

43 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
44 Planning Agency, after notice and public hearing on October 15, 2025, recommended
45 approval of the amended Lotis Wellington 2 Master Plan and Conditional Uses with a 5 to
46 2 vote; and

47
48 **WHEREAS**, the Council has taken the recommendations from Wellington staff, and
49 the evidence and testimony presented by the Petitioner, and comments from the public
50 into consideration for the proposed Development Order Amendment; and

51
52 **WHEREAS**, Wellington’s Council has made the following findings of fact:

- 53
- 54 1. The Master Plan and Conditional Use requests are consistent with the
55 Comprehensive Plan;
 - 56 2. The subject request is consistent with the stated purposes and intent of the
57 Land Development Regulations;
 - 58 3. The subject request is consistent with the surrounding land uses and zoning
59 districts;
 - 60 4. Approval of the subject request would result in a logical and orderly
61 development pattern; and
 - 62 5. The subject request is consistent with the applicable Multiple Use Planned
63 Development (MUPD) regulations.
- 64
65
66
67
68

69 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
70 **FLORIDA, THAT:**

71
72 **SECTION 1.** The Lotis Wellington 2 (Lotis 2) Master Plan is hereby approved for the
73 property legally described in Exhibit A, subject to the following amended and restated
74 conditions of approval (Formatting: ~~Strikethrough~~ text is to be deleted and underline
75 text is to be added):

- 76
- 77 1. The subject site shall be governed by the conditions of approval within this
78 resolution. (PLANNING)
 - 79 2. Development of the site shall be limited to the uses, access, acreage, site design, site
80 amenities, public and private recreation areas and amenities, and landscape buffers
81 approved on the Master Plan, Regulating Plan, Circulation Plan, and Phasing Plan
82 (Exhibit B). The final plans consistent with any Wellington Council (Council) approved
83 changes and conditions of approval imposed by Council at the public hearing shall
84 be submitted for final processing, if applicable. (PLANNING)
- 85

86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106

3. Exhibit C is the Lotis 2 Project Standards Manual (PSM) approved by Council, with the project development standards including details, specification, architectural details/elements, landscape features/elements, setbacks, separation, building/lot coverage, Floor Area Ratio (FAR), building height, parking, etc., shall be the governing document along with any other plans/documents approved for this project. The developer is requesting standards, including setback, separation, public land dedication credit, etc., that may be below the Land Development Regulations (LDR) requirements. Any project 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. Architectural Review Board (ARB) approvals for this project shall be supplemented within the PSM by the Village of Wellington (Wellington). Amendments to the PSM shall require Council approval, as a master plan amendment. (PLANNING)
4. No building permits for the site shall be issued after December 31, ~~2026~~2029, unless extended by Palm Beach County Traffic Division through an equivalency letter or an updated Traffic Study approval consistent with this master plan approval. (TRAFFIC)
5. The project shall be developed consistent with the approved master plan and based on the use limitations below:

USE*	INTENSITY/DENSITY LIMITATIONS
Indoor and Outdoor Entertainment <u>Pod A Commercial Uses including:</u> <u>Restaurant (Quality)</u> <u>Entertainment (Indoor/Outdoor)</u>	Outdoor 36-hole Miniature Golf 8,000 SF Indoor Space with Restaurant, Event Space and Retail (Pro-shop) Outdoor Bar/Dining Area - 8,500 SF (Freestanding) - TBD Shall provide options for Council approval prior to site plan approval for the subject portion of Pod A, not including the freestanding restaurant.
General Office	1,030 SF
Daycare Facility (Pod B)	18,000 SF / 240 230 children
Multi-family (Townhouse) Residential	72 DUs
Single-family Residential	100 DUs

107 *The above uses/limitations are approved based on the traffic study dated August
 108 14, 2023 and shall not generate more trips than indicated below.

Net-Daily-Trips		2,034	
AM-Peak-Hour		PM-Peak-Hour	
In	Out	In	Out
69	110	129	96

(PLANNING)

110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147

6. The Lotis 2 project land use allocation shall be as approved on the master plan/PSM. Council specifically approves a maximum of 58% (28.53-acre) land allocation for the single land use of residential within Pod C-1. (PLANNING)

7. The commercial pods (Pod A/~~Indoor and Outdoor Entertainment Miniature Golf~~ and Pod B/Daycare Facility) and the residential pods (Pod C-1/Single-family and Townhouse Residential and Pod C-2/Clubhouse with ancillary office) shall be developed concurrently, with a minimum of one (1) of the commercial pods (Pod A or B) uses issued building permits prior to issuance of building permits for the first residential building within Pod C-1. Certificate of Occupancy (CO) and/or Temporary Certificate of Occupancy (TCO), for buildings within Pods A, B, and C-1 shall be issued based on the following limitations:
 - b. One (1) of the two (2) commercial pods shall receive a CO/TCO prior to 86 residential units receiving a CO/TCO, excluding up to six (6) units designated as model homes on the approved Lotis 2 Site Plan.
 - c. Prior to the final residential units receiving a CO/TCO, the commercial pod that was not issued permits as required above shall be issued building permits for development of the remaining commercial pod. (PLANNING)

8. The 1,030 square feet general office is a required use type for this mixed-use project. The general office space provided in Pod C-2 clubhouse building shall be open for lease by the public in perpetuity and is not limited to the residents of the Lotis 2 residential pods. (PLANNING)

9. Pod D (4.24-acre) is a dedicated conservation area with a 3.75-acre Cypress Preserve Area and a 0.49-acre public recreation area and shall be designated as conservation by way of restrictive covenant easements in favor of the Village of Wellington on the Lotis 2 plat. The 3.75-acre Cypress Preserve Area shall be improved with the removal of all non-native and invasive species, and the preservation of native species. The Lotis 2 developer/owner shall provide a maintenance and preservation management plan to Wellington for the protection and maintenance of the preserve area. Said documents shall be submitted as part of the plat documents or incorporated in the plat prior to issuance of the Land Development Permit. The 0.49-acre public recreation area shall be improved with a minimum of walking path(s), seating

148 (including trellis swing) and trash bins, and viewing areas with educational signage.
149 The 4.24-acre Pod D shall be maintained in perpetuity by Lotis 2 with the formation
150 of a master property owners' association (POA). (PLANNING)

151
152 10. The private recreation areas/amenities and school bus shelter in Pods C-1 and C-2
153 shall be completed prior to issuance of the 20th Certificate of Occupancy (CO) for the
154 residential building within Pod C-1. A temporary mail kiosk shall be installed prior to
155 the issuance of the first CO for a residential building in Pod C-1, excluding any sales
156 model unit. The construction of the clubhouse and mailroom amenity shall be
157 completed prior to issuance of the 86th CO for residential building within Pod C-1.
158 The developer shall provide all buyers (of residential units/lots within Pod C-1) notice
159 that the clubhouse and swimming pool amenities will not be constructed/completed
160 or available for use prior to issuance of the 86th CO. The private recreation areas
161 within Pods C-1 and C-2 shall total a minimum of 1.31 acres and include amenities in
162 addition to benches and trash receptacles for the residents of residential
163 development. (PLANNING)

164
165 11. The developer/owner is required to provide public land dedication for parks and
166 recreation facilities as well as civic facilities for the 172 DU of residential development
167 within the project. The public land dedication required for parks and recreation is 2.6
168 acres. The civic land dedication required is 0.52 acres. Required land dedication
169 (3.12-acre total) shall be satisfied per the following:

170
171 a. A 23% (approximately 1.877 AC) credit is approved for the developer, provided
172 public and private recreation areas with improvements and amenities as shown
173 on the project's approved master plan, PSM and site plan (including landscape
174 plan). The credit will be given towards the total 3.12-acre requirement for the
175 Public Recreation and Civic land dedication requirement.

176
177 b. The privately-owned public recreation areas and amenities as shown on the
178 plans/PSM shall be available to the public in perpetuity by way of a restrictive
179 covenant and access easements in favor of the Village of Wellington. Said
180 documents shall be in place prior to the issuance of the first vertical building
181 permit.

182
183 c. The privately-owned public recreation areas at a minimum shall include multi-use
184 asphalt pathway (min. 10-foot wide/sidewalk min. 5-foot wide) as shown on the
185 approved plans, shade trees (average 40 ft. on center), seating and trash bins (at
186 each recreation area and average 250 ft. on center along the pathway/sidewalk),
187 trellis swing shade structures (min. 5), fitness stations (min. 3), lighting, shade
188 structures, and dedicated parking, as illustrated on the plans/PSM, in locations
189 and quantity as determined appropriate by Wellington's Development Review
190 Manager (DM) for the project during the site plan review and approval. The public

191 recreation areas shall be connected internally within Lotis 2 with a 10-foot wide
192 asphalt multi-use pathway and/or five (5)-foot sidewalk, and connected to the
193 Greenway multi-use asphalt pathway within the Lotis Wellington 1 project to the
194 south at a minimum of four (4) cross-access points.

195
196 d. The public recreation areas and amenities shall be maintained by the Lotis 2
197 Property Owners' Association (POA). The maintenance requirements shall be
198 provided with the Declaration of Restrictions and Covenants.

199
200 e. The remaining 1.243-acre (3.12 AC land required - 1.877 AC credit) land area
201 requirement shall be met by an in-lieu payment based on a value that is
202 \$50,000.00 per acre or the certified appraised fair market value per acre,
203 whichever is greater, as approved administratively by Wellington when the in-lieu
204 payment is required. The in-lieu payment shall be paid to Wellington when impact
205 fees are required for the residential uses, at the time of issuance of building
206 permits. The in-lieu payment shall be in addition to the required Parks and
207 Recreation Facilities Impact Fees as determined at the time of building permit
208 issuance. (PLANNING)

209
210 12. Construction cost associated with the public recreation areas improvements and
211 amenities, as illustrated on the approved site plan, may be deducted from the
212 required Wellington Parks and Recreation Facilities Impact Fees due at the time of
213 building permit issuance. The developer shall provide a certified construction cost
214 (Reviewed/Approved by the DM) for the improvements and amenities, excluding
215 land clearing, grubbing and rough grading; the removal of non-native, invasive
216 species; and the preservation of native species within the Pod D 3.75-acre Cypress
217 Preserve Area. If at such time as the Wellington Parks and Recreation Facilities Impact
218 Fees are due and the public recreation areas improvements and amenities have not
219 been constructed/completed, the developer shall post security in favor of
220 Wellington in the form of a letter of credit or cash in escrow. The developer/owner
221 shall post security prior to issuance of the first building permit for any residential
222 building within the Lotis 2 project. The posted security shall then be partially released
223 or distributed back to the developer, as applicable, at a pro-rata rate of completion
224 of the public recreation areas improvements and amenities, as evidenced by
225 providing an engineer's affidavit of substantial completion. Wellington shall not
226 release or distribute back to the developer any funds that exceed the posted security
227 amount in the event the certified cost exceeds the required Wellington Parks and
228 Recreation Facilities Impact Fees. (PLANNING)

229
230 13. This property/project is required to be platted. The plat shall be approved, and
231 recorded, prior to the issuance of any building permits. (ENGINEERING)

232

- 233 14. The developer/owner shall submit the items below with the Land Development/Plat
234 application to achieve Technical Compliance:
235
- 236 a. Soil/geotechnical report for the overall project. The report shall identify the
237 locations of various types of soils, fill (construction rubble, etc.), and depths.
238
 - 239 b. Surface water management (SWM) plan and wetland mitigation plan.
240
 - 241 c. South Florida Water Management District (SFWMD) and any other federal or
242 state permit(s) approving the proposed changes to wetlands and/or surface
243 water boundaries within the overall project. Documents on approvals and/or
244 required improvement and mitigation, as may be required by any state/federal
245 departments (USACE/SFWMD), shall be provided.
246
 - 247 d. A plan for wetland protection, during and after construction, shall be provided
248 per LDR Section 7.7.2-Wetlands.
249
 - 250 e. Documentation that any required on-site cleanup has been completed in
251 compliance with Environmental Protection Agency (EPA) regulations.
252
 - 253 f. Declaration of Restrictions and Covenants acceptable, which shall provide for the
254 creation of a single master property owners' association (POA) and the
255 assessment of members of the master association for the costs of maintaining the
256 common areas, roads/streets, landscape buffers, conservation area, public and
257 private recreation areas, lake, etc. (ENGINEERING/PLANNING)
258
- 259 15. Any proposed wetland mitigation within the overall project shall occur within
260 Wellington's boundaries if feasible. (PLANNING)
261
- 262 16. The lake in Pod E shall be:
263
- 264 a. A minimum 50-foot setback from the proposed lake top of bank to the property
265 lines. The top of the bank shall be considered the point where the lake slope does
266 not exceed eight (8) feet horizontal to one (1) foot vertical.
267
 - 268 b. A maximum slope of 4:1 (horizontal: vertical) to a minimum of two (2) feet below
269 the control elevation of the proposed lake. From two (2) feet below the control
270 elevation of the proposed lake to a minimum depth of six (6) feet below the
271 control elevation of the proposed lake, the maximum slope shall be no steeper
272 than a 2:1 (horizontal: vertical), or as permitted by SFWMD, whichever is the more
273 stringent requirement.
274

- 275 c. Improved with littoral zone/planting, fountains (min. 1), etc., as illustrated on the
276 approved master, site, and land development plans. The ongoing operation,
277 maintenance, insurance, etc., of the lake/greenway shall be the responsibility of
278 the Master POA for the project.
279
- 280 d. Connected by a drainage easement to the lake on the Lotis Wellington 1 project
281 for water to flow through to the outfall. (ENGINEERING/PLANNING)
282
- 283 17. No vertical encroachments shall be permitted in any utility or drainage easements.
284 No landscaping shall be installed in water or sewer easements or in areas obstructing
285 the line of sight for pedestrians or vehicles. (ENGINEERING)
286
- 287 18. A Land Development Permit (LDP), issued by the Village of Wellington Engineering
288 Department, is required prior to any earthwork or construction taking place, and
289 shall meet all applicable requirements of the LDR, as well as State and Federal
290 regulations and guidelines must be applied for, approved, and issued prior to any
291 construction activities. The permit plans shall include construction details for all
292 infrastructure components, including paving, grading, drainage, water, sewer,
293 landscape, lighting, and off-site improvements. The LDP must be closed out before
294 any Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are
295 issued for any buildings or structures. If the project is phased, a separate LDP will be
296 required for each phase of the project. Each phased LDP must be closed out before
297 any Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are
298 issued for any buildings or structures within that phase. (ENGINEERING)
299
- 300 19. Cross-access and access connections are required and approved per the following:
301
- 302 a. Vehicular cross-access, with pedestrian, connections shall be provided to
303 promote inter-connectivity between adjacent properties, with connections to the
304 Wellington Reserve Office Park project along the north with a minimum of two
305 (2) connections, to the medical office/storage project along the south with a
306 minimum of one (1) connection, and to the Lotis Wellington 1 project along the
307 south with a minimum of one (1) connection two (2) connections (not including
308 required Greenway cross-access), as illustrated on the master plan and circulating
309 plan (Exhibit B).
- 310
- 311 b. Pedestrian cross-access connections shall be provided to the Lotis Wellington 1
312 property along the south with a minimum of four (4) Greenway multi-use asphalt
313 pathway (standalone) and two (2) pedestrian connection points (with vehicular
314 access).
- 315
- 316 c. Minor relocations and/or additions of cross-access points on the master plan may
317 be administratively approved to ensure the intent of this condition is met during

318 the development of this project and ensure connections to surrounding
319 properties/projects. All other cross-access changes or reductions shall require
320 Council approval, as a master plan amendment.

321

322 d. All cross-access connections/points shall be within easements and shall be shown
323 on the plat, and be dedicated as required. Amendment to the access easements
324 may be done by separate instrument.

325

326 e. The cross-access connections to the projects along the south shall be constructed
327 in conjunction with the main north/south spine drive aisle for the centrally
328 located cross-access, and the improvements in the area of the other cross-access
329 on Lotis 2. All other connections shall be constructed in conjunction with the
330 improvements in the area/pod prior to issuance of CO/TCO.

331

332 f. Any required improvements, including road, sidewalk/pathways, bridges, piping,
333 etc., shall be permitted and completed when the cross-access and access
334 connections are required as indicated above.

335 (PLANNING/TRAFFIC/ENGINEERING)

336

337 20. An enhanced crosswalk system shall be provided for anticipated heavy traffic flow
338 roadway/intersections [at a minimum of one (1) location] to ensure a safer
339 environment for pedestrians of this project. At minimum, the enhanced crosswalk
340 system should include a paver/stamped concrete crosswalk, detectable warning, and
341 LED solar-powered flashing crosswalk signs and in-pavement indicator lights that
342 are activated via braille push buttons and/or automatic activation methods. At a
343 minimum, the other crosswalk locations throughout the site shall be paver/stamped
344 concrete and include detectable warning. (PLANNING)

345

346 21. The County traffic concurrency approval is subject to the Project Aggregation Rules
347 as set forth in the Traffic Performance Standards Ordinance. If the Lotis Wellington 1
348 and Lotis 2 projects are ever aggregated on any plans, then the traffic impacts on the
349 Wellington roadways and intersections must be readdressed for the aggregated
350 project. (TRAFFIC)

351

352 22. Prior to the issuance of the first building permit, the owner/developer (Lotis 2) shall
353 begin construction on the following improvements, and construction shall be
354 completed prior to the issuance of the first CO/TCO.

355

356 a. Right-turn lane north approach on State Road 7 (SR 7) at the proposed access to
357 County minimum standards, or as approved by the Florida Department of
358 Transportation (FDOT) or Palm Beach County (PBC) Engineer, as appropriate.

359

- 360 b. Extend the existing left/U-turn lane south approach storage lane on SR 7
361 immediately north of the proposed access to ~~578~~ 580 feet maximum extent, or
362 as approved by the FDOT or PBC Engineer, as appropriate.
363
- 364 c. Extend the existing left/U-turn lane north approach storage lane on SR 7
365 immediately south of the proposed access to ~~363~~ 365 feet maximum extent, or
366 as approved by the FDOT or PBC Engineer, as appropriate.
367
- 368 d. Permits required from FDOT for the above construction shall be obtained prior
369 to issuance of any LDP and building permit. (TRAFFIC/PLANNING)
370
- 371 23. A Developer's Agreement will be required by the Utility Department to reserve
372 water and sewer capacity for the project. Payment of capacity fees per Village
373 Resolution R2018-35 shall be required to reserve capacity. The Developers
374 Agreement must be executed and approved by the Wellington Council prior to the
375 execution of the Palm Beach County Health Department Water and Sewer permits
376 by the Village Utility Director. (UTILITIES)
377
- 378 24. Applicant is advised that lift stations serving the project will be required to be
379 upgraded to meet current standards. Additionally, other off-site utility
380 infrastructure supporting the project may require improvements to support the
381 additional density. The owner/developer is responsible for the funding and
382 construction of all on-site and off-site improvements/upgrades as necessary.
383 (UTILITIES)
384
- 385 25. A looped system will be required. Where feasible and reasonable, connections to
386 the existing stub-outs at the adjacent parcels to the north, east, and south will be
387 required. Looping from the west across the LWDD S-5 canal will not be required.
388 Dead-end water mains are not permitted. (UTILITIES)
389
- 390 26. All water mains will be public up to the point of service. All wastewater mains,
391 subject to approval by the Wellington Utilities Department, will be public up to the
392 point of service. Utility facilities must be located in the rights-of-way or in a
393 dedicated exclusive water main or wastewater easement. Easement widths shall
394 comply with the Village of Wellington Water and Wastewater Systems Construction
395 and Standards Manual (current edition). All utility easements shall provide for
396 unhindered access to all facilities and mains in accordance with the standards
397 manual. (UTILITIES)
398
- 399 27. The developer/applicant must apply for and obtain a Major Utility Permit prior to
400 the development of the proposed improvements. (UTILITIES)
401

- 402 28. A covered school bus shelter (minimum 15' X 25' for the number of residential units)
403 shall be provided for the residential pod, with bicycle racks for a minimum capacity
404 of eight (8), benches/seating for a minimum capacity of eight (8), trash receptacles
405 at each bench/seat location and continuous paved access shall be provided. Prior
406 to the issuance of the first Certificate of Occupancy for any residential building, the
407 covered school bus shelter shall be constructed with consistent colors, materials,
408 and roof treatment as the overall project. (PLANNING)
409
- 410 29. To address the school capacity deficiency generated by the proposed development
411 at the District elementary, middle, and high school levels, the property owner shall
412 contribute a total of ~~\$632,402.00~~ \$255,756.00 (or as amended by the PBC School
413 District) to the School District of Palm Beach County prior to issuance of the first
414 residential building permit. (PBC SCHOOL DISTRICT)
415
- 416 30. Benches/seating, trash receptacles/bins, and bicycle racks shall be provided at the
417 building entry and throughout the site, with the final number and locations as
418 required with the site plan review. Trash bins should be provided at seating
419 location(s) on the plans. Shade structures and/or landscaping (trees/palms, shrubs,
420 etc.) shall be provided for the seating areas throughout the site. (PLANNING)
421
- 422 31. Foundation planting areas (including trees/palms) shall be provided along the
423 street/corner side of all buildings (non-residential and residential). (PLANNING)
424
- 425 32. Hedges (min. 24"/max. 36") shall be provided along the parking areas for the multi-
426 family units, and setback (max. 24") from the front lot line. (PLANNING)
427
- 428 33. Shade/canopy street trees (min. 16 ft. OA height and 5 ft. CT), and pedestrian street
429 lights shall be provided along both sides of roads/streets within the Lotis 2 project.
430 Bicycle lanes shall be provided along both sides of the spine road before any gated
431 entries. The pedestrian street light poles, and regulatory traffic/street signs and
432 poles shall be a decorative design, and the design shall be submitted for ARB
433 approval prior to permitting. (PLANNING)
434
- 435 34. The street trees required along all roads/streets within the project shall be
436 hardwood shade/canopy tree species. An alternative street tree design is approved
437 along the project's main access boulevard (road/street) to include large/focal palm
438 species at a maximum of 25% the trees required along that street, and
439 accent/flowering trees/palms are approved at corners/intersections to create a
440 focal point within the residential pod. Street trees in the residential pod are allowed
441 within the residential lots along the street (setback a maximum of 11 feet from the
442 lot's front or side corner property lines) as approved in the project's PSM and/or site
443 landscape plans, but the number of trees required shall not be reduced. The street
444 trees provided in the residential lots are not to meet the lot requirements, and shall

- 445 be dedicated on the plat to the residential pod homeowner's association/property
446 owner's association in perpetuity. (PLANNING)
447
- 448 35. The developer shall pay into the Wellington Tree Fund for any required street trees
449 not provided in the multi-family section of the residential pod as shown on the
450 plans/PSM. The payment shall be \$600 per tree if a maximum of 25% of the required
451 street trees within the multi-family section will not be provided, or the cost the
452 developer would pay to provide the street trees on-site if more than 25% of the
453 trees will not be provided in the multi-family section. The payment amount, if more
454 than 25%, shall be per a landscape architect's certified cost estimate for the
455 shade/canopy tree species as approved by the DM. Payment in lieu of providing the
456 trees shall be made to Wellington prior to issuance of the first building permit for a
457 residential building in the residential pod. (PLANNING)
458
- 459 36. The perimeter landscape buffers shall be shown as an easement or separate tract on
460 the plans and plat, and are approved to be installed per the approved project
461 phasing. The landscape buffer along the east property line shall be installed prior to
462 the issuance of the first Certificate of Occupancy for any building within the project.
463 Landscape buffer shade canopy trees shall be 25 feet on center, and hedge height
464 shall be a minimum of three (3) feet in height at installation. (PLANNING)
465
- 466 37. The east perimeter landscape buffer shall include multi-tiered landscaping with a
467 **continuous** berm (3:1 slope) and continuous hedge; the hedges shall be installed
468 and maintained at a three (3) foot height, shrubs/groundcover on both sides of the
469 hedge at intermittent intervals, along with the required landscaping per
470 requirements of the LDR for this project zoning. (PLANNING)
471
- 472 38. Developer/owner shall provide a certified cost estimate (by FL. Registered
473 Landscape Architect or Engineer) for the project's perimeter landscape buffer and
474 interior landscaping materials, installation, irrigation, labor, warranty (1-year), etc.
475 Surety/bond(s) in the form acceptable to Wellington in the amount of 110% of the
476 estimate shall be posted for the project's perimeter landscape buffer and interior
477 landscaping, in addition to the other bonds required for site improvements per the
478 LDP, with the Engineering Department. Landscape permit(s) shall also be required
479 prior to installation. The surety shall be provided prior to issuance of the LDP and/or
480 as required by Wellington after the LDP is issued. (PLANNING)
481
- 482 39. Developer is required to pay (prior to issuance of any LDP) \$75 per linear foot of
483 frontage along State Road 7 for landscape and plantings.
484 (ENGINEERING/PLANNING)
485

- 486 40. Developer is required to pay (prior to issuance of any LDP) \$75 per linear foot of
487 frontage along State Road 7 for boardwalk or construct an eight (8)-foot wide
488 sidewalk ~~prior to the issuance of the first CO/TCO~~. (ENGINEERING/PLANNING)
489
- 490 41. The landscaping in street corridors, pathways, non-residential pods, recreation
491 areas, etc., within this Planned Development District shall exceed the minimum
492 landscape requirements for size/height by 30%. (PLANNING)
493
- 494 42. Additional height for perimeter and internal trees/palms is required per Table 7.8-1
495 Tree Size of the LDR, in addition to any other requirements for structures over 35
496 feet in height. The trees/palms with the additional height shall be required and
497 remain in place as long as the structures remain. The additional trees/palms height
498 as required shall be noted/shown on the project's approved landscape plans to
499 indicate how this requirement will be met. (PLANNING)
500
- 501 43. Prior to site plan approval, the landscape plans must show adequate compatible
502 landscape buffering between adjacent commercial and residential land uses. The
503 landscape plans shall be approved as a part of the site plan. (PLANNING)
504
- 505 44. The common areas, landscaping, site amenities, etc., shall be completed in
506 conjunction with the adjacent building(s) within each Pod and prior to the issuance
507 of any Certificate of Occupancy/Certificate of Completion of adjacent
508 building(s)/improvement(s). (PLANNING)
509
- 510 45. The State Road 7 median and swale along the project's frontage shall be landscaped
511 and hardscaped as approved by Wellington and FDOT, and be maintained by the
512 Lotis 2 Master POA. An agreement between Wellington and/or FDOT and the
513 Master POA shall be required for maintenance of the median/swale areas along the
514 project's frontage. The approved median and swale improvements shall be
515 completed prior to the issuance of any CO. Additional improvements required for
516 the modifications within Pod A (per Resolution No. 2026-07/Master Plan 2025-
517 0001-MPA) shall be completed prior to the issuance of any CO within that pod. The
518 maintenance agreement, as required, shall be executed upon completion of the
519 improvements as approved, but no later than issuance of any CO within Pod A.
520 (PLANNING)
521
- 522 46. This project shall be designed with a central square/focal point that shall be
523 approved on the site plan. The design of the central square/focal point shall
524 incorporate:
525
- 526 a. Pedestrian circulation around the buildings with connections to other
527 buildings/uses.
528

- 529 b. Arcades, overhead weather protection, etc., that connect all ground-level
530 activities and provide direct access to any outparcels, sidewalks, or other
531 pedestrian amenities, including mass transit facilities, bicycle parking areas, etc.
532
- 533 c. Walkways/sidewalks, a minimum of 10-feet wide, shall be provided.
534
- 535 d. Minimum 100 square feet of shaded area with benches every 100 linear feet in
536 length for the pedestrian walkways.
537
- 538 e. Main boulevard (road/street) with a landscaped median divider with canopy and
539 accent trees, shrubs, ground cover, etc., and includes street trees along both sides
540 of roads/streets. (PLANNING)
541
- 542 47. Electric vehicle (EV) charging stations (Level 2 or Direct-current fast charging) shall
543 be provided for a minimum of five percent (5%) of the required parking within the
544 commercial pods, common areas of the residential pod, and pods/areas with
545 parking spaces (assigned or shared parking). A minimum of one (1) EV charging
546 station (Level 2 or Direct-current fast charging) shall be provided at the clubhouse
547 and any recreation areas with parking spaces. Each EV charging station shall serve
548 one (1) charging space/EV. The residential units within the residential pod shall be
549 EV capable with an electrical panel capacity and conduit for future Electric Vehicle
550 Supply Equipment (EVSE) installation by the unit owner. (PLANNING)
551
- 552 48. Prior to site plan approval, designate five percent (5%) of the parking spaces in the
553 commercial pods as preferred parking for carpool vehicles, rideshare service, etc.
554 The amount may be reduced, as determined by Wellington's Development Review
555 Manager for the project, if documentation is provided with the site plan review that
556 the intended use(s) will not require all the parking spaces per the intent of the
557 condition. (PLANNING)
558
- 559 49. The developer shall ensure this project is developed to be consistent with green
560 certification standards found within the Florida Green Building Coalition, the US
561 Green Building Council Leadership in Energy and Environmental Design (LEED)
562 manual, or other acceptable environmental, and building standards as determined
563 by Wellington's Development Review Manager for the project during the building
564 permit development approval/inspection process. Documentation indicating which
565 green building standards were met shall be provided six (6) months after the
566 issuance of the CO for the buildings. (PLANNING)
567
- 568 50. A minimum five (5) foot opaque wall is required along the common property line
569 for open roof structures, and a minimum eight (8)-foot opaque wall is required for
570 solid roof structures, for the multi-family/townhouse residential buildings.
571 (PLANNING)

572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614

51. Any multi-family residential buildings without an attached garage shall have a reserved parking space for each unit. (PLANNING)
52. An agreement shall be recorded to provide cross-access and shared parking with adjacent lot owners of the commercial pods/outparcels within this project as required when the property is submitted for subdivision plat approval. The agreement shall be provided with the Land Development/Plat applications. (PLANNING)
53. Any businesses operating between the hours of 12:00 AM and 6:00 AM shall be located at least 200 feet from any dwelling unit, measured from the closest points of each structure/use. (PLANNING)
54. Garbage/recycling pickup and deliveries shall not occur between the hours of 9:00 PM and 6:00 AM. There shall be no idling of delivery or similar vehicles between the hours of 10:00 PM and 6:00 AM. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except in designated loading and delivery areas. All delivery and loading areas built to accommodate semi-trucks, tractor-trailers, moving vans, etc., shall be screened from view. (PLANNING)
55. All roof-mounted air conditioning, mechanical equipment, vents, etc., shall be completely screened from view on all sides in a manner consistent with the color, character, and architectural style of the principal structure. (PLANNING)
56. All above-ground and wall-mounted utility/transformer boxes, mechanical equipment, valves, etc., shall be located on-site with required screening on a minimum of three (3) sides that provide required screening, while maintaining required three (3) feet clearance and height to meet or exceed the equipment being screened. The screen opening shall be away from public view (including adjacent property) and/or additional shrubs will be required at inspection. The screening shall occur in a manner consistent with the color, character, and architectural style of the principal structure and may incorporate landscaping as an element of screening. (PLANNING)
57. ~~The developer shall take measures to ensure that during site development, dust/debris particles from the development do not become a nuisance to the neighboring properties. During site development, the developer/contractor(s) property owner of each development parcel shall comply with the noise standards related to construction as provided in Chapter 13 of the Code of Ordinances, and shall take measures to control dust and other construction site activities. In addition, there shall be no fueling/refueling of equipment, use of spotlights, flashing lights, horns, or signaling devices, demolition equipment, excavation equipment, or power~~

615 tools, created by construction activities outside of the permitted construction
616 operation hours of 7:00 AM to 8:00 PM, Monday through Friday. The
617 developer/contractors shall not start construction activities before 8:00 AM on
618 Saturdays (8:00 AM to 8:00 PM). No construction activities are permitted on
619 Sundays, as provided in the Code of Ordinances and/or Land Development
620 Regulations. The developer/contractors shall implement and maintain a dust
621 control plan with measures/guidelines to mitigate dust/pollution, as it relates to
622 construction site activities, throughout all phases of construction to minimize
623 airborne particulates and mitigate off-site impacts. The following requirements
624 shall apply:

- 625
- 626 a. Daily Watering: A water truck (operational) shall be provided, on the days that
627 have activities causing the dust/debris, to control dust on all exposed soils,
628 including but not limited to constructing roadways, stockpiles, non-stabilized
629 (exposed) soils, and canal easements. Watering shall be sufficient to prevent
630 visible dust accumulation due to wind and construction activities. If determined
631 by Wellington that a water truck is needed during any activities, the activity
632 causing the dust/debris shall cease until such time that the water truck
633 (operational) is on-site to provide the required control.
 - 634
 - 635 b. Weather Considerations: Additional dust control measures, including increased
636 watering frequency or application of soil stabilizers, shall be implemented during
637 dry or windy conditions to prevent airborne dust migration.
 - 638
 - 639 c. Stockpile Management: Soil stockpiles shall be stabilized using water, vegetation,
640 or approved dust suppression agents to prevent erosion and dust dispersion.
 - 641
 - 642 d. Construction Entrance and Roadways: The primary construction access and
643 internal roadways shall be maintained to minimize dust. If necessary, a stabilized
644 entrance with aggregate or dust suppression treatment shall be installed.
 - 645
 - 646 e. Monitoring and Compliance: The contractor shall monitor dust conditions daily
647 and take corrective action as needed. Non-compliance may result in
648 enforcement action, including stop-work orders, at the discretion of the Village.
 - 649
 - 650 f. This condition shall remain in effect for the duration of construction activities and
651 shall be enforced by the Village of Wellington Code Enforcement Department.
652 (PLANNING/ENGINEERING)

653

654 58. All gates shall be designed and approved for emergency vehicle access with a
655 universal remote approved by all emergency agencies, including but not limited to
656 Palm Beach County Fire and the Palm Beach County Sheriff. Additionally, all gate

657 codes and access shall be granted to Wellington for Code Compliance and other
658 emergency purposes. (PLANNING/ENGINEERING)

659
660 61. The developer/owner shall install a six (6) foot high black vinyl-coated chain link
661 fence along the entire west and north Lotis 2 property lines adjacent to the Black
662 Diamond development. (PLANNING)

663
664 **SECTION 2.** The Lotis Wellington 2 (Lotis 2) Conditional Uses are hereby approved for
665 the property legally described in Exhibit A, subject to the following conditions of
666 approval:

667
668 1. One (1) daycare facility for up to ~~240~~ 230 children is allowed within Pod B. The hours
669 of operation are 5:00 AM to 10:00 PM seven (7) days a week. A minimum of two (2)
670 staff members shall be located in the parking area to facilitate pickup and drop-off
671 during the AM and PM peak hours. A central sign-in/sign-out location shall be
672 provided to ensure security. (PLANNING)

673
674 2. ~~The Conditional Use and associated conditions approved by Resolution No. R2023-~~
675 ~~62 for the miniature golf entertainment (indoor/outdoor) use is hereby rescinded.~~
676 ~~One (1) entertainment use (indoor/outdoor) is allowed within Pod A, with 8,000~~
677 ~~square feet of indoor space that includes restaurant, event space and retail (Pro-~~
678 ~~shop), outdoor bar/dining area, and an outdoor 36 hole miniature golf. The hours of~~
679 ~~operation are 10:00 AM to 12:00 AM Sunday to Thursday and 10:00 AM to 1:00 AM~~
680 ~~Friday to Saturday. An alternative miniature golf parking rate is approved at one (1)~~
681 ~~parking space per golf hole as shown in the project PSM. The outdoor miniature golf~~
682 ~~area shall be enclosed with a fence type/design that will confine golf balls to the~~
683 ~~designated area. One (1) scoreboard LED/jumbotron display screen is allowed within~~
684 ~~the outdoor miniature golf area, with the display screen not visible along State Road~~
685 ~~7 and the area along State Road 7 is screened with additional landscaping above any~~
686 ~~LDR requirements.~~

687
688 3. The owner and/or operator shall obtain all appropriate federal, state, and local
689 permits/licenses prior to operating the uses. (PLANNING)

690
691 **SECTION 3.** Should any section, paragraph, sentence, clause, or phrase of this resolution
692 conflicts with any section, paragraph, clause, or phrase of any prior Wellington ordinance,
693 resolution, or municipal Code provision, the provisions of this resolution shall prevail to the
694 extent of such conflict.

695
696 **SECTION 4.** Should any section, paragraph, sentence, clause, or phrase of this resolution
697 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect
698 the validity of this resolution as a whole or any portion or part thereof, other than the part
699 so declared to be invalid.

700

701 **SECTION 5.** This Resolution shall become effective upon approval.

702

703

704 **PASSED AND ADOPTED** this _____ day of _____, 2026.

705

706 **ATTEST:**

WELLINGTON

707

708

709 By: _____

By: _____

710 Chevelle D. Hall, Wellington Clerk

Michael J. Napoleone, Mayor

711

712 **APPROVED AS TO FORM**

713 **AND LEGAL SUFFICIENCY**

714

715

716 By: _____

717 Laurie S. Cohen, Attorney for Wellington