

Exhibit E

LOTIS WELLINGTON PHASE 2 DAYCARE ARB JUSTIFICATION STATEMENT

The Daycare Building (previously Building 10 on the Lotis Wellington Phase 1 Site Plan) was moved to Lotis Wellington Phase 2 as part of the 2023 Lotis Wellington Phase 1 Site Plan Amendment. The move was necessitated by the day care operator needing better and easier ingress and egress from State Road 7. Lotis Wellington Phase 2 was not acquired at the time of the initial planning for the daycare location, but as it became a viable option, the daycare building was moved to Lotis Wellington Phase 2 and approved as part of the Site Plan and Master Plan approvals.

With this change, Lotis engaged TI Architecture, the architect who designed the majority of the other buildings throughout the Lotis Wellington project to revise and update the daycare building. The resulting design matches the same aesthetic as the other Lotis Wellington buildings found in the commercial and residential sections and includes the much of the same color and material schedule as can be found on the other Lotis Wellington buildings. These modifications to the daycare building will further contribute to a cohesive design language and aesthetic throughout the entirety of the Lotis Wellington project. Lotis Wellington has consistently been recognized for its innovative and individual designs, along with creating a one-of-a-kind sense of place throughout both phases and these modifications to the design of this building will only serve to enhance that innovation.

The updated building designs are within the same height and overall dimensions as the previously approved daycare building (2022-026-ARB). The updated building is fully compliant with all Village of Wellington LDRs and the placement and design of the building is consistent with the purpose and the intent of the Village's LDRs. The daycare use of the property was approved by the Village Council and it is harmonious with the surrounding properties, both within Lotis and on neighboring parcels.

The site furnishings (benches, trash cans, bike racks, etc.) will be submitted for ARB review at a future date, however they will be consistent with what is going to be placed throughout the Lotis site.

DESCRIPTION OF MODIFICATIONS:

WEST ELEVATION

- Paint color & decorative material changes for a more modern and streamlined yet dynamic color scheme using the Lotis color palate
- Removed metal awnings above second floor windows and added architectural stucco framing around windows to make these windows a better focal point
- Modified to concrete reliefs to simplify and streamline the overall aesthetic and appearance of the building
- Increased height of concrete wall and deleted the railing at 2nd floor stair landing for addition privacy
- Streamlined the parapet walls with a more modern treatment

SOUTH ELEVATION & MAIN ENTRANCE (FORMER NORTH ELEVATION)

- Paint color & decorative material changes for a more modern and streamlined yet dynamic color scheme using the Lotis color palate
- Updated stone trim with the same stone used throughout the other Lotis buildings
- Added wood tile to main entrance area instead of paint & stucco to match other Lotis buildings
- Removed metal awnings above second floor windows and added architectural stucco framing around windows to make these windows a better focal point
- Made the first floor windows better focal points by adding stucco trim and individual paint colors around these windows
- Removed one of the decorative columns near the main entrance to streamline the overall approach appearance of the building
- Added stucco relief and paint band around second floor windows with a “waterfall” to the first floor window at the left of the main entrance to bring that color down to the first floor
- Created a stucco and painted parapet to break up the effect of the stacked stone and better frame the building signage

EAST ELEVATION

- Paint color & decorative material changes for a more modern and streamlined yet dynamic color scheme using the Lotis color palate
- Removed metal awnings above second floor windows and added architectural stucco framing around windows to make these windows a better focal point
- Modified to concrete reliefs to simplify and streamline the overall aesthetic and appearance of the building
- Added an accent wall painted in “Lotis Blue” (SW9147 Favorite Jeans) to visually coordinate with the other Lotis buildings
- Updated stone trim with the same stone used throughout the other Lotis buildings and removed one section of it to better incorporate the “Lotis Blue” color for cohesiveness to the rest of the project

NORTH ELEVATION (FORMER SOUTH ELEVATION)

- Paint color & decorative material changes for a more modern and streamlined yet dynamic color scheme using the Lotis color palate
- Removed metal awnings above second floor windows and added architectural stucco framing around windows to make these windows a better focal point
- Modified to concrete reliefs to simplify and streamline the overall aesthetic and appearance of the building
- Increased height of concrete wall and deleted the railing at 2nd floor stair landing for addition privacy
- Streamlined the parapet walls with a more modern treatment
- Removed stacked stone trim and added wood tile and Lotis specific colors to central window bank to match other Lotis buildings and create a visual focal point
- Added Lotis Blue as the main color of second floor of building

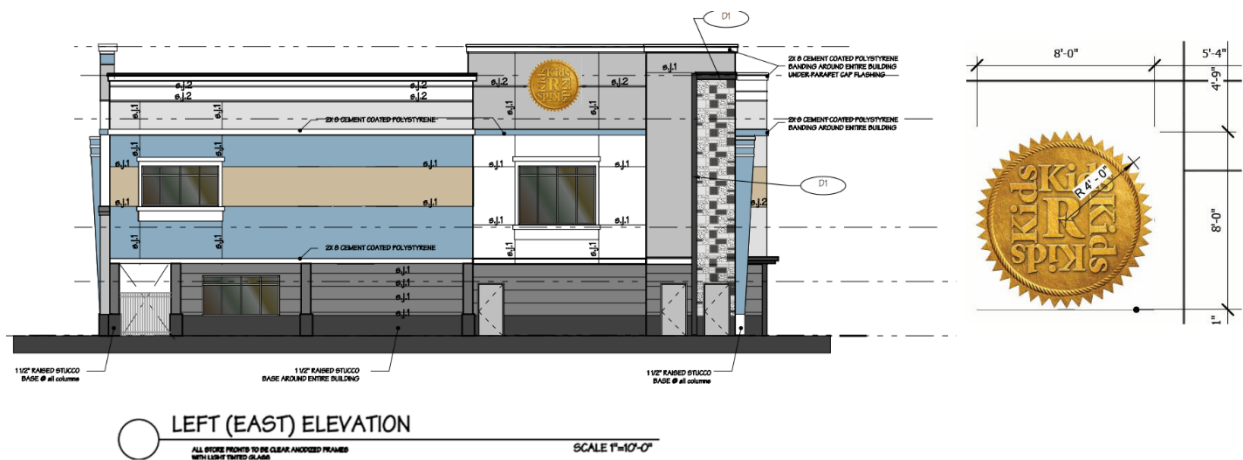
LANDSCAPE NARRATIVE:

The building and fence-enclosed playground will have a perimeter of 6' tall Clusia hedges on the north and west sides of the building and also around the playground area on the south side. This hedge will act as both a visual green focal point and a visual security barrier around the playground. Additionally, the north side of the building along Deco Drive (Lotis Wellington Phase 2's main entrance) will have a landscape scenario of 11 Alexander Palms (28' in height) with Foxtail Fern, Bird of Paradise, Blueberry Flax Lily plants and Green Island Ficus hedges to provide color, privacy/screening and visual interest. On the south side of the building, the playground area will feature (in addition to the 6' tall Clusia hedges) the same general plantings as the north side, providing additional screening and security for the playground area. Approaching the main entrance, trees and coordinating accent plants and hedges will provide a natural and welcoming feel for students, parents and visitors. The east side of the building will be partially shielded from State Road 7 by the entry monument sign (the same sign that was approved and will be in use at Lotis Wellington Phase 1) as well as bermed buffer landscaping of Purple Glory and Southern Live Oak trees (10' to 18" in initial heights) and shrubs and hedges of Podocarpus, White Fountain Grass, Green Island Ficus and Blueberry Flax Lily. All of these plantings along the buffer will provide a visual barrier to the lower floor of the building and will help to keep the focal point at eye-level with the landscaping.

SIGNAGE PLANS

- Principal Wall Sign (South Elevation)** – 85 square feet (Height: 60 inches / Length: 17 feet)
NO TECHNICAL DEVIATION IS REQUIRED, SIGN AREA IS UNDER THE ALLOWED MAXIMUM OF 150 SQUARE FEET
- Secondary Wall Sign (East Elevation)** – 64 square feet (Height: 8 feet / Width: 8 feet)
TECHNICAL DEVIATION IS REQUIRED (see next page)
- Ground Sign (along State Road 7)** – 53 square feet (Height: 73 inches / Length: 104")
NO TECHNICAL DEVIATION IS REQUIRED, THIS WAS APPROVED AS SIGN C-4 VIA 2014-0002-ARB (March 27, 2024)

TECHNICAL DEVIATION FOR SECONDARY WALL SIGN



This Technical Deviation is being requested for the medallion sign to be placed on the east elevation of the building. The sign is an 8 foot by 8 foot round circle sign and it will be placed on the parapet wall above the northern window bank. The medallion sign is brand-specific to Kids R Kids and is placed on all of their buildings. While higher on the building than the medallion sign that was approved as part of the 2022-026-ARB approval, this new location affords greater visibility and also adds a visual element to the high parapet wall.

The LDRs allow for 42.5 square feet of secondary sign area, or a maximum of 30 inches of height and 96 inches of length. While this deviation was approved as part of 2022-026-ARB, we feel the deviation is valid here as the regulations call for a rectangular sign and this is a round sign. The sign will cause no off-site impacts as it will not be lit or illuminated and serves as both a sign and a decorative element of the building.