



Lotis Wellington 2 Site Amenities

STAFF REPORT

Petition Number: 2025-0014-ARB

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.
3601 PGA Blvd. Suite 220
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(561) 249-0940

Future Land Use Designation:
Mixed Use (MU)

Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreage: 52.44 Acres (+/-)

Request:
Architectural Review Board approval of the site amenities within the Lotis Wellington 2 mixed-use project.

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

Project Manager:

Damian Newell, Senior Planner
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(561) 753-257

Site History and Current Request:

The Lotis Wellington 2 (Lotis 2) Master Plan was approved by Council on December 5, 2023, for a 52-acre mixed-use project consisting of:

- indoor/outdoor entertainment with a 36-hole miniature golf and 8,000 square feet of restaurant, event space, and retail (Being amended per pending applications);
- 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.

The Lotis 2 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
2024-0002-ARB	All permanent freestanding/ground-mounted type signs consisting of two (2) entry wall signs, one (1) multi-panel monument sign, two (2) monument signs, and two (2) incidental ground-mounted signs throughout the project.	March 27, 2024
2024-0022-ARB	Kids R Kids Learning Academy daycare center (Building 2) elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs.	October 28, 2024
2025-0009-ARB	Residential pod (Lennar) elevations, architectural details, exterior colors, and materials.	May 28, 2025

This request (2025-0014-ARB) is for approval of the site amenities for the overall the Lotis 2 project that is currently under construction.

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the site amenities/elements for consistency with Wellington's Land Development Regulations (LDR) and Lotis 2 Master Plan/Project Standards Manual (PSM) (Resolution No. R2023-62). It should be noted that the LDR and Lotis 2 PSM have the same and/or very similar design standards.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

June 25, 2025

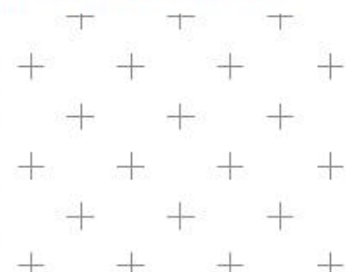


As stated in the above section, the applicant is requesting ARB approval for the site amenities/elements/furnishings. However, they are still working on finalizing some of the site amenities for this project, including the residential pods, and will potentially be providing more site amenity/element details with a future ARB submittal. 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.

Similar to the Lotis 1 project (to the south of Lotis 2), this project will continue the use of some unique amenities/elements, including fitness stations/equipment, shade structures, colored pavements, decorative landscape glass, etc. The Lotis 2 proposed site amenities are as illustrated below and in Exhibit A.



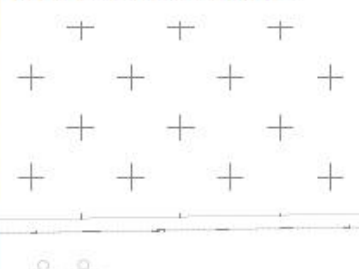
FITNESS EQUIPMENT
PRODUCT: ASSISTED ROW/PUSH-UP
(OR SUBSTANTIALLY SIMILAR ALTERNATE)
MANUFACTURER: REP SERVICES



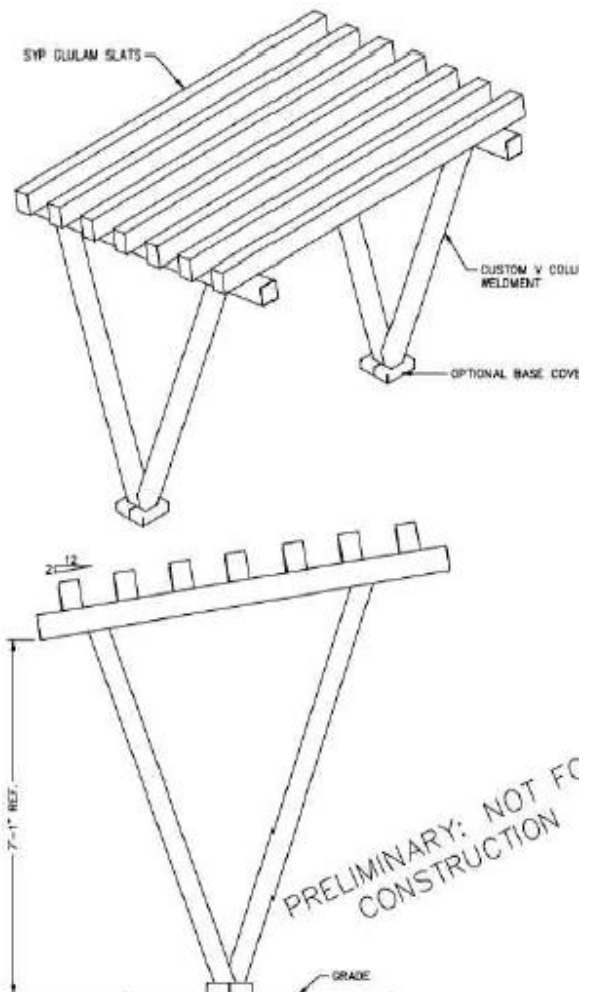
FITNESS EQUIPMENT
PRODUCT: CHEST/BACK PRESS
(OR SUBSTANTIALLY SIMILAR ALTERNATE)
MANUFACTURER: REP SERVICES



FITNESS EQUIPMENT
PRODUCT: CARDIO STEPPER
(OR SUBSTANTIALLY SIMILAR ALTERNATE)
MANUFACTURER: REP SERVICES



ICON SHELTERS SHADE STRUCTURE



Pre-fabricated School Bus Shelter



Mail Kiosk

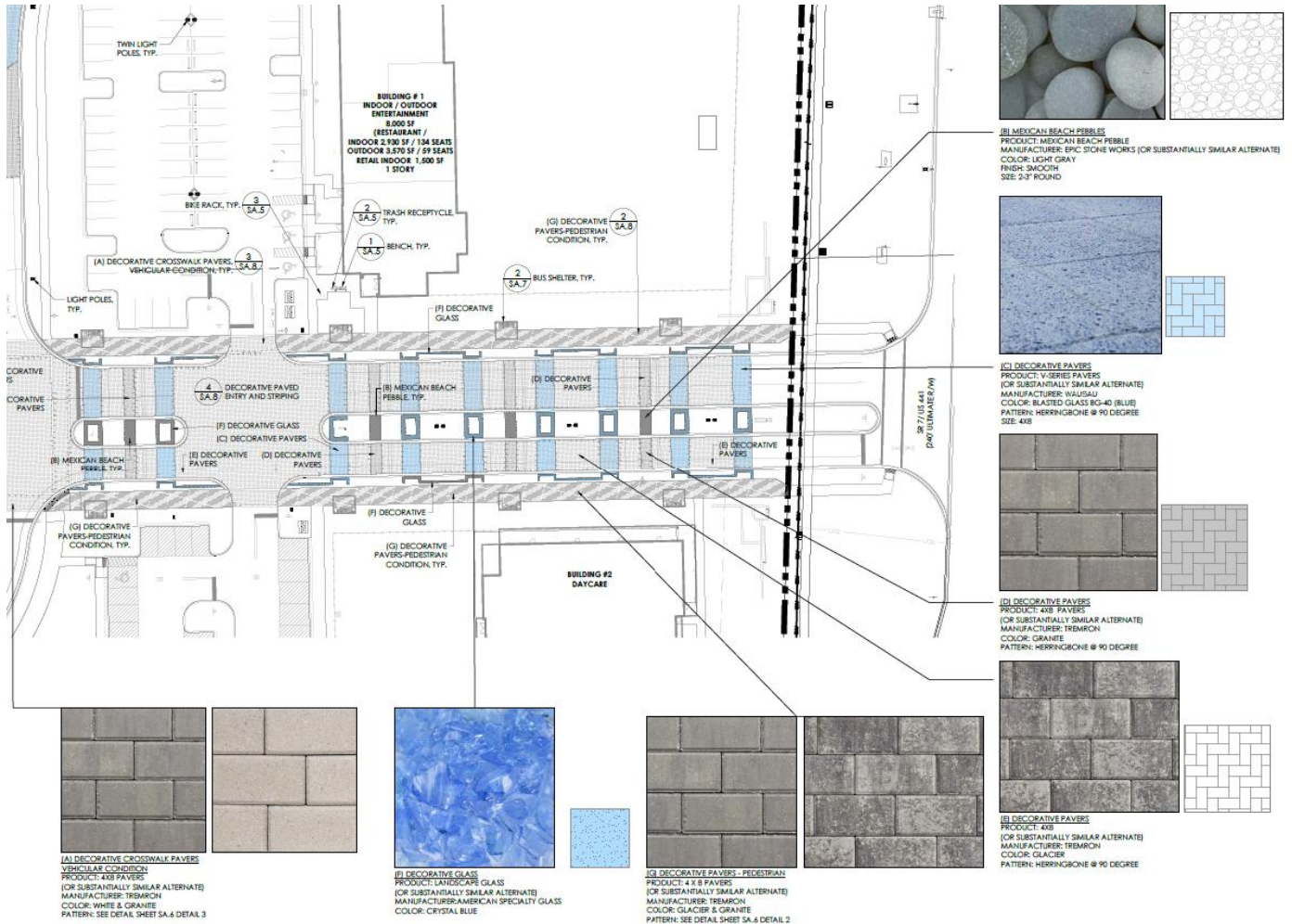
Below is the proposed mail kiosk, which staff is recommending be amended to be incorporated within a covered structure/building with a mail kiosk wall design for the residential pod. The below design should only be used for the commercial pods building(s).



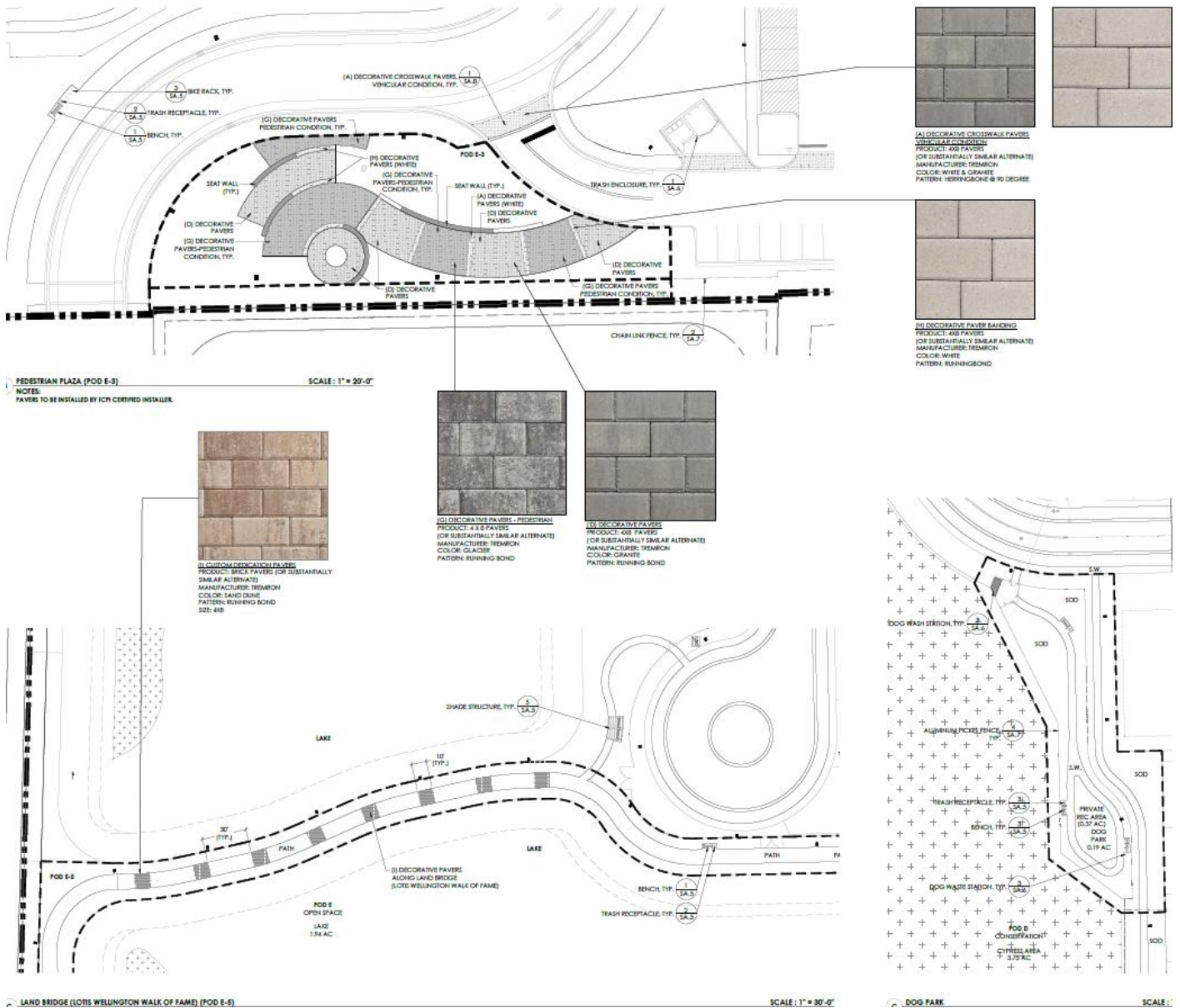


Decorative Pavement

The applicant is proposing a decorative pavement along the project's main access drive, which will incorporate colored pavement/pavers, decorative landscape glass, pebbles, etc., as illustrated below.

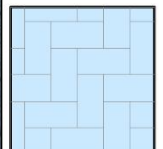


The project includes a Pedestrian Plaza (Pod E-3) and Land Bridge (Pod E-5), that incorporates decorative pavers as illustrated below.



Staff is recommending the blue color (Blasted Glass BG-40) decorative pavers, as proposed along the Lotis 1 and 2 project's main access drive, be incorporated as an additional element of the design for the Pedestrian Plaza and Land Bridge areas. Adding this blue color element will help continue cohesivity between the areas, uses, and the Lotis 1 and 2 projects.

The proposed elements, designs, materials, and colors should help ensure a development that is both harmonious and internally consistent.



(C) DECORATIVE PAVES
PRODUCT: V-SERIES PAVES
(OR SUBSTANTIALLY SIMILAR ALTERNATE)
MANUFACTURER: WAUSAU
COLOR: BLASTED GLASS BG-40 (BLUE)

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Exhibit B is the applicant's Justification Statement with details on this request and requirements. The applicant's complete Architectural Review Board application (2025-0014-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR as stated, the Planning and Zoning Division provides the following recommended conditions if the ARB votes to approve Petition 2025-00-ARB:

1. The Lotis 2 site amenities/elements shall be consistent with Exhibit A, and as follows:
 - a) The mail kiosk shall be incorporated (show how prior issuance of this ARB approval letter by staff) within a covered structure/building with a mail kiosk wall design for the residential pod. The mail kiosk design without a covered structure/building shall only be used for the commercial pods building(s).
 - b) The blue color (Blasted Glass BG-40) decorative pavers shall be incorporated (show how prior issuance of this ARB approval letter by staff) in the design of the Pedestrian Plaza and Land Bridge areas.
2. Building/engineering permit approval is required prior to construction/installation of proposed improvement(s).
3. Any modifications to this approval during permitting and/or construction shall require ARB approval. Minor amendment may be allowed for similar option if consistent with the ARB approval and intent of this approval, as determined by the project's Wellington Development Review Manager (DM), if not ARB approval is required.
4. The applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of proposed improvement(s).

Exhibits:

Exhibit A	Lotis 2 Proposed Site Amenities
Exhibit B	Applicant Justification Statement