

Kids R Kids (Building 10) at Lotis Wellington

STAFF REPORT

Petition Number: 2022-0026-ARB

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

Agent: Brian Terry/Insite Studio, Inc.
 8144 Okeechobee Blvd.
 Suite A
 West Palm Beach, FL 33411

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

PCN(s):

Parcel 1: 73-42-43-27-05-018-0100 (17.72 acres)
 Parcel 2: 73-42-43-27-05-018-0110 (10.36 acres)
 Parcel 3: 73-42-43-27-05-018-0130 (8.91 acres)
 Parcel 4: 73-42-43-27-05-018-0140 (27.24 acres)

Future Land Use Map (FLUM) Designation:

Mixed Use (MU)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage: 64 Acres (+/-)

Request:

Architectural Review Board approval of the elevations, architectural details, exterior colors, materials, and wall signs (with deviations) for the proposed daycare center building (Building 10) in the commercial pod of the Lotis Wellington 64-acre mixed-use project.

Project Manager:

Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

Location and Map:

Lotis Wellington 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 daycare building (Building 10) site is centrally located within the project (red outline) as illustrated on the below map with the red star.



Adjacent FLUM and Zoning Designation:

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)

Site History and Current Request:

The Lotis Wellington Master Plan (Resolution No. R2020-48) was approved by Council on December 8, 2020. The 64-acre mixed-use project consisting of 49,056 square feet of combined restaurant and retail, 2,500 square feet of financial institution with drive-thru, 40,000 square feet of medical office, 16,700 square feet of professional/general office, 191 multi-family residential dwelling units, a congregate living facility (CLF) with 150 independent living units and 110 assisted living beds, a daycare facility for up to 210 children, 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 Site Plan (Petition 2019-0002-SP) was originally approved on December 15, 2021 for the proposed buildings/structures and site amenities. 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

This request (2022-0026-ARB) is for approval of the elevations, architectural details, exterior colors, materials, site amenities/elements, and wall signs for Building 10, which is a proposed Kids R Kids Learning Academy daycare center. The daycare center (Building 10) is proposed in the commercial pod of the Lotis Wellington mixed-use, on the north side of the project/site main access drive, as illustrated on the Lotis Site Plan (Exhibit A – Subject Area Only). The commercial pod ground signs were approved as part of the ARB request of the overall Lotis project ground signs (2021-0007-ARB), which includes a small monument sign (Sign# 20) located along the project's main access drive for Building 10.

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, and wall signs for consistency with Wellington's Land Development Regulations (LDR) and Lotis Master Plan (Resolution No. R2020-48/R2022-12).



Elevations/Architectural Details, Colors and Site Amenities:

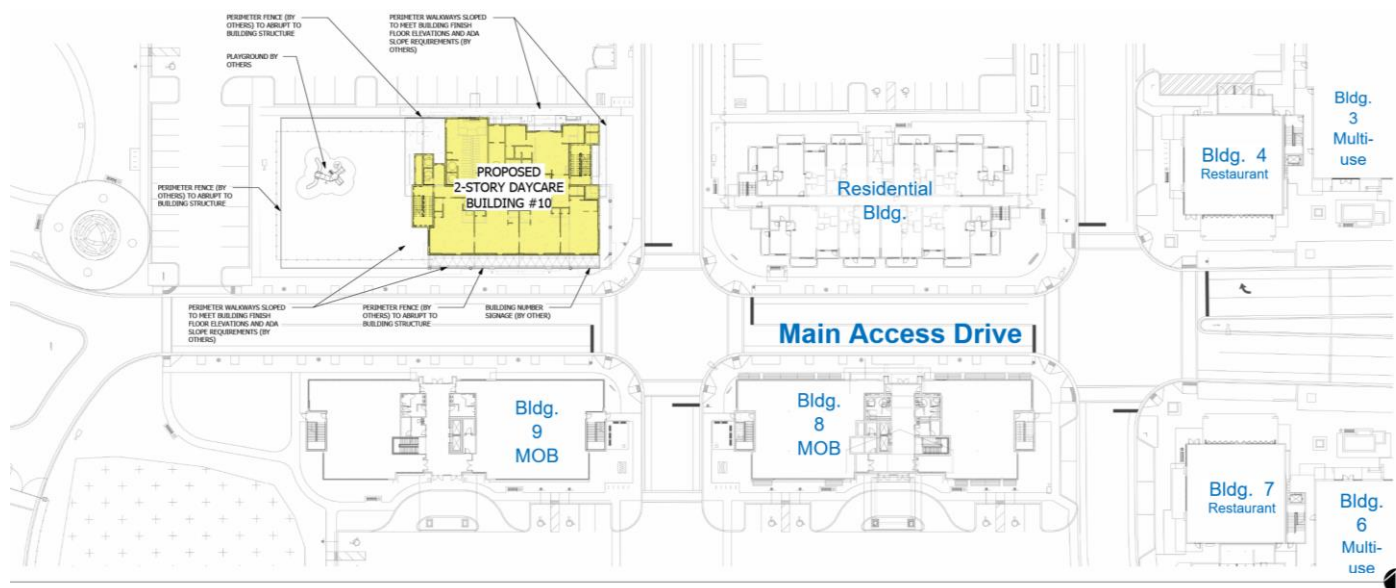
The elevations, architectural details, colors, materials, etc., were reviewed based on the LDR Sec. 6.4.4.B. Design Standards for multifamily and non-residential zoning districts.

Elevations/Architectural Details

The intent of ARB review and approval is to ensure the architectural character and design conforms to and is compatible with the general architectural character of the proposed project and surrounding area/uses. Some design standards include, but are not limited to; (1) facades shall contain architectural details on all sides and avoid solid blank walls; (2) accessory structures shall conform to the design, materials, colors, and style of the principal structures; and (3) outparcels shall contain architectural elements that match, or are compatible, with the overall project design.

The recent ARB approvals for the combined retail/office/restaurant buildings and restaurant buildings within the commercial pod (2021-0014-ARB), and residential pod buildings/structures (2022-0002-ARB), the architectural design for the overall 64-acre Lotis mixed-use project is a modern contemporary architectural design style. This is a departure from the architecture typically seen in Wellington, or along State Road 7. The modern architecture is more of a simplistic design that uses natural stones and metals throughout the project. This help creates compatibility with the uses and structures both within and surrounding the site. The design style, materials, and colors for the Lotis Wellington project is becoming more popular for new developments, and for older developments that are updating their aesthetics.

The applicant is requesting approval for a 210 children daycare center building (Building 10) located north of the main access drive to Lotis Wellington project within the commercial pod as illustrated below and on the Lotis Site Plan (Exhibit A – Subject Area Only).



Building 10 is a proposed two (2) story 18,000 SF freestanding building within a project approved with multiple buildings that are required to provide an overall unity of character and design. The use of architecture, designs, materials, and colors must produce a complete development that is both harmonious and internally consistent.

The renderings/elevations of the proposed two (2) story daycare building is provided as Exhibit B. The drawings illustrate an overall building parapet wall height of 33 and 36 feet, feature parapet

wall height of 40 feet, and an overall length of 106 feet, four (4) inches on the north principal/main façade. The architectural details for the proposed building includes a stucco finish, decorative trim/band, accent stone/bricks, aluminum awnings/canopy overhangs, and other architectural details as illustrated on the architectural rendering/elevation drawings and below for Building 10.



North Elevation (Front Façade Internal to Parking Lot)



South Elevation (Along Project's Main Access Drive)



**East Elevation
(Along Project's North-South Road)**

**West Elevation
(Internal Play Area and Parking Lot)**

The design of the proposed building helps to ensure compatible with the character, mass, bulk, and scale within the Lotis project and surrounding area. The building façade has a minimum plane

depth variation of three (3) feet with a repeating pattern, and includes design elements that repeat horizontally and vertically, as required for multi-family residential and non-residential buildings per the LDR. Building 10 incorporates architectural details, elements, colors, and materials/finishes from other approved buildings within the overall project to ensure compatibility between the buildings.

Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area, Wellington's approved ARB Color Chart, and the overall approved color/material palette for the Lotis project. The proposed color palette scheme indicates grays and blues for the base and accent color schemes, with all non-gloss finishes. Below are the proposed colors and materials palette that will be utilized for Building 10.

The window/door glass glazing color is light gray, and standard clear anodized finish for



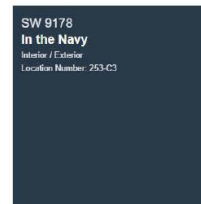
WALL PACK LIGHT FIXTURE



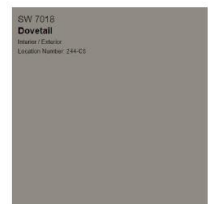
ILLUMINATED CHANNEL LETTERS



BRICK TILE CLADDING



SW 9178 IN THE NAVY



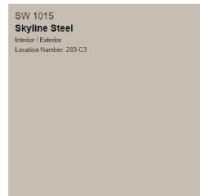
SW 7018 DOVETAIL



ALUMINUM STOREFRONT SYSTEM IN
 MANUFACTURER STANDARD CLEAR ANODIZED
 FRAME W/ LIGHT GREY TINT GLASS



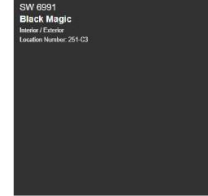
WOOD TILE CLADDING



SW 1015 SKYLINE STEEL



SW 7757 HIGH REFLECTIVE
 WHITE



SW 6991 BLACK MAGIC

window/door frames. Similar to the other buildings within the Lotis project, Building 10 will utilize a light grey and wood brick/stone tile cladding as accents on all façades. The fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc., will be finished in black or dark bronze color. The Building 10 proposed color and material palette is similar to what is approved for the other buildings in both the commercial and residential pods of the Lotis project.

Site Amenities

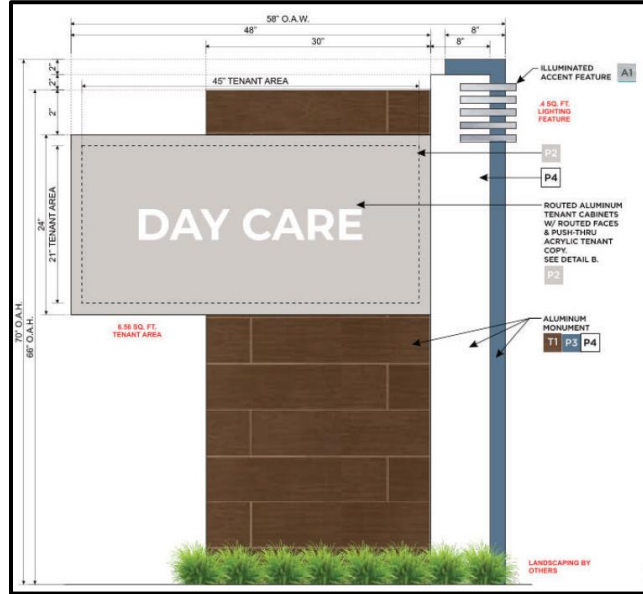
A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulatory signage, etc.,) to be compatible with the architectural style, design, colors, and materials of the overall project. The applicant has the option to use different design elements, colors, and materials as long as they are compatible with the overall project. Site amenities for the overall Lotis project were recently approved by ARB (2021-0014-ARB and 2022-0002-ARB), which will be incorporated within this building site. The applicant did not include any additional amenities with this submittal. It is noted on the proposed site/landscape plan for this building that outdoor amenities/equipment will be provided with future amendments. The applicant is still working on finalizing all the amenities, equipment, shade

structures, etc., for the daycare use and will be providing more details in the future prior to permitting.

Signage:

As previously indicated, ARB approved the overall Lotis project ground signs (2021-0007-ARB), which includes one (1) small monument sign (Sign # 21) for Building 10 (Daycare) as illustrated below.

Approved Sign # 21 (Small Monument Sign) for Building 10



The applicant is now requesting approval for the proposed wall signs (Exhibit D) for Building 10. The wall signs were reviewed for compliance with LDR Section 7.9.8.A. Per the LDR, one (1) wall sign is allowed for the north principal (primary) façade/elevation (106' 4" overall length) with a maximum sign area of two (2) square feet per foot of building façade not to exceed 150 square feet, a maximum height of 66 inches (Major Tenant indoor space more than 10,000 SF), and a length not to exceed 80 percent of the façade. A maximum of two (2) additional secondary wall signs are allowed, one (1) sign each for the side and rear facades. The secondary wall signs are allowed at 50% of the associated (permitted/approved) major tenant north principal façade wall sign area and height. Below is what's allowed per the LDR, being requested, and deviations for Building 10 wall signs.

Building 10 Major Tenant Principal Wall Sign		
North Façade/Elevation (Complies)		
Standards	Allowed	Requested
Number of Signs	1	1
Sign Area	150 sq. ft. max.	85 sq. ft.
Height (Boxed)	66 in.	60 in.
Length (Boxed)	85 ft. (80% Façade Length)	17 ft.



Building 10 Major Tenant Secondary Wall Sign			
East Façade/Elevation (Requires a Technical Deviation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	42.5 sq. ft. max.*	64 sq. ft.	21.5 sq. ft.
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.*

As indicated above, the applicant is requesting to allow one (1) principal (primary) wall sign for the north façade/elevation, and one (1) secondary wall sign for the east façades/elevations, for a total of two (2) wall signs for Building 10. The applicant is requesting approval of deviations for secondary wall sign area and height.

Technical Deviation

An applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and by providing a justification that addresses the decision-making criteria provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation Requested.

As indicated in the above table, the applicant is requesting a Technical Deviation to exceed the east façade/elevation secondary wall sign maximum:

- Area allowed (42.5 sq. ft.) by 21.5 square feet for a requested 64 square feet.
- Height allowed (30 in) by 66 inches for a requested 96 inches.

As stated, the 50 percent calculation for the secondary wall sign area and height is of the principal façade wall sign area as permitted/approved, not per the maximum area calculation that may not be in proportion to the façade.

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

The proposed secondary sign is not specifically prohibited and is permitted under LDR Sec. 7.9.8.A.4 - Major and Minor Tenant Secondary Wall Signs. The LDR allows a total of two (2) secondary wall signs, one (1) sign each for the side and rear facades. The applicant is requesting ARB approval to deviate from the 50% sign area standard. The proposed building is within a 64-acre mixed-use project with other uses that includes restaurant, retail, independent living and assisted living facility, and greenway with a multi-use pathway open to the public. The east façades/elevation wall sign is proposed on a two (2) story building, and the requested additional sign area and height will provide the visibility for the daycare tenant within this mixed-use project.

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.**

As shown in the below elevation illustrations, the wall sign is an appropriate scale to the area of the building it is attached, and will help with the overall two (2) story building aesthetics. The east façade proposed secondary wall sign will face the internal north-south road, with visibility to traffic along the Lotis project's main access drive.



East Elevation (Along Project's North-South Road)

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

The requested deviations to allow an increase in sign area and height should not negatively impact another tenant or building within this project.

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

The requested additional square feet and height as indicated in the above table for the east façade wall signs will not cause any negative off-site impacts as the sign is internal to the Lotis project and is a proportional scale for this building façade. The east wall sign will only be visible to internal traffic of the Lotis project, and will not cause off-site impacts.

Exhibit E is the applicant's Justification Statement with details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2022-0026-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 recommends approval of Petition 2022-0026-ARB with the following conditions:

1. Building 10 (Kids R Kids Learning Academy) elevations and architectural details shall be consistent with Exhibit B.
2. Building 10 exterior color (non-gloss finish) and material palette shall be consistent with Exhibit C and the color/material scheme details as provided on Exhibits B-C, and:

- a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
 - b) All trim, banding, parapet cap, louvers, canopy, fencing/railing, site furniture, trash receptacle, pet waste stations, bike rack, light fixtures, decorative regulator signs/post (including take-out parking signs), etc., shall be finished in black or dark bronze color, or other color as indicated for that specific amenity/element on the ARB approved architectural detail plans and will be provided by the Lotis Wellington developer.
 - c) The storefront, window, and door frames shall be finished in clear anodized or color of the area/surface it is attached/surrounded.
 - d) All visible exterior lighting shall be illuminated white light.
 - e) All glass glazing color shall be light grey tint or clear (no color).
 - f) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded. Downspouts may be finished in the Black Magic (SW6991) color.
3. All dumpsters and service areas within the Lotis project shall be enclosed with opaque concrete wall (stucco finished) and gates that is consistent with the adjacent building design. The opaque gates shall be a maximum of four (4) inches from any wall or pavement. The enclosure wall/gate height shall be a minimum of one (1) foot above the object being screened.
 4. Site amenities/elements (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) shall be consistent with the overall Lotis project amenities as previously approved by ARB (2021-0014-ARB and 2022-0002-ARB). No additional site amenities are approved with this approval.
 5. Building 10 (Kids R Kids Learning Academy) principal and secondary wall signs shall be consistent with Exhibit D, and as amended below:

Building 10 Major Tenant Principal Wall Sign	
North Façade/Elevation	
Standards	Approved
Number of Signs	1
Sign Area	85 sq. ft.
Height (Boxed)	60 in.
Length (Boxed)	17 ft.



Building 10 Major Tenant Secondary Wall Sign		
East Façade/Elevation		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	64 sq. ft.	21.5 sq. ft.
Height (Boxed)	96 in.	66 in.
Length (Boxed)	8 ft.	0

6. All other buildings/structures (including required dumpsters/service/storage enclosures), architectural details, colors/materials, site amenities/elements, tenant/building signage, etc., not specifically included with this request/approval shall be provided in a separate submittal for ARB approval.
7. All above ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from public view while maintaining three (3) feet of clearance.
8. The address identification/numbering height, if provided on the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
9. Permit approval is required prior to construction/installation of proposed improvements.
10. Any modifications to this approval during permitting and/or construction shall require ARB approval.
11. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
12. Amended plans as needed and consistent with these conditions and/or ARB approval shall be provided to the Planning and Zoning Division for final ARB approval processing.

Exhibits:

Exhibit A	Lotis Site Plan (Subject Area Only)
Exhibit B	Building 10 Renderings/Elevations
Exhibit C	Color and Material Palette
Exhibit D	Wall Signs
Exhibit E	Applicant Justification Statement