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Wellington development site acquired for \$14M, to feature mini golf

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The second phase of the Lotis mixed-use development will move forward after the developer purchased the property, obtained a construction loan, and signed a new miniature golf operator as a tenant.

West Palm Beach-based 441 Partners, led by Neil Merin of NAI Merin Hunter Codman, sold the 51.6-acre site on the west side of U.S. 441, just south of the office park at 1053 S. State Road, for \$13.5 million to Lotis Wellington 2 LLC, an affiliate of Boca Raton-based JKM Development. LV Wellington, an affiliate of Miami-based LV Lending, provided a \$25 million mortgage to the buyer. Sean Harrington of Aztec Group arranged the loan.

At the same time, the new owner signed a 3.5-acre land lease with PopStroke, a new miniature golf venue designed by Tiger Woods.



JKM DEVELOPMENT PARTNERS

The first phase of Lotis Wellington by JKM Development Partners.

This would be the second location in Palm Beach County for Jupiter-based PopStroke. It already has one open in Delray Beach.

After Wellington annexed the site for the second phase of Lotis into the village, it approved the project for 136 apartments, 102 single-family homes, an 8,000-square-foot entertainment venue with 36 holes of mini golf and 10,650 square feet of restaurants. There would be 448 parking spaces and an 11.3-acre lake. The project was designed by West Palm Beach-based Insite Studio.

Officials with JKM Development couldn't be reached for comment.

The first phase of Lotis Wellington is currently under construction. It will have 191 apartments, 150 units of senior independent living, a 110-bed assisted living and memory care facility and 118,000 square feet of commercial space. Cooper's Hawk Winery & Restaurant signed on as a tenant.

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