

Lotis Wellington 2

STAFF REPORT

Petition Number/Type: 2025-0001-MPA/
Master Plan Amendment

Resolution Number: R2025-69

Owner/Applicant: Lotis Wellington 2, LLC
(A.K.A. JKM Acquisitions) / Lennar
Homes LLC /
TPG AG EHC III LEN MULTI STATE
4 LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431

Agent: Brian Terry/Insite Studio, Inc.
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Future Land Use Designation:
Mixed Use (MU)

Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreage: 52.44 Acres (+/-)

- Request:**
A Master Plan Amendment to:
- Remove the indoor/outdoor entertainment Conditional Use approval,
 - Allow two (2) new uses to include:
 - 8,000 square feet of combined restaurant/retail
 - 8,500 square feet restaurant,
 - Increase daycare (Conditional Use) capacity from 210 to 230 students, and
 - Modify the conditions of approval of Resolution No. R2025-38

for the mixed-use project known as Lotis Wellington 2, more specifically, related to commercial Pod A of the project.

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

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	9/30/2025	10/15/2025	5-0 Approval
Council	11/24/2025	12/09/2025	Pending

Public Notice and Comments:

Sent	Returned	For	Opposed
150	9	TBD	TBD

Site History and Current Request:

The parcels known as the Lotis Wellington 2 (Lotis 2) project were annexed into Wellington 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 were adopted December 13, 2022, by Ordinance No. 2022-27 and Ordinance No. 2022-28. The Lotis 2 Master Plan (MP) and Conditional Use (CU) were adopted on December 5, 2023, by Resolution No. R2023-62 to allow,

- indoor/outdoor entertainment with a 36-hole miniature golf (Conditional Use) 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.

Resolution No. R2025-38 was recently adopted (June 10, 2025) to modify conditions of approval as it relates to the completion of private recreation, amenities, mailroom, and school bus shelter prior to Certificate of Occupancy (CO) for the residential units within the residential pods of the Lotis 2 project.

The applicant is now requesting a master plan amendment to remove the indoor/outdoor entertainment with a 36-hole miniature golf Conditional Use to allow an 8,000 square feet combined restaurant and retail, and an 8,500 square feet freestanding restaurant. Also, to increase daycare capacity from 210 to 230 students (Conditional Use).

The applicant also submitted a site plan amendment (2025-000-ASA) for the Lotis 2 project that is consistent with the proposed MP amendments. The site plan will be certified by the Development Review Manager (DM) after Wellington's Council approval of the above application and when all comments are satisfied.

The Lotis 2 project is currently in the construction phase for the daycare building and site development of the residential pods.

Analysis:

As indicated above, the owner/applicant is requesting a master plan amendment to remove the Conditional Use approval for the indoor/outdoor entertainment miniature golf use with 8,000

square feet of restaurant, event space, and golf retail. Below is the applicant's explanation for the requested removal.

"The proposed amendment is necessary in order to obtain viable tenants for Pod A of the Lotis II development. The original operator of the approved indoor/outdoor entertainment use initially leased 3 acres to develop a miniature golf and entertainment complex in 2022. At that time, the operator was focused on suburban locations with draws to surrounding area residents. Upon the success of the urban Delray Beach location with tourists and transient residents, the operator shifted their expansion focus to tourist-focused locations. In addition, the operator determined that their Delray Beach and West Palm Beach locations already drew users from the western communities as a destination. As such, they terminated their suburban leases nationwide and shifted their real estate searches and expansion plans to urban, tourist-heavy locations".

"When Popstroke terminated their lease, the Lotis development immediately sought another entertainment-based user. However, while also considering that some of the immediate abutting properties had concerns over outdoor venues that could bring noise and light pollution into the evening. In addition to, these outdoor venues could also potentially attract unsupervised kids who could also then loiter and trespass into their communities. Therefore, care and diligence was taken in considering alternative tenants. Indoor miniature golf courses, indoor pickleball facilities, luxury bowling facilities, upscale movie theatres and other similar users that had entertainment components were all approached but the cost of construction, the proximity to nearby locations or competitors and/or economic targets and forecasts made this site not viable for any of the entertainment users approached and listed above. As such, we pivoted to rebranding this tract as "The Plaza at Lotis Wellington" and will be bringing in a national upscale yet approachable restaurant chain as well as now including a multi-tenant building, which we are marketing at least one space to experiential commercial tenants. These tenants will provide goods and services with an interactive component as part of their experience. We are also working with retail, commercial and restaurant tenants who currently do not have locations in Wellington but believe in the Lotis Wellington project, the strength of what it offers and want to be within the boundaries of Lotis Wellington. Thereby ensuring success for the project but also tapping local Wellington residents for employment and engagement opportunities."

When the Lotis 2 project was requesting approvals in 2023, both staff and Wellington's Council inquired about the viability of the Popstroke miniature golf use in Wellington, knowing that Popstroke was already proposed in the surrounding areas (Delray Beach and West Palm Beach). At that time (2023), the applicant indicated the Popstroke operator still had a lease to develop the

miniature golf entertainment use at the Lotis 2 project. It's not uncommon for tenants to change after development approval, but a use change is not very common, especially a use that is a significant element of the project's development program that was approved.

The applicant has indicated they currently have a tenant lease with a national upscale restaurant chain for the proposed freestanding restaurant building/use, and is still working on getting tenants for the proposed multi-tenant building, which may include tenants that provide an interactive component with their goods/services. The miniature golf use was a welcome addition that would have provided needed entertainment to Wellington, and potentially the surrounding areas. The applicant's request for the combined retail and restaurant uses will provide uses that are currently represented in Wellington, which may also be suitable for existing sites/projects that have vacant space. The national upscale restaurant chain will be a welcome option. It is recommended that the applicant continue exploring options for the other pod uses that will be a good mix for the project and provide some type of entertainment use(s). The State Road 7 corridor currently has several projects that fill the need for the retail and restaurant type uses, and with the development of new sites/projects (like Lotis 1 and 2). Wellington encourages the expansion of businesses that are introducing new and needed uses for the area. As indicated in Policy LU&CD 2.5.4 of Wellington's Comprehensive Plan, the expansion of family gathering places and entertainment is encouraged along State Road 7, where the Lotis 1 and 2 projects were anticipated to provide the prior approvals.

Policy LU&CD 2.5.4 Entertainment & Gathering Places: *Encourage the expansion of family gathering places and entertainment venues along State Road 7.*

The Lotis 1 and 2 projects were approved with development programs that would provide gathering places and entertainment, along with the typical retail, restaurant, office, etc., uses. Lotis 1 was approved with a public dog park, and a public greenway with multi-use pathway, seating areas, and fitness stations around the 25-acre (+/-) lake that continues on to Lotis 2. The Lotis 2 project was approved for the 36-hole miniature golf indoor/outdoor entertainment use. The proposed removal of this entertainment use without a substantial replacement is not recommended, as it's not consistent with the prior approvals or Wellington's goal to provide entertainment along State Road 7. The entertainment use is a missing element of these new developments, so it's recommended that the applicant's approval be limited to the freestanding 8,500 square foot restaurant (for the proposed national upscale restaurant chain), and be conditioned to provide entertainment use for future approval.

The applicant's other request is to amend the approved Conditional Use by increasing the daycare capacity from 210 to 230 students. Per Wellington's LDR, the daycare use is required to provide a minimum floor area of 1,500 square feet for 40 children plus 35 square feet for each additional child, and a minimum outdoor play/activity area of 45 (infants) to 75 (older than 2 years of age) square feet. The daycare use was approved with an 18,000 square foot building and an 8,000 square

foot outdoor play area, which still meets the minimum space requirement for the increased capacity to 230 students/children. The daycare is licensed by the Palm Beach County Health Department, which has requirements that they will need to meet for the proposed increase.

The requested amendments to the conditions of approval are provided in the proposed Resolution No. R2025-69 (Formatting: ~~Strikethrough~~ text is to be deleted, and underline text is to be added). Included in the amended conditions is an amendment to the amount of contribution the developer will pay the School District of Palm Beach County for the school capacity deficiency (Exhibit E SCAD Letters). The difference in the amount (from \$632,402 to \$255,756) is due to the initial School Capacity Availability Determination (SCAD) being based on more residential units than what was approved for the Lotis 2 project. The applicant's justification statement, including the explanation of the changes for this application, is provided as Exhibit A. The complete MPA application (Petition No. 2025-0001-MPA) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division provides that all required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations. Findings of Fact have been provided in the Staff Report with recommended conditions in the resolution. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

List of Exhibits:

Exhibit A	Justification Statement
Exhibit B	Approved Lotis 2 Master Plan
Exhibit C	Conceptual Site Plan
Exhibit D	Traffic Letters
Exhibit E	SCAD Letters
Exhibit F	Lotis Letter (Response to PZAB Recommendations)