

**Wellington Reserve Exterior Colors** **STAFF REPORT**

**Petition Number:** 2026-0011-ARB

**Owner/Applicant:** Wellington Reserve Office Park  
 POA, Inc.  
 1035 S. State Road 7  
 Wellington, FL 33414

**Agent:** Anothy Cramer  
 GRS Community Management  
 3900 Woodlake Blvd, #309  
 Lake Worth, FL 33463

**Site Address:** 1053 S. State Road 7

**PCN(s):** 73-41-44-12-17-015-0010

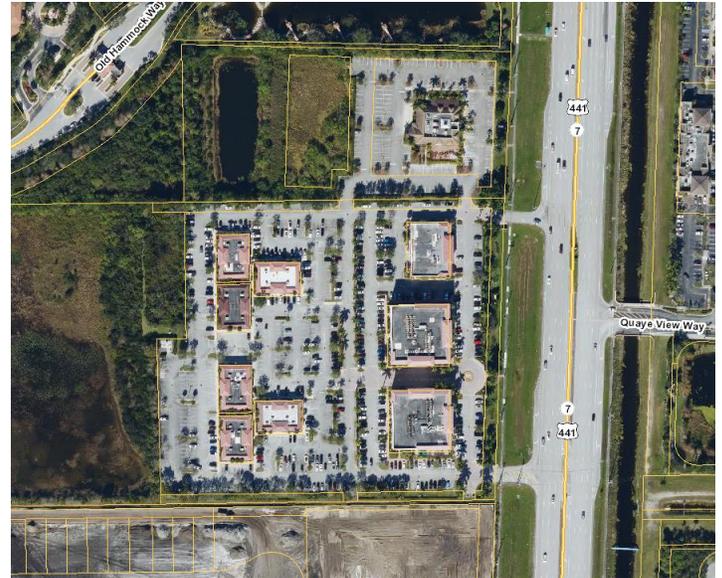
**Future Land Use Map (FLUM) Designation:**  
 Commercial

**Zoning Designation:**  
 Multiple Use Planned Development (MUPD)

**Acreage:** 7.77 acres

**Request:** Architectural Review Board approval of the exterior colors for the Wellington Reserve project.

**Project Manager:**  
 Kelly Ferraiolo, Senior Planner  
[kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)  
 (561) 753-5268



**Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	Commercial	MUPD
South	Mixed Use	MUPD
East	State Road 7	State Road 7
West	Mixed Use	MUPD

**Site History and Current Request:**

The Wellington Reserve project was constructed in 2006. It consists of two (2) three-story buildings and seven (7) one-story buildings. The property was cited in 2023 (NOH-CC-001614-2023) for wall stains and/or discolored exterior and trim. The applicant is requesting to update their exterior color palette as the project has not changed colors since original construction.

**Analysis:**

**Exterior Colors:**

The proposed colors were reviewed based on the LDR Sec. 6.4.4.B Design Standards for non-residential zoning districts. The intent of the ARB review and approval is to ensure the architectural character and design conform to, and be compatible with, the general architectural character of the proposed project and surrounding area/uses. ARB approval of the color palette and finishes is required for non-residential buildings. ARB may approve colors that are not on the color board as part of the

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

March 25, 2026



review for non-residential development, and those colors will be specific to the site subject to the application, and they will not be added to the color chart therefore, they will not carry over as approved colors for residential use.



The applicant is proposing to paint the exterior elevations of all buildings and accessory structures throughout the project to the above neutral color palette. The awnings are currently green with a white strip and will not be changed. The proposed exterior color palette was reviewed for consistency/compatibility with the surrounding area, and all colors are on the ARB Color Chart. The colors are similar to those of other commercial plazas within Wellington, including the Isla Verde plaza across the street.

**Findings of Fact:**

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant’s request:

1. The exterior paint shall be a non-glossy finish and be consistent with the colors in Exhibit C.
2. All accessory structures including dumpster enclosures and monument signs shall be repainted with the updated color scheme.
3. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
4. Any modification to the approved exterior color palette/scheme for Wellington Reserve shall require ARB approval.

**Exhibits:**

Exhibit A	Site Plan
Exhibit B	Existing Site Conditions
Exhibit C	Proposed Colors and Elevations
Exhibit D	Applicant Justification Statement



Exhibit A – Site Plan

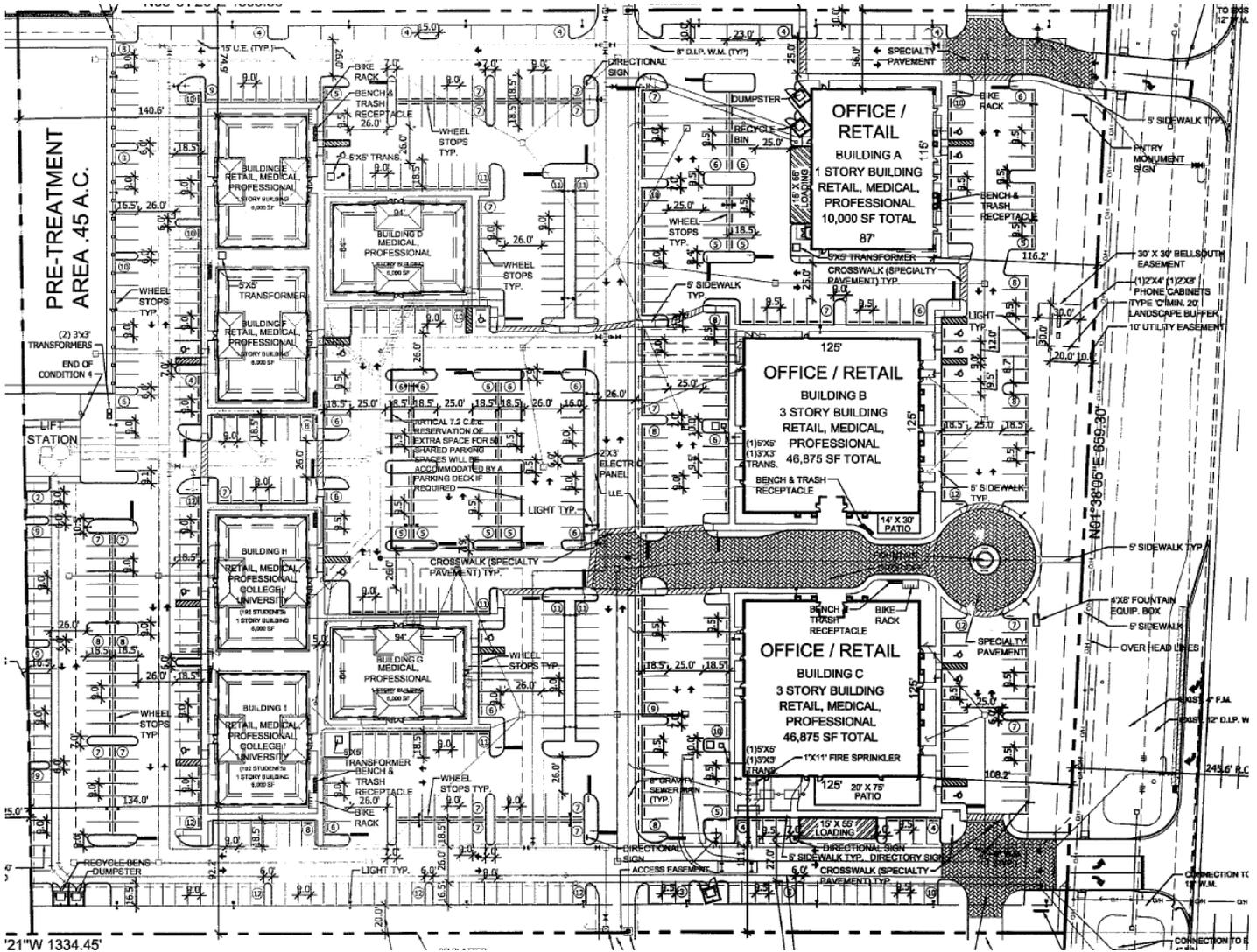


Exhibit B – Existing Site Conditions





