

**Council**

Planning and Zoning Division  
December 5, 2023

# Lotis Wellington 2

# STAFF REPORT

**Petition Numbers/Types:**

1. 2022-0001-MP/Master Plan (MP)
2. 2022-0002-CU/Conditional Use (CU)

**Resolution Number:** R2023-62

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

**Agent:** Brian Terry/Insite Studio, Inc.  
8144 Okeechobee Blvd, Suite A  
West Palm Beach, FL 33411  
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(561) 249-0940

**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:**

1. Master plan to allow a mixed-use project consisting of:
  - o indoor/outdoor entertainment with a 36-hole miniature golf and 8,000 square feet of restaurant, event space and retail,
  - o 1,030 square feet general office,
  - o 18,000 square feet daycare facility for up to 210 children,
  - o 72 multi-family residential dwelling units,
  - o 100 single-family residential dwelling units,
  - o 4.24-acre conservation area with recreation area, and
  - o 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.
2. Conditional use to allow indoor/outdoor entertainment miniature golf, and general daycare facility.

**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

**Boards, Committees, and Council:**

	Notice Date	Meeting Date	Vote
PZAB	10/24/2023	11/8/2023	6 - 0
Council	11/20/2023	12/5/2023	Pending

**Public Notice and Comments:**

Sent	Returned	Delivered	For	Opposed
177	8	150 To Date	TBD	1

**Project Manager:**

Damian Newell, Senior Planner  
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**Site History and Current Request:**

The subject properties/parcels were annexed on September 21, 2022 by Ordinance No. 2022-26. A Mixed Use (MU) Future Land Use Map (FLUM) designation and Multiple Use Planned Development (MUPD) Zoning Map designation was adopted December 13, 2022 by Ordinance No. 2022-27 and Ordinance No. 2022-28. The Lotis Wellington 2 (Lotis 2) project includes five (5) parcels (Parcels 1-5) as shown on the above location map and on the survey (Exhibit A). Parcel 4 is a 15-foot wide sliver of land that runs north to south between Parcels 2 and 3. Parcel 5 is a 25-foot wide road reservation (east to west) that bisects the project. Both the applicant and Wellington’s attorneys have reviewed Parcels 4 and 5 records, and determined the applicant is the legal owner of the parcels. Currently, the properties have no development approvals and are vacant (Vegetation only on-site).

The owner/applicant (Lotis Wellington 2, LLC) is requesting approval of the following applications/petitions for the development of a 52-acre mixed-use project referred to as Lotis Wellington 2 (Lotis 2):

1. Petition 2022-0001-MP, a Master Plan (MP) to allow a mixed-use project consisting of indoor/outdoor entertainment with miniature golf, restaurant, event space and retail, general office space, daycare facility, multi-family and single-family residential, conservation area, and open space and recreation areas inclusive of a lake, greenway with a multi-use pathway and other recreation areas open to the public; and
2. Petition 2022-0002-CU, a Conditional Use (CU) to allow the proposed indoor/outdoor entertainment and general daycare uses.

The Lotis 2 project is proposed north of the applicant’s other approved 64-acre mixed-use project known as Lotis Wellington 1 (Lotis 1) (Resolution No. R2020-48 and R2022-12). Lotis 1 is currently in the site development/construction phase for the development of the project with restaurant, retail, medical office, professional/general office, residential (multi-family 191 DU), and 28.4 acres of open space inclusive of a lake, cypress preserve, and greenway with a multi-use pathway open to the public. The applicant is also proposing a future amendment to the Lotis 1 approval to remove the congregate living facility (150 independent living units and 110 assisted living beds) and daycare facility, and add an additional 187 multi-family residential units and increase the medical office by 10,000 square feet.

The applicant also submitted a site plan (2023-0001-SP) for the Lotis 2 project that is consistent with the proposed MP. The site plan will be certified, by the Development Review Manager (DM), after Council’s approval of the above applications and when all comments are satisfied.

**Analysis:**

As indicated above, the applicant is requesting a MP and CU to allow the Lotis Wellington 2 (Lotis 2)

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mixed-use project consisting of indoor/outdoor entertainment with 36-hole miniature golf and a 8,000 square feet building with restaurant, event space and retail, a 1,030 square feet general office space within the residential clubhouse building, 18,000 square feet daycare facility with a maximum of 210 children, 72 multi-family and 100 single-family residential dwelling units with private recreation areas, a 4.24-acre conservation area with a cypress preserve area and public 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, which require approval by Council. The MP and CU applications were reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR).

### 1. **Master Plan (MP)**

A project 30-acre or more with a Multiple Use Planned Development (MUPD) Zoning designation is require to provide a minimum of five (5) use types and a maximum of 30% for a single use. as required by Section 6.5.6.H. of the LDR. The proposed Lotis 2 Master Plan (Exhibit B) illustrates a 52-acre mixed-use project with use types consisting of commercial (Pod A and B/Entertainment and Daycare), residential (Pod C-1/72 Multi-family and 100 single-family), office (Pod C-2/Office space within the residential clubhouse), conservation (Pod D/Conservation area with preserve area and public recreation area), and open space (Pod E and E-1 to E-6/Lake and public recreation areas).

Policy LU&CD 1.4.2 Mixed-Use (MU) Land Use designation allows a maximum floor area ratio (FAR) of 0.50 and density of 22 units per acre, as approved by Council. The entire project area may be used for calculating the maximum FAR and density. Per Policy LU&CD 1.4.2, the allowed maximum residential density is 1,144 units using the entire project area of 52-acre (+/-).

As noted, per Section 6.5.6.H of the LDR, project's more than 30 acres are not allowed to have a single use that is more than 30%. The Lotis 2 project is proposed with residential at approximately 56%, which is currently not allowed per the LDR. The applicant is requesting a Zoning Text Amendment (ZTA) 2023-0002-ZTA, to allow a maximum 60% land use allocation for a single use, if approved by Council. The applicant will need to amend the proposed Lotis 2 residential land use allocation to 30%, if the ZTA is not approved as requested at the upcoming December 5, 2023 Council meeting, which will be the same agenda for the applicant's MP request.

Sections 6.5.2.C and 6.5.4.E of the LDR, requires planned developments to submit a Project Standards Manual (PSM), with the project's MP, that will be a governing document in addition to other approved development orders for the project/property. At minimum, the project's PSM should include the project's description, theme, architectural style, character, development regulations, any requested flexible regulations/standards, landscape standards, signage regulations, recreation/civic dedication or in-lieu payment, graphics to illustrate the overall project design concept and intent of development, etc. Exhibit C is the Lotis 2 PSM, with an overall illustration of how the applicant/developer intends to develop this 52-acre mixed-use project, and specific standards to

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govern the project during initial development and throughout the life of the project as approved. The applicant is requesting alternative standards for miniature golf parking space, single-family lot size and width, residential building coverage and setbacks, and residential accessory structure setbacks. Below are the standards required by the LDR, and standards being requested by the applicant (alternative standards are shown in red bold text) for the Lotis 2 project, as provided in the PSM (Exhibit C).

<b>Standard</b>	<b>Required (LDR)</b>	<b>Requested</b>
<b>Min. Lot Size</b>	5 acres	5 acres
<b>Min. Lot Width</b>	(2)	<b>670'</b>
<b>Min. Lot Depth</b>	(2)	<b>2,325'</b>
<b>Max. Building Height</b>	35'	40'
<b>FAR</b>	0.5	0.5
<b>Building Coverage</b>	45%	45%
<b>Setbacks</b>		
<i>North (Side)</i>	15'	15'
<i>South (Side)</i>	30'	30'
<i>East (Front)</i>	15'	15'
<i>West (Rear)</i>	30'	30'
<b>Hours of Operation</b>		
<i>Indoor/Outdoor Entertainment</i>	-	10 AM to 12 AM Sunday – Thursday 10 AM to 1 AM Friday – Saturday
<i>Daycare</i>	-	5 AM to 7 PM seven days a week
<b>Parking Regulations</b>		
<i>Indoor/Outdoor Entertainment</i>		
Pro-Shop (Retail)	1 space per 250 sf	1 space per 250 sf
Dining Area	1 space per 3 seats	1 space per 3 seats
Miniature Golf Course	4 spaces per hole	<b>1 space per hole <sup>(3)</sup></b>
<i>Daycare</i>	Standard – 1 space per 10 students Drop-off – 1 space per 10 students	Standard – 1 space per 10 students Drop-off – 1 space per 10 students
<i>General Office</i>	1 space per 250 sf	1 space per 250 sf

<b>Residential</b>		
	<b>Required (LDR)</b>	<b>Requested</b>
<b>Min. Lot Size</b>		
<i>Single-Family</i>	6,000 SF	<b>5,400 SF <sup>(3)</sup></b>
<i>Townhouse</i>	1,600 SF	1,600 SF
<b>Min. Lot Width</b>		
<i>Single-Family</i>	65'	<b>45' <sup>(3)</sup></b>
<i>Townhouse</i>	16'	16'
<b>Min. Lot Depth</b>		
<i>Single-Family</i>	75'	75'
<i>Townhouse</i>	100'	100'
<b>Max. Building Coverage</b>		
<i>Single-Family</i>		
<i>One-Story</i>	40%	<b>60% <sup>(3)</sup></b>
<i>Two-Story</i>	40%	<b>50% <sup>(3)</sup></b>
<i>Townhouse</i>	50%	<b>60% <sup>(3)</sup></b>
<b>Max. Building Height</b>	35'	35'
<b>Building Separation (Townhouse Buildings)</b>	25'	<b>20' <sup>(3)</sup></b>
<b>Setbacks</b>		
<i>Single-Family</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 15'	Front: 25' <b>Side Interior: 5' <sup>(3)</sup></b> Side Corner: 15' <b>Rear: 10' <sup>(3)</sup></b>
<i>Townhouse</i>	Front: 30' Side (End Unit): 15' Side Street: 25' Rear: 25'	<b>Front: 25' <sup>(3)</sup></b> <b>Side (End Unit): 10' <sup>(3)</sup></b> <b>Side Corner: 15' <sup>(3)</sup></b> <b>Rear: 10' <sup>(3)</sup></b>
<b>Accessory Structure Setbacks</b>		
<b>Pool</b>		
<i>Single-Family</i>	Front: 28' Side Interior: 10.5'	Front: 28' <b>Side Interior: 5' <sup>(3)</sup></b>

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	Side Corner: 18' Rear: 10.5'	<b>Side Corner: 15' (3)</b> <b>Rear: 5' (3)</b>
<b>Spa</b>		
<i>Single-Family</i>	Front: 28' Side Interior: 10.5' Side Corner: 18' Rear: 10.5'	<b>Front: 25' (3)</b> <b>Side Interior: 5' (3)</b> <b>Side Corner: 15' (3)</b> <b>Rear: 5' (3)</b>
<b>Screen Enclosure</b>		
<i>Single-Family</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' <b>Side Interior: 3' (3)</b> <b>Side Corner: 15' (3)</b> <b>Rear: 3' (3)</b>
<i>Townhouse</i>	Front: 25' Side Interior: 7.5' Side Corner: 15' Rear: 5'	Front: 25' <b>Side Interior: 0' (3)</b> <b>Side (End Unit): 5' (3)</b> <b>Side Corner: 10' (3)</b> <b>Rear: 3' (3)</b>
<b>Parking Regulations</b>		
<i>Single-Family</i> (4)	2 spaces per unit	2 spaces per unit
<i>Townhomes</i> (4)	2 spaces per unit + 0.25 guest spaces per unit	2 spaces per unit + 0.25 guest spaces per unit
<i>Clubhouse</i>	1 space per 500 sf	1 space per 500 sf
<p>(1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure.</p> <p>(2) Determined by Development Order</p> <p>(3) Deviation from standard Village of Wellington Development Regulations.</p> <p>(4) Units with four (4) or more bedrooms will require an additional space for each bedroom.</p>		

Above are some of the standards typically required of most developments within Wellington, that may not be limited to a mixed-use project. Wellington (and Palm Beach County) has over the years approved specific standard for other developments that may not meet the requirement as required in the LDR. A developer may request approval of a master plan/PSM with specific development standards for an overall development/project that may not meet the LDR requirements for bulk regulations, if Council determines the project will still meet the intent of the code. The applicant's request to allow alternative site-specific development standards, that may be below the established

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minimum development regulations, for the overall pod/development is consistent with the intent of a planned development, and will not impact other developments/residential neighborhoods.

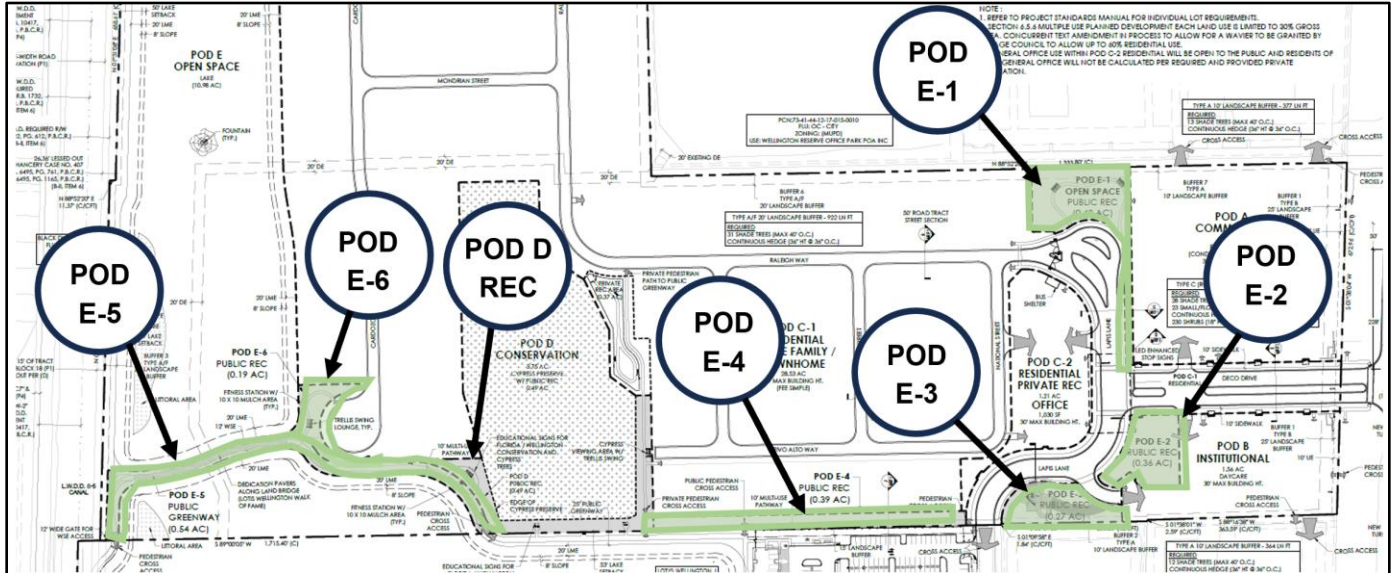
Project's proposed with a residential component are required to provide public recreation and civic land dedication (LDR Sec. 6.5.2.E), and private recreation areas/facilities (LDR Sec. 8.5.2.G). The developer is required to provide the public land to Wellington for development of parks and recreation and civic facilities, and provide on-site private recreation areas/facilities, as part of the development of a planned development. The Lotis 2 project is required to provide 2.6-acre for public recreation, 0.52-acre for civic, and 1.31-acre for private recreation. The applicant/developer is not providing land that will owned by Wellington for the public recreation and civic requirements (total 3.12-acre), but is providing public recreation areas within the project that are privately-owned and open to the public. If the land will be privately-owned only a 10% credit (LDR Sec. 6.5.2.E.2) of the land area may be provided to meet the public recreation requirement. The applicant is requesting a 23% credit for the public and private recreation areas being provided within the project as shown on the MP (Exhibit B) and below table.

<b>Recreation Area and Credit Provided</b>			
<b>Pod</b>	<b>Area Provided</b>	<b>% Credit</b>	<b>Total AC Credit Provided</b>
Pod D – Conservation w/Public Rec	4.24 AC	23%	0.9752 AC
Pod E-1, E-2, E-3, E-4 – Public Rec Areas	1.5 AC	23%	0.345 AC
Pod E-5 – Public Greenway	0.54 AC	23%	0.1242 AC
Pod E-6 – Public Rec Area	0.19 AC	23%	0.0437 AC
Private Recreation (Pod C-1/C-2)	1.58 AC	23%	0.3634 AC
<b>Total</b>	<b>8.05 AC</b>		<b>1.85 AC</b>

If the requested 23% credit is approved by Council, the applicant/developer will be provided a 1.85-acre credit towards the total 3.12-acre land dedication required for the public recreation and civic requirements. The remaining 1.2685-acre (3.12 AC land required - 1.8515 AC credit) land area required will be met by an in-lieu payment paid by the applicant/developer based on a value that is \$50,000.00 per acre or the certified appraised fair market value per acre, whichever is greater, as approved by Wellington when the in-lieu payment is required (when impact fees are required for the residential).

The applicant will be developing the privately-owned public recreation areas with amenities as illustrated on the plans/PSM, and is requesting Council approval to deduct the associated construction cost from the required Wellington Parks and Recreation Facilities Impact Fees due at time of building permit. If Council approves the request to deduct the associated construction cost, the developer will provide a certified construction cost for the improvements and amenities, not including any cost associated with getting the land ready for site development or removal of non-

native, invasive species, and preservation of native species within the 3.75-acre Cypress Preserve Area. The developer will be providing amenities as stated on the plans/PSM, which is illustrated below with locations and details for the proposed public recreation areas.



Pod	Amenity
D-Rec	0.49-acre recreation area within the Conservation/Cypress Preserve pod, with multiple viewing areas located along the east and south side of the preserve and accessible from the public greenway with seating areas and educational information boards displaying information on Cypress tree stand, flora and fauna native to the Village, wetlands, conservation methods and other environmental topics.
E-1	0.48-acre recreation area with tree-lined pathway, seating structures and open lawn areas in the middle for small picnics, meditation, leisure and creative inspiration.
E-2&3	0.36-acre (Pod E-2) parking spaces for the public recreation areas accessible by pedestrian sidewalks and pathway connections; and 0.27-acre (Pod E-3) with hardscape area (with different colors and textures), decorative and ornamental landscaping, and multiple undulating seat walls to provide an area for community events, public gathering spaces and programs.
E-4	0.39-acre 10 feet wide multi-use pathway with seating that connects the public parking, and adjacent Greenway (within Lotis 1 and 2).
E-5	0.54-acre Greenway system that includes a 10-foot wide meandering multi-use pathway, that connects to the public Greenway within Lotis 1, with seating, fitness stations, and land bridge between the lakes (within Lotis 1 and 2) with available dedication pavers the public may purchase to celebrate an achievement, recognize a milestone or remember a loved one.
E-6	0.54-acre recreation area with seating/view areas, fitness station and a pathway.



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The above public recreation areas with amenities will be available to the public by way of a restrictive covenant and access easements in favor of Wellington. The developer will construct and provide all public improvements/amenities, which will be maintained by the Lotis 2 Master Property Owners' Association (POA), and no credit will be provided for any required maintenance.

The proposed MP and CU request was reviewed for compliance with the following:

**Consistency with Comprehensive Plan:** This request for the proposed 52-acre Lotis 2 mixed-use project, which include commercial and residential (single family and multi-family) uses, will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the goals/policies of the Comprehensive Plan, and will be consistent with the Comprehensive Plan Mixed Use designation as explained with this analysis.

***Policy LU&CD 2.1.4 Use Transitions:*** *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high intensity land uses are in proximity to single-family residential land use.*

***Policy LU&CD 2.3.2 Mixed Uses:*** *Encourage projects that incorporate mixed-use, consistent with other Wellington goals, to offer a variety of services, activities, and housing choices in the commercial centers.*

***Policy H&N 2.1.3 Mixed-Use Development:*** *Encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes and utilize mixed-use land development regulations to accommodate such development.*

The Lotis 2 mixed-use project will be developed consistent with the above policies within Wellington's Comprehensive Plan. The proposed Lotis 2 MP (Exhibit B) illustrates the maximum development, land use types, building height, pod location, etc. The project proposes commercial FAR of 0.01 (0.50 max.) and density of 3.29 units per acre (22 max.) for the residential units (100 single-family units/72 multi-family units), which is below the maximum intensity/density allowed by Policy LU&CD 1.4.2 for a MU FLUM designation. Commercial uses within Lotis 2 are proposed on the east side along the State Road 7 corridor, which is similar to other uses within the corridor. This configuration of uses will ensure minimized impact on the adjacent Black Diamond community, which already has other residential and commercial uses along its eastern boundary.

A residential market analysis/study was submitted for the proposed 100 single-family and 72 multi-family units proposed in Pod C-1, as illustrated on the Lotis 2 MP (Exhibit B). A summary from the market studies are provided as Exhibit E, which demonstrates the current and future demands for the requested residential units. Below is comparison of the studies projected demands in the Wellington Market Area.

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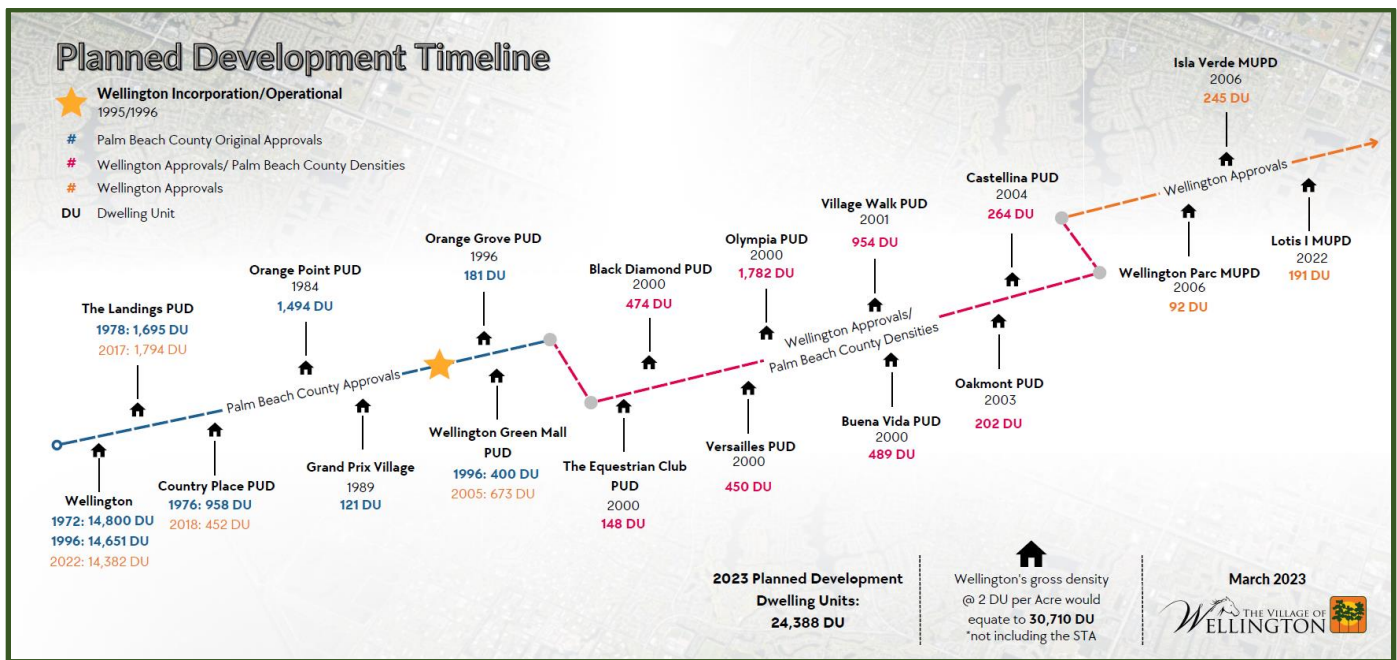
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Wellington Market Area Residential Demand		
Unit Type	Current Demand	Future Demand
Multi-family	2,513 units	7,539 units over the next 3 years
Single family	2,136 units	6,408 units over the next 3 years

Per the market studies, the Wellington Market Area is bordered on the north by Okeechobee Boulevard/Southern Boulevard, the south by Indian Mound Road/Lake Worth Road, the east by Military Trail and the west by Flying Cow Road/South 160th Trail. It's estimated that an annual demand of 223 residential units will be needed in Wellington, if the population continues to grow by 1.07% over the next 10 years, which is demonstrated in the submitted market study and the US Census.

All available housing data indicates a demand for additional residential is needed in Wellington, and the applicant's proposed housing types are needed now and will be needed in the future. The demand for residential units has continued to increase since the incorporation of Wellington, as illustrated on Wellington's Planned Development Timeline (below) of approved residential units.



**Policy H&N 2.1.2 Design Principles:** Promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and supports multi-modal transportation options by ensuring land use and zoning categories permit such development.

**Objective H&N 2.2 Development – Residential:** Promote new development on properties within Wellington that are residential or include residential components that predominantly

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*contain dwelling unit types, sizes, and values consistent with Wellington’s goal of providing a full range of housing.*

**Policy H&N 2.2.4 New Housing Compatibility:** *Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.*

The applicant’s request is consistent with the above objective and polices, as the proposed project will provide single-family and multi-family residential units, which ensures a range of new housing types in Wellington. The residential Pod C-1 and C-2 will have internal recreation and open space/activity areas throughout, in addition to the public recreation areas proposed within the Lotis 2 project.

Exhibit F is the applicant’s financial analysis on the estimated impact fees, tax valuation, and building permit fees for the proposed Lotis 2 project. Below are estimated fees/tax that Wellington will collect from this project.

Wellington Estimated Fees/Tax	
Impact Fees	\$805,500
Tax Valuation (Annual)	\$324,300 (Includes ACME tax)
Building Permit Fees	\$3,654,000

The actual value for the financial impact this project will have on Wellington will not be known until the permits are approved and/or the project is completed.

**Conformity with Zoning Standards:** This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The submitted Lotis 2 Conceptual Site Plan (Exhibit D) for the overall project was reviewed for conformity with the zoning standards. The formal site plan is currently being reviewed for consistency with building height, setbacks, parking, landscaping, etc., and will not be approved until this request is approved and all comments have been addressed.

The maximum allowed building height is 35 feet for this project, and the submitted plans indicate a proposed maximum building height of 30 feet for all uses/buildings/pods within this project. Wellington’s LDR indicates multi-family residential buildings in the State Road 7 corridor may be allowed a maximum building height of 72 feet if approved by Council, but the applicant is note requesting to exceed the 35 feet height for any building within the project, so no approval is required.

Main access to the project will be along State Road 7, with secondary cross-access to the Lotis 1 project to the south, which will be installing a new mast arm traffic signal, funded and constructed by the Lotis 1 developer. To ensure interconnectivity for the developments along State Road 7, this project is required to provide cross-access connections to the properties on the north and south, as illustrated

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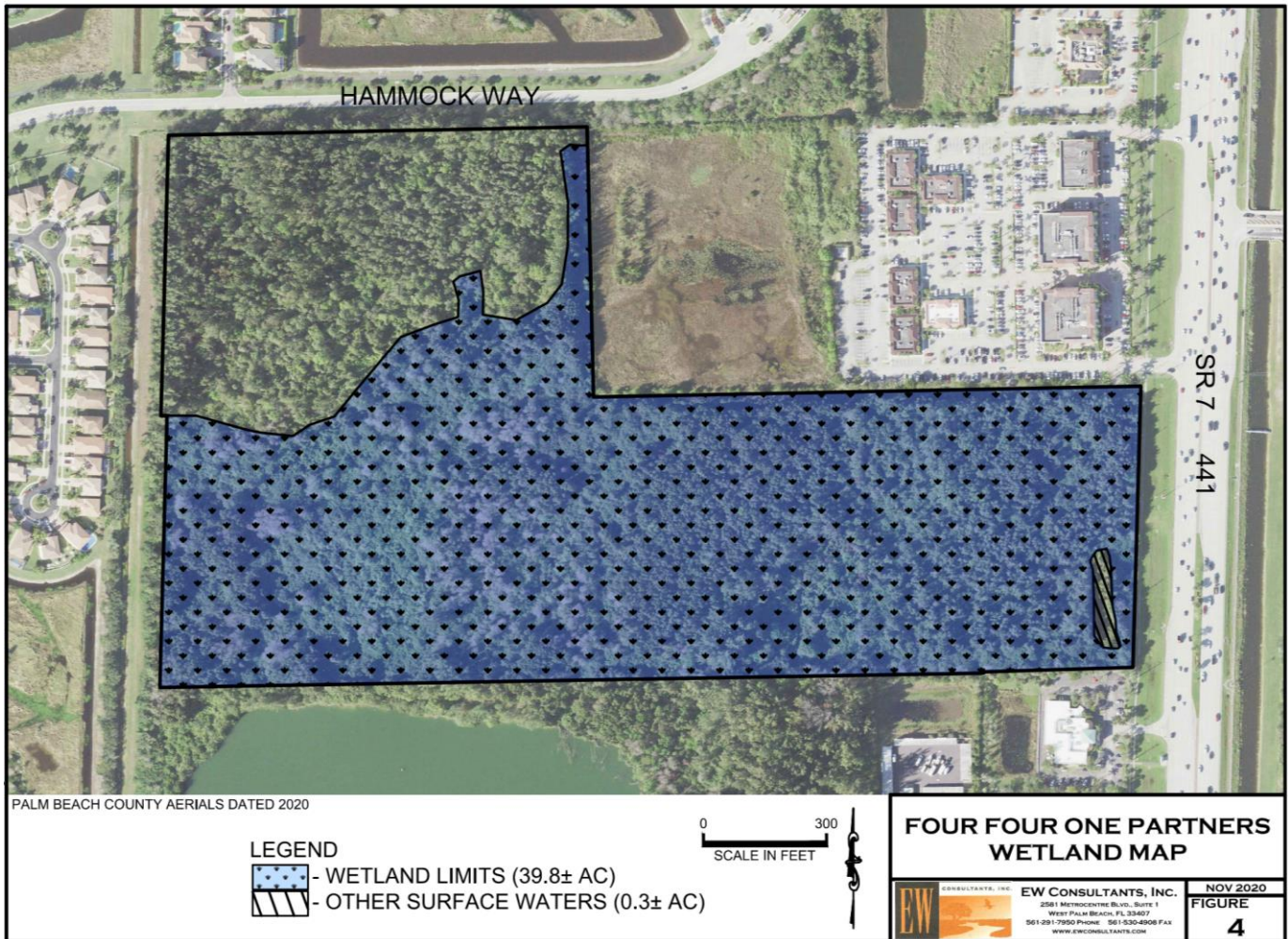


on the Lotis 2 Master Plan and Circulation Plan (Exhibit B). The cross-access points are required to be dedicated on the plat and the connections be completed prior to issuance of certificate of occupancy and/or when the adjacent areas are developed.

The developer has met with the adjacent Black Diamond Homeowners Association (HOA) regarding the residential development connecting to an expansion of proposed public greenway system at a safe and secure pedestrian and/or multi-use pathway cross-access connection point(s). The proposed public greenway expansion north and cross-access would provide the Black Diamond residents an alternative way to access the public greenway system and commercial uses within the Lotis 1 and 2 projects, without getting on State Road 7/US 441, to help minimize daily traffic impacts in the area. The Black Diamond HOA liaison provided a letter (Exhibit I) in opposition to the recommended greenway expansion north, and the safe and secure cross-access.

**Compatibility with Surrounding Land Uses:** The Lotis 2 mixed-use project will be developed consistent with surrounding developments and should be aesthetically compatible with other projects within the State Road 7 corridor, including the Lotis 1 project to the south. The surrounding uses will be buffered with landscaping as illustrated on the Lotis 2 Regulating Plan (Exhibit B). The existing Black Diamond single-family residential community along the west side of Lotis 2 will be buffered by a proposed lake and landscaping, and will have similar single-family residential along the west side of the proposed project. Additional landscape buffer requirements are required to be provided for projects with frontage along State Road 7. Also, developments along the State Road 7 corridor are required to contribute \$75 per linear foot of frontage for landscaping and sidewalk/boardwalk improvements. The proposed buildings will be reviewed for compatibility with the architectural character and scale of the existing surrounding buildings, and will be required to provide increased minimum height standards for tree/palms (LDR Sec. 7.8.1.E and Table 7.8-, which will help to minimize visual impact.

**Environmental Resources:** As provided with Comprehensive Plan Amendment analysis when the land use designation was adopted December 13, 2022 by Ordinance No. 2022-27, the applicant submitted an Environmental Assessment Report, Wetland Status Summary and Phase I Environmental Site Assessment (ESA) in compliance with the purpose and intent of the Environmental Standards as set forth in the LDR and Comprehensive Plan. The project site has approximately 40 acres of wetland area, that has mostly exotic hardwood (Melaleuca, Brazilian Pepper, Australian Pine, Earleaf Acacia), exotic plant understory, lacks appropriate hydrology to support a functioning wetland system, and provides little habitat for wildlife to utilize the wetland area per the submitted Environmental Assessment Report. The report indicates the wetland and surface waters within this project will not fall under federal jurisdiction (only state, county, and local requirements) due to the location. South Florida Water Management District (SFWMD) issued Informal Wetland Determination No. 50-104221-P indicating on-site jurisdictional wetlands and other surface waters exist as illustrated on the below map and permit will be required for proposed development impacts.



SFWMD permit(s) will be required as part of the site development process to determine impacts to the wetland and required mitigation, which may include the purchase of off-site mitigation credits.

A 3.75-acre portion of the wetland area will remain and be included with the project as a native Cypress Preserve area as shown (Pod D) and dedicated Conservation on the Lotis 2 MP (Exhibit B), and Wellington may designate as Conservation on Wellington's FLUM with a future map amendment/update per Policy CSR 2.2.1 Wetlands Protection of Wellington's Comprehensive Plan. With the proposed development, all non-native trees will be removed, and all native trees and palms will be preserved on-site and/or removed with mitigation replacements included with the site landscape plans.

The applicant/developer will regrade, refurbish, and enhance the Cypress Preserve area (within Pod D) as needed, which will increase the quality. The owner shall obtain all necessary permits and/or permit modifications from all agencies with jurisdiction for on-site wetlands prior to plat approval. No adverse impacts to the natural environment are expected to occur as a result of the proposed project.

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**Adequacy of Public Services:** The project is proposed within an existing Urban Service Area, with water and sewer connections available in the surrounding area. On/off-site improvements/upgrades will be necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems to support the project.

The School District of Palm Beach County has indicated this project will be required to contribute \$632,402 to address the school capacity deficiency at the elementary, middle and high school levels, based on the proposed residential units. A covered school bus shelter is required for the residential use at the entrance to the pod.

Both PBC Traffic Division and Wellington's Traffic Consultant (Exhibit G) have provided conditions of approval, which include right turn lane for southbound traffic on State Road 7 at the project entrance, to extend existing U-turn lanes, and provide cross-access to the properties/projects along the north and south. The internal connectivity and configuration of the proposed uses will also help the internalization of trips within this project. Cross-access to the projects along the north (Wellington Reserve) and south (Lotis 1 and medical/storage project) property lines will encourage and provide internal capture of trips, resulting in fewer trips on State Road 7. Both Lotis 1 and 2 projects will be interconnected with uses and pedestrian walkways and greenway. Vehicular cross-access connections are proposed between these projects, with connection all the way south to the existing Wellington Regional Medical Center (WRMC) campus, which will ensure access to the proposed traffic signal at Lotis 1 main entrance on State Road 7.

## 2. Conditional Uses (CU)

LDR Section 5.3.7. defines Conditional Use as those uses that are generally compatible with the Future Land Use Map and Zoning Map designations, but may require additional conditions to ensure mitigation of impacts to adjacent properties. The proposed indoor/outdoor entertainment and general daycare uses were reviewed for compliance with the standards that are applicable to Conditional Use, which are detailed as follows:

**Consistent with Comprehensive Plan:** The proposed uses are consistent with Wellington's Comprehensive Plan including, but not limited to, preserving and protecting the characteristics of the communities in Wellington, and Land Use, Transportation and Infrastructure Elements. As indicated previously, the proposed Lotis 2 mixed-use project is consistent with GOAL LU&CD 1 Land Uses and Policy LU&CD 1.1.1 Compatible with Existing Conditions.

**Complies with supplementary use standards:** The plans were reviewed for compliance with all relevant and appropriate portions of the LDR. The proposed uses were reviewed for compliance with the LDR minimum setbacks, maximum building heights, minimum lot size, and landscape standards. The Lotis 2 Entertainment and Daycare Conceptual Site Plans are provided as Exhibit H.

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The on-site circulation flow and parking were reviewed and were determined to meet the requirements, with exception of the entertainment miniature golf, which is requesting an alternative parking ratio. The LDR requires four (4) parking space per hole, but the applicant is requesting a ratio of one (1) space per hole. Below is the applicant justification for the alternative parking ratio, which is acceptable for the proposed miniature golf.

*The proposed miniature golf course is not of the same recreational nature as a traditional golf course. Users of a traditional golf course will often drive as an individual to a course and often plan with a group of four players, each with their own equipment which requires a more inflated parking requirement. Additionally, the time required to play a traditional round of golf is approximately four hours. The proposed miniature golf course attracts a different clientele, often families and social groups which will often ride in a single vehicle. In addition, the time required to play a round of miniature golf is drastically reduced, allowing faster turn-over of the parking spaces provided. Equivalent facilities located in South Florida utilize a smaller parking ratio than the 1 per hole ratio proposed and are adequately sufficient in the number of provided parking spaces. The parking ratio listed below will allocate sufficient parking spaces towards the Miniature Golf Course component of the Indoor/Outdoor Entertainment use. The final provided parking space number will be determined upon final site plan approval.*

**Compatibility:** The proposed entertainment and daycare uses are compatible with the surrounding commercial uses, and should provide support uses for the existing residential in the area and Wellington. The entertainment and daycare use are located along the project's east frontage with the proposed residential on the west. The locations of the uses along the project's east frontage provides approximately 400 feet separation from a residential building within the Lotis 2 project and over 2,000 feet separation from a residential building within the Black Diamond residential development, as illustrated on the conceptual site plans (Exhibits D and H).

**Design minimizes adverse impact:** The proposed project site design/layout will help to minimize any potential adverse effects, including visual impact and intensity, and is proposed with a lake and landscaping on the west to help with buffering the adjacent residential development.

**Adequate public facilities:** As stated above, the Lotis 2 project is proposed within Wellington's Urban Service Boundary which has sanitary sewer and adequate potable water capacity to services the proposed uses, and will maximize the use of existing and future infrastructure. Wellington's Engineering and Utilities Departments have reviewed the request for compliance with requirements for public facilities. Wellington's Traffic Consultant has determined this project meets the Traffic Performance Standards and adopted Level of Service. PBC Fire Department will be able to serve the site with a station located on Stribling Way.

**Design minimizes environmental impact:** There are no adverse impacts to the natural environment expected to occur as a result of the proposed uses.

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**Development patterns:** The Lotis 1 and 2 sites are few of the undeveloped parcels along State Road 7 Corridor within Wellington. The overall project will be developed in three (3) phases per the proposed MP (Exhibit B). The indoor/outdoor entertainment is proposed in Phase 2, and daycare in Phase 3. After approval of the development orders and plat, the site engineering, utilities and building permits will be required for the proposed uses.

**Other relevant standards of Code:** The proposed conditions of approval will minimize potential impacts of the Lotis 2 project to the surrounding residential uses.

**Consistency with neighborhood plans:** There is no existing neighborhood plan for this area. The Lotis 2 mixed-use project design will be a modern architectural style, with artistic focal points and vibrant outdoor spaces. The modern architectural style will be consistent with the recently approved Lotis 1 project, and should be appropriate for the State Road 7 corridor.

The applicant’s justification statement for the MP is provided as Exhibit J and the CU is provided as Exhibit K, with details on the request. The MP (Petition 2022-0001-MP) and CU (Petition 2022-0002-CU) applications are available for review at the Planning and Zoning Division office.

**Summary:**

Based on the findings, consistency with Wellington’s Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of the following:

1. Petition 2022-0001-MP, a Master Plan (MP) to allow a mixed-use project consisting of indoor/outdoor entertainment with miniature golf, restaurant, event space and retail, general office space, daycare facility, multi-family and single-family residential, conservation area, and open space and recreation areas inclusive of a lake, greenway with a multi-use pathway and other recreation areas open to the public; and
2. Petition 2022-0002-CU, a Conditional Use (CU) to allow the proposed indoor/outdoor entertainment and general daycare uses.

**List of Exhibits:**

Exhibit A	Survey
Exhibit B	Master Plan (MP) including Regulating and Circulation Plans
Exhibit C	Project Standards Manual (PSM)
Exhibit D	Overall Conceptual Site Plan (Lotis 2 Project)
Exhibit E	Market Study Summary (Multi-family Rental Apartments and Single-family)
Exhibit F	Financial Analysis



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- Exhibit G                    PBC Traffic Division and Wellington's Traffic Consultant Letters
- Exhibit H                    Entertainment and Daycare Conceptual Site Plans
- Exhibit I                    Black Diamond HOA Letter
- Exhibit J                    MP Justification Statement
- Exhibit K                    CU Justification Statement