

Lazy Dog (Building 2) at Lotis Wellington

STAFF REPORT

Petition Number: 2024-0018-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
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Costa Mesa, CA 92626
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Site Address: 1361/1351/1381/1371 State Road 7

PCN(s): 73414412220030030 (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 the prior approved 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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ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 28, 2024

**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



	materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	
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This request (2024-0018-ARB) is for approval to modify the elevations previously approved (2022-0022-ARB) for the Lazy Dog restaurant (Building 2). The applicant is requesting to amend the building elevations and tower feature per the-current design standards for the Lazy Dog restaurant brand. The previous architectural details, exterior colors, materials, etc., as approved for the building in 2022 will remain, and the wall signs will also be similar but will need approval (with deviations) for the background area as proposed on the tower that’s included in the sign area calculations.

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, 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 the request to remove/reduce the tower feature 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 approved and proposed building elevations are provided below for reference.

South Elevation

Approved



Proposed



East Elevation

Approved



Proposed



West Elevation

Approved



Proposed



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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, the tower/enter features parapet wall heights at 27 feet, and an overall length of 122 feet three (3) inches on the west principal/main façade. The applicant intends 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 to the current Lazy Dog restaurant brand, and removal of the unique tower feature that was previously approved by ARB will be a significant modification. The prior tower feature was an architectural design that was both unique to the Lotis project and other projects within Wellington.

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 browns and blue for the walls, and black/gray accent color (trim, banding, parapet cap, louvers, canopy, light fixtures, etc.) with all finish non-gloss. 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 project. Below and in Exhibit C are the proposed exterior colors and materials palette that will be utilized for Building 2.

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Site Amenities

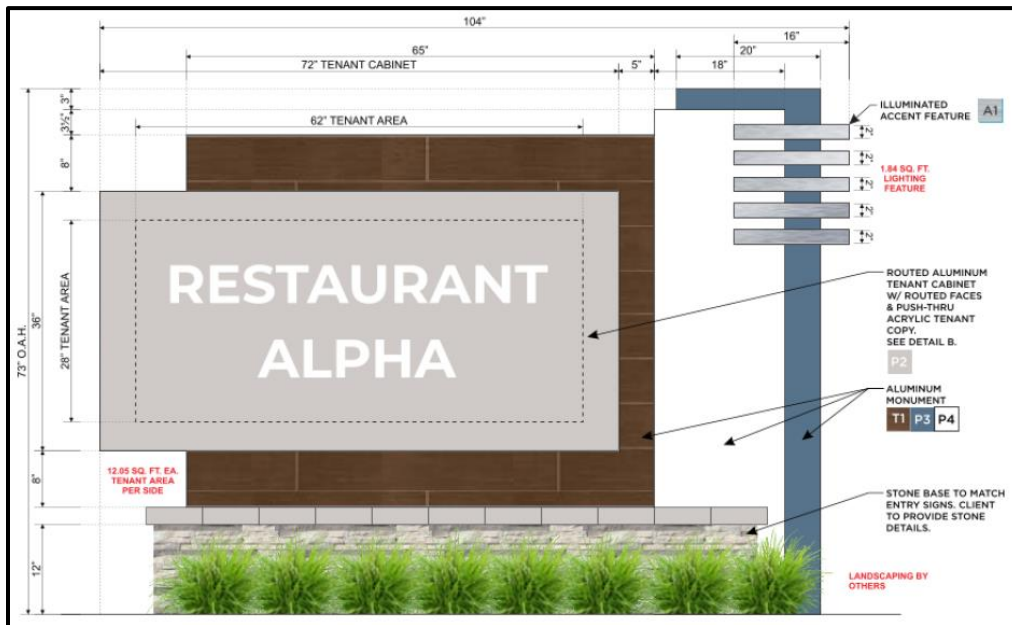
A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the options of design, 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 same wall signs as approved previously by ARB, so no additional review will be required, but the prior approved wall signs will be included with this request if approved by ARB to ensure all the ARB approvals for the Lazy Dog restaurant are in a single approval. The only exception is the proposed principal and secondary wall signs on the west (primary) and south façade/elevations now include a colored background (different from the tower area/feature) for the wall sign area. Per LDR Section 7.9.7.1.3., if the signage includes a colored background it should be included in the calculation for the sign. Below is an illustration of the proposed principal and secondary wall signs with a colored background.



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With the background as proposed the principal and secondary wall signs on the west (primary) and south façade/elevation will have a sign area of 82.83 square feet (an increase of 35.53 sq. ft. from prior approval) and a height of 84 inches (an increase of 36 in. from prior approval). As required per the LDR, the colored background, as proposed, is included in the wall sign calculations and will require ARB approval of deviation to allow the proposed principal and secondary wall sign area and height. The additional area and height are only for the background, so it does not increase the sign copy but will provide more visibility of the proposed wall signs. If approved by the ARB, this increase allowing the background color should not be used for the wall sign lettering, copy, etc.

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 (2024-0018-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 2022-0022-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.
 - e) All glass glazing colors shall be light grey tint or clear (no color).

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- 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 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:

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

- b. Secondary wall signs:

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

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- c. An additional sign area of 35.53 square feet and height of 36 inches is allowed for each of the principal wall signs on the west elevation and secondary wall sign on the south elevation to include the colored background as illustrated on Exhibit. This increase shall not be used for the wall sign lettering, copy, etc.
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.
11. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
12. Amended plans as needed and consistent with these conditions shall be provided to Wellington (Planning and Zoning Division and/or Building Department), and 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	Building Renderings/Elevations
Exhibit B	Color and Material Palette
Exhibit C	Signs
Exhibit D	Applicant Justification Statement