

**Lotis Wellington 1 (Building 7 Window Sign) STAFF REPORT**

**Petition Number:** 2026-0023-ARB

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

**Applicant:** Bill and Lauren Adams  
 Wellness, LLC  
 1383 State Road 7, Bay 102  
 Wellington, FL 33414  
[Bill.adams@degreewellness.com](mailto:Bill.adams@degreewellness.com)

**Site Address:** 1361/1351/1381/1371 State Road 7  
**PCN(s):** 73-41-44-12-22-003-0060 and -0010  
 (Subject Site: Building 7)

**Future Land Use Designation:**  
 Mixed Use (MU)

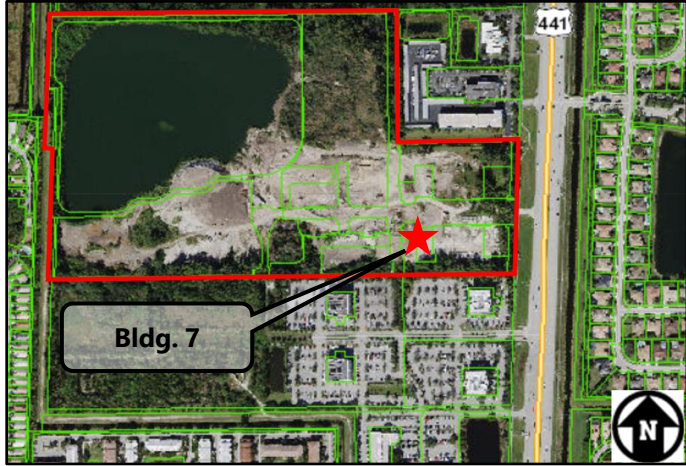
**Zoning Designation:**  
 Multiple Use Planned Development (MUPD)

**Acreage:** 64 Acres (+/-)

**Request:**  
 Architectural Review Board (ARB) approval to allow window covering/sign with technical deviation for tenant Bay 102 (Degree Wellness) in Building 7 within the commercial pod of the Lotis 1 mixed-use project.

**Project Manager:**  
 Damian Newell, Senior Planner  
[dnewell@wellingtonfl.gov](mailto:dnewell@wellingtonfl.gov)  
 (561) 753-257

**Location/Map:**  
 The 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 building (Building 7) is located west of State Road 7/US 441 along the south side of the main road/access drive to Lotis 1 project (red outline) as illustrated on the map below 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)

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May 27, 2026

**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. The 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

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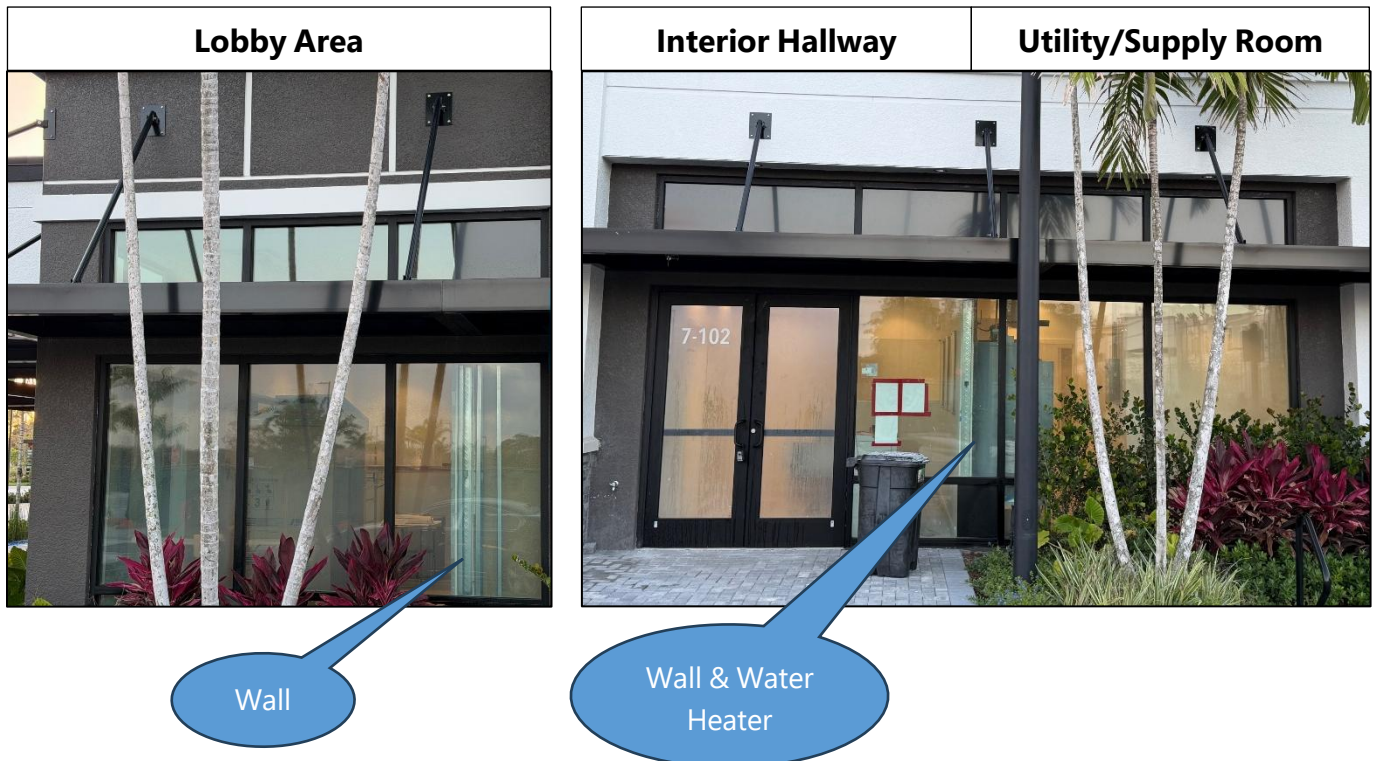
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2024-0018-ARB	Modify the elevations/architectural details and wall signs (with deviations) for the proposed Lazy Dog restaurant (Commercial Pod Building 2).	August 28, 2024
2025-0001-ARB	Modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARB) for the Lazy Dog restaurant (Commercial Pod Building 2).	Pending Meeting May 28, 2025
2025-0003-ARB	Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7.	May 28, 2025
2025-0011-ARB	Amend prior approved site amenities/furnishings and add new site amenities/furnishings.	June 25, 2025
2026-0003-ARB	Amendment to remove the requirement for the signs on Buildings 3, 4, 6, and 7 to be uniform in font and color.	February 25, 2026

This request (2026-0023-ARB) is for approval to allow window signs/covering on the storefront for the applicant/Degree Wellness tenant space (Bay 102) in Building 7, within the Lotis 1 mixed-use project. The tenant space was built with interior room-dividing walls that are perpendicular to the glass storefront, with the ends of the walls left unfinished. The dividing walls are for the lobby area, interior hallway, and utility/supply room next to the glass storefronts/doors on the west side of the building, as shown below.



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**Analysis:**

Staff reviewed the request for the 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). Construction of the subject Building 7, as illustrated on the approved site plan (See below the subject area/buildings), was completed, and the interior space buildout is done or in progress for the tenants.



The proposed window signs/covering was reviewed for compliance with LDR Section 7.9.8.A.6. Window Sign. Window signs are allowed up to 50% of each window glass panel, and not more than 25% of the overall window area on each façade. Window tint or single colored vinyl coverings with more than 50% opacity are considered a window sign. The applicant's request exceeds the allowed percentage, which requires ARB approval of deviations to allow the proposed tenant window signs on the buildings as requested.

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 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 window signs/covering on all the glass windows/doors (storefront) of the west side of Building 7. The deviations are to exceed the:

- 50% window sign area of each window glass panel, to allow 100% (a 50% deviation).
- 25% of the overall window area on the west façade, to allow 100% (a 85% deviation).

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

The proposed tenant window signs/covering are not specifically prohibited and are permitted under LDR Section 7.9.8.A.6. The applicant is requesting ARB approval to deviate from the allowed percentage of 50% to allow 100% window sign area (50% deviation), and 25% to allow 100% of the windows (85% deviation) to have window signs/covering on the west façade of Building 7.

- 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.

As requested, deviations to allow window signs/covering on the west façade will not enhance the aesthetic of the building or sign program within the Lotis project. However, the visible unfinished ends of the dividing walls next to the storefront warrant the deviation to allow some covering. The applicants' request to use 100% window signs/covering as illustrated below/Exhibit A, is not warranted to cover/blackout the visible unfinished wall ends.

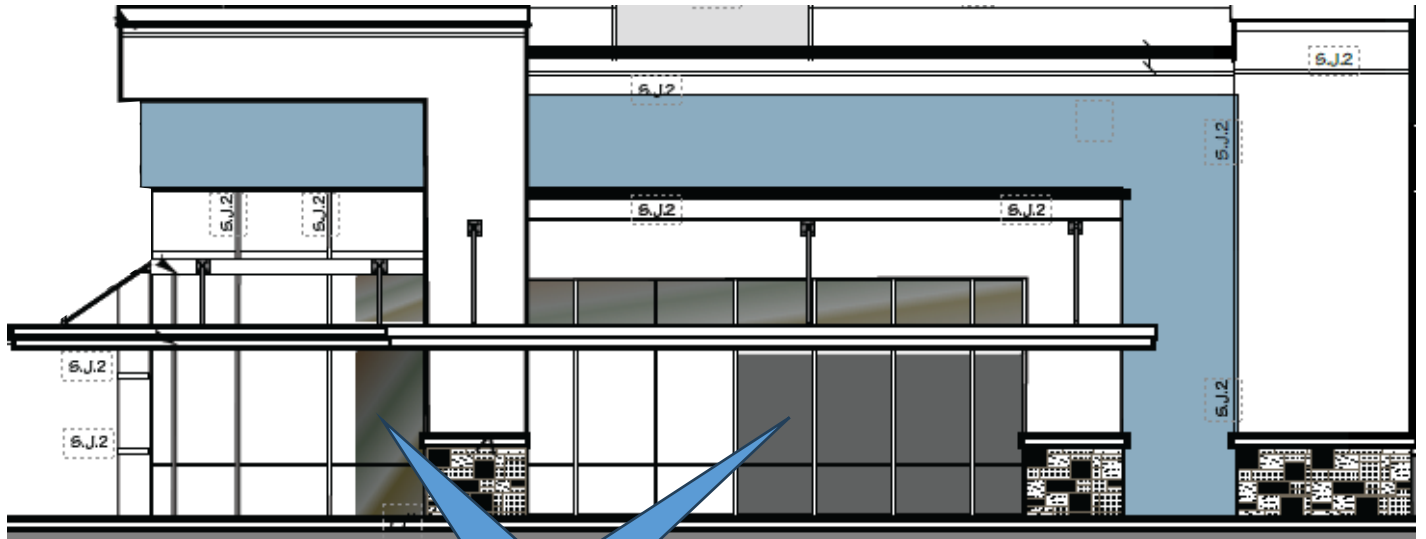


The above request is tenant branding, which is a significant visual effect on the aesthetic of this building/façade. Staff recommends that the covering/blacking out of the unfinished wall ends be limited to the areas needed, as illustrated below, and that the window signage/branding be limited to the LDR allowed 50% of each glass panel.

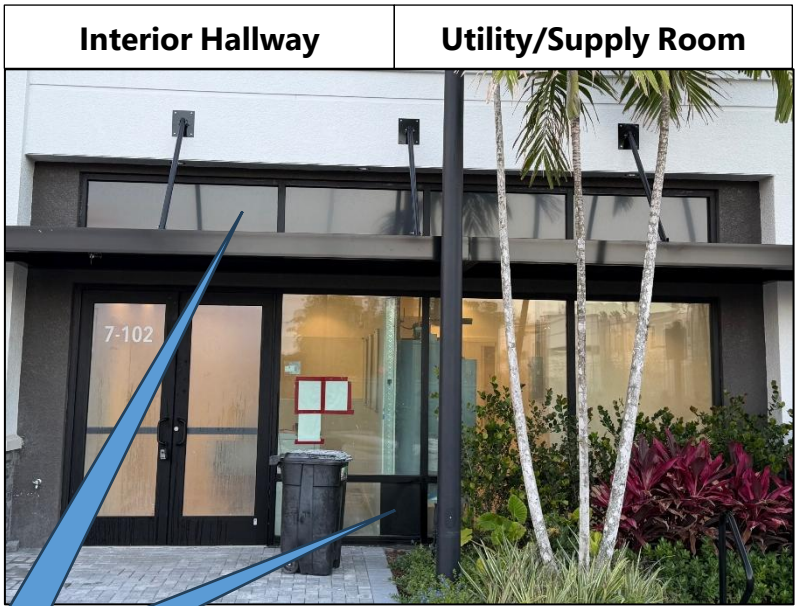
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New Black Vinyl



Already Covered

As shown in the above pictures, the applicant has already covered some of the window panels with black vinyl. The new black vinyl, as illustrated above, will provide the covering needed and be aesthetically pleasing to this building/façade. The applicant may add the allowed (50%) signage/graphics to each glass panel, which will provide any branding/marketing needed. The

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applicant currently has a canopy/wall sign approved (Lotis Master Sign Plan) by ARB as a deviation to provide visibility for the tenants within the Lotis project.

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

Approval per staff recommended deviation to allow covering/blacking out of the unfinished wall ends will not negatively impact another tenant or building within this project. If the applicant's request to allow 100% covering with signage/graphics is approved, other tenants within the Lotis project may potentially request the same. The ARB approval of deviation/master sign plan is to ensure a consistent design and that tenants/projects have needed visibility, while ensuring the number of signs is limited and enhances the aesthetic of the buildings as approved. Staff's recommended limitations on the window covering/signage will ensure consistency and aesthetics are provided for this and other similar requests.

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

The window covering/signage is internal to the Lotis project/site and will not cause any negative off-site impacts due to the location of the building.

Exhibit A is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2026-0023-ARB) is available for review at the Planning and Zoning Division office.

**Findings of Fact:**

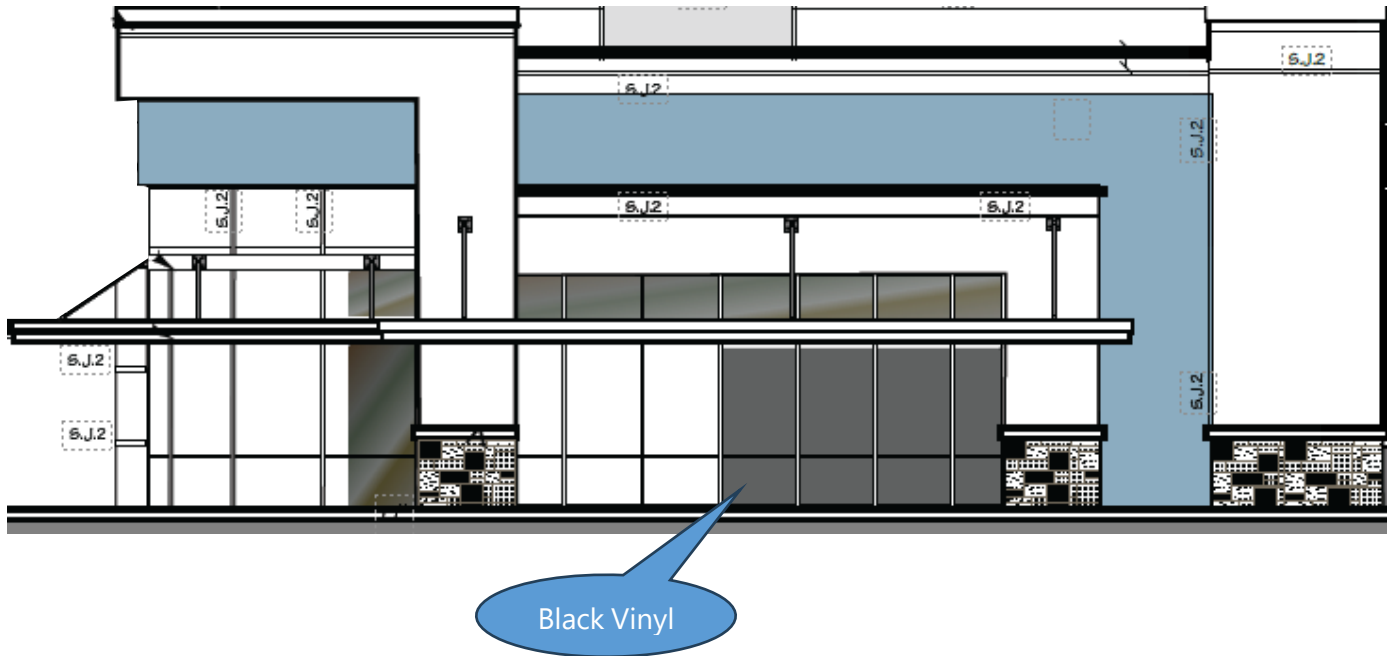
Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. Building permit (Sign Permit) approval is required before installation of the window signs/covering (with or without branding/graphics). The owner/applicant/agent/contractor shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
3. The storefront on the west façade for Building 7 Bay 102 (Degree Wellness), within the Lotis 1 mixed-use project, is approved to cover the glass with black vinyl as illustrated below. Any additional window signage (branding/graphics) shall be limited to the LDR allowed 50% of each glass panel. The deviations are approved with the condition that the window signs/covering will be per these approved standards (which may be in addition to what is allowed by the LDR), and any modification above this approval will require ARB approval.

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4. Any modifications to this approval during permitting and/or installation shall require ARB approval. Minor amendments (design/layout, material, or color) 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.
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 installation process of proposed improvement(s).

**Exhibits:**

Exhibit A                      Applicant Justification Statement