

April 28, 2022

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: Lotis Wellington
Justification Statement
Development Order Amendment

Property Location

The subject 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 comprised of the following parcels:

- Parcel 1 – PCN: 73-42-43-27-05-018-0110 (10.364 acres)
- Parcel 2 – PCN: 73-42-43-27-05-018-0100
- Parcel 3 – PCN: 73-42-43-27-05-018-0140
- Parcel 4 – PCN: 73-42-43-27-05-018-0130



Figure 1: Subject Site

Property History

On December 8, 2020, the Village Council approved the Lotis Master Plan and Conditional Uses, Congregated Living Facilities (Type 3), General Daycare Center and Financial Institution w/Drive-Thru, via Resolution No. 2020-48. In addition, the Council approved Rezoning of Parcel 1 to a Multiple Use Planned Development (MUPD) via Ordinance No. 2020-14 and designated a Future Land Use of Mix Use (MU) via Ordinance No. 2020-13 CPA.

Currently, the site plan (2019-0002-SP) for the subject site was recently approved by Village staff, which is comprised of the following uses:

➤ Phase 1

- Commercial
 - Restaurant (anchor) – 23,676 SF, 642 seats (includes outdoor seating)
 - Retail / Restaurant – 16,700, 298 seats
 - Retail – 7,200 SF
 - Indoor Entertainment – 2,050 SF
- Office
 - Medical – 40,000 SF
 - Professional – 16,700 SF
- Open Space
 - Lake Improvements
 - Littorals

➤ Phase 2

- Residential
 - Multi-Family (2-story, 4-story) & Townhomes– 251,000 SF, 191 units
 - Clubhouse – 5,000 SF
- Commercial
 - Daycare – 15,000 SF, 210 kids
- Open Space
 - Dog Park/Open Green Space

➤ Phase 3

- Institutional & Public Facilities
 - Independent Living Facility – 245,000 SF, 150 units, 196 beds
 - Assisted Living Facility – 118,000 SF, 110 beds
- Open Space
 - Greenway

Application Request

The petitioner has submitted this application to request a development order amendment to modify Conditions of Approval associated with Resolution 2020-48. Specifically, the request includes the amendments of Condition 4, 5, 7, 18, 28, 37 and 54, further detailed below.

Condition 4

The project shall be developed consistent with the approved master plan based on the use limitations below:

| USE | INTENSITY/DENSITY LIMITATIONS |
|---|-------------------------------------|
| Quality Restaurant (Indoor & Outdoor) | 23,676 sf (Min.) / 41,856 (Max.)* |
| Retail | 7,200 SF (Min.) / 23,900 SF (Max.)* |
| Medical Office | 40,000 SF |
| Professional Office | 16,700 SF |
| Multi-family Residential | 191 DUs |
| CLF – Independent Living Facility (ILF) | 150 DUs |
| CLF – Assisted Living Facility (ALF) | 110 Beds |
| Daycare Facility | 15,000 SF / 210 children |
| Bank (with drive-thru) | 2,500 SF |

* Quality restaurant and retail may be mixed with a combined minimum of 47,576 SF and maximum of 49,056 SF. Any restaurant/retail use mix shall not generate more equivalent peak hour directional trips then indicated in the approved traffic study dated July 2, 2020. (PLANNING/TRAFFIC)

AMENDED TO READ:

The project shall be developed consistent with the approved master plan based on the use limitations below:

| USE | INTENSITY/DENSITY LIMITATIONS |
|---|--|
| Quality Restaurant (Indoor & Outdoor) | 23,676 sf (Min.) / 41,856 (Max.)* |
| Retail | 7,200 SF (Min.) / 23,900 SF (Max.)* |
| Medical Office | <u>20,000 SF (Min.)</u> / 40,000 SF (<u>Max</u>) |
| Professional Office | <u>12,700 SF (Min.)</u> / 36,700 SF (<u>Max.</u>) 16,700 SF |
| Multi-family Residential | 191 DUs |
| CLF – Independent Living Facility (ILF) | 150 DUs |
| CLF – Assisted Living Facility (ALF) | 110 Beds |
| Daycare Facility | 15,000 <u>18,000</u> SF / 210 children |
| Bank (with drive-thru) | <u>2,500 SF</u> |

~~* Quality restaurant and retail may be mixed with a combined minimum of 47,576 SF and maximum of 49,056 SF. Any combination of retail, restaurant, medical and professional office~~

~~uses restaurant/retail use mix shall not generate more equivalent peak hour directional trips than~~
~~as indicated below, in the approved traffic study dated July 2, 2020~~ March 23, 2020.
(PLANNING/TRAFFIC)

| Am Peak Hour | | PM Peak Hour | |
|--------------|-----|--------------|-----|
| In | Out | In | Out |
| 206 | 133 | 272 | 275 |

The modifications proposed to this table are to simplify the condition and remove the reference the previous approved “Bank with drive-through” use from the table. The Bank use is no longer being considered for development on the property, therefore, we are requesting the simple removal of that use from the Use table on the Master Plan and in the Condition.

The second change is the deletion of the asterisk note regarding the combination of Retail and Restaurant uses. This sentence is proposed to be deleted as there are already “maximum and minimum” allowances for both Retail and Restaurant, but more importantly the traffic trip limitation is the key to density/intensity approval. The final sentence captures the intent of limiting the development to what was originally approved within the traffic study while still allowing some fluctuation of uses between retail, restaurant, medical and professional office over the life of the development.

Lastly, we are identifying that the approved traffic study date should reflect the March 23, 2020 study, not the July 2, 2020 date. The study from March is the basis for all traffic associated with this development approval. The study in July was a supplement but not the comprehensive approved traffic study.

Condition 5

The commercial (Pods A and B) and residential development (Pod C) shall be developed concurrently, with a minimum of 40,000 SF of the commercial development within. Pods A and B issued building permits prior to issuance of building permits for the first residential building. Certificate of Occupancy (CO) and/or Temporary Certificate of Occupancy (TCO), for buildings within Pods A, B, and C shall be issued based on the below limitations:

- a. 40,000 SF (excluding restaurant outdoor seating) of commercial development shall receive a CO/ TCO prior to 96 residential units receiving a CO/ TCO.
- b. An additional 39,600 SF (excluding restaurant outdoor seating) of commercial development shall receive a CO/TCO prior to the remaining residential units receiving a CO/TCO, up to the overall maximum of 191 units. (PLANNING)

AMENDED TO READ:

The commercial and institutional (~~Pods A, B and D~~ Pod D only) and residential development (Pod C) shall be developed concurrently, with a minimum of ~~40,000~~ 44,000 SF of the commercial and/or institutional uses development within Pods A, B and D issued building permits prior to issuance of building permits for the first residential building. Certificate of Occupancy (CO) and/or Temporary Certificate of Occupancy (TCO), for buildings within Pods A, B, C and D shall be issued based on the below limitations:

- a. ~~40,000~~ 44,000 SF (~~excluding restaurant~~ including all outdoor seating areas) of commercial or institutional development shall receive a CO/TCO prior to 96 residential units receiving a CO/TCO.
- b. ~~An additional 39,600 SF~~ 10,500 sf (~~excluding restaurant~~ including all outdoor seating areas) of commercial development shall receive a CO/TCO prior to ~~the remaining residential units~~ 59 residential units receiving a CO/TCO, ~~up to the overall maximum of 191 units.~~ (PLANNING)
- c. ~~10,000~~ 10,500 SF (~~excluding restaurant~~ including all outdoor seating areas) of the commercial and/or institutional development shall receive a CO/TCO prior to remaining 36 residential units receiving a CO/TCO, up to the maximum of 191 units. (PLANNING)

Specifically, Condition 5.b. states that an additional 39,600 SF (excluding restaurant outdoor seating) of commercial development shall receive a CO/TCO prior to the remaining residential units receiving a CO/TCO, up to the overall maximum of 191 units. The leasing has been strong for the mixed-use buildings (Bldgs #3, #4, #6, #7) which will be constructed in the first Phase of Development and meet the requirements of the initial 40,000 SF (proposed to be amended to 44,000 SF), outlined in Condition 5.a.

In addition, the second phase of development was anticipated to include at least one of the Medical Office buildings (Bldgs #8 and #9) and/or the two outparcel restaurants (Bldgs. #2 and #5).

The applicant has been working closely with potential tenants and doctors groups to coordinate the financing and development of the 40,000 SF Medical Office buildings (Bldgs #8 and #9). It appears that the timing for the Medical Office leasing may fall behind the original pace anticipated and subsequently there is no way to meet the 39,600 SF requirements of the condition 5b, solely within the Pod A development.

Therefore, this request is to allow for the Institutional Use (18,000 SF Daycare) to be added into the initial phases of development to meet the intent of the original condition. The original intent of the phasing condition was to make sure that non-residential uses were developed in the first phase of development, which is still accomplished with the revised condition language. This condition will assure that all non-residential buildings except for the Medical Office (Bldgs #8 & #9), the north outparcel restaurant (Bldg #2) and the indoor entertainment (Bldg #1) will be constructed prior to the final CO for the residential.

Condition 7

The developer/owner is required to provide public land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 4.63 acres. The civic land dedication required is 0.92 acre. Required land dedication may be addressed or satisfied per the following:

- a. A 25% credit of the gross site area will be given towards the Public Recreation and Civic land dedication requirement for the Greenway and Cypress Preserve areas.
- b. The Greenway (2.86 acres) and Cypress Preserve Area (0.60 acre) shall be available to the public by way of a restrictive covenant and access easements in favor of the Village of Wellington. Said documents shall be in place prior to the issuance of the first vertical building permit.
- c. The public Greenway system shall contain a multi-use asphalt pathway with shade trees, seating areas, fitness stations, lighting and shade structures around the 18-acre lake and a gathering/green space with a dog park area as illustrated on the approved plans.
- d. The Greenway system and Cypress Preserve Area shall be maintained by the Lotis Wellington Property Owners' Association (POA). The maintenance requirements shall be provided with the Declaration of Restrictions and Covenants as required below in Condition 11.h.
- e. The remaining land area requirement may be met by an in-lieu payment based on appraised land value and Section 8.5.2.E of the Land Development Code, and the total payment value will be deducted from the required Parks and Recreation Facilities Impact Fees determined at time of building permit for residential uses (including CLF ILF/ALF).
(PLANNING)

AMENDED TO READ:

The developer/owner is required to provide public land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 4.63 acres. The civic land dedication required is 0.92 acre. Required land dedication may be addressed or satisfied per the following:

- a. A 25% credit of the gross site area will be given towards the Public Recreation and Civic land dedication requirement for the Greenway and Cypress Preserve areas.
- b. The Greenway (2.86 acres) and Cypress Preserve Area (0.60 acre) shall be available to the public by way of a restrictive covenant and access easements in favor of the Village of Wellington. Said documents shall be in place prior to the issuance of the first vertical building permit.
- c. The public Greenway system shall contain a multi-use asphalt pathway with shade trees, seating areas, fitness stations, lighting and shade structures around the 18-acre lake and a gathering/green space ~~with a dog park area~~ as illustrated on the approved plans.
- d. The Greenway system and Cypress Preserve Area shall be maintained by the Lotis Wellington Property Owners' Association (POA). The maintenance requirements shall be provided with the Declaration of Restrictions and Covenants as required below in Condition11.h.
- e. The remaining land area requirement may be met by an in-lieu payment based on appraised land value and Section 8.5.2.E of the Land Development Code, and the total payment value will be deducted from the required Parks and Recreation Facilities Impact Fees determined at time of building permit for residential uses (including CLF ILF/ALF). (PLANNING)

A public dog park has been removed from the plan.

Condition 18

Cross access and access connection is required and approved per the following:

- a. Cross access, vehicular and pedestrian, shall be provided to promote inter-connectivity between adjacent properties to the north with a minimum of two (2) connections and to the south with a minimum of three (3) connections.
- b. Pedestrian access to the Greenway shall be provided to the property along the north with a minimum of two (2) connections, to the property along the south with a minimum of one (1) connection, and to the property along the west with a minimum of one (1) connection, subject to permitting and approval by the Lake Worth Drainage District (LWDD) and all other applicable government and regulatory authorities having jurisdiction over such pedestrian connections. Pedestrian access to the Cypress Preserve Area walking path shall be provided to the property along the south with a minimum of one (1) connection.
- c. Minor relocations and/or additions of cross access points on the master plan may be administratively approved to ensure intent of this condition is met during the development of this project and ensure connections to surrounding properties/projects. All other cross access changes or reductions shall require Council approval.

- d. The developer/owner shall contact the residential development to west (Wellington's Edge) regarding pedestrian pathway and access connection to the Greenway system. The developer shall provide Wellington with documentation regarding contact with the residential development to west. If consent is granted to complete this connection, the developer shall do so during the development of this project. If Wellington's Edge does not consent or desire to have a connection, or if permits cannot be obtained from LWDD and all other applicable government and regulatory authorities having jurisdiction over such pedestrian connection and canal crossing, then the developer shall not be required to complete the connection.
- e. AH required pedestrian and vehicular access easements shall be shown on the plat and be dedicated as required. Amendment to the access easements may be done by separate instrument.
- f. Parking spaces with an angle between 70 and 90 degrees shall not be allowed along the centrally located north/south spine drive aisle to minimize impacts on traffic circulation/flow.
- g. Construction of the north/south drive aisle, as shown on the approved plans, shall be completed prior to operation of the traffic signal at the primary entry to the project on State Road 7.
- h. The cross-access connection to the project along the south (Wellington Regional Medical Center-WRMC) shall be constructed with completion of the north/south spine drive aisle, and prior to issuance of the first CO for future development within Pod B. The north/south drive aisle cross access point connection to the south will require construction of a new road on the WRMC property, the Lotis Wellington developer/owner shall provide information on the road construction planning progress with submittal of the Land Development Permit/Plat applications and shall use good faith and reasonable efforts to coordinate with WRMC on construction of the road to ensure completion within one (1) year of the north/south drive aisle completion.
- i. The cross-access connection to the projects/properties along the north shall be constructed to the storage facility location prior to operation of the traffic signal, and prior to issuance of CO for future development of the current vacant property to the north (Four Four One Partners Inc.).
- j. Access connection(s) to the Greenway shall be constructed to the property along the north and south prior to issuance of the final CO for the residential buildings in Phase 3 or as required by Wellington prior to the build-out date for the project, for future development of the current vacant properties/projects to the north (Four Four One Partners Inc.) and south (WRMC).
- k. Access connection to the Cypress Preserve Area walking path shall be constructed prior to

issuance of CO for any office building within Pod B of the project, for future development of the current vacant property/project to the south (WRMC).

- I. Any required improvements, including road, sidewalk/pathways, bridges, piping, etc., shall be permitted and completed when the cross access and access connections are required as indicated above. (PLANNING/TRAFFIC/ ENGINEERING)

AMENDED TO READ:

Cross access and access connection is required and approved per the following:

- a. Cross access, vehicular and pedestrian, shall be provided to promote inter-connectivity between adjacent properties to the north with a minimum of two (2) connections and to the south with a minimum of three (3) connections.
- b. Pedestrian access to the Greenway shall be provided to the property along the north with a minimum of two (2) connections, to the property along the south with a minimum of one (1) connection, ~~and to the property along the west with a minimum of one (1) connection, subject to permitting and approval by the Lake Worth Drainage District (LWDD) and all other applicable government and regulatory authorities having jurisdiction over such pedestrian connections.~~ Pedestrian access to the Cypress Preserve Area walking path shall be provided to the property along the south with a minimum of one (1) connection.
- c. Minor relocations and/or additions of cross access points on the master plan may be administratively approved to ensure intent of this condition is met during the development of this project and ensure connections to surrounding properties/projects. All other cross access changes or reductions shall require Council approval.
- ~~d. The developer/owner shall contact the residential development to west (Wellington's Edge) regarding pedestrian pathway and access connection to the Greenway system. The developer shall provide Wellington with documentation regarding contact with the residential development to west. If consent is granted to complete this connection, the developer shall do so during the development of this project. If Wellington's Edge does not consent or desire to have a connection, or if permits cannot be obtained from LWDD and all other applicable government and regulatory authorities having jurisdiction over such pedestrian connection and canal crossing, then the developer shall not be required to complete the connection.~~
- e. AH required pedestrian and vehicular access easements shall be shown on the plat and be dedicated as required. Amendment to the access easements may be done by separate instrument.
- f. Parking spaces with an angle between 70 and 90 degrees shall not be allowed along the centrally located north/south spine drive aisle to minimize impacts on traffic

circulation/flow.

- g. Construction of the north/south drive aisle, as shown on the approved plans, shall be completed prior to operation of the traffic signal at the primary entry to the project on State Road 7.
- h. The cross-access connection to the project along the south (Wellington Regional Medical Center-WRMC) shall be constructed in conjunction with ~~completion of the north/south spine drive aisle, and prior to issuance of the first CO for future development within Pod B.~~ The north/south drive aisle cross access point connection to the south will require construction of a new road on the WRMC property, the Lotis Wellington developer/owner shall provide information on the road construction planning progress with submittal of the Land Development Permit/Plat applications and shall use good faith and reasonable efforts to coordinate with WRMC on construction of the road to ensure completion within one (1) year of the north/south drive aisle completion.
- i. The cross access connection to the projects/properties along the north shall be constructed to the storage facility location prior to operation of the traffic signal, and prior to issuance of CO for future development of the current vacant property to the north (Four Four One Partners Inc.).
- j. Access connection(s) to the Greenway shall be constructed to the property along the north and south prior to issuance of the final CO for the residential buildings in Phase 3 or as required by Wellington prior to the build-out date for the project, for future development of the current vacant properties/projects to the north (Four Four One Partners Inc.) and south (WRMC).
- k. Access connection to the Cypress Preserve Area walking path shall be constructed prior to issuance of CO for any office building within Pod B of the project, for future development of the current vacant property/project to the south (WRMC).
- l. Any required improvements, including road, sidewalk/pathways, bridges, piping, etc., shall be permitted and completed when the cross access and access connections are required as indicated above. (PLANNING/TRAFFIC/ ENGINEERING)

The revisions to 18.b & d are to address the fact that Wellington's Edge HOA Board has documented that they are not interested and would approve a pedestrian connection across the LWDD canal along the western property boundary of Lotis. These conditions are no longer required and the outreach was completed and final determination by the HOA provided.

Condition 28

All water and wastewater mains, will be public up to the point of service. Utility easements must be located in the rights- of-way or in a dedicated exclusive water main or wastewater easement.

Easement widths shall comply with the Village of Wellington Water and Wastewater Systems Construction and Standards Manual (current edition). All utility easements shall provide for un-hindered access to all facilities and mains in accordance with the standards manual. (UTILITIES)

AMENDED TO READ:

~~All water and wastewater mains, subject to approval by the Wellington Utilities Department, will be public up to the point of service. Utility easements must be located in the rights-of-way or in a dedicated exclusive water main or wastewater easement.~~ All water mains will be public up to the point of service. All wastewater mains, subject to approval by the Wellington Utilities Department, will be public up to the point of service. Utility facilities must be located in the rights-of-way or in a dedicated exclusive water main or wastewater easement. Easement widths shall comply with the Village of Wellington Water and Wastewater Systems Construction and Standards Manual (current edition). All utility easements shall provide for un-hindered access to all facilities and mains in accordance with the standards manual. (UTILITIES)

Condition 28 currently states that all water and wastewater mains, will be public up to the point of service. At this stage of development, the sanitary sewer design could potentially change and the proposed amendment allows for a scenario should the system be private and not public.

Condition 37

Developer/owner shall provide a certified cost estimate (by FL. Registered Landscape Architect or Engineer) for the project's perimeter landscape buffer materials, installation, irrigation and labor. A surety/bond in the form acceptable to the Village in the amount of 110% of the estimate shall be posted for the project's perimeter landscape buffer and interior landscaping in addition to the other bonds required for site improvements per the LOP to the Engineering Department. A landscape permit shall also be required prior to installation. (PLANNING)

AMENDED TO READ:

Developer/owner shall provide a certified cost estimate (by FL. Registered Landscape Architect or Engineer) for the project's perimeter landscape buffer materials, installation, irrigation and labor. A surety/bond(s) per phase, in the form acceptable to the Village in the amount of 110% of the estimate shall be posted for the project's perimeter landscape buffer and interior landscaping in addition to the other bonds required for site improvements per the LOP to the Engineering Department. A landscape permit shall also be required prior to installation. (PLANNING)

The modifications proposed are solely to clarify that the surety bonds for the landscape buffers will be on a phased basis consistent with the approved phasing plan.

Condition 54

Garbage/recyclable collection for Pods C and F shall be provided by staff/valet service from each unit to central compactor, no curbside pick-up shall be permitted. Decorative bins shall be provided for trash/recyclable storage within a close location to the entrance of each unit, and shall be designed as to not require screening. The decorative bins shall be indicated on the plans prior to site plan approval. The bins may be a type of design that is a seat/bench. (PLANNING)

AMENDED TO READ:

Garbage/recyclable collection for Pods C and F shall be provided by staff/valet service from each unit to central compactor, no curbside pick-up shall be permitted for the townhome units only. Trash bins for the townhome units shall be designated in a pick-up area that's not within the roadway ~~Decorative bins shall be provided for trash/recyclable storage within a close location to the entrance of each unit, and shall be designed as to not require screening. The decorative bins shall be indicated on the plans prior to site plan approval. The bins may be a type of design that is a seat/bench.~~ (PLANNING)

Condition 54 would require decorative bins for the residential portion of the project. However, during a recent meeting with the Village of Wellington staff, it was discussed that the proposed plan would not be providing decorative trash bins. All townhome units in Pod C will provide space within the garage for trash receptacles. Therefore, no external collection bins are being incorporated into the plan.

SECTION 2

Condition 1

One (1) financial institution with two (2) drive-thru lanes/points of service is allowed within Pod A. The drive-thru lane point of service shall not be along the projects frontage.

CONDITION TO BE DELETED.

~~One (1) financial institution with two (2) drive-thru lanes/points of service is allowed within Pod A. The drive thru lane point of service shall not be along the projects frontage.~~

The approved financial institution w/drive-thru lanes has been removed from the master plan and site plan.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties.

North: Identified by PCN: 00-42-43-27-05-018-0072 located in Unincorporated Palm Beach County. The property consists of 29.8 acres and is currently vacant and undeveloped. The property has a LR-2 FLU designation and is within the Agricultural Residential (AR) Zoning District.

South: Three parcels identified by PCN(s): 73-42-43-27-05-018-0171, 73-42-43-27-05-018-0201 & 73-42-43-27-05-018-0202 located in the Village of Wellington. The properties consist of 26.5, 3.8 and 3.6 acres. They have a Medical Commercial (MC) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District. Currently, the properties support four 4-story medical buildings and a parking lot for Wellington Regional Medical.

East: Multiple parcels identified by PCN: 00-41-44-12-16-001-0010, 00-41-44-12-16-001-0020 & 00-41-44-12-15-000-0010 and are within Unincorporated Palm Beach County. The properties have a PBC Commercial (C) FLU designation and are located within PBC Multiple Use Planned Unit Development (MUPD) and Commercial High Office (CHO) Zoning Districts. These properties currently support a storage facility and medical offices.

West: Multiple parcels located in the Village of Wellington within Wellington's Edge and Black Diamond PUD. Wellington's Edge community is across the S-5 LWDD canal along the south portion of the subject property's west boundary. It has a FLU designation of Residential Medium Density. Black Diamond PUD is also across the S-5 LWDD canal, along the north portion of the subject property's west boundary. It has a FLU designation of 2 units per acre. Both developments are located within the PUD Zoning District.

Development Order Amendment Justification

The proposed amendments to Condition 5, 28 and 54 of Resolution 2020-48 is a result of minor unanticipated circumstances that have occurred through the development process, since approval in December 2020. Pursuant to Article 5, Chapter 2, Section 5.2.3, the applicant shall indicate that the proposed development order amendment complies with the following criteria.

1) That the proposed request is consistent with the purposes, goals, objectives, and policies

of the Comprehensive Plan.

The proposed amendment will not affect the site layout, configuration or types of uses that were previously approved, therefore there are no proposed plan changes. The approved master plan will allow for a range of uses that will facilitate orderly development of the land. The project will provide for infill development in an urban area and bring more balance between uses. The property is situated in a highly accessible area, along SR 7, comprised of large scale commercial and residential uses which allows for connectivity potential between the developments.

The plan complies with Policy 1.3.25.(5), the minimum land area for a mixed-use project shall be 5 acres. The development has a land area of 64.02 acres. The plan complies with Policy 1.3.25.(11), The maximum building coverage shall be 35%. The proposed plan adheres to this requirement. The plan complies with Policy 1.3.25.(12), The maximum floor area ratio shall be 0.50. The plan adheres to this requirement by providing 0.26 FAR for residential and non-residential uses.

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

As mentioned above, the proposed amendment will not affect the site layout, configuration or types of uses that were previously approved, therefore there are no proposed plan changes. The approved master plan is consistent with the purpose of the Multiple Use Planned Development Zoning District, *(1) to promote the design of unified, multiple use developments for land which has a rural residential 10, commercial industrial, or commercial recreation designation on the Land Use Atlas; and (2) to provide for the efficient use of land by the integration of multiple uses within a single development.*

The development is consistent with the intent of the Multiple Use Planned Development Zoning District, *to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning, including but not limited to:*

- A. *Flexibility. Allowing flexibility of certain property development regulations.* The plan provides an assortment of uses, while complying with the property regulations outlined in the Village of Wellington ULDC and Comprehensive Plan.
- B. *Property development regulations. Applying certain property development regulations to the entire MUPD rather than individual lots, such as but not limited to:*

1. *Access* – Access is provided from SR7, the main entry. Pedestrian circulation is provided throughout the site through sidewalks, crosswalks and public walkways. Cross access has been provided to the Medical Offices on the South boundary and the storage facility along the North-East boundary.
 2. *Parking* – All off-street parking requirements have been met.
 3. *Lot size and dimensions* – The plan complies with the minimum lot size of 5 acres outlined in the Comprehensive Plan.
 4. *Lot frontage* – The plan provides approximately 620' of frontage along SR 7.
 5. *Landscaping* – Landscaping requirements and additional enhancements have been provided, see Article 7 Section below.
- C. *Architectural compatibility. Designing for architectural compatibility between land uses for buildings and signage.* The development shall create a cohesive design concept between uses and create connections between adjacent properties. As shown in the architectural drawings submitted with this application, The Modern architectural style with wood and stone accents, will be unique and an aesthetically appealing development along SR 7.

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

The property is located within an established urban area that contains a variety of mixed uses and neighbors the growing large-scale medical uses in Wellington, along SR 7. The design proposal is also consistent with developments along SR 7, which contain commercial, residential and office uses. The properties of which will be interconnected, the proposed development provides more balance and a variety of uses to the area.

Landscaping and Buffering

The development shall adhere to the purpose and intent of Wellington's Landscape Standards outlined in Section 7.3.6. All required landscape buffers, foundation plantings and planting criteria have been accommodated and identified on the proposed Landscape Plan. Per Section 7.3.6.T. Special Landscape regulations for properties fronting SR 7, a berm landscape buffer shall be provided along with the permissible tree and shrub species. The proposed plan complies with the required R-O-W buffer of 25', outlined in Table 7.3-7. In addition, a 10' perimeter buffer has been provided around the entire MUPD property.

Driveways and Access

The development shall adhere to the purpose and intent of Section 7.7.1. *to promote safe and efficient traffic movement while affording reasonable access to abutting land.* Each use shall be provided access from SR 7, which serves as the main entry to the property. Access to the commercial uses are provided by driveways to the north and south off the spine road. Pedestrian circulation has been provided within the development, along the main road and within the variety of uses. Pedestrian access has been provided to the senior center/civic area and public walkway around the lake. Cross access points have been provided along the south property boundary, to the medical office buildings and on the northeast boundary to the commercial site. Prior to Plat approval, easements will be provided in these locations along the north and south property boundary for cross access dedications to the adjacent properties

4) That the proposed request is consistent with Wellington neighborhood aesthetics.

The request has no effect on Wellington neighborhood aesthetics. The amendment pertains to the Conditions of Approval within Resolution 2020-48 which approved the Lotis Wellington Master Plan, and will have no effect on the design or layout of the plan. The subject conditions are related to the timing of development of the property and utility coordination.

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

As mentioned, the proposed amendments to the Conditions of Approval within Resolution 2020-48 are related to the development time schedule and potential water utility design changes. No site design changes are proposed and the previously approved plan still complies with Wellington's building standards and all other applicable provisions of the LDR.

Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Terry", with a large, stylized loop at the end.

Brian Terry, PLA
Principal
Insite Studio, Inc.