

April 23, 2025

Exhibit J
Applicant Justification Statement

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: Lotis Wellington II
Justification Statement
Architectural Review Board

Property Location

The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. The project is within the Village of Wellington jurisdiction and identified by multiple property control numbers and consists of a total of 52.259 acres.

Property History

In 1973, the Palm Beach County Board of County Commissioners approved a rezoning petition for Parcel 3 from Agricultural (AG) to Public Ownership (PO) Zoning District via Resolution No. 19-73-727.



Figure 1: Subject Site

Parcels 2 and 3 have no prior approvals, however in 1984 parcel 3 was subject to a special exception use approval to allow a Commercial Kennel via Resolution No. 1984-1849. A few years later, the approval was then revoked via Resolution No. 1987-1179. To the best of our knowledge, no prior approvals exist for Parcel 1.

On September 27, 2022, the Village of Wellington Council approved an Annexation application for all three parcels within the subject site, via Ordinance No. 2022-26. On December 13, 2022, the Village Council approved a rezoning of the parcels from a Palm Beach County zoning district to the Village MUPD Zoning District via Resolution 2022-28. On the same day, the Council approved a Future Land Use Map amendment from Palm Beach County FLU designation to the Village Mixed Use FLU designation via Resolution No. 2022-27.

On January 16, 2024, Village staff approved a site plan for the Mixed Use development composed of residential, daycare, indoor/outdoor entertainment and commercial uses.

Application Request

The Petitioner has submitted this application to request review by the Architectural Review Board for the single-family residential units, town homes and clubhouse within Pod C-1 and C-2 of the Lotis Wellington 2 Mixed Use development. The architectural drawings for the single-family homes include five different models, with three façade options for each model as reflected in the plans included in this application.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties.

North: Multiple parcels within the Village of Wellington. The properties have a Residential 1.01 du/ac - 3.0 du/ac and Office Commercial FLU designations and are located within the Planned Unit Development (PUD) and Multiple Use Planned Development Zoning Districts. These properties currently support a residential community and medical/professional offices.

South: Multiple parcels located in the Village of Wellington. These properties, known as “Lotis at Wellington”, have a Mixed Use (MU) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District.

East: State Road 7 right-of-way (ROW).

West: Multiple parcels located in the Village of Wellington that have a Residential 1.01 du/ac-3.0 du/ac FLU designation and are located within the Planned Unit Development (PUD) Zoning District. The properties comprise the Black Diamond residential development.

Architectural Review Criteria

Pursuant to Article 6, Chapter 4, Section 6.4.3, the applicant shall indicate that the architectural character and building design of uses shall conform to and be compatible with the general architectural character of the development, project, neighborhood or surrounding uses.

The areas subject to this request are Pod C-1 which contain the single-family homes and townhomes and Pod C-2 which contains the clubhouse for the residential community.

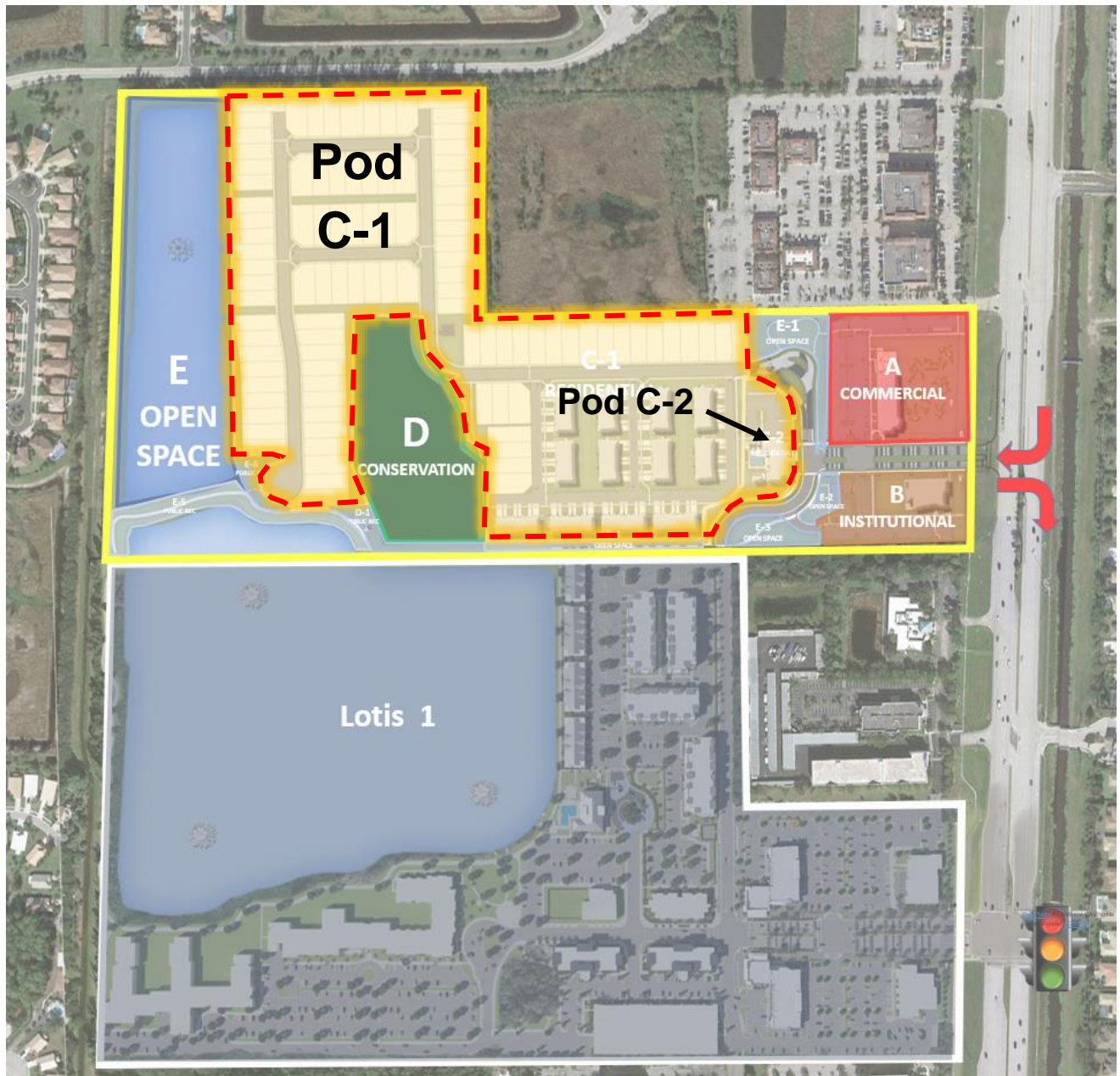


Figure 2: Site Plan

1) That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The architectural style proposed for the residential uses and clubhouse of the Lotis Wellington 2 development is a Contemporary design. The proposed style is consistent with the purpose of the Mixed Use Future Land Use designation within the Comprehensive Plan which is, *to accommodate a wide range of commercial and residential uses that are interconnected with a complementary mix of uses which are sensitive to the surrounding uses and to the natural environment, create neighborhoods with character, promote a walkable built environment, foster improved social and economic sustainability, and reduce infrastructure costs.* The proposed architectural design is cohesive with the surrounding development and will enhance the general aesthetic of the area. Specifically, the design is also consistent with the architecture of the Lotis I development directly to the south.

2) That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

The proposed architectural design is not in conflict with any portion of Wellington Land Development Regulations. The buildings themselves, as well as the proposed elevations and floor plans are in compliance with the various regulations outlined in the Village code. During the initial approval process for the development, each Article criteria was met as applicable.

3) That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

The proposed architectural design is consistent with the surrounding uses and zoning districts. The adjacent properties to the north, south and west are all planned developments. The development to the west is a residential community and Lotis 2 has been designed to provide a lake along the west boundary which will also abut the residential pods of the subject development. Lotis 1 is located south of the subject site which is comprised of both commercial and residential uses. The design of both residential communities have been oriented to create a cohesivity between the developments.

4) That the proposed request is consistent with Wellington neighborhood aesthetics.

The contemporary architectural style is consistent with current neighborhood aesthetics. The style reflects a blend of sophistication and simplicity seen in some of the most expensive and high-end new residences in South Florida. This architecture features clean lines, open spaces, and promotes a blending of indoor and outdoor living where functionality is emphasized. Natural elements are used to highlight the exterior elevation, along with the use of a neutral color palette.