



**Architectural Review Board  
STAFF REPORT  
PLANNING & ZONING DIVISION  
February 15, 2017**

**ARB Number:** 17-027 (ARB 17-001)

**Project Name:** Lemongrass Restaurant at the Mall at Wellington Green

**Owner:** TM Wellington Green Mall, L.P

**Agent:** Chuck Millar, Shutts & Bowen, LLP

**PCN:** 73-41-44-13-01-007-0060

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

**Future Land Use Designation:** Regional Commercial/LSMU

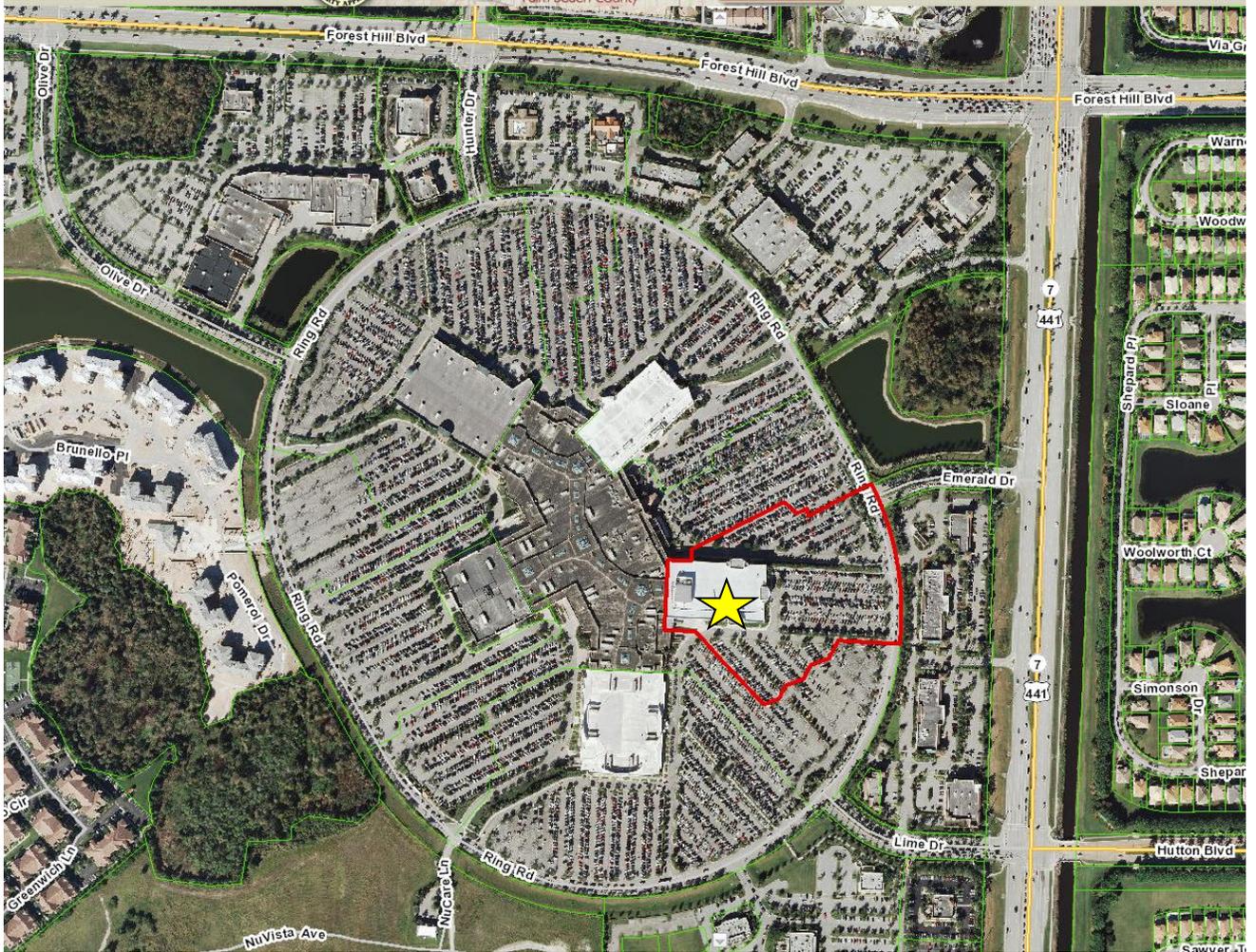
**Project Manager:** Kelly Ferraiolo, Planner

**REQUEST**

The agent, Chuck Millar, Shutts & Bowen, LLP, on behalf of the owner, TM Wellington Green Mall, is requesting Architectural Review Board (ARB) approval for modifications to exterior elevations, colors, and signage with technical deviations for the Lemongrass Asian Bistro Restaurant.

**LOCATION AND VICINITY:**

Lemongrass Asian Bistro is located within the central MUPD G of the Mall at Wellington Green on the southwest corner of Forest Hill Boulevard and State Road 7/US 441 adjacent to the Paragon Movie Theater.



**BACKGROUND:**

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by the Palm Beach County Board of County Commissioners (BCC). On January 1, 2000, the DRI applied specific conditions and regulations to the Wellington Green project. Wellington became the local government with jurisdiction over the Wellington Green DRI. The approved Wellington Green DRI consists of seven MUPDs and one PUD. The six (6) perimeter MUPDs (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office and personal service uses.

On June 9, 2015, the Village Council approved 2015-06 DOA 12 amending the Wellington Green DRI to allow an additional Conditional Use indoor movie theater in MUPD G (The Mall at Wellington Green) and approved the outdoor patio area. On December 9, 2015, a Site Plan Amendment was certified that included the outdoor terrace seating and external entrance for a proposed restaurant.

**STAFF ANALYSIS:**

The renderings prepared by Juan Gabriel Moreno Architects date stamped January 26, 2017 were reviewed for consistency with Resolution R2008-03 Wellington Green DRI Conditions of Approval.

**(LC) 4.** *The covenant shall require the use of prevalent Mediterranean and/or Italian Renaissance architecture, including but not limited to, such primary architectural elements as pastel-colored stucco, masonry, stone, brick, classical features (columns, arches, medallions, bull's eye windows, wrought iron, decorative tile, etc.), earth-tone-colored tile roof accents, and towers. Natural and sky lighting shall be encouraged. Architectural consistency shall be provided around all sides of all structures.*

**Complies.** The proposed renderings shown in Exhibit A – Exterior Elevations and Materials utilize storefront glass with metal panels along the south elevation which encourages natural lighting. Integrated planters line the storefront and a modular living green wall system is incorporated on the patio behind the Lemongrass sign and underneath a slat trellis. The architecture utilizes natural components to modernize the store front which was once a long white wall prior to the movie theater conversion.

**(LC) 10.** *All roof-mounted air conditioning and mechanical equipment shall be screen from view on all sides in a manner consisted with the color, character and architectural style of the principle structure.*

**Complies.** The roof-mounted mechanical equipment is screened from view at a height of 10 feet above grade and at a distance of 200 feet away as required per Section 6.5.19.I.4.b.i of the Wellington's Land Development Regulations (LDRs) and as shown in Exhibit B - Roof Mounted Mechanical Equipment.

**(LC) 12.** *Exterior materials and building surfaces visible to the public shall be high quality materials and finishes, which exclude smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels with architectural features. Exposed neon light tubes on the exterior of the building shall be prohibited.*

**Complies.** The proposed renderings shown in Exhibit A – Exterior Elevation and Materials will be a balanced use of glass with metal panel framing, integrated planters and a green living wal which will consist of structural supports with a vine type species.

**(LC) AA.** *The applicant acknowledges that the project is subject to the Village's "Big Box" development and design standards as provided in Sec. 6.5.19 of the LDR.*

**Complies.** The proposed exterior elevations are consistent with Section 6.5.19 of Wellington's LDRs and is consistent with the goals of this section by creating a positive ambiance that will enhance the visual appearance of the overall commercial project.

**STAFF ANALYSIS – Exterior Wall Signs:**

The renderings prepared by Juan Gabriel Moreno Architects date stamped January 26, 2017 were reviewed for consistency with Section 7.14.9 Technical

Deviations and Section 7.14.19, Signs for Projects within the LS/MU Land Use Overlay, of Wellington's LDR.

The proposed Lemongrass Asian Bistro sign as shown in Exhibit C - Signage is approximately 10 feet two (2) inches in height and 25 feet in length with a sign area of 253 square feet. Per Section 7.14.19.b.i of Wellington's LDRs, a Regional Shopping Center is allowed up to six (6) wall signs with a total of 200 square feet in area on the mall structure identifying the name of the center including the project logo and identifying specific area within the center.

The sign exceeds the maximum allowable square feet permitted because the sign area is computed from the top of the blade of grass, to the bottom of the blade. The sign area for just the text excluding the grass is 135.5 square feet which is within the 200 square feet of sign area permitted per mall identification sign.

Per Sections 7.14.19.c.i and ii of the LDRs allows each mall tenant with a separate external entrance to be entitled to one wall sign per façade and the signs will be included in the total signs allowed for mall identification. The mall has a total of 35 wall identification signs which includes signage for all of the tenants that have external entrances. The proposed sign will be the 36<sup>th</sup> wall sign for the mall. Lemongrass is not accessible internal from the mall as shown in Exhibit D – Site Plan. This external entrance is the primary entrance for the tenant.

**CRITERIA FOR A TECHNICAL DEVIATION:**

1. A deviation shall not be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

**Complies.** External wall signs at a tenant's primary entrance is not a prohibited sign.

2. 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.

**Complies.** The tenant does not have an internal entrance from the mall to the restaurant. The external entrance is its primary entrance and the tenant has the right to have signage at its primary entrance.

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

**Complies.** A request of a Technical Deviation would not negatively impact another tenant or building shown on the Master Sign Plan as other tenants could and have requested technical deviations.

4. Approval of the deviation must not cause any negative off-site impacts.

**Complies.** The proposed signs will not cause any negative off site impacts as the sign will be placed interior to the patio, but large enough for patrons to locate.

**Recommendation:**

Based on the analysis noted above and the plans prepared by Juan Gabriel Moreno Architects date stamped January 26, 2017, staff recommends approve of the following:

1. The exterior elevations and material shall be consistent with Exhibit A – Exterior Elevations and Materials.
2. The roof mounted mechanical equipment shall be screened from view as shown in Exhibit B – Roof Mounted Mechanical Equipment.
3. The primary wall sign shall comply with the following dimensions and be constructed and located as shown in Exhibit C – South Elevation Signage:
  - a. Maximum Sign Area – 253 square feet (Technical Deviation)
  - b. Maximum Height – 10 feet 2 inches
  - c. Maximum Length – 25 feet
  - d. Maximum Lines of Copy – 2