

Daycare Building at Lotis 2 **STAFF REPORT**

Petition Number: 2024-0022-ARB

Owner/Applicant: Lotis Wellington 2, LLC
 (A.K.A. JKM Acquisitions)
 2300 Glades Rd., Suite 202E
 Boca Raton, FL 33431

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 elevations, architectural details, exterior colors, materials, and wall signs (with deviations) for the proposed daycare center building (Building 10) within the commercial pod of the Lotis Wellington 2 mixed-use project.

Site History and Current Request:

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:
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Planning and Zoning Division

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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,
- 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 approval (2024-0002-ARB) for the 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 signs located throughout the 52-acre mixed-use project.

This request (2024-0022-ARB) is for approval of the elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs for Building 2, which is a proposed Kids R Kids Learning Academy daycare center. The daycare center (Building 2) was proposed and approved (2022-0026-ARB) for the Lotis 1 project (south of this project). The applicant is now relocating the daycare building/use from Lotis 1 to the Lotis 2 project (subject site), and modifying the daycare building elevations. 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 (Exhibit A – 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).

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, and 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.

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 ARB review and approval is to ensure the architectural character and design conforms

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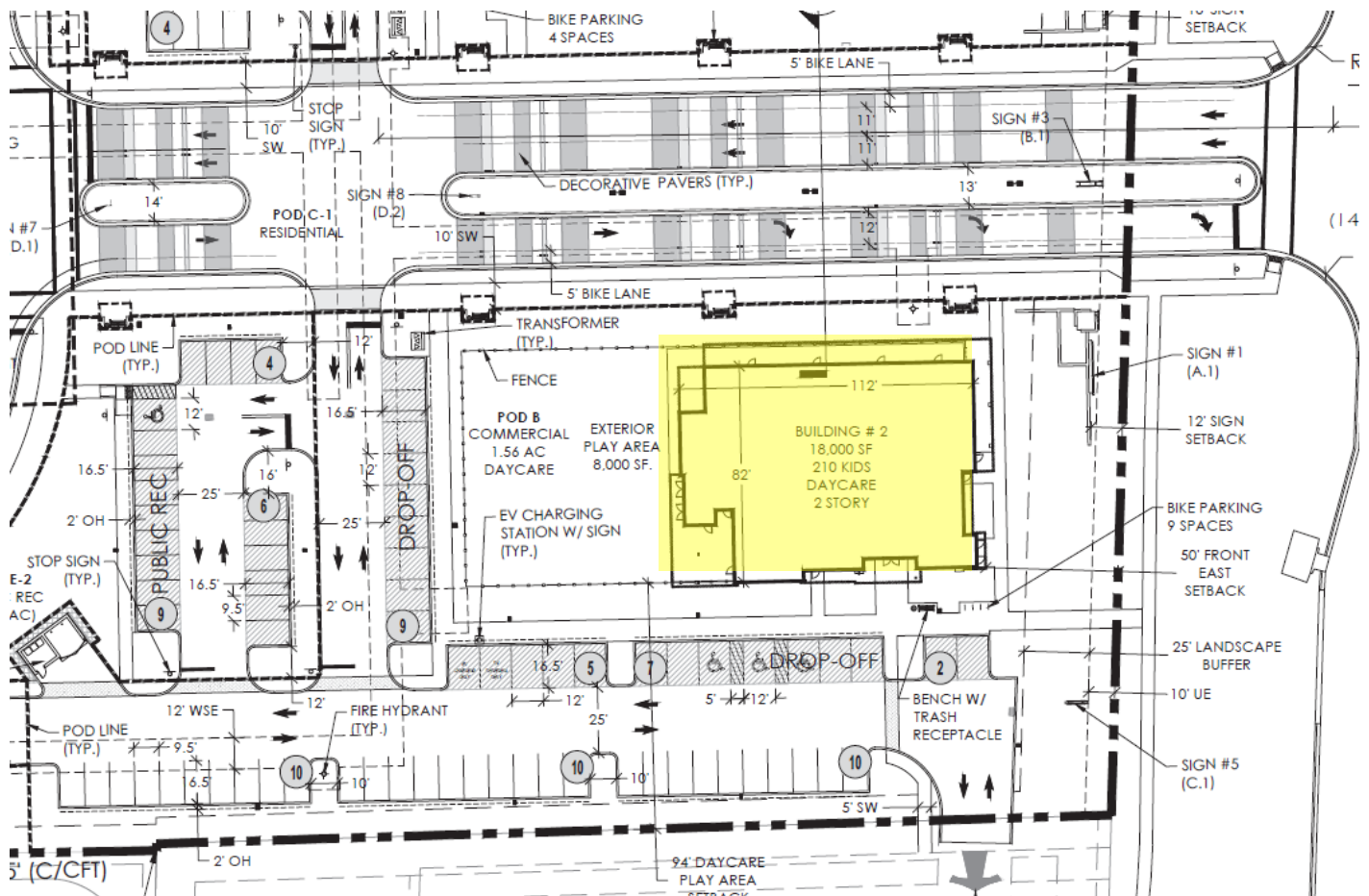
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to and is compatible with the general architectural character of the proposed project and surrounding area/uses. Some design standards include, but are not limited to; (1) facades shall contain architectural details on all sides and avoid solid blank 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.

The Lotis 2 PSM architectural design for this mixed-use project is more of a modern contemporary architectural design style. This is similar to the Lotis 1 project to the south along the west side of State Road 7. The modern architecture is more of a simplistic design that uses natural stones and metals throughout the project. This help create compatibility with the uses and structures both within and surrounding the site. The design style, materials, and colors for the Lotis 1 and 2 projects is becoming more popular for new developments, and for older developments that are updating their aesthetics.

The applicant is requesting approval for a daycare center building (Building 2) located south of the main access drive to Lotis 2 project within the commercial pod as illustrated below and on the Lotis 2 Site Plan (Exhibit A – Subject Area Only).



Building 2 is a proposed two (2) story 18,000 SF freestanding building within a project approved

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with multiple buildings and is required to provide an overall unity of character and design. The use of architecture elements, designs, materials, and colors must produce a complete development that is both harmonious and internally consistent.

The renderings/elevations of the proposed two (2) story daycare building is provided as Exhibit B. The drawings illustrate an overall building parapet wall height of 36 feet, and feature parapet wall height of 40 feet, and an overall length of 102 feet four (4) inches on the 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 illustrated on the architectural rendering/elevation drawings (Exhibit B) and below.



South Elevation (Front Façade Internal to Parking Lot)



North Elevation (Rear Along Project's Main Access Drive)

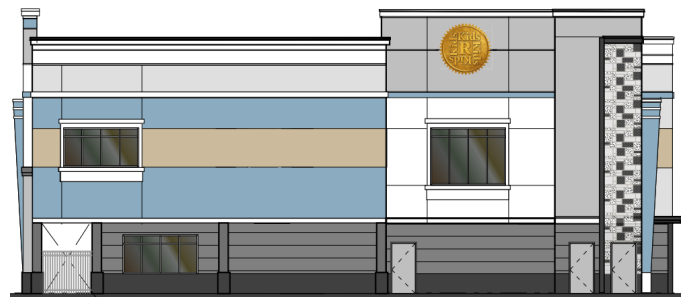
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**West Elevation
(Internal Play Area and Parking Lot)**



**East Elevation
(Along State Road 7)**

The design of the proposed building helps to ensure compatible with the character, mass, bulk, and scale within the Lotis 2 project and surrounding area. The building façades have a minimum plane depth variation 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 per the LDR.

Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area, approved Wellington ARB Color Chart, and the overall approved PSM color/material palette for the Lotis 2 project. The proposed color palette scheme indicates grays and blues for the base and accent color schemes, with all non-gloss finishes. The window/door glass/ glazing color is light gray, and standard clear anodized finish for window/door frames. Building 2 will utilize a light grey and wood brick/stone tile cladding as accents on the north and south façades. The fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc., will be finished in black or dark bronze color. The proposed color and material palette are similar to what was approved for the Lotis 1 project to the south, and what future buildings within the Lotis 2 project will incorporate.

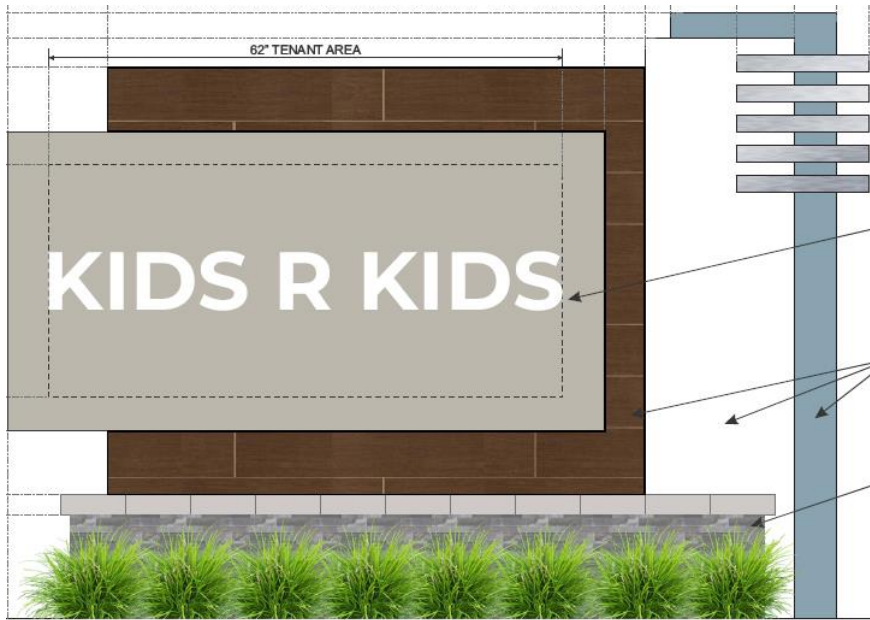
Site Amenities

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc.,) to be compatible with the architectural style, design, colors, and materials of the overall project. The applicant has the option to use different design elements, colors, and materials as long as they are compatible with the overall project. The applicant is still working on finalizing all the amenities, equipment, shade structures, etc., for the overall Lotis 2 project and will be submitting an ARB application in the future prior to permitting.

Signage:

As previously indicated, ARB approved the overall Lotis project ground signs (2024-0002-ARB), which includes one (1) small monument sign (Sign # 5) for Building 2 (Daycare) as illustrated below.

Approved Sign # 5 (Small Monument Sign) for Building 2



The applicant is now requesting approval for the proposed wall signs (Exhibit D) for Building 2. 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 (front/south elevation 102' 4" overall length) 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 (front/south elevation) wall sign area and height. Below is what's allowed per the LDR, being requested, and deviations for the proposed Building 2 wall signs.

Building 2 Major Tenant Principal Wall Sign		
South Façade/Elevation (Complies)		
Standards	Allowed	Requested
Number of Signs	1	1
Sign Area	150 sq. ft. max.	85 sq. ft.
Height (Boxed)	66 in.	60 in.
Length (Boxed)	85 ft. (80% Façade Length)	17 ft.



Building 2 Major Tenant Secondary Wall Sign			
East Façade/Elevation – Along State Road 7 (Requires Technical Deviations)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	42.5 sq. ft. max.*	64 sq. ft.	21.5 sq. ft.
Height (Boxed)	30 in.*	96 in.	66 in.
Length (Boxed)	N/A	8 ft.	0

**50% of the principal (primary) wall sign area (85 SF) and height (60 in.) as permitted/approved.*

As indicated above, the applicant is requesting to allow one (1) principal/primary wall sign on the south façade/elevation, and one (1) secondary wall sign for the east façades/elevations, for a total of two (2) wall signs for Building 2. The applicant is requesting approval of deviations for secondary wall sign area and height proposed on the east façade, which is the State Road 7 frontage.

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.

As indicated in the above table, the applicant is requesting Technical Deviations to exceed the east façade/elevation secondary wall sign maximum:

- Area allowed (42.5 sq. ft.) by 21.5 square feet for a requested 64 square feet.
- Height allowed (30 in) by 66 inches for a requested 96 inches.

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.

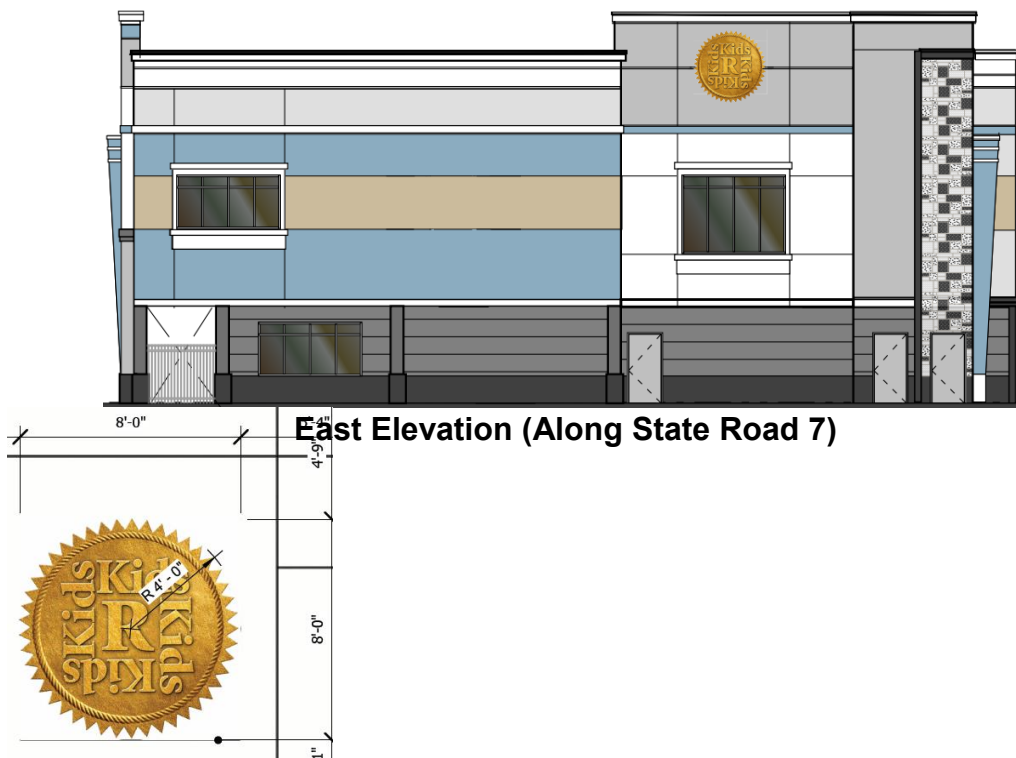
b. No deviation may be granted that has the effect of permitting any sign that is specifically prohibited by these regulations.

The proposed secondary wall sign is not specifically prohibited, and is permitted under LDR Sec. 7.9.8.A.4 - Major and Minor Tenant Secondary Wall Signs. The LDR allows a total of two (2) secondary wall signs, one (1) sign each for the side and rear façades. The applicant is requesting only one (1) secondary wall sign on the east façades/elevation with ARB approval

to deviate from the 50% sign area and height standard. The east façades/elevation secondary wall sign is proposed on a two (2) story building with frontage along State Road 7, and the requested additional sign area and height will provide the 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 in the below elevation illustrations, the wall sign is an appropriate scale to the area of the building it is attached, and will help with the overall two (2) story building aesthetics. The east façade proposed secondary wall sign will provide visibility to traffic along State Road 7 for the daycare tenant/Building 2.



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

The requested deviations to allow an increase in sign area and height should not negatively impact another tenant or building within this project.

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

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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. The proposed secondary wall sign will provide some needed visible on the east façade/elevation to traffic along State Road 7, and will not cause off-site impacts as the sign is in scale.

Exhibit E is the applicant's Justification/Deviation Statements with details on this request and requirements. The applicant's complete Architectural Review Board application (2024-0022-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 2024-0022-ARB:

1. Building 2 (Kids R Kids Learning Academy) elevations and architectural details/elements shall be consistent with Exhibit B.
2. Building 2 exterior color (non-gloss finish) and material palette shall be consistent with Exhibit C and the color/material scheme details as provided on 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/post (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 2 developer.
 - c) The storefront, window, and door frames shall be finished in clear anodized or color of the area/surface it is attached/surrounded.
 - d) All on-site exterior visible lighting shall be illuminated white light.
 - e) All glass/glazing color shall be light grey tint or clear (no color/opacity).
 - f) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded. Downspouts may be finished in the Repose Gray (SW7015) color.



3. All dumpsters and service areas within the Lotis project shall be enclosed with opaque concrete wall (stucco finished) and gates that is consistent with the adjacent building design. The opaque gates shall be a maximum of four (4) inches from any wall or pavement. The enclosure wall/gate height shall be a minimum of one (1) foot above the object being screened.

4. Building 2 (Kids R Kids Learning Academy) principal and secondary wall signs shall be consistent with Exhibit D, and as amended below:

Building 2 Major Tenant Principal Wall Sign	
South Façade/Elevation	
Standards	Approved
Number of Signs	1
Sign Area	85 sq. ft.
Height (Boxed)	60 in.
Length (Boxed)	17 ft.

Building 2 Major Tenant Secondary Wall Sign		
East Façade/Elevation		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	64 sq. ft.	21.5 sq. ft.
Height (Boxed)	96 in.	66 in.
Length (Boxed)	8 ft.	0

5. All other buildings/structures (including required dumpsters/service/storage enclosures), architectural details/elements, 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. No site amenities or dumpster enclosure are approved with this approval.

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6. 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.
7. 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.
8. Permit approval is required prior to construction/installation of proposed improvements.
9. Any modifications to this approval during permitting and/or construction shall require ARB approval.
10. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
11. 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 | Lotis 2 Site Plan (Subject Area Only) |
| Exhibit B | Building 2 Renderings/Elevations |
| Exhibit C | Color and Material Palette |
| Exhibit D | Wall Signs |
| Exhibit E | Applicant Justification/Deviation Statements |