

Lotis Wellington 1 Signs (Buildings 3, 4, 6 & 7)

STAFF REPORT

Petition Number: 2025-0003-ARB

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

Agent: Rich Kasser of Lotis
Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431
561-350-8853
rkasser@lotisgroup.com

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

PCN(s): 73-41-44-12-22-003-0060 and -0010
(Buildings 3, 4, 6 and 7)

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 Lotis 1 Master Sign Plan for tenant signs (with deviations) for the combined retail, restaurant and general office use buildings (Building 3, 4, 6 and 7) within the commercial pod of the mixed-use project.

Project Manager:

Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(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. The subject buildings (Building 3, 4, 6 and 7) are located west of State Road 7/US 441 along the north and south side of the main road/access drive to 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)

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 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

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



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)	Pending Meeting May 28, 2025

This request (2025-0003-ARB) is for approval of the Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7, which will have retail, restaurant, and general office uses within the Lotis 1 mixed-use project. The architectural details, exterior colors, materials, etc., were previously approved by ARB (2021-0014-ARB/2023-0017-ARB/2023-0022-ARB) for the buildings in 2021/2023 will remain, and the tenant signs are the only ARB approval being requested.

Analysis:

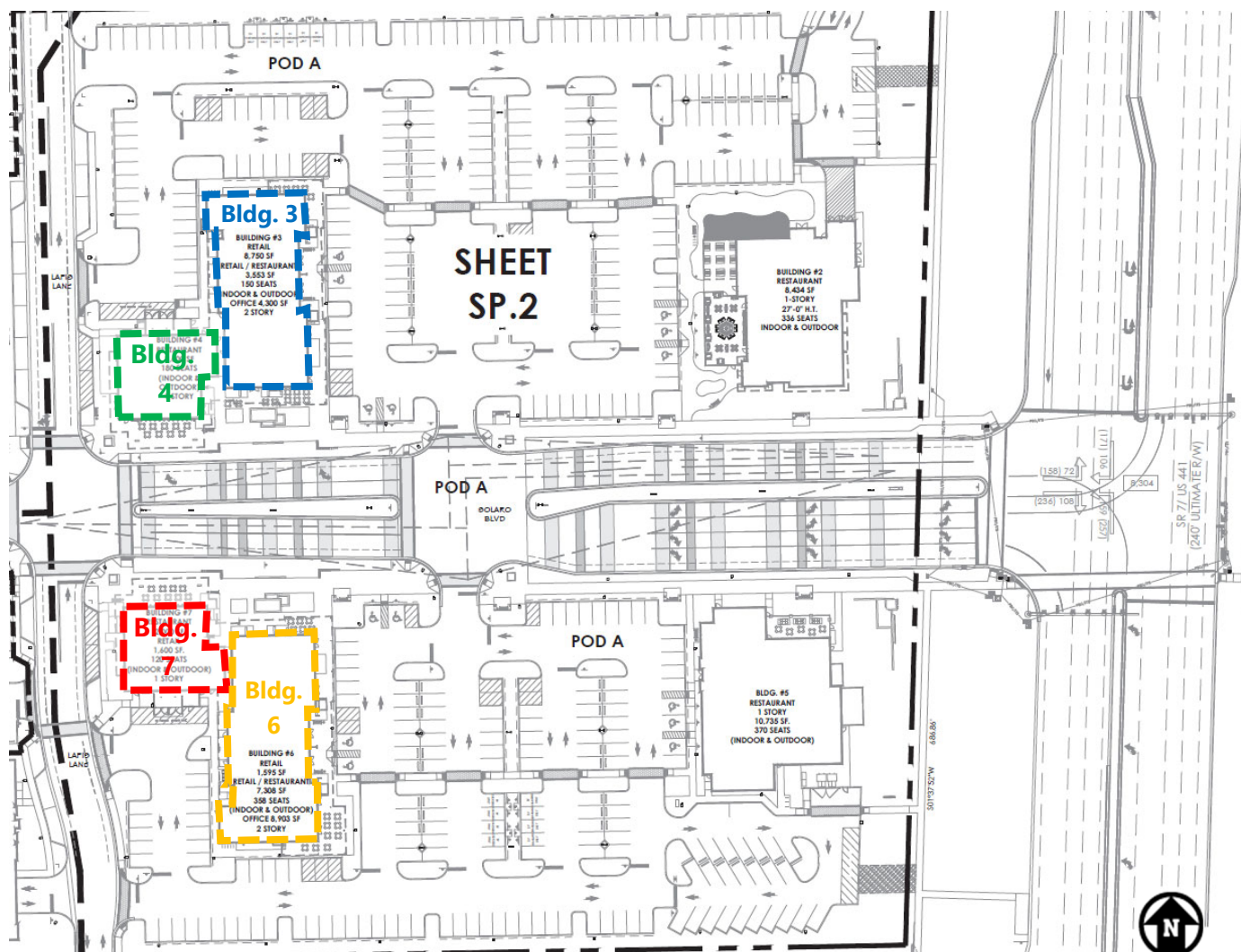
Staff reviewed the request for Architectural Review Board (ARB) for consistency with Wellington's Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63).

The subject outparcels are currently being developed with a total of four (4) buildings as illustrated on the approved site plan (See below the subject area/buildings). Building 3 (Blue outline on the below site plan) is a two (2)-story building totaling 16,603 square feet of retail, restaurant and general office uses, and Building 4 (Green outline on the below site plan) is a one (1)-story building totaling 3,600 square feet of restaurant use. Building 6 (Orange outline on the below site plan) is a two (2)-story building totaling 17,806 square feet of retail, restaurant and general office uses, and Building 7 (Red outline on the below site plan) is a one (1)-story building totaling 3,600 square feet of restaurant and retail uses. The buildings will have multiple tenants, with the two (2)-story buildings proposed with the general office tenants on the second floor. Buildings 3 and 6 has frontage to State Road 7/US 441 along the east elevations/façades, with the first floor tenants main/princepal access to the space/bay on the east, while the second floor tenants main/princepal access to the space/bay on the west is via a on the second floor. Buildings 4 and 7 tenants' main/principal access to the space/bay is on the east and west.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



The proposed tenant signs on the four (4) buildings were reviewed for compliance with LDR Section 7.9.8.A.2. Tenant Wall Signs-Primary Façade and 7.9.8.A.4 Tenant Secondary Wall Signs. The request is for outparcel buildings with multiple tenant spaces/bays that allow Minor Tenant Wall Signs (tenant with less than 10,000 SF of indoor space). More specifically the proposed primary façade wall signs were reviewed for compliance with LDR Section 7.9.8.A.2. Per the LDR, one (1) primary façade wall sign is allowed per tenant primary façade with a maximum sign area of two (2) square feet per foot of primary façade length not to exceed 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The proposed secondary wall signs were reviewed for compliance with LDR Section 7.9.8.A.4. Per the LDR, tenants are allowed up to two (2) secondary wall signs (1 per façade) on the side or rear façades. The secondary wall sign is allowed at 50% of the sign area and height of the associated minor tenant wall sign as approved/permitted on the principal/primary façade of the building.

The applicant is proposing channel letter type signs as illustrated in Exhibit A and below for the future tenants within Buildings 3, 4, 6, and 7.



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



The future tenants proposed sign sizes are not known at this time, but the applicant and staff have reviewed the size for each tenant space that will be a proportional scale to the attached area on the building and will enhance the aesthetic of the building façades. The illustrations and tables below show the proposed signs for Buildings 3, 4, 6, and 7, which will provide signage for the future tenants when they submit for permits.



Building 3 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,902	32 ft.	64 sq. ft.	2.5 ft.	25 ft.	Canopy ²
102&103	3,144	52 ft.	104 sq. ft.	2.5 ft.	41 ft.	Canopy ²
104	1,640	25.8 ft.	51 sq. ft.	2.5 ft.	20 ft.	Canopy ²
105	1,651	26.3 ft.	52 sq. ft.	2.5 ft.	21 ft.	Canopy ²

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



201	1,920	31.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
202	2,380	65.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
204	4,000	40.6 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
West Façade/Elevation-Secondary⁴						
201, 202 & 204	N/A	N/A	0.97 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
101	N/A	N/A	13 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
Building 4 Signs¹						
South Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	3,600	60 ft.	120 sq. ft.	2.5 ft.	48 ft.	Canopy ²
East Façade/Elevation-Secondary						
101	N/A	N/A	60 sq. ft.	1.25 ft.	24 ft.	Canopy ²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.

² Request to add tenant's allowed wall sign to the canopy structure.

³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.

⁴ May be allowed a maximum of three (3) square feet per condition of approval.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

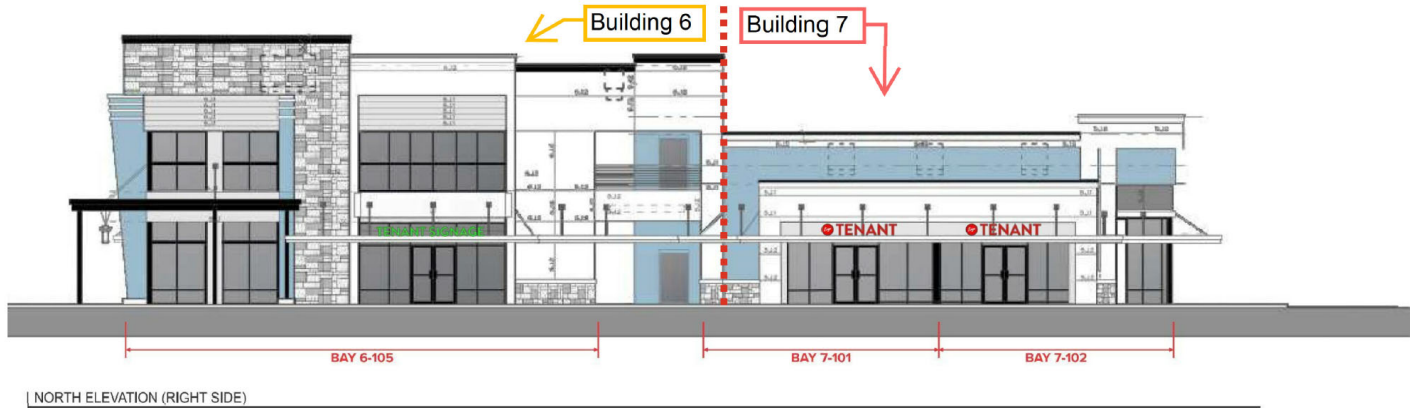
May 28, 2025



Color Key:



*NOTE: These are keyed colors to denote primary and secondary signage locations. Signs will not be these colors.



Building 6 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101 & 102	4,056	67 ft.	75 sq. ft.	2.5 ft.	30 ft.	Canopy ¹
103	1,601	26 Ft.	52 sq. ft.	2.5 ft.	20 ft.	Canopy ¹
104	1,595	27.2 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ¹
105	1,650	26.3 ft.	53 sq. ft.	2.5 ft.	21 ft.	Canopy ¹
201	2,520	51.6 ft.	47 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
202	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
203	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
204	1,659	32.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
205	1,650	33.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



West Façade/Elevation-Secondary ⁴						
201, 202, 204& 205	N/A	N/A	1 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
101 & 102	N/A	N/A	37 sq. ft.	1.25 ft.	15 ft.	Canopy ²
Building 7 Signs ¹						
North Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,600	27 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ²
102	2,000	33 ft.	65 sq. ft.	2.5 ft.	26 ft.	Canopy ²
West Façade/Elevation-Secondary						
102	N/A	N/A	33 sq. ft.	1.25 ft.	13 ft.	Canopy ²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.

² Request to add tenant's allowed wall sign to the canopy structure.

³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.

⁴ May be allowed a maximum of three (3) square feet per condition of approval.

Technical Deviation: The applicant's request requires ARB approval of deviations to allow the proposed tenant signs on the buildings as requested.

An applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and decision criteria provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation.

As stated above, the requested deviations are to allow the proposed primary wall signs on canopies and allow the second-floor tenants' primary wall signs on the east façade/elevation with a sign height of 30 inches (a 15-inch deviation).

2. No deviation may be granted that has the effect of permitting any sign which is specifically prohibited by these regulations.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



The proposed tenant signs are not specifically prohibited and are permitted under LDR Section 7.9.8.A. The applicant is only requesting ARB approval to deviate from the sign location and height standards allowed for the proposed primary and secondary signs.

3. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

The requested deviations will allow the proposed primary and secondary signs (canopy/wall) to be consistent with the building design, which incorporates several canopies on each façade of the buildings, has second-floor tenants with exterior access to the bay/suite, and will ensure the signs are proportional to the area of the building the signs are attached. Adding the signs to the canopy and allowing the second-floor tenants to have their primary wall signs on the east façade will help with the building aesthetics along the east façade, which is the façade that has frontage along State Road 7 and will be noticeable to visitors within the project. The Lotis 1 project will have multiple buildings/tenants with heavy traffic, so the proposed signs will provide visibility while still being in scale. The applicant is proposing to limit the tenant sign colors to white for the face of the channel letter sign and black border/trim, and logos that may have the tenant trademark color(s) as approved by the landlord. The proposed master sign plan will ensure architectural character and compatibility within a project with multiple tenants/buildings.

4. Approval of the deviation must not negatively impact another tenant or buildings shown on the Master Sign Plan.

The requested deviations for the proposed signs on the buildings should not negatively impact another tenant or building within this project. If approved, the proposed signs will help with visibility and direct traffic from the project main access drive to the location of the tenants within each of the buildings. The proposed master sign plan is to ensure a consistent design and that tenants within the project will have needed visibility, while ensuring the number of signs are limited and enhance the aesthetic of the buildings as approved by ARB. It is recommended the ARB limits the number of signs on the east façade of Buildings 3 and 6. Each building (Buildings 3 and 6) should be allowed a maximum of five (5) signs for each floor on the east façade, with no tenant having more than one (1) sign (canopy/wall). Also, the first-floor tenants should be limited to only a small name plate by the back/receiving door.

5. The technical deviation must not cause any negative off-site impacts.

The requested deviations will allow signs that are a proportional scale to the attached area on the building and will enhance the aesthetic of the building façades. The proposed signs will help provide visibility to traffic entering the project/site from State Road 7 and along the main access drive, but should not cause any negative off-site impacts due to the location of the buildings

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



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 (2025-0003-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 Master Sign Plan for Buildings 3, 4, 6 and 7 shall be consistent with prior ARB approval, Exhibit A, and as approved below:
 - a. All sign design shall be channel letters with white face and black trim/border/back, and supports, components, etc., remotely housed and/or painted to match the adjacent area. Logo signs with tenant trademark color(s) is allowed with landlord approval submitted with the permit application.
 - b. Signs shall be mounted flush to the wall or canopy, and be limited to the tenant suite/bay as illustrated on the approved plans.
 - c. 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 tenant trademark logos as specially approved per these conditions.
 - d. Window signs shall be allowed per the LDR standards. No other signs for tenants/buildings not approved with this master sign plan shall be permitted without ARB approval to amend the Lotis 1 Master Sign Plan.
 - e. Only one (1) sign (canopy/wall) is allowed per tenant bay/suite on each building façade/elevation.
 - f. The number of signs on the east façade of Buildings 3 and 6 is limited, with each building allowed a maximum of five (5) signs for each floor on the east façade of the building. Buildings 3 and 6 first-floor tenants are limited to a wall sign/name plate on or immediately (within 2 ft.) next to the rear/receiving door of the tenant bay/suite, not the east building façade/elevation.
 - g. Buildings 3 and 6 second-floor tenants are allowed a wall sign/name plate on the building west façade/elevation with a maximum sign area of three (3) square feet, except as limited below this square footage by the landlord. Tenants are limited to one (1) wall sign/name plate immediately (within 2 ft.) next to the tenant bay/suite primary access on the west façade.
 - h. Signs shall be consistent with the below approved maximum standards and shall be appropriate scale for the attached area on the building, or may require modification to the standards (below the maximum) during the permitting process for each tenant specific sign request, as approved by staff:

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



Building 3 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,902	32 ft.	64 sq. ft.	2.5 ft.	25 ft.	Canopy ²
102&103	3,144	52 ft.	104 sq. ft.	2.5 ft.	41 ft.	Canopy ²
104	1,640	25.8 ft.	51 sq. ft.	2.5 ft.	20 ft.	Canopy ²
105	1,651	26.3 ft.	52 sq. ft.	2.5 ft.	21 ft.	Canopy ²
201	1,920	31.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
202	2,380	65.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
204	4,000	40.6 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
West Façade/Elevation-Secondary ⁴						
201, 202 & 204	N/A	N/A	0.97 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
101	N/A	N/A	13 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
Building 4 Signs ¹						
South Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	3,600	60 ft.	120 sq. ft.	2.5 ft.	48 ft.	Canopy ²
East Façade/Elevation-Secondary						
101	N/A	N/A	60 sq. ft.	1.25 ft.	24 ft.	Canopy ²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.

² Request to add tenant's allowed wall sign to the canopy structure.

³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.

⁴ May be allowed a maximum of three (3) square feet per condition of approval.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



Building 6 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101 & 102	4,056	67 ft.	75 sq. ft.	2.5 ft.	30 ft.	Canopy ¹
103	1,601	26 Ft.	52 sq. ft.	2.5 ft.	20 ft.	Canopy ¹
104	1,595	27.2 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ¹
105	1,650	26.3 ft.	53 sq. ft.	2.5 ft.	21 ft.	Canopy ¹
201	2,520	51.6 ft.	47 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
202	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
203	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
204	1,659	32.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
205	1,650	33.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
West Façade/Elevation-Secondary ⁴						
201, 202, 204& 205	N/A	N/A	1 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
101 & 102	N/A	N/A	37 sq. ft.	1.25 ft.	15 ft.	Canopy ²
Building 7 Signs ¹						
North Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,600	27 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ²
102	2,000	33 ft.	65 sq. ft.	2.5 ft.	26 ft.	Canopy ²
West Façade/Elevation-Secondary						
102	N/A	N/A	33 sq. ft.	1.25 ft.	13 ft.	Canopy ²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.

² Request to add tenant's allowed wall sign to the canopy structure.

³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.

⁴ May be allowed a maximum of three (3) square feet per condition of approval.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 28, 2025



2. The address identification/numbering height, as required for the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
3. Building permit approval is required prior to construction/installation of proposed improvement(s).
4. 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.
5. 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 Master Sign Plan |
| Exhibit B | Applicant Justification Statement |