

Lotis Wellington (Medical Office Buildings 8 & 9)

STAFF REPORT

Petition Number: 2022-0006-ARB

Owner/Applicant: Lotis Wellington, 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

Site Address: 1361/1351/1381/1371 State Road 7

PCN(s):

Parcel 1: 73-42-43-27-05-018-0100 (17.72 acres)
 Parcel 2: 73-42-43-27-05-018-0110 (10.36 acres)
 Parcel 3: 73-42-43-27-05-018-0130 (8.91 acres)
 Parcel 4: 73-42-43-27-05-018-0140 (27.24 acres)

Future Land Use Map (FLUM) Designation:

Mixed Use (MU)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage:

64 Acres (+/-)

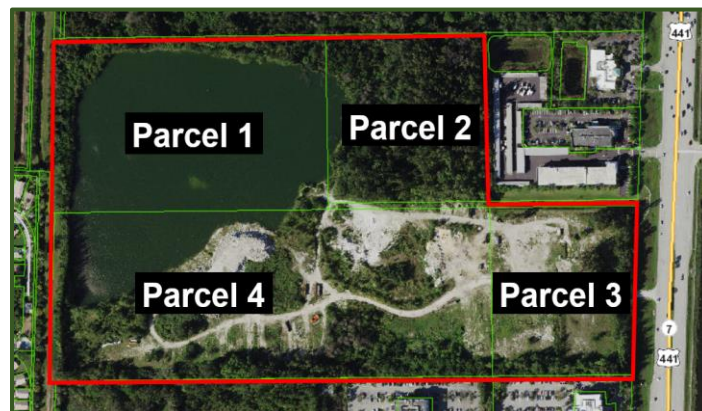
Request:

Architectural Review Board approval of the commercial pod medical office buildings and wall signage for the approved Lotis Wellington 64-acre mixed-use project.

Project Manager:

Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

Location Map:



Adjacent FLUM and Zoning Designation:

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)

Site History and Current Request:

The Lotis Master Plan (Resolution No. R2020-48) was approved by Council on December 8, 2020. The 64-acre mixed-use project consisting of 49,056 square feet of combined restaurant and retail, 2,500 square feet of financial institution with drive-thru, 40,000 square feet of medical office, 16,700 square feet of professional/general office, 191 multi-family residential dwelling units, a congregate living facility (CLF) with 150 independent living units and 110 assisted living beds, a daycare facility for up to 210 children, 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 Site Plan (Petition 2019-0002-SP) was approved on December 15, 2021 for the proposed buildings/structures and site amenities. 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 for the proposed Cooper's Hawk restaurant.	March 16, 2022
2022-0002-ARB	Residential pod buildings/structures (Bldgs. 11-20).	February 16, 2022

This request (2022-0006-ARB) is only for approval of the commercial pod medical office building /structure elevations, exterior colors, materials and wall signs. The proposed Medical Office Buildings (MOB) 8 and 9 are located in the south section of the project/site as illustrated on the Lotis Site Plan (Exhibit A). The applicant/agent has indicated any buildings/structures, site amenities/elements, wall signs, etc., not specifically included/requested with this request will be a separate submittal in the future for ARB review and approval.

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 Master Plan (Resolution No. R2020-48).

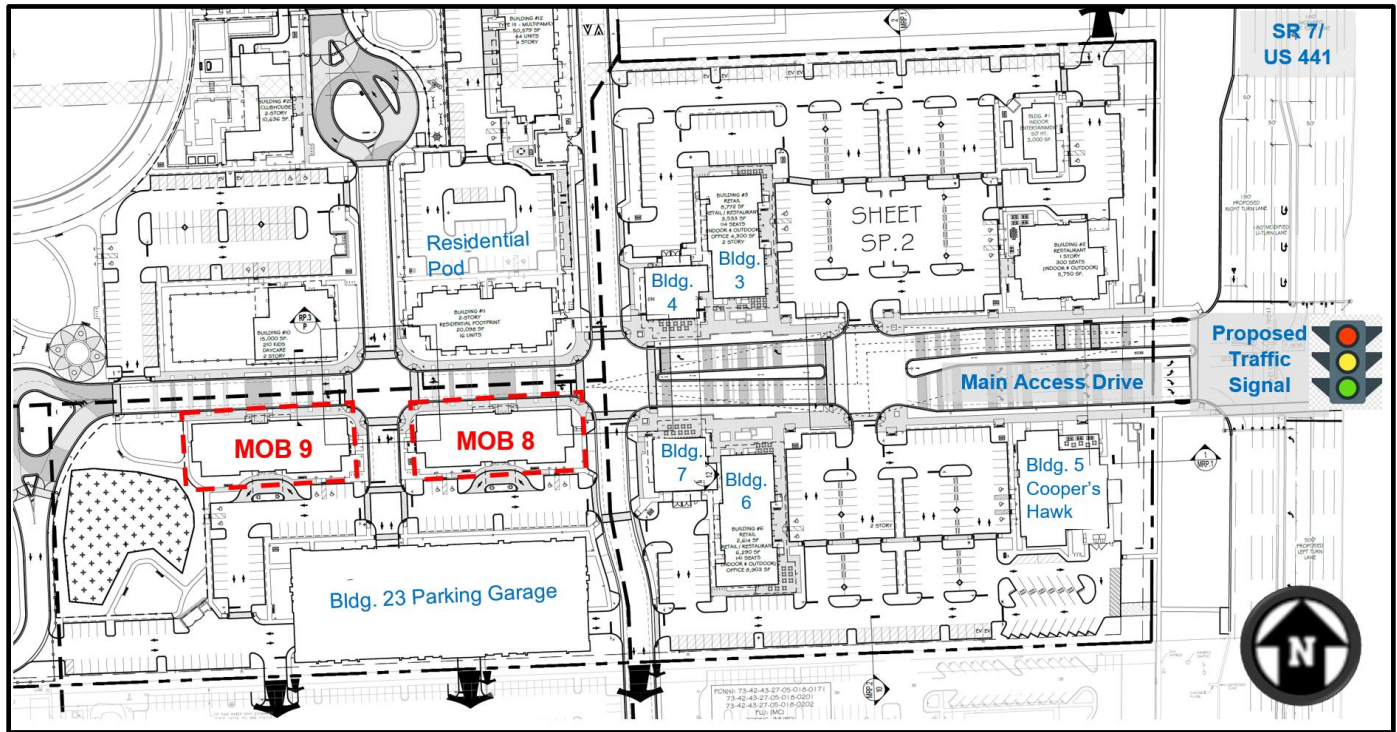
Elevations/Architectural Details, Colors and Site Amenities:

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 the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the proposed project and surrounding area/uses. Some design standards include, but are not limited to, facades shall contain architectural details on all sides and avoid solid blank walls; accessory structures shall conform to the design, materials, colors, and style of the principal structures; and outparcels shall contain architectural elements that match or are compatible with the overall project design.

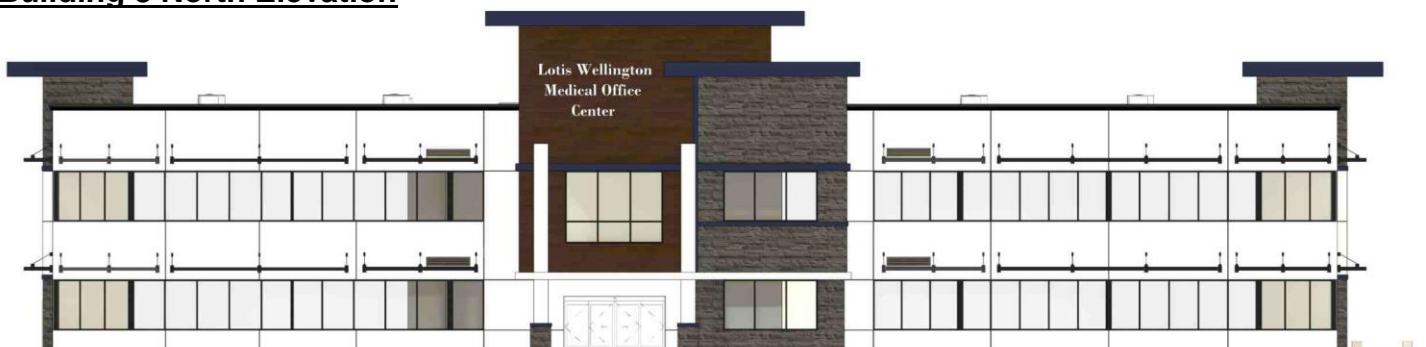
The applicant is requesting approval for the two (2) MOB 8 and 9 within the commercial pod as illustrated below and on the Lotis Site Plan (Exhibit A).



As seen on the recent ARB approval for the combined retail/office/restaurant buildings and restaurant buildings within the commercial pod (2021-0014-ARB), and residential pod buildings/structures (2022-0002-ARB), the architectural design for the overall 64-acre Lotis mixed-use project is a modern architectural contemporary design style. This is a departure from the architecture typically seen in Wellington and along State Road 7. The proposed modern architecture is more of a simplistic design which uses natural stones and metals thought-out the project, this help creates compatibility with the uses and structures both within and surrounding the site. Lotis's proposed design style, materials, and colors is becoming more popular for new developments and for older developments that are updating their aesthetics.

The renderings/elevations of the proposed two (2) MOB are provided as Exhibit B, the drawings illustrates two (2)-story buildings with an overall building parapet wall height of 34 feet, the tower/enter features parapet wall heights at 40 and 47 feet, and an overall length of 179 feet 11 inches on the south principal/main façade. The architectural details for the proposed buildings include stucco finish, decorative trim/band, accent stone/brick, aluminum awnings/canopy overhangs, and other architectural details as illustrated on the architectural rendering/elevation drawings Exhibit B and below for MOB 8 and 9.

Building 8 North Elevation



Building 9 North Elevation



Building 8 South Elevation (Principal/Main Façade)



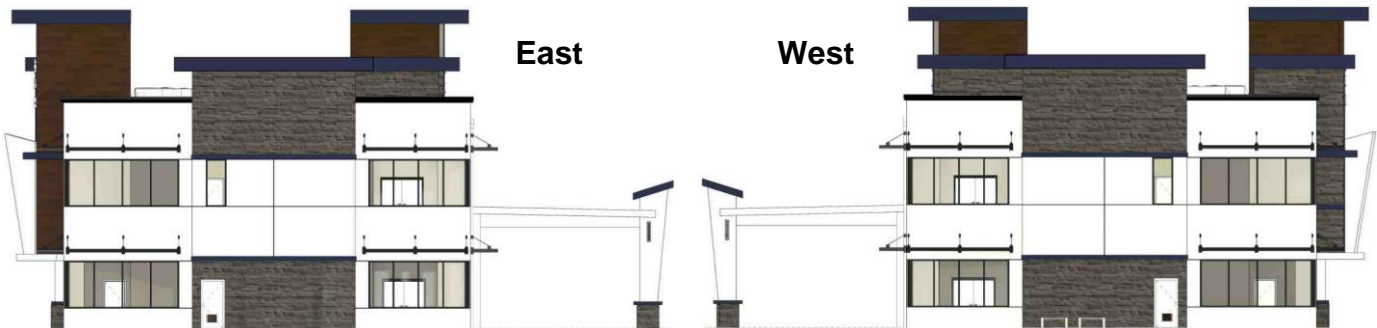
Building 9 South Elevation (Principal/Main Façade)



Building 8 East and West Elevations



Building 9 East and West Elevations



As illustrated on the above drawings, both buildings are identical with only the mirroring of elevations between Building 8 and 9. These buildings are centrally located within the Lotis project just north of the approved parking garage, south of the multi-family residential buildings, and west of the combined retail/restaurant/office buildings. The design of the proposed buildings help ensure compatible with the character, mass, bulk, and scale of the surrounding area. The building's façade have a minimum depth 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.

Color/Material



The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area, Wellington's approved ARB Color Chart, and the overall approved color/material palette for the Lotis project. The proposed color palette scheme indicates white for the base, and blue accent color for the cantilever roof, eyebrow and trim with all finish non-gloss for both buildings. Similar to the other buildings within the Lotis project, the MOB will utilize walnut and light grey stone title cladding as accents. The awnings, wall louvers, parapet cap, and storefront window/door frame color is black. The window/door glass/glazing color will be a light grey tint. Below are the proposed exterior colors and materials palette that will be utilized for MOB within this project.

Colors – Buildings 8 and 9

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

SW 9178
In the Navy
Interior / Exterior
Location Number: 253-C3

Materials



EXTERIOR LIGHT FIXTURE CAMMAN
ALBANY II OW217



ALUMINUM WALL LOUVER POWDER
COATED BLACK



BRICK TILE CLADDING



ALUMINUM STOREFRONT SYSTEM IN ANODIZED
ALUMINUM BLACK WITH LITE GRAY TINT GLASS



ALUMINUM LOUVERED AWNINGS IN MANUFACTURER
STANDARD BLACK



WOOD TILE CLADDING

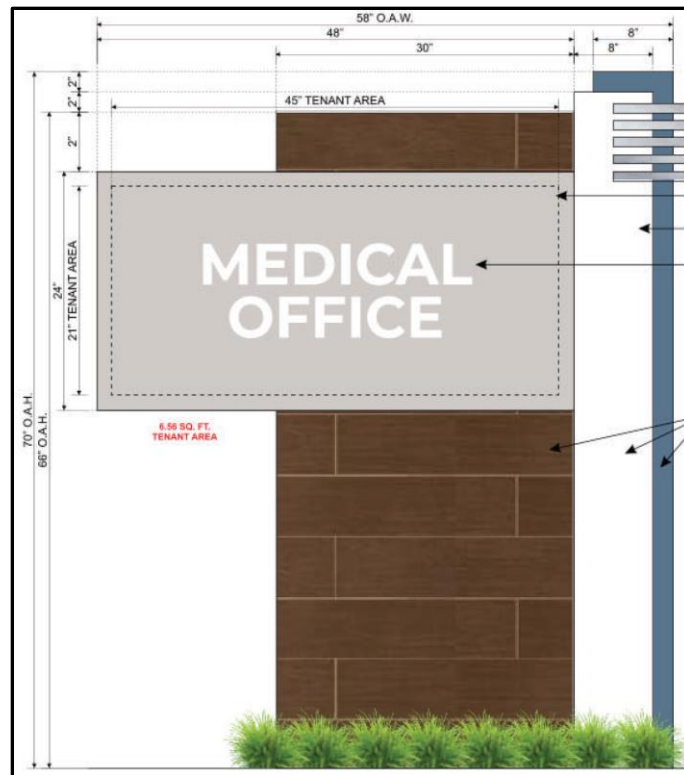
The window frame, fencing/railing, site furniture, trash receptacle, bike rack, site light fixtures, regulator signage, etc., will be finished in black color, which is approved throughout the project/site. The dumpster enclosure(s) for the MOB will be submitted separately for review and approval prior to building permits. The proposed colors and materials palette is similar to what is approved for the other buildings in both the commercial and residential pods of the Lotis project.

Site Amenities

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the option of design, colors, and materials as long as they are compatible. Site amenities for the overall Lotis project was recently approved by ARB (2021-0014-ARB and 2022-0002-ARB), which will be incorporated within this building site. The applicant is still working on finalizing all the site amenities for this project and will be providing more site amenity/element details in addition to the ones previously approved with a future ARB submittals.

Signage:

As previously indicated, ARB approved the overall Lotis project ground signs (2021-0007-ARB), which includes two (2) auxiliary ground signs (Sign #18 and 19) along the project main access drive for MOB 8 and 9. The approved MOB auxiliary ground signs are as illustrated below.



The applicant is now requesting approval for the proposed wall signs (Exhibit D) for both MOB, which were reviewed for compliance with LDR Section 7.9.7.A. Per the LDR one (1) wall sign is allowed for the south principal façade (179' 11" overall length) with a maximum sign area of two (2) square feet per foot of building façade or 150 square feet, a maximum height of 66 inches (Major tenant 5,000 SF or more), and a length not to exceed 80 percent of the façade. A maximum of two (2) additional secondary wall signs are allowed for the side and rear facades. The secondary wall signs are allowed at 50 percent of the associated (permitted/approved) principal façade wall sign area. Below is what's allowed per the LDR, being requested and deviation for both MOB (Buildings 8 and 9) wall signs.

MOB 8 and 9 Principal Wall Signs (South Façade/Elevation)		
Standards	Allowed	Requested
Number of Signs	1 (Each MOB)	1 (Each MOB)
Sign Area*	150 sq. ft. max.	98 sq. ft.
Height (Boxed)	66 in. (Major Tenant)	56 in.
Length (Boxed)	143.93 ft. (80% Façade Length)	21 ft.



MOB 8 and 9 Secondary Wall Signs (North Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	2 (Each MOB)	1 (Each MOB)	0
Sign Area*	49 sq. ft. (50% principal wall sign as permitted/approved)	57 sq. ft.	8 sq. ft.
Height (Boxed)	N/A	54 in (4.5 ft.)	0
Length (Boxed)	N/A	152 in. (12.66 ft.)	0

*Per MOB north façade/elevation.

The request is to allow two (2) wall signs for each MOB, with one (1) on the north and south. A total of four (4) wall signs (in addition to the approved monument sign) are proposed for both MOB 8 and 9, with the principal/main wall sign at 98 square feet each on the south façade internal to the site/parking lot, and secondary signs at 57 square feet each for the north façade along the project's main access drive. The applicant is requesting approval of a minimal eight (8) square feet deviation for the secondary wall signs on the north façade of MOB 8 and 9.

Technical Deviation

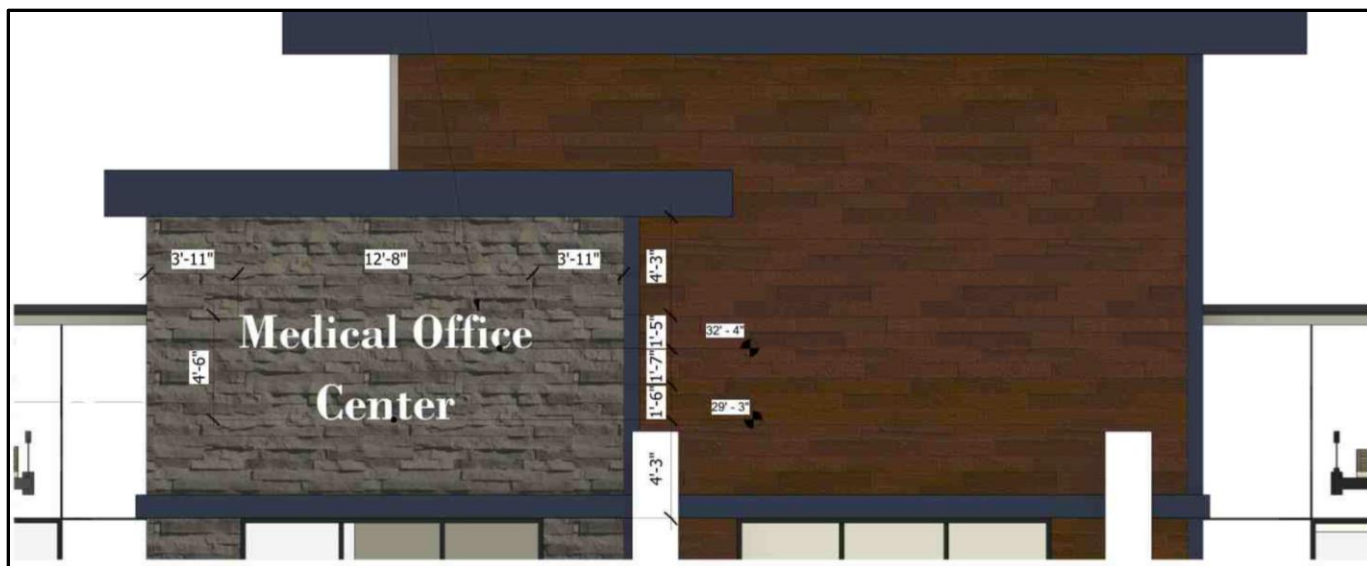
As indicated in the above table, the applicant is requesting Technical Deviation to exceed the maximum 50 percent sign area allowed for the secondary wall signs. The percent calculation for the secondary wall sign area is of the actual permitted/approved principal façade wall sign area, not per the maximum area calculation that may not be in proportion to the façade. 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.

The applicant is requesting deviation to allow two (2) secondary wall signs with an area of 57 square feet for each boxed sign area, which exceed the 50 percent sign area principal façade wall sign area allowed (49 sq. ft.) by eight (8) square feet.

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

The proposed secondary signs are not specifically prohibited and is permitted under LDR Sec. 7.9.7.A.1.d. Additional Wall Signs Allowed on Buildings. The applicant is only requesting ARB approval to deviate from the 50 percent sign area standard. The proposed buildings are within a 64-acre mixed-use project with other uses that includes restaurant, retail, independent living and assisted living facility, daycare, and greenway with a multi-use pathway open to the public. This minimal deviation will allow the proposed wall signs at 57 square feet each (boxed sign area), as illustrated below for the proposed secondary wall signs on the north façade/elevation for each the MOB.



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 shown in the above illustration, the signs will be proportional to the area of the building it is attached. The proposed secondary wall signs are an appropriate scale, which will help with the overall building aesthetics of the north façade and provide visibility along the Lotis project main access drive.

4. 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 of eight (8) square feet in sign area (square footage) for the two (2) secondary wall signs should will negatively impact another tenant or building within this project.

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

The secondary wall signs at the requested 57 square feet for MOB 8 and 9 along north façade will not cause any negative off-site impacts as the signs are internal to the Lotis project and will be visible from the main access drive. The requested increase in sign area for the secondary wall signs are minimal while still being a proportional scale for this building façade.

Exhibit E is the applicant's Justification Statement with details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2022-0006-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR, the Planning and Zoning Division recommends approval of Petition 2022-0006-ARB with the following conditions:

1. Elevations and architectural details for Buildings (Medical Office Building-MOB) 8 and 9 shall be consistent with Exhibit B.

2. The 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 fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, 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.
 - c) All visible exterior lighting shall be illuminated white light.
 - d) All glass glazing color shall be light grey tint or clear (no color), and window/door frames shall be finished in black/dark bronze color or the surrounding wall color.
 - e) Utility box, vents, rain gutter/downspouts, etc., shall be white and/or the same color as the area/surface it is attached/surrounded.
3. Site amenities/elements (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) shall be consistent with the overall Lotis project amenities as previously approved by ARB (2021-0014-ARB and 2022-0002-ARB).
4. Wall signs shall be consistent with Exhibit D, and:
 - a) The wall signs display area shall be for the identification of Buildings 8 and 9 only. Display for tenants shall not be allowed for the wall signs as approved on Exhibit D, unless the entire building is occupied by one (1) tenant.
 - b) Buildings 8 and 9 principal and secondary wall signs are approved per below.

MOB 8 and 9 Principal Wall Signs (South Façade/Elevation)	
Standards	Approved
Number of Signs	1 (Each MOB)
Sign Area*	98 sq. ft.
Height (Boxed)	56 in.
Length (Boxed)	21 ft.

MOB 8 and 9 Secondary Wall Signs (North Façade/Elevation)		
Standards	Approved	Deviation
Number of Signs	1 (Each MOB)	0
Sign Area*	57 sq. ft.	8 sq. ft.
Height (Boxed)	54 in (4.5 ft.)	0
Length (Boxed)	152 in. (12.66 ft.)	0

**Per MOB north façade/elevation.*

- c) ARB approval is required for any future tenant wall signs.

5. All other buildings/structures (including required dumpsters/service/storage enclosures), architectural details, 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.
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 condition shall be provided to the Planning and Zoning Division for final ARB approval processing.

Exhibits:

Exhibit A	Lotis Wellington Site Plan
Exhibit B	Buildings 8 and 9 Renderings/Elevations
Exhibit C	Color and Material Palette
Exhibit D	Wall Signs
Exhibit E	Applicant Justification Statement