

Lotis Wellington 2

STAFF REPORT

Petition Number/Type: 2025-0002-DOA/
 Development Order Amendment

Resolution Number: R2025-38

Owner: 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
 Palm Beach Gardens, FL 33410

brianterry@insitestudio.com
 (561) 249-0940

Future Land Use Designation:
 Mixed Use (MU)

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage: 52.44 Acres (+/-)

Request:
 A Development Order Amendment to modify the conditions of approval of Resolution No. R2023-62, a Master Plan and Conditional Use for the mixed-use project known as Lotis Wellington 2, more specifically, related to the residential Pods C-1 and C-2 of the project and the timing of Certificates of Occupancy.

Project Manager:
 Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

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 |

Public Notice and Comments:

| Sent | Returned | Delivered | For | Opposed |
|------|----------|-----------|-----|---------|
| 198 | TBD | TBD | TBD | TBD |

Site History and Current Request:

The parcels known as the Lotis Wellington 2 (Lotis 2) project were annexed into Wellington on September 21, 2022, by Ordinance No. 2022-26. A Mixed Use (MU) Future Land Use Map (FLUM) designation and Multiple Use Planned Development (MUPD) Zoning Map designation were adopted December 13, 2022, by Ordinance No. 2022-27 and Ordinance No. 2022-28. The Lotis 2 Master Plan (MP) and Conditional Use (CU) were adopted December 5, 2023, by Resolution No. R2023-62.

Resolution No. R2023-62 included a condition of approval that requires the completion of private recreation, amenities, mailroom, and school bus shelter prior to the 20th Certificate of Occupancy (CO) for the residential units within the residential pods of the Lotis 2 project. The applicant/owner (Lennar) recently acquired the residential pods from the Lotis 2 developer and is now requesting approval to modify the condition to be in line with the development timeline of the residential pods.

Analysis:

As indicated above, the applicant is requesting a Development Order Amendment (DOA) to modify the previously approved condition of approval, as adopted by the Council on December 5, 2023 (Resolution No. R2023-62) for the Lotis 2 project. Wellington's Land Development Regulations (LDR) Table 5.1.2-1 Development Application Approvals indicates that the decision-making body that approved a development order shall consider an amendment to the conditions of approval. LDR Section 5.2.3.D.6. provides for expedited review of the application, which allows this amendment to go directly to the decision-making body (Council) and not require going to the recommending board (Planning, Zoning and Adjustment Board). This expedited review is allowed if not modifying the project boundaries, increasing density/intensity, or increasing the project traffic generation.

The applicant is requesting to amend Condition 10 in Section 1 of Resolution No. R2023-62, as it relates to when Certificates of Occupancy (CO) for residential buildings are issued. Below is the proposed modification to the approved Resolution No. R2023-62 condition of approval (Formatting: ~~Strikethrough~~ text is to be deleted and underline text is to be added):

The private recreation areas/amenities, ~~clubhouse, mailroom,~~ and school bus shelter in Pods C-1 and C-2 shall be completed prior to issuance of the 20th Certificate of Occupancy (CO) for the residential building within Pod C-1. A temporary mail kiosk shall be installed prior to the issuance of the first CO for a residential building in Pod C-1, excluding any sales model unit. The construction of the clubhouse and mailroom amenity shall be completed prior to issuance of the 86th CO for the residential building within Pod C-1. The developer shall provide all buyers (of residential units/lots within Pod C-1) notice the clubhouse and swimming pool amenities will

not be constructed/completed or available for use prior to issuance of the 86th CO.

The private recreation areas within Pods C-1 and C-2 shall total a minimum of 1.31 acres and include amenities in addition to benches and trash receptacles for the residents of the residential development.

The proposed modification is seeking completion of 86 residential units, 50% of the approved units, prior to the clubhouse and mailroom completion being required. Per the applicant, this modification "provides a more practical and financially viable development timeline while still ensuring timely delivery of community amenities," and "a more flexible timeline is needed to align the completion of recreational facilities with the phased delivery of homes."

With the proposed modification, the private recreation areas/amenities and school bus shelter will be completed prior to the 20th residential building CO. Also, a temporary mail kiosk will be provided on-site prior to the first residential building CO, excluding model units. The intent of Condition 10, as approved, is to ensure the timing of when on-site amenities are completed and available for use by the residents of the new development. It's a requirement that development provide infrastructure, landscaping/buffer, and other site amenities in the initial development phase of a project to ensure logical development and not have important components of the project being provided at the end. This is a small residential development with 172 units, and allowing the issuance of 50% of the units prior to the completion of the mailroom and clubhouse with swimming pool area is a reasonable timeline that should not significantly impact the new residents of this development for an extended time during the construction of the project. It's recommended that the modification include a requirement for buyers to be provided information on when the clubhouse with swimming pool amenity will be available. This will help ensure new residents are aware of the project's construction timeline and not expect that these amenities will be ready when Wellington issues a CO for their home. The proposed modification will still ensure the timely development of the residential pod(s) and a substantial amount of the on-site amenities, which was the intent of this condition.

The proposed modification to the condition (text change only) is provided in Resolution No. R2025-38. This modification will not amend the prior master plan or other supporting plans/documents included as exhibits of the approved Resolution No. R2023-62. The applicant's justification statement, including the explanation of the changes for this DOA application, is provided as Exhibit A. The complete DOA application (Petition No. 2025-0002-DOA) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division provides that all required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development

Regulations. Findings of Fact have been provided in the Staff Report with recommended conditions in the resolution. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

List of Exhibits:

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|-----------|------------------------------|
| Exhibit A | Justification Statement |
| Exhibit B | Approved Lotis 2 Master Plan |