

Lotis Wellington 1 Signs (Buildings 3, 4, 6 & 7)

STAFF REPORT

Petition Number: 2026-0003-ARB

Owner/Applicant: Lotis Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431

Agent: Rich Kasser of Lotis Wellington, LLC
2300 Glades Rd., Suite 202E
Boca Raton, FL 33431
561-350-8853
rkasser@lotisgroup.com

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

PCN(s): 73-41-44-12-22-003-0060 and -0010
(Buildings 3, 4, 6 and 7)

Future Land Use Designation:
Mixed Use (MU)

Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreeage: 64 Acres (+/-)

Request:
Architectural Review Board (ARB) approval to amend the Lotis 1 Master Sign Plan for tenant signs of the combined retail, restaurant and general office use buildings (Building 3, 4, 6 and 7) within the commercial pod of the mixed-use project.

Project Manager:
Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(561) 753-257

Location/Map:

Lotis Wellington (Lotis 1) project is located approximately a mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The subject buildings (Building 3, 4, 6 and 7) are located west of State Road 7/US 441 along the north and south side of the main road/access drive to Lotis 1 project (red outline) as illustrated on the below map with the red star.



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)

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026

**Site History and Current Request:**

The Lotis Wellington (Lotis 1) Master Plan was originally approved by Council on December 8, 2020 (Resolution No. R2020-48) and recently amended on January 3, 2024 (Resolution No. R2023-63). The 64-acre mixed-use project consists of restaurants (23,676 SF min./42,043 SF max.), retail (7,200 SF min./23,900 SF max.), medical office (20,000 SF min./60,000 SF max.), 372 multi-family residential dwelling units, 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 1 Site Plan was originally approved on December 15, 2021 (Petition No. 2019-0002-SP). 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 (with deviations) for the proposed Cooper's Hawk restaurant.	March 16, 2022
2022-0002-ARB	Residential pod buildings/structures (Bldgs. 11-20).	February 16, 2022
2022-0006-ARB	Medical Office Buildings 8 & 9	April 20, 2022
2022-0022-ARB	Commercial pod Building 2 with wall signs (with deviations) for the proposed Lazy Dog restaurant.	July 27, 2022
2022-0026-ARB	Commercial pod Building 10 with wall signs (with deviations) for the proposed daycare.	January 31, 2023
2023-0017-ARB	Amend elevations for multi-family (Bldgs. 16-19), clubhouse (Bldg. 20), and commercial (Bldgs. 4 & 6) buildings, and decorative pavement material. Request for asphalt roof material was not approved.	August 23, 2023
2023-0022-ARB	Modify the elevations/architectural details for the commercial retail building (Bldg. 7), and roof materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	September 27, 2023

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026

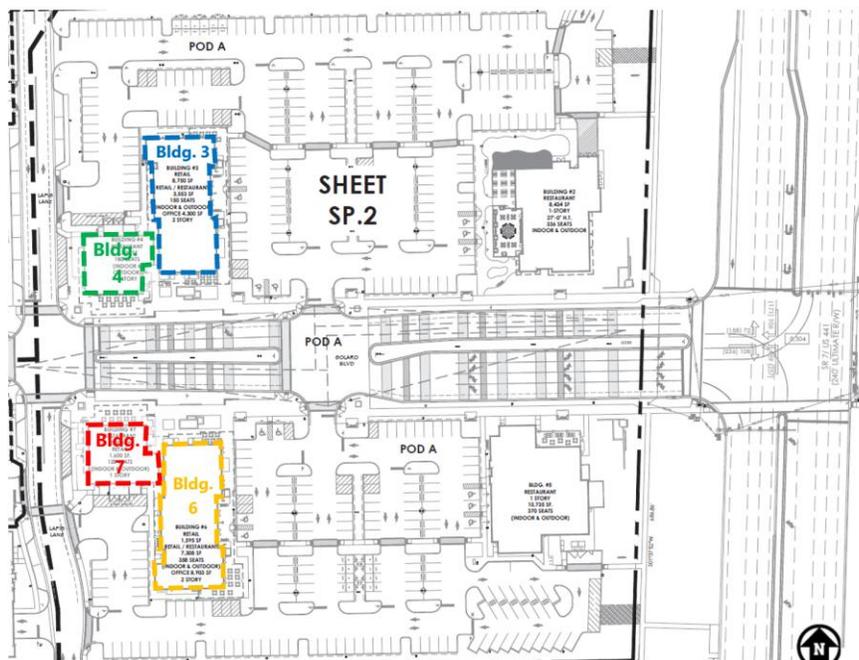


2024-0018-ARB	Modify the elevations/architectural details and wall signs (with deviations) for the proposed Lazy Dog restaurant (Commercial Pod Building 2).	August 28, 2024
2025-0001-ARB	Modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARB) for the Lazy Dog restaurant (Commercial Pod Building 2).	Pending Meeting May 28, 2025
2025-0003-ARB	Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7.	May 28, 2025
2025-0011-ARB	Amend prior approved site amenities/furnishings and add new site amenities/furnishings.	June 25, 2025

This request (2026-0003-ARB) is for approval to amend the Lotis 1 Master Sign Plan for tenant signs on Buildings 3, 4, 6, and 7, which will have retail, restaurant, and general office uses within the Lotis 1 mixed-use project. The Lotis 1 Master Sign Plan for the tenant wall/building signs was previously approved by ARB (2025-0003-ARB), but the applicant/landlord is requesting to amend the approval to remove the requirement for the signs to be uniform in font and color.

Analysis:

Staff reviewed the request for the Architectural Review Board (ARB) for consistency with Wellington’s Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63). Construction of the subject four (4) buildings, as illustrated on the approved site plan (See below the subject area/buildings), is now complete, with tenants open or working on permits/completion of interior work (buildout).



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



The applicant proposed channel letter-type signs, as illustrated below, for the future tenants within Buildings 3, 4, 6, and 7.



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



Also, limited the font and color allowed for the tenant signs as shown below, except for trademark logos/colors.

Font to be Sans Serif and be uniform throughout each sign. Colors will be white (daytime) and illuminated white (nighttime). Each letter will be surrounded by black aluminum. Tenants may place their logo with their brand specific color(s) within their allotted sign area with Landlord's approval.

Note: Trademark logos & colors may be accepted with landlord approval.

This was done to provide a uniform appearance to the wall signs for tenants of these four (4) buildings within the project. After ARB approval of the master sign plan, the applicant received several requests from tenants to utilize their brand's lettering/font and colors instead of the approved font and color. The LDR does not require a project to have a uniform font or color for tenants, but the applicant should provide what is proposed for the master sign plan approval by the ARB. As a uniform font or color is not a code requirement and only a master sign plan requirement imposed by the applicant, staff did approve permits for tenants' wall signs brand's lettering/font and colors, with the condition that the ARB master sign plan be amended.

Below are tenants' wall signs.



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



The applicant's complete Architectural Review Board application (2026-0003-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 provides the following conditions if the ARB votes to approve the applicant's request:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. The Lotis 1 Master Sign Plan for tenant signs on Buildings 3, 4, 6, and 7 is amended to allow the font and color to be per the tenant's request, while meeting all other requirements.