

## Lazy Dog (Building 2) at Lotis 1

## STAFF REPORT

**Petition Number:** 2025-0001-ARB

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

**Applicant:** Lazy Dog Restaurants, LLC/  
GPD LLC  
3337 Susan Street, Suite 100  
Costa Mesa, CA 92626

**Agent:** Jared Taylor of Golden  
Property Development  
3337 Susan Street, Suite 100  
Costa Mesa, CA 92626  
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(805) 440-7537

**Site Address:** 1361/1351/1381/1371 State Road 7

**PCN(s):** 73-41-44-12-22-003-0030 (Building 2)

**Future Land Use Designation:**

Mixed Use (MU)

**Zoning Designation:**

Multiple Use Planned Development (MUPD)

**Acreage:** 64 Acres (+/-)

**Request:**

Architectural Review Board (ARB) approval of the amended elevations along with architectural details, exterior colors, materials and wall signs (with deviations) for the proposed restaurant building (Building 2) in the commercial pod of the Lotis 1 mixed-use project.

### **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. The subject Lazy Dog restaurant (Building 2) is located within the northeast section of the Lotis 1 project (red outline) as illustrated on the below map with the red star.



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)

### **Project Manager:**

Damian Newell, Senior Planner

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**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 consisting of restaurant (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) and was amended on July 17, 2024 (Petition No. 2023-0005-ASA) for the proposed buildings/structures and site amenities. 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	September 27, 2023

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	materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	
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

This request (2025-0001-ARB) is for approval to modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARP) for the Lazy Dog restaurant (Building 2). The applicant is now requesting to amend the building elevations, which includes adding back the tower feature similar to the original approval (2022-0022-ARB). Per the applicant this proposal aligns with Lazy Dog's current branding and building/tower design. The previous architectural details, exterior colors, materials, etc., as approved for the building in 2022/2024 will remain, and the wall signs are updated but similar to the prior 2024-0018-ARB approval (with deviations).

### **Analysis:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the elevations, architectural details, roof material, and site amenities for consistency with Wellington's Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63).

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

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

#### **Elevations/Architectural Details**

The intent of the 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 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.

As stated, the ARB approved this building in 2022 and 2024, which is located north of the main access to Lotis 1 project with frontage along State Road 7/US 411. Building 2 is a proposed 7,942 SF (+/-) freestanding building within a project approved with multiple buildings, which is required to provide an overall unity of character and design. The use of architecture, designs, materials, and colors must produce a complete development that is both harmonious and internally consistent. The applicant is now requesting to modify the building elevation, with the significant change being to add a taller tower feature (30 feet) at the main entrance to the building/restaurant. Modifications to the Lazy Dog restaurant building (Building 2) elevations are illustrated below and in Exhibit A. Some of the



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approved and proposed building elevations are provided below for reference.

**South Elevation**





**West Elevation**



As seen in the illustrations the applicant is proposing a contemporary rustic architectural design/style for Building 2, that is a (1)-story building with an overall building parapet wall height of 22 feet, with the tower/enter features height at 30 feet 10 inches, and an overall length of 122 feet three (3) inches on the west principal/main façade. Per the applicant, the design intent is to provide a feel of being in the mountains with the exterior/interior elements and landscaping, while still including elements/details and colors that blend the relationship between the modern Lotis project and the rustic Lazy Dog restaurant. The building is proposed with similar stone, accent wood elements, stucco finish, parapet roof wall, metal canopies, and natural color/material scheme that will blend with other approved buildings within the Lotis 1 project and surrounding projects. The design of the proposed building helps ensure compatible with the character, mass, bulk, and scale within the Lotis project and the surrounding area. The building façade has a minimum depth of three (3) feet, with a repeating pattern, and includes design elements that repeat horizontally and vertically, as required for multi-family residential and non-residential buildings. The request to modify the building elevations is due



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to the current Lazy Dog restaurant brand, which includes adding back a version of the unique tower feature that was previously approved by ARB (2022), and other modifications illustrated with revision clouds on the plans.

### Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistency/compatibility with the surrounding area, Wellington's approved ARB Color Chart, and the overall approved color/material palette for the Lotis project. The proposed color palette scheme indicates brown/beige colors for the walls, and black/gray accent color (trim, banding, parapet cap, louvers, canopy, light fixtures, etc.), that are all non-gloss finish. The storefront, window, door frames, and metal roof (patio) are finished in red. The window/door glass/glazing color will be a light grey tint. Wood finishes are provided for the window and door trim/bands and horizontal building banding. Similar to the other buildings within the Lotis project, this building is utilizing a light grey stone tile cladding as accents on all façades. The fencing/railing, site furniture, trash receptacle, bike rack, site light fixtures, decorative regulator signs/post (including take-out parking signs), etc., will be finished in black, which is approved throughout the project/site. The proposed colors and materials palette are similar (except the red color) to what is approved for the other buildings in both the commercial and residential pods of the Lotis 1 project. Below and in Exhibit C are the proposed exterior colors and materials palette that will be utilized for Building 2, which are the same colors/materials previously approved by ARB.



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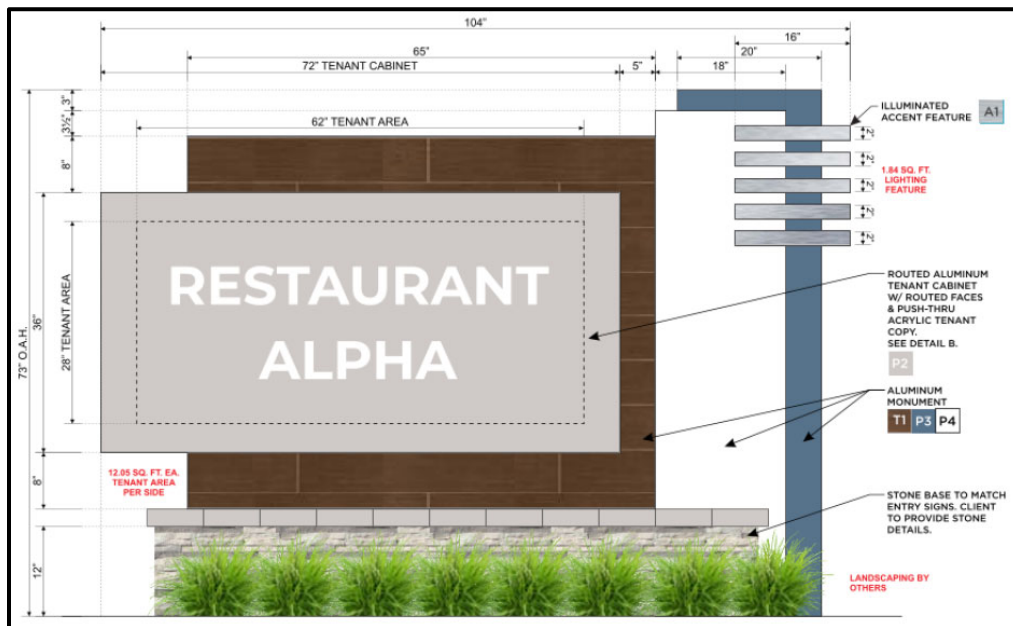
### Site Amenities

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 options of design, colors, and materials as long as they are compatible. Site amenities for the overall Lotis project were approved by ARB (2021-0014-ARB and 2022-0002-ARB), which will be incorporated within this building site. The applicant did not include any additional amenities with this submittal. It is noted on the proposed site landscape plan for this building that pet waste stations are proposed. The pet waste stations should be finished in black.

### **Signage:**

As previously indicated, ARB approved the overall Lotis 1 project ground signs (2021-0007-ARB), which included one (1) small monument sign (Sign #4) along the project frontage on State Road 7/US 411 for this Lazy Dog restaurant building (Building 2) as illustrated below.

#### **Approved Sign # 4 (Small Monument Sign) for Building 2**



The applicant is requesting the similar wall signs as previously approved by ARB, so no additional review will be required. The exceptions are the proposed principal and secondary wall signs on the west (primary) and south façade/elevations previously include a colored background (different from the tower area/feature) which was removed with this request, minimal variation in the size of the wall signs, and addition of a "Take Out" sign on top of the canopy for the take-out entrance.

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Below tables are provided to show a comparison of the previous approval (2024-0018-ARB) and current request.

**2024 Approval**

Building 2 Minor Tenant Principal Wall Sign		
West Façade/Elevation		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	47.3 sq. ft.	0
Height (Boxed)	48 in.	18 in.
Length (Boxed)	11 ft. 10 in.	0

Building 2 Minor Tenant Secondary Wall Signs		
South Façade/Elevation		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	47.3 sq. ft.	23.6 sq. ft.
Height (Boxed)	48 in.	33 in.
Length (Boxed)	11 ft. 10 in.	0
East Façade/Elevation (State Road 7 Frontage)		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	84 sq. ft.	60 sq. ft.
Height (Boxed)	64 in.	49 in.
Length (Boxed)	15 ft. 9 in.	0

**2025 Proposal**

Building 2 Minor Tenant Principal Wall Sign		
West Façade/Elevation		
Standards	Proposed	Deviation
Number of Signs	1	0
Sign Area	44.33 sq. ft.	0
Height (Boxed)	48 in.	18 in.
Length (Boxed)	11 ft. 3 in.	0

Building 2 Minor Tenant Secondary Wall Signs		
South Façade/Elevation		
Standards	Proposed	Deviation
Number of Signs	1	0
Sign Area	44.33 sq. ft.	22.16 sq. ft.
Height (Boxed)	48 in.	33 in.
Length (Boxed)	11 ft. 3 in.	0
East Façade/Elevation (State Road 7 Frontage)		
Standards	Proposed	Deviation
Number of Signs	1	0
Sign Area	86.29 sq. ft.	62.29 sq. ft.
Height (Boxed)	65 in.	50 in.
Length (Boxed)	15 ft. 9 in.	0

The new "Take Out" sign on top of the canopy at the take-out entrance on the west façade of Building was reviewed per LDR Section 7.9.8.A.9. Awning/Canopy Sign, which allows one (1) sign for this tenant with a maximum sign area of eight (8) square feet, height of six (6) inches and length 50% of the canopy length. The proposed canopy sign will require approval of some deviations as noted below.

Building 2 Canopy Sign		
West Façade/Elevation		
Standards	Proposed	Deviation
Number of Signs	1	0
Sign Area	4.47 sq. ft.	0
Height (Boxed)	7 in.	1 in.
Length (Boxed)	5 ft. 5 in.	2 ft. 1 in.



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Exhibit E is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2025-0001-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 prior ARB approval as approved by 2024-0018-ARB is hereby rescinded, in its entirety. All previous conditions of approval are hereby amended and restated with this approval.
2. Building 2 (Lazy Dog) elevations and architectural details shall be consistent with Exhibit B.
3. Building 2 exterior color (non-gloss finish) and material palette shall be consistent with Exhibit C and the color/material scheme details as provided in Exhibits B-C, and:
  - a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
  - b) All trim, banding, parapet cap, louvers, canopy, fencing/railing, site furniture, trash receptacle, pet waste stations, bike rack, light fixtures, decorative regulator signs/posts (including take-out parking signs), etc., shall be finished in black or dark bronze color, or other color as indicated for that specific amenity/element on the ARB approved architectural detail plans and will be provided by the Lotis Wellington developer. The take-out parking sign/post shall be a decorative design similar to the decorative regulator sign/post as approved for the Lotis Wellington project throughout the project/site.
  - c) The storefront, windows, door frames, and standing seam metal roof (patio) shall be finished in the red color (PPG#UC125678XL Duranar CL Deep Red).
  - d) All visible exterior lighting shall be illuminated with white light, including any diffuser/cover/panel that may be used with the light shall illuminate white light, except as specially requested to be a different color and approved by condition.
  - e) All glass glazing colors shall be light grey tint or clear (no color).
  - f) Utility boxes, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded.
4. Site amenities/elements (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) shall be consistent with the overall Lotis project amenities as

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previously approved by ARB (2021-0014-ARB and 2022-0002-ARB). No additional site amenities are approved with this approval.

5. Building 2 (Lazy Dog) principal and secondary wall signs shall be consistent with Exhibit D, and as amended below:

- a. Principal wall sign:

<b>Building 2 Minor Tenant Principal Wall Sign</b>		
<b>West Façade/Elevation</b>		
<b>Standards</b>	<b>Approved</b>	<b>Deviation</b>
Number of Signs	1	0
Sign Area	44.33 sq. ft.	0
Height (Boxed)	48 in.	18 in.
Length (Boxed)	11 ft. 3 in.	0

- b. Secondary wall signs:

<b>Building 2 Minor Tenant Secondary Wall Signs</b>		
<b>South Façade/Elevation</b>		
<b>Standards</b>	<b>Approved</b>	<b>Deviation</b>
Number of Signs	1	0
Sign Area	44.33 sq. ft.	22.16 sq. ft.
Height (Boxed)	48 in.	33 in.
Length (Boxed)	11 ft. 3 in.	0
<b>East Façade/Elevation (State Road 7 Frontage)</b>		
<b>Standards</b>	<b>Approved</b>	<b>Deviation</b>
Number of Signs	1	0
Sign Area	86.29 sq. ft.	62.29 sq. ft.
Height (Boxed)	65 in.	50 in.
Length (Boxed)	15 ft. 9 in.	0

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c. Canopy sign:

Building 2 Canopy Sign		
West Façade/Elevation		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	4.47 sq. ft.	0
Height (Boxed)	7 in.	1 in.
Length (Boxed)	5 ft. 5 in.	2 ft. 1 in.

6. All other buildings/structures (including required dumpsters/service/storage enclosures), architectural details, colors/materials, site amenities/elements, tenant/building signage, etc., not specifically included with this request/approval shall be provided in a separate submittal for ARB approval.
7. 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.
8. The address identification/numbering height, if provided on the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
9. Permit approval is required prior to construction/installation of proposed improvements.
10. 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.
11. Prior to building final inspection, issuance of a Certificate of Occupancy/Completion, and/or as needed for the specific work/project, inspection(s) by Planning and Zoning Division is required to ensure compliance with all approvals. The developer/agent/contractor shall contact the project's Wellington Development Review Manager for inspections.
12. 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).



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**Exhibits:**

Exhibit A	Building Renderings/Elevations
Exhibit B	Color and Material Palette
Exhibit C	Signs
Exhibit D	Applicant Justification Statement