

## Exhibit E

### Applicant Justification Statement

October 24, 2022

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

**Re: Lotis Wellington**  
**Justification Statement**  
**Architectural Review Board**  
**Daycare**

#### 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 consisting of Congregated Living Facilities (Type 3), a General Daycare Center and a 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.

The Site Plan was approved in January 2022, which is comprised of the following uses:

➤ Phase 1

- Commercial
  - Restaurant (anchor) – 19,401 SF, 642 seats (includes outdoor seating)
  - Retail / Restaurant – 21, 180 SF, 555 seats
  - Retail – 10,344 SF
  - Indoor Entertainment – 3,000 SF
  - Daycare – 15,000 SF, 210 kids
- Office
  - Professional – 12,892 SF
- Parking Garage
  - 2 story, 3 levels, 329 spaces
- Open Space
  - Lake Improvements
  - Littorals

➤ Phase 2

- Residential
  - Multi-Family (2-story, 4-story) & Townhomes– 251,000 SF, 191 units
  - Clubhouse – 10,636 SF
- Office
  - Medical – 40,000 SF
- 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 review by the Architectural Review Board for the Daycare building which is part of the Lotis Wellington mixed use development.

The Daycare building #10 is situated towards the center of the property, approximately midway through the main internal driveway. Per the Approved site plan (January 2022) the Daycare building is approved for a 15,000 sf two-story building. The site plan is currently going through a site plan amendment and will be proposing a 18,000 sf two-story building.

Additionally, wall signs have been provided per sheet A2.03 and a technical deviation request is proposed for the signage along the east building elevation. The fence along the Daycare property will be consistent with the approved 5' H.T. aluminum picket fence shown per approved site plan. The Daycare building has also been provided including building elevations, roof plans, and material boards as requested.

### 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.

### **Architectural Review Criteria – Multi-Family Residential**

Pursuant to Article 6, Chapter 4, Section 6.4.3, the applicant shall indicate that the architectural character and building design of uses shall conform to and be compatible with the general architectural character of the development, project, neighborhood, or surrounding uses.

#### **1) That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.**

The approved site plan is consistent with Policy 1.3.25 which outlines the intent of the Mixed-Use district. The plan will allow for a range of uses that will facilitate orderly development of the land. The proposed architectural design allows for internal connectivity, as well as interconnectedness between developments.

The proposed architectural design illustrates a development that promotes pedestrian circulation and connection. The design has provided open space and walkways to allow interconnectedness throughout the uses. Pedestrian amenities have been incorporated which include walkways, bike paths, trash receptacles, benches and shade structures. A 10-foot wide sidewalk has been situated along the north and south sides of the entrance roadway, and continues between the buildings, allowing pedestrian accessibility as well as walkability throughout the site. In addition, pedestrian access points have been provided along the south property boundary, near the parking garage, creating connection between the existing development as well as future development.

The proposed design provides an assortment of uses on the proposed MUPD property. The proposed plan complies with Policy 1.3.25.(5), the minimum land area for a mixed-use project shall be 5 acres. The proposed development has a land area of 64.02 acres. In addition, the plan complies with Policy 1.3.25.(11), the maximum building coverage shall be 35%. The plan complies with Policy 1.3.25.(12), the maximum floor area ratio shall be 0.50 by providing 0.26 FAR for residential and non-residential uses.

#### **2) That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.**



The approved site 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 architectural design 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* – The plan complies with the minimum parking requirements for each use.
  - 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 architectural style 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 utilizing natural landscaping, will be unique and an aesthetically appealing development along SR 7.

**3) That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site**

**and surrounding area.**

The property is located within an established urban area that contains a variety of mixed uses along SR 7. The proposed architectural elements will unify the design of the various uses within the Lotis Mixed Use development, as well as create compatibility with the surrounding developments. The proposed Modern design is popular among multiple new developments, not only within Palm Beach County but within the South Florida Region. The simplicity of the architectural style combined with natural beautification from trees and landscaping is consistent with the minimalism concept which has become a desirable design theme.

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

The proposed architectural plan for the Daycare building is consistent with the Wellington neighborhood aesthetics. The design encourages strong, internal pedestrian circulation within the development and creates a cohesive architectural style for the entire mixed-use development. The overall architectural design utilizes neutral tones with natural textures of wood and stone along the exterior. The structures will also be surrounded with vibrant and sophisticated trees and landscaping material. The modern architectural style will generally be a more contemporary design compared to some of the stucco architecture seen along SR 7, which has become outdated. The proposed architectural plan will also include more natural beautification by natural elements such as shade trees, flowering trees, palm trees and various shrubs.

**Technical Deviation Review Criteria – East Signage**

**1) Describe in detail the Technical Deviation.**

The applicant is requesting a technical deviation for the secondary signage along the east elevation of the Daycare building (Building 10). This signage is considered secondary which is permitted to be 50% of the principal signage. The proposed signage along the north elevation slightly exceeds the 50% limitation and therefore the technical deviation request is required. The size of the proposed signage is appropriate for the size and location of the building and the request is a formality to allow it. The table below outlines the specific requests.

East Façade / Elevation			
Standards	Allowed	Requested	Deviation



Number of Signs	1	1	0
Sign Area	42.51 sf max.	64 sf	21.5 sf
Height (Boxed)	30 in.*	96 in.	66 in.
Length (Boxed)	N/A	8 ft.	0
*50% of the principal (primary) wall sign area (85 sf) and height (60 in.) as permitted/approved.			

**2) No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.**

The request is required in order to allow the proposed signage which exceeds the code minimum by approximately 21.5 sf. All other aspects and characteristics of the proposed signage are compliant with code regulations.

**3) The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.**

The proposed deviation enhances the aesthetic of the Daycare building. If the signage were to be reduced any further to comply with code standards, the visibility of the signage would be compromised. In addition, due to the location and orientation of the building from the main access road, significant signage was required to identify the building from traffic and individuals traveling into the development along the main drive aisle.

**4) Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan.**

The proposed request will not negatively impact another tenant or building depicted on the Master Plan. Notably, the proposed signage for the Daycare building is for a stand alone building.

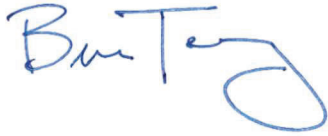
**5) The technical deviation must not cause any negative off-site impacts.**

The proposed request will not cause any negative off-site impacts.



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.