

LOTIS WELLINGTON II

JUSTIFICATION STATEMENT

Request: Development Order Amendment
Original Submittal: April 17, 2025



OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

Urban Planning and Design
Landscape Architecture
Communication Graphics

On behalf of the Applicant Lennar Homes LLC, Urban Design Studio (UDS) is submitting a Type C Development Order Amendment application to the Village of Wellington to amend a condition in Res. No 2023-62 which requires the completion of private recreation, amenities, mailroom, and school bus shelter prior to the 20th Certificate of Occupancy (CO) for the residential units within the Lotis Wellington II Master Plan. The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. It is within the Village of Wellington jurisdiction and consists of a total of 52.259 acres.

The purpose of the application is to amend condition #10 in Section 1 of Res. No 2023-62 which states the following:

*"The private recreation areas/amenities, clubhouse, mailroom, and school bus shelter in Pods C-1 and C-2 shall be completed prior to issuance of the **20th** Certificate of Occupancy (CO) for residential building within Pod C-1. The private recreation areas within Pods C-1 and C-2 shall total a minimum of 1.31-acre and include amenities in addition to benches and trash receptacles for the residents of residential development."*

PROPOSED CONDITION OF APPROVAL CHANGE

The proposed condition is as follows with red strikethrough and underlined text:

*"The private recreation areas/amenities, ~~clubhouse, mailroom~~, and school bus shelter in Pods C-1 and C-2 shall be completed prior to issuance of the **20th** Certificate of Occupancy (CO) for residential building within Pod C-1. A temporary mail kiosk must be installed prior to the issuance of the first CO for a residential building in Pod C-1, excluding any sales model unit. The construction of the clubhouse and mailroom amenity shall be completed prior to issuance of the **86th** Certificate of Occupancy (CO) for residential building within Pod C-1. The private recreation areas within Pods C-1 and C-2 shall total a minimum of 1.31-acre and include amenities in addition to benches and trash receptacles for the residents of residential development."*

The proposed modification from completion of the clubhouse and mailroom prior to the 20th Certificate of Occupancy (CO) to prior to the 86th (50% of residential units) Certificate of Occupancy provides a more practical and financially viable development timeline while still ensuring timely delivery of community amenities. The project consists of both single-family detached homes and townhomes for individual ownership, in which a more flexible timeline is needed to align the completion of recreational facilities with the phased delivery of homes.

Allowing this adjustment ensures resources are allocated efficiently while maintaining the commitment to providing high-quality amenities for residents.

This change is also driven in part by anticipated Site Plan changes to the clubhouse, and the expectation that the construction of the clubhouse will take longer than the provision of the other private amenities. The developer plans to deliver the remainder of the private recreation areas/amenities, a temporary mailroom, and the school bus shelter in Pods C-1 and C-2 by the 20th Certificate of Occupancy as established in the original condition of approval, while only the clubhouse amenity and pool area to be constructed afterwards.

The construction schedule for the community has been strategically designed to align with both marketing objectives and the timing of key amenity deliveries. This approach includes a heavier construction pace in the initial months, followed by a steady, normalized rhythm for the remainder of the development.

The anticipated construction schedule will consist of an initial start of 18 (6 single-family homes and 6 townhomes) upon building permit issuance, inclusive of five (5) model homes. It is expected that 11 units (6 townhomes and 5 Single-family homes) will be constructed in the second month and another 11 units (6 townhomes and 5 Single-family homes) in the third month, and finally normalizing at a pace of 1 town home building (4 Units) and 3 Single-Family Homes a month until the completion of construction.

The proposed condition change ensures that all amenities are completed in time to serve a substantial resident base without imposing unnecessary financial or logistical burdens early in the project. Early homeowners may not immediately require full access to the clubhouse and pool area, but will be able to utilize the remainder of the private recreational amenities, mail kiosk, and school bus shelter otherwise. The proposed construction schedule also allows the builder to market and sell the units earlier, which then fuels a steadier, sales-driven pace for the rest of the homes.

Type C Development Order Amendment Standards

As outlined in the Development Review Manual, any proposed Development Order Amendment must address the following decision-making standards

- a) That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Response: The proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan. No changes to density or intensity are proposed subject to this Development Order Amendment request. Additionally, no changes to the approved Master Plan or Site Plan are included in this specific Development Order Amendment application. As such, the

proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan as established in the prior Master Plan approval by the Village Council for Lotis Wellington II.

- b) That the proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property development and Supplementary regulations).

Response: The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property development and Supplementary regulations). No changes to density or intensity are proposed subject to this Development Order Amendment request. Additionally, no changes to the approved Master Plan or Site Plan are included in this specific Development Order Amendment application.

- c) That the proposed request is in compliance with Article 7 of the LDR (Site Development Standards).

Response: The proposed request is in compliance with Article 7 of the LDR (Site Development Standards), as established by the Site Plan approval of the site, which remains unchanged in this application.

- d) That the proposed request is consistent with applicable neighborhood plans.

Response: The proposed request is consistent with applicable neighborhood plans.

- e) That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDR.

Response: The proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDR.

CONCLUSION

On behalf of the applicants, Urban Design Studio requests favorable review and consideration of this request to approve the proposed Development Order Amendment. The Project Managers at Urban Design Studio is Lentzy Jean-Louis who can be reached at 561-366-1100. Please feel free to contact with any questions or for additional information in support of this application.