN CRITERIA	POINTS
MORE THAN 3,000 SF UNDER AIR	20
ENTRY FEATURE	10
FIRST FLOOR TIE BEAM 9 FEET OF HIGHER	10
3 OR MORE FRONT ELEVATION PLANES	10
2 CAR OR MORE GARAGE	10
PAVER DRIVEWAY	10
3 OR MORE ROOF PLANES	10
CLAY OR CEMENT ROOF TILES	10
ARCHITECTURAL DETAILS	
BELT BANDING	5
TOTAL	95

The rendering/elevation drawings and floor plans of the proposed models are provided as Exhibits A - E, which illustrate a one (1)-story building for SF Model 2016 and two (2)-story buildings for SF Models 2561, 2772, 2991 and 3346, with a pitched roof. The architectural details for the proposed residential buildings include stucco finishes, decorative bands/trims, flat tile roof, stone veneer, and other architectural details as illustrated on the architectural rendering/elevation drawings Exhibits A-E. The proposed landscaping and design of the proposed buildings help ensure compatibility with the character, mass, bulk, and scale of the surrounding area.

***Multi-family (MF) Buildings –***

The renderings/elevations and floor plan of the proposed 12 multi-family MF residential buildings, each with six units, are provided as Exhibit F. The drawings illustrate two (2)-story buildings with a pitched flat tile roof. The architectural details for the proposed MF residential buildings include stucco finish, decorative bands, accent stone, aluminum canopy, and other architectural details as illustrated on the architectural rendering/elevation drawings Exhibits F and below.



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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As illustrated on the architectural renderings, the buildings have a minimum depth of three (3) feet and have patterns and design elements that repeat horizontally and vertically on all façades/elevations, as required for multi-family residential and non-residential buildings.

***Clubhouse Building –***

The architectural rendering/elevation drawings of the proposed one (1)-story clubhouse and general office building (Building 3) with a pitched flat tile roof, stucco finish, decorative bands, accent stone cladding, and other architectural details as provided in Exhibit G and illustrated below.



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



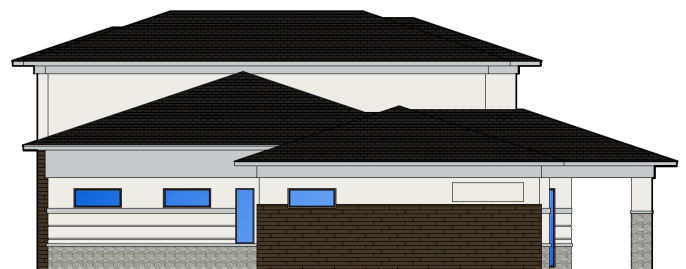
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

As illustrated above, the building has depth, patterns, and design elements that repeat horizontally and vertically on all façades/elevations, as required for multi-family residential and non-residential buildings.



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As the Lotis 2 project was approved with multiple buildings, it is required to provide an overall unity of character and design. Currently, the project only has the two (2)-story daycare building (Building 2), which was approved by ARB (2024-0022-ARB) and is under construction. The proposed clubhouse building will be the most visible from the Lotis 2 main access drive, and should provide some architectural consistency with the approved daycare building. The proposed use of architecture elements, designs, materials, and colors between the buildings provides a development that is both harmonious and internally consistent. The design of the proposed buildings will help to ensure compatibility with the character, mass, bulk, and scale within the Lotis 2 project and the surrounding area. The ARB approved renderings/elevations of the two (2)-story daycare building is provided below for reference, which illustrates stucco finish, decorative trim/band, accent stone/bricks, and other architectural details/elements.



**South Elevation (Front Façade Internal to Parking Lot)**



**North Elevation (Rear Along Project's Main Access Drive)**

*Color/Material*

The proposed exterior color/material palette (Exhibit H) for the proposed buildings were reviewed for consistency/compatibility with the surrounding area, approved Wellington ARB Color Chart, and the overall approved PSM color/material palette for the Lotis 2 project. The color palette is proposed with 10 schemes, which indicates white/off-white and grays for the base and accent colors, with all non-gloss finishes. The window/door glass/glazing color is clear, and the color finish for window/door frames is black or dark bronze. Will utilize a light grey, wood finish, white/off-white, and beige colors for the stone/title cladding used as accents on the walls, and light grey color for the driveway pavers. The proposed color/material palette is similar to what was approved for the daycare building and Lotis 1 project to the south.

*Site Amenities*

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc.) to be compatible with the architectural style, design, colors, and materials of the overall project. The applicant has the option to use different design elements, colors, and materials as long as they are compatible with the overall project. The applicant and Lotis 2 developer are still working on finalizing all the amenities (fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc.), equipment, shade structures, etc., for the overall Lotis 2 project (including the residential pod) and will be submitting an ARB application in the future prior to permitting.

Exhibit J is the applicant's Justification/Deviation Statements with details on this request and requirements. The applicant's complete Architectural Review Board application (2025-0009-ARB) is available for review at the Planning and Zoning Division office.

**Summary:**

Based on the findings and consistency with the LDR as stated, the Planning and Zoning Division provides the following recommended conditions if the ARB votes to approve Petition 2025-0009-ARB:

1. Elevations and architectural details for buildings/structures within the Lotis 2 residential pod shall be consistent with Exhibits A-G. The exterior color and material palette shall be consistent with Exhibit H and the color/material scheme details as provided in Exhibit A-H, and as follows:
  - a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future HOA amendments to the colors) without ARB approval.
  - b) All single-family buildings shall meet the design points as provided on the elevations, with the architectural design and elements/materials as listed. The design points as listed are the minimum required for each model and elevation option.

- c) Additional architecture features/details (similar to front façade) shall be provided for all single-family lots with side corner and rear façades/elevations that are along and/or adjacent to street, open space, recreation area, etc. Elevation plans for each model shall be provided (prior issuance of this ARB approval letter by staff) to show the additional architecture features/details options for the side/rear elevations, which shall be included on the elevation plan submitted with building permit application for the affected lots (1, 17, 18, 32, 38, 39, 45, 46, 52, 74, 75, 87, 93, 94, 96, 100, etc.).
  - d) The buildings/structures shall have a 3:12 or 4:12 pitch roof and flat tile roof material.
  - e) All visible exterior lighting for the overall site/development shall be illuminated with white light.
  - f) All glass glazing color shall be clear (no color/opacity), and window/door frames shall be finished in black/dark bronze color or the surrounding wall color. All windows on the front elevation or other elevation with street frontage shall have a glazing muntin bar as illustrated on the elevation plan for each model/building.
  - g) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached to/surrounded.
- 2. All dumpsters and service areas within the Lotis project shall be enclosed with an opaque concrete wall (stucco finished) and gates that are consistent with the adjacent building design. The opaque gates shall be a maximum of four (4) inches from any wall or pavement. The enclosure wall/gate height shall be a minimum of one (1) foot above the object being screened.
  - 3. All architectural details/features, colors, materials, standards, etc., not specifically requested and approved in the Lotis 2 Project Standards Manual (PSM) shall be per this ARB approval and the Wellington Land Development Regulations.
  - 4. All other buildings/structures (including required dumpsters/service/storage enclosures, mail room, school bus shelter, etc.), architectural details/elements, colors/materials, site amenities/elements (fencing/railing, furniture, trash receptacle, bike rack, light fixtures, regulator signage, main access drive decorative pavement, fitness stations/equipment, shade structures, etc.), tenant/building signage, etc., not specifically included with this request/approval shall be provided in a separate submittal for ARB approval. No site amenities or dumpster enclosures are approved for the overall Lotis 2 project.
  - 5. All above-ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from public view while maintaining three (3) feet of clearance.

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6. The address identification/numbering shall be provided on the buildings/structures and shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
7. Building permit approval is required prior to the construction/installation of proposed improvements.
8. Any modifications to this approval during permitting and/or construction shall require ARB approval.
9. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.
10. 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	Single-family Model 2016 Renderings, Elevations, and Floor Plan
Exhibit B	Single-family Model 2561 Renderings, Elevations, and Floor Plan
Exhibit C	Single-family Model 2772 Renderings, Elevations, and Floor Plan
Exhibit D	Single-family Model 2991 Renderings, Elevations, and Floor Plan
Exhibit E	Single-family Model 3346 Renderings, Elevations, and Floor Plan
Exhibit F	Multi-family Renderings, Elevations, and Floor Plan
Exhibit G	Clubhouse/Office Building Renderings, Elevations, and Floor Plan
Exhibit H	Color and Material Palette
Exhibit I	Approved Lotis 2 Site Plan
Exhibit J	Applicant Justification Statement