

## Daycare Building at Lotis 2

## STAFF REPORT

**Petition Number:** 2025-0017-ARB

**Owners:** 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:** Lotis Wellington 2, LLC

**PCN:**

Parcel 1 (P-1): 73-42-43-27-05-018-0040  
 (15.68 AC +/-)

Parcel 2 (P-2): 73-42-43-27-05-018-0071  
 (5.02 AC +/-)

Parcel 3 (P-3): 73-42-43-27-05-018-0072  
 (30.99 AC +/-)

Parcel 4/5 (P-4/5): Road Reservation  
 (0.75 AC +/-)

**Future Land Use Designation:**

Mixed Use (MU)

**Zoning Designation:**

Multiple Use Planned Development (MUPD)

**Acreage:** 52.44 Acres (+/-)

**Request:**

Architectural Review Board approval of the wall signs (with deviations) for the proposed daycare center building (Building 10) within the commercial pod of the Lotis Wellington 2 mixed-use project.

**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

**Project Manager:**

Damian Newell, Senior Planner

[dnewell@wellingtonfl.gov](mailto:dnewell@wellingtonfl.gov)

(561) 753-257

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

August 27, 2025



The Lotis Wellington 2 (Lotis 2) Master Plan was approved by Council on December 5, 2023, for a 52-acre mixed-use project consisting of:

- indoor/outdoor entertainment with a 36-hole miniature golf and 8,000 square feet of restaurant, event space, and retail (Being amended per pending applications);
- 1,030 square feet general office;
- 18,000 square feet daycare facility for up to 210 children;
- 72 multi-family residential dwelling units;
- 100 single-family residential dwelling units;
- 4.24-acre conservation area with recreation area; and
- 13.21-acre open space and recreation areas, inclusive of a lake, greenway with a multi-use pathway, and other recreation areas open to the public.

The Lotis 2 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
2024-0002-ARB	All permanent freestanding/ground-mounted type signs consisting of two (2) entry wall signs, one (1) multi-panel monument sign, two (2) monument signs, and two (2) incidental ground-mounted signs throughout the project.	March 27, 2024
2024-0022-ARB	Kids R Kids Learning Academy daycare center (Building 2) elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs.	October 28, 2024
2025-0009-ARB	Residential pod (Lennar) elevations, architectural details, exterior colors, and materials.	May 28, 2025
2025-0014-ARB	Site amenities for the overall Lotis 2 project.	June 25, 2025

This request (2025-0017-ARB) is for approval to amend the approved wall signs for the daycare building/Kids R Kids Learning Academy (Building 2), which is currently under construction within the Lotis 2 project.

**Analysis:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the wall signs for consistency with Wellington's Land Development Regulations (LDR) and Lotis 2 Master Plan/Project Standards Manual (PSM) (Resolution No. R2023-62). It should be noted that the LDR and Lotis 2 PSM have the same and/or very similar design standards.

## ARCHITECTURAL REVIEW BOARD

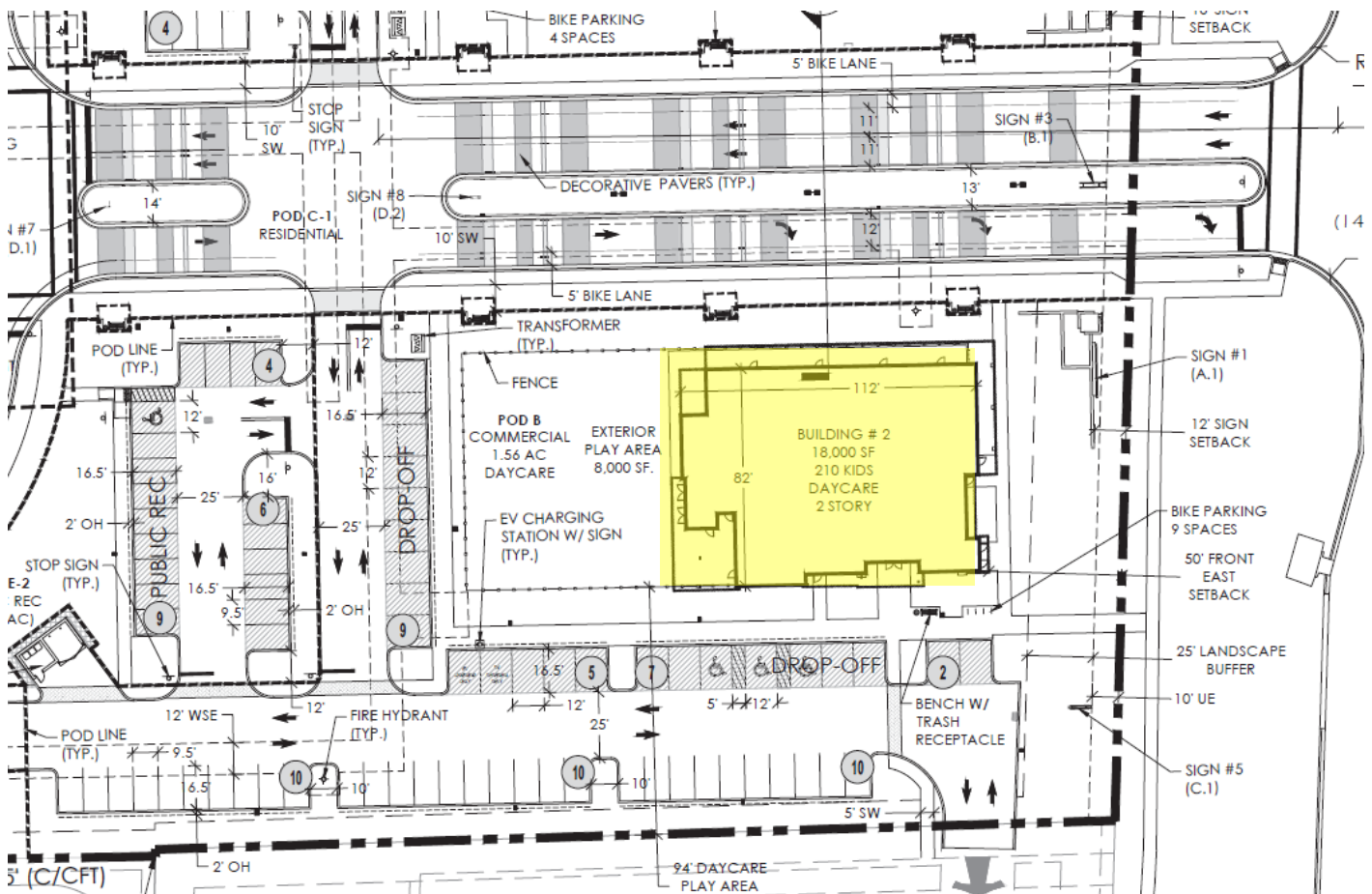
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Building 2 is a proposed two (2) story 18,000 SF freestanding building within a project approved with multiple buildings and is required to provide an overall unity of character and design. The building has a parapet wall height of 36 feet, and features a parapet wall height of 40 feet, and an overall length of 102 feet four (4) inches on the front principal/main façade (South Elevation). The architectural details for the proposed Building 2 include a stucco finish, decorative trim/band, accent stone/bricks, and other architectural details/elements.

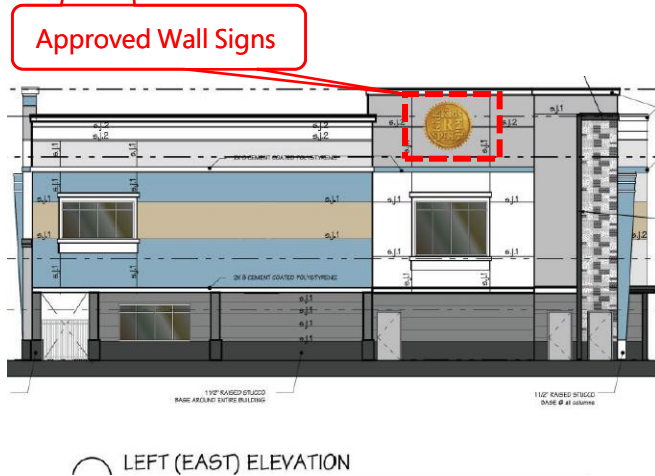
As noted above, the Kids R Kids daycare building (Building 2) did receive ARB approval (2024-0022-ARB) in 2024 for the elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs. The proposed daycare building will have frontage along State Road 7 and be along the south side of the project/site main access drive, as illustrated on the approved Lotis 2 Site Plan (See Below Subject Area Only). The Lotis 2 approved ground signs (2024-0002-ARB), included a small monument sign (Sign# 5) located along the project's frontage for Building 2 (proposed daycare).



The applicant is requesting to amend the approved wall signs to allow the principal wall sign to be on the secondary façade/elevation (north) and have only a small name plate on the primary façade/elevation (south). The proposed request will require ARB approval for technical deviations for the location of the principal wall sign on a façade/elevation that is not the primary façade, and to

have the two (2) wall signs (principal and secondary) be the same size. Below are illustrations showing the approved and proposed wall signs on the building.

**Approved Wall Signs:**



**Proposed Wall Signs:**



**East Façade/Elevation (Principal Wall Sign)**



**North Façade/Elevation (Secondary Wall Sign)**

The wall signs were reviewed for compliance with LDR Section 7.9.8.A. Per the LDR, one (1) wall sign is allowed for the principal/primary façade with a maximum sign area of two (2) square feet per foot of building primary façade not to exceed 150 square feet, a maximum height of 66 inches (Major Tenant indoor space more than 10,000 SF), and a length not to exceed 80 percent of the façade. A maximum of two (2) additional secondary wall signs are allowed, one (1) sign each for the side and rear façades. The secondary wall signs are allowed at 50% of the associated (permitted/approved) major tenant principal/primary façade wall sign area and height. The applicant is requesting that the east building façade/elevation (82' overall length), without a primary entrance, be allowed to display the principal wall sign, and the north façade/elevation be allowed to display the secondary wall sign. Below is what's allowed per the LDR, being requested, and deviations for the proposed Building 2 wall signs.

<b>Building 2 Major Tenant Principal Wall Sign</b>			
<b>East Façade/Elevation (Along State Road 7)</b>			
<b>Standards</b>	<b>Allowed</b>	<b>Requested</b>	<b>Deviation</b>
Number of Signs	1	1	1
Sign Area	150 sq. ft. max.	85 sq. ft.	0
Height (Boxed)	66 in.	60 in.	0
Length (Boxed)	65 ft. (80% Façade Length)	17 ft.	0
<b>Building 2 Major Tenant Secondary Wall Sign</b>			
<b>North Façade/Elevation – Along Project's Main Access Road</b>			
<b>Standards</b>	<b>Allowed</b>	<b>Requested</b>	<b>Deviation</b>
Number of Signs	1	1	0
Sign Area	42.5 sq. ft. max. <sup>2</sup>	85 sq. ft.	42.5 sq. ft.
Height (Boxed)	30 in. <sup>2</sup>	60 in.	30 in.
Length (Boxed)	N/A	17 ft.	0

<sup>1</sup>Allow the principal wall sign on a non-primary façade (east façade) without the main entrance.

<sup>2</sup> The secondary sign is allowed at 50% of the principal (primary) wall sign area (85 SF) and height (60 in.) as permitted/approved.

The applicant will provide a wall nameplate (3 sq. ft.) on/near the main entrance on the south façade/elevation. As indicated above, the applicant is requesting approval of deviations to allow the principal/primary wall sign on the north façade/elevation (without the main entrance), and the

secondary wall sign to be the same size as the proposed principal wall sign (on the north façade/elevation).

It was noticed the elevation plan included with the prior ARB (2024-0022-ARB) had the building orientation incorrect. So included with this request is building elevation plan (Exhibit B) showing the correct building orientation with no change to the ARB approved architectural details, exterior colors, materials, etc.

### Technical Deviation

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 by providing a justification that addresses the decision-making criteria provided in the Development Review Manual, as listed below:

**a. Describe in detail the Technical Deviation Requested.**

The requested deviations are to:

- Allow the principal/primary wall sign on the façade/elevation (North) without the main entrance, and
- Allow the secondary wall sign to be the same size as the principal wall sign.

As stated, the 50 percent calculation for the secondary wall sign area and height is of the principal façade wall sign area as permitted/approved, not per the maximum area calculation that may not be in proportion to the façade.

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

The proposed principal and secondary wall signs are not prohibited and are permitted under LDR Sec. 7.9.8.A.2 and 7.9.8.A.4. The LDR allows a principal wall sign and two (2) secondary wall signs. The applicant is requesting a principal wall sign (on the façade without the primary/main entrance) and only one (1) secondary wall sign on the east façades/elevation with ARB approval to deviate from the 50% sign area and height standard. Only a nameplate (3 sq. ft.) is proposed on the south façade by the main entrance.

The east façades/elevation secondary wall sign is proposed on a two (2) story building with frontage along State Road 7. The requested location of the principal sign and additional size of the secondary sign will provide visibility for the daycare tenant within this Lotis 2 mixed-use project.

- c. 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.**

As shown above and in Exhibit A, the elevation illustrations the wall signs are an appropriate scale to the area of the building they are attached, and will help with the overall two (2) story building aesthetics. The north and east façade wall signs will provide visibility to the daycare tenant/Building 2 along State Road 7 and the project's main access.

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

The requested deviations to allow the proposed location and size should not negatively impact another tenant or building within this project.

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

The requested additional sign area and height, as indicated in the above table for the east façade wall sign, will not cause any negative off-site impacts, as the sign is a proportional scale for this building façade. Also, the proposed wall sign locations will provide visibility to traffic along State Road 7, and will not cause off-site impacts as the sign is in scale.

Exhibit C is the applicant's Justification/Deviation Statements with details on this request and requirements. The applicant's complete Architectural Review Board application (2025-0017-ARB) is available for review at the Planning and Zoning Division office.

### **Summary:**

Based on the findings and consistency with the LDR as stated, the Planning and Zoning Division provides the following recommended conditions if the ARB votes to approve Petition 2024-0017-ARB:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect for Building 2 (Kids R Kids Learning Academy) within the Lotis 2 project.
2. Building 2 (Kids R Kids Learning Academy) principal and secondary wall signs shall be consistent with Exhibit A, and as amended below:

<b>Building 2 Major Tenant Principal Wall Sign</b>		
<b>East Façade/Elevation (Along State Road 7)</b>		
<b>Standards</b>	<b>Approved</b>	<b>Deviation</b>
Number of Signs	1	*
Sign Area	85 sq. ft.	0
Height (Boxed)	60 in.	0
Length (Boxed)	17 ft.	0

<b>Building 2 Major Tenant Secondary Wall Sign</b>		
<b>North Façade/Elevation – Along Project’s Main Access Road</b>		
<b>Standards</b>	<b>Approved</b>	<b>Deviation</b>
Number of Signs	1	0
Sign Area	85 sq. ft.	42.5 sq. ft.
Height (Boxed)	60 in.	30 in.
Length (Boxed)	17 ft.	0

\* Allow the principal wall sign on a non-primary façade (east façade) without the main entrance.

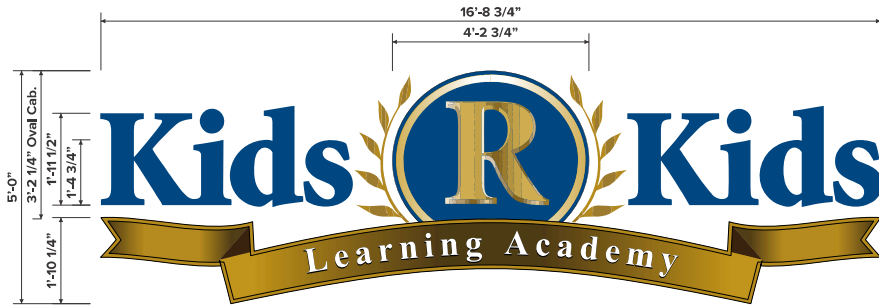
3. A nameplate sign (3 sq. ft.) is allowed on the south façade by the main entrance. Any future wall sign on the south façade shall require ARB approval.
4. Building permit approval is required before the construction/installation of proposed improvement(s).
5. Any modifications to this approval during permitting and/or construction shall require ARB approval. Minor amendments may be allowed for a 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.
6. 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 | Wall Signs  |
| Exhibit B | Building Elevations (Correct Building Orientation Only) |
| Exhibit C | Applicant Justification/Deviation Statements            |

# Exhibit A Signs



## 2 Illuminated Channel Letters, Logo & Banner Cabinet

Scale: 3/8" = 1'-0"

Sq. Ft.: 83.9

<b>P1</b>	BLACK	<b>V1</b>	BLUE T.B.D.
<b>P2</b>	GOLD T.B.D.	<b>M1</b>	DIGITAL PRINT

Manufacture & install (1) set of face illuminated channel letters on wall.

### Kids:

- Letter Faces to be 3/16" thick white acrylic, V1 overlays..
- Trim Cap to be 1" pre-finished Black.
- Returns to be 3" deep, pre-finished Black.
- Illumination to be 7500K white LEDs. Power supplies housed remotely.
- Mounting to be flush to wall.

**Note:** Client to provide dedicated 120v 20A circuit to within 5ft of sign location.

**Note:** As-built survey required.

### Oval "R" Cabinet:

- Cabinet Faces to be 3/16" thick white acrylic, V2 overlays..
- Trim Cap to be 1" pre-finished Black.
- Returns to be 3" deep, pre-finished Black.
- Illumination to be 7500K white LEDs. Power supplies housed remotely.
- Mounting to be flush to wall.

### Flourishes:

- F.C.O. Alum. V2 overlays
- Mounting to be flush to wall.

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### Banner Cabinet:

- Cabinet Faces to be 3/16" thick white acrylic, V2 overlays..
- Retainers: 1" Face painted P2, Returns P1.
- Returns to be 3" deep, pre-finished Black.
- Illumination to be 7500K white LEDs. Power supplies housed remotely.
- Mounting to be flush to wall.

**S** Side View  
3/4" = 1'-0"



## RV Rear / North Elevation - Day View - Proposed

Scale: 3/32" = 1'-0"



## NV Night View - Proposed

Scale: 3/32" = 1'-0"



**SOUTHEAST SIGN CO.**

ELECTRICAL SIGN AND LIGHTING SPECIALISTS  
5229 NW. 108TH Ave. • Sunrise, FL 33351  
754-332-2263



1371 South State Road 7  
Wellington, FL 33414 US

Sales Associate: Nick Santoriello  
Project Manager: Nick Santoriello  
Designer: J.D. Easton

## Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

## Client Approval

- ☐ Approved  
☐ Approved as Noted  
☐ Rejected

Client Signature \_\_\_\_\_

Date \_\_\_\_\_

## Notes

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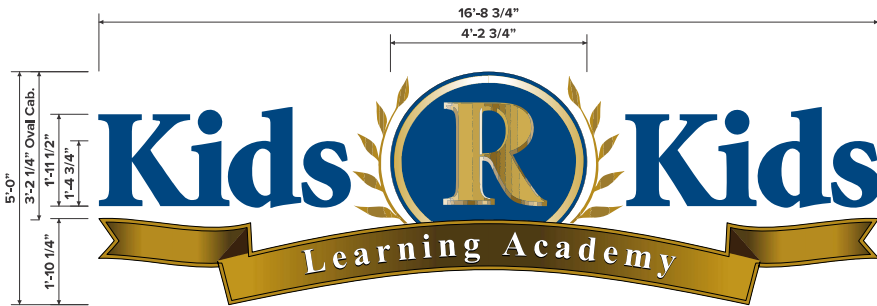
Complies with  
UL 48

## Artwork History

Date	Revision	Revision Detail	Designer
05.29.25 00	Original		JDE

## Artwork Location

Kids R Kids\_Wellington, FL\_Exterior\_250620\_R00  
O:\Client Files\Kids R Kids - Lotus Wellington



### 3 Illuminated Channel Letters, Logo & Banner Cabinet

Scale: 3/8" = 1'-0"

Sq. Ft.: 83.9



Manufacture & install (1) set of face illuminated channel letters on wall.

#### Kids:

- Letter Faces to be 3/16" thick white acrylic, V1 overlays..
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**Note: As-built survey required.**

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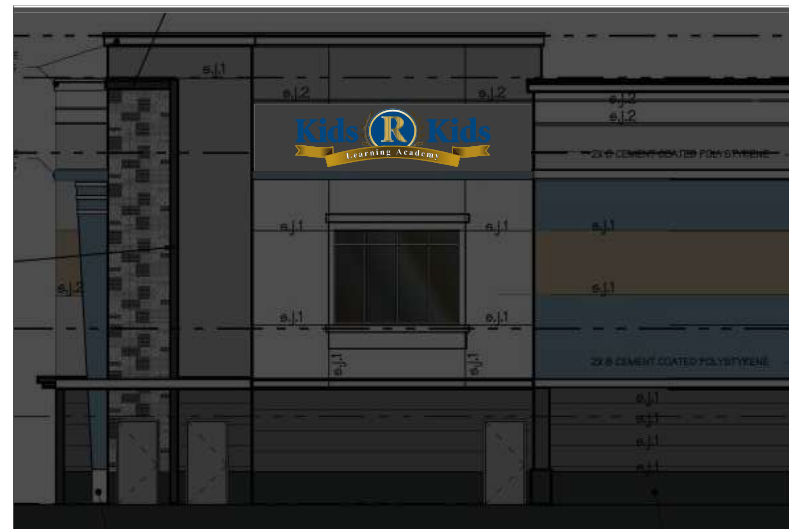
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**S** Side View  
3/4" = 1'-0"



**East**  
**Day View - Proposed**  
Scale: 3/32" = 1'-0"



**NV** Night View - Proposed  
Scale: 3/32" = 1'-0"



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Sales Associate: Nick Santoriello  
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#### Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

#### Client Approval

- ☐ Approved  
☐ Approved as Noted  
☐ Rejected

Client Signature \_\_\_\_\_

Date \_\_\_\_\_

#### Notes

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Complies with  
UL 48

#### Artwork History

Date	Revision	Revision Detail	Designer
05.29.25	00	Original	JDE

#### Artwork Location

Kids R Kids, Wellington, FL, Exterior, 250620\_R00  
O:\Client Files\Kids R Kids - Lotus Wellington



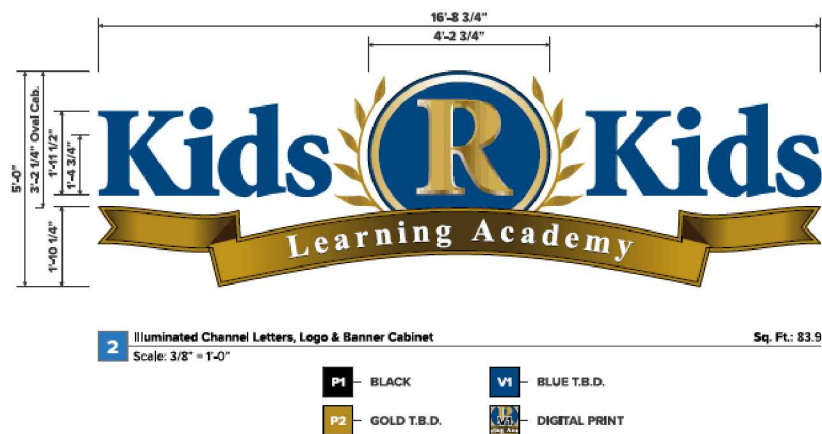
## Exhibit C Technical Deviation

### **LOTIS WELLINGTON PHASE 2 DAYCARE SIGNAGE MODIFICATIONS**

#### **REUQEST**

- **Principal Wall Sign (East Elevation)** – +/- 85 square feet (Height: 60 inches / Length: 17 feet)  
*TECHINICAL DEVIATION IS REQUIRED (see next page)*
- **Secondary Wall Sign (North Elevation)** – +/- 85 square feet (Height: 60 inches / Length: 17 feet)  
*TECHNICAL DEVIATION IS REQUIRED (see next page)*
- **Ground Sign (along State Road 7)** – 53 square feet (Height: 73 inches / Length: 104")  
*NO TECHNICAL DEVIATION IS REQUIRED, THIS WAS APPROVED AS SIGN C-4 VIA 2014-0002-ARB (March 27, 2024)*

PRIMARY (EAST) & SECONDARY (NORTH) WALL SIGNS



Proposed North (secondary) wall sign on building elevation



Proposed East (primary) wall sign on building elevation

## SUMMARY

A Technical Deviation is being requested for a secondary wall sign that is larger than the code allows to be placed on the north elevation of the building. The eastern sign was previously approved for an 8 foot by 8 foot round sign (Petition 2024-0022-ARB), however this will now be the location of the primary sign and that sign will be within the code-allowed dimensions (+/- 85 square feet), which will require a Technical Deviation as the code requires a primary sign to be placed on the same façade as the main entrance to the building. The Kids R Kids brand has requested that these signs be proposed and considered by Staff and the ARB for maximum visibility along State Road 7 and the main ingress/egress road (Deco Drive) and ease of recognition. As the building's entryway faces south and does not abut a roadway that provides visibility or recognition to passerby, it is prudent to include the updated brand compliant signs on both the eastern and northern façades. The eastern façade faces State Road 7 and the northern façade fronts Deco Drive (the main accessway into Phase 2 of Lotis Wellington). All signs are the same design and specifications, leading to greater design consistency around the building. The signs are also placed at the same height on each façade allowing for a de-cluttered and more streamlined appearance. In addition, the signs add visual cues to the parapet walls and frame the building and design elements below.

The LDRs currently allow for one primary wall sign and one secondary wall sign of differing sizes. We feel that the deviations to allow for three equally sized signs are valid in this case as the placement of the building and the entryway within the building give need for additional on-building signage and visual cues. The dimensions of the secondary sign will cause no off-site impacts as they will not be greater in size than the primary sign and will compliment the building design and will not be out of scale with the building and the site, yet will provide visual cues to the use and tenancy of the building from multiple vantage points.