

## Palm Beach County Fire Rescue Station No. 25

## STAFF REPORT

Kelly Ferraiolo, AICP, Senior Planner

**Petition Number:** 2024-0012-ARB

**Property Owner:** Palm Beach County  
2633 Vista Parkway  
West Palm Beach, FL 33411

**Agent:** Daniel Siemsen  
2GHO, Inc  
1907 Commerce Lane  
Suite 101  
Jupiter, FL 33458

**PCN(s):** 73-41-44-02-03-000-0030

**Future Land Use Designation (FLUM):**  
Community Facilities

**Zoning Designation:** Planned Unit Development (PUD)

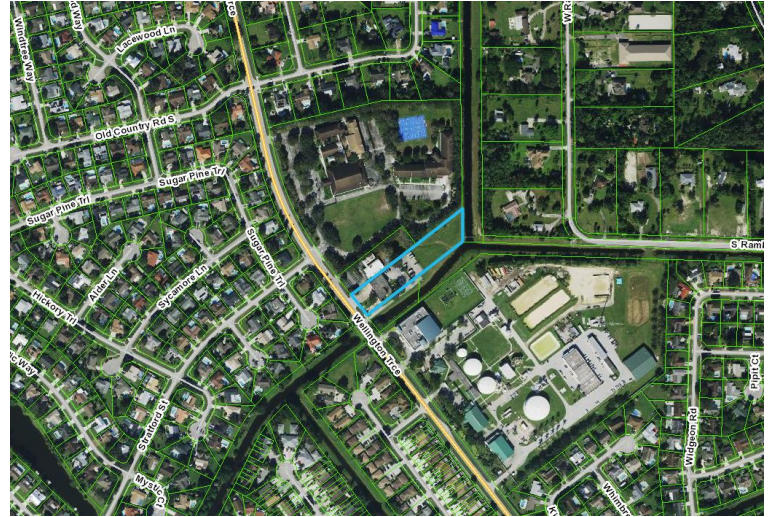
**Acreage:** 1.8 Acres

**Request:** The applicant is seeking Architectural Review Board (ARB) approval for elevations, exterior colors, materials, and signage with technical deviations for the renovated Palm Beach County Fire Rescue Station No. 25.

**Project Manager:**

[kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)

(561) 753-5268



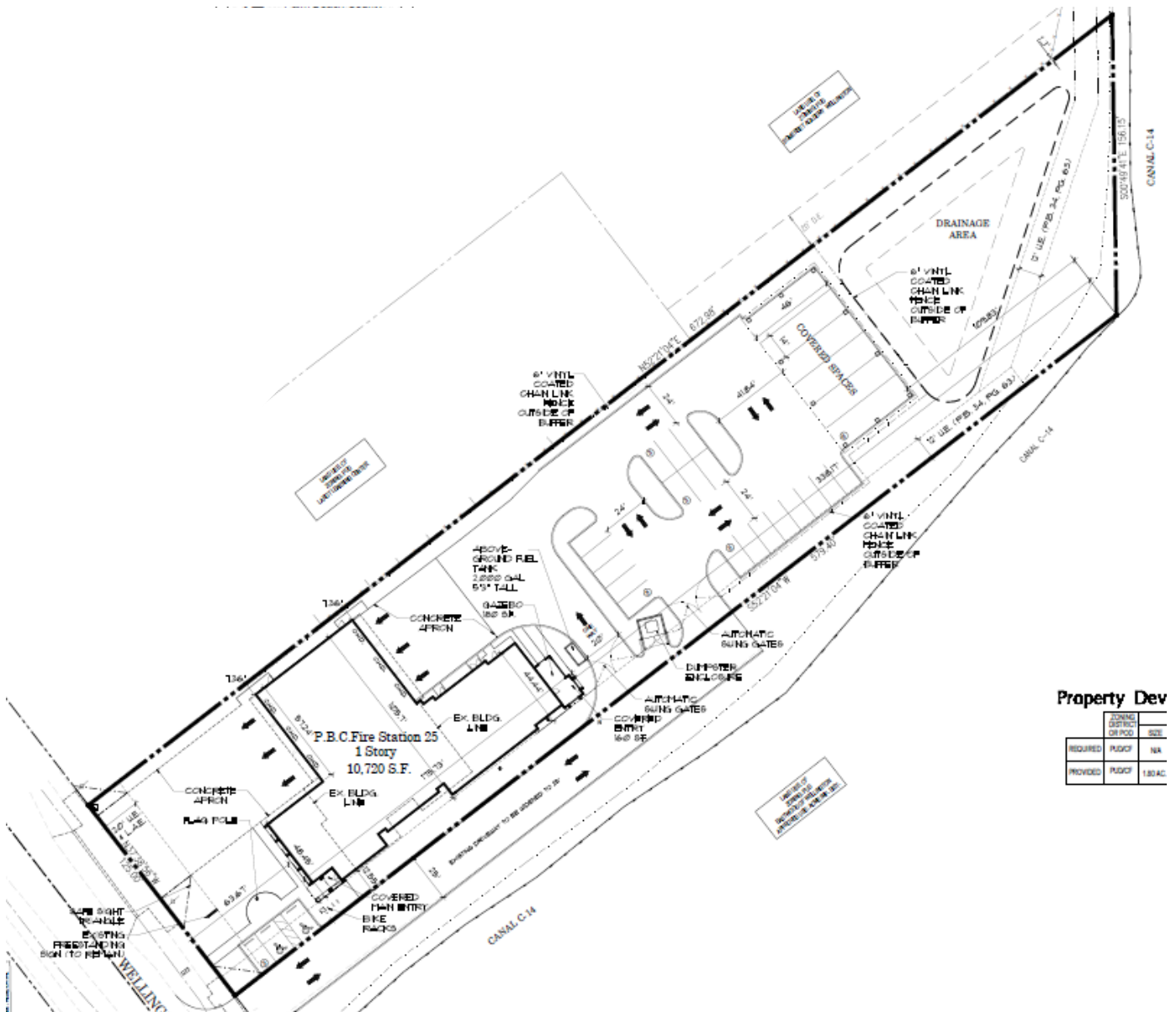
Adjacent Property	FLUM	Zoning
North	Community Facilities	PUD
South	Park	PUD
East	Residential B	EOZD/LROZD
West	Residential D	PUD

### **Site History and Request:**

Palm Beach County Fire Rescue Station No. 25 is located at 1060 Wellington Trace within the Wellington PUD. The 6,091 square foot fire station was built in 1979 and has not received a major renovation since. A Minor Site Plan Amendment was submitted (2024-0003-MSPA) to expand the building by 4,629 square feet for a total of 10,720 square feet to facilitate a better operation for the fire station and provide better service to the community.

The current request coincides with a site plan amendment (Exhibit B) that is currently being reviewed by staff.

**Proposed Site Plan**



**Staff Analysis:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, material, and site amenities for consistency with Wellington's Land Development Regulations (LDR).

**Elevations/Architectural Details, Colors and Site Amenities:**

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

**Elevations/Architectural Details**

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. Some design standards include, but are not limited to: addressing blank walls; accessory

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structure criteria and compatibility (color, material, design); and criteria requiring that architectural elements match or are compatible with the overall project design.

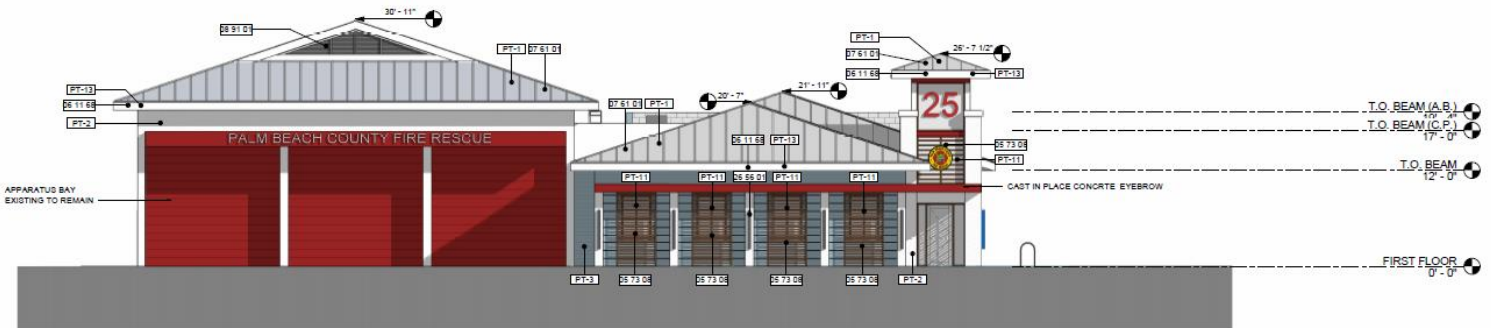
### Existing Site Conditions:



### BUILDING ELEVATIONS:

The proposed renderings/elevations (Exhibit C) illustrate a one (1)-story building (10,720 SF) with a roof height of 30 feet 11 inches. The existing building will not be demolished, as the request is for an expansion to the existing facilities.

### Proposed Southwest Elevation



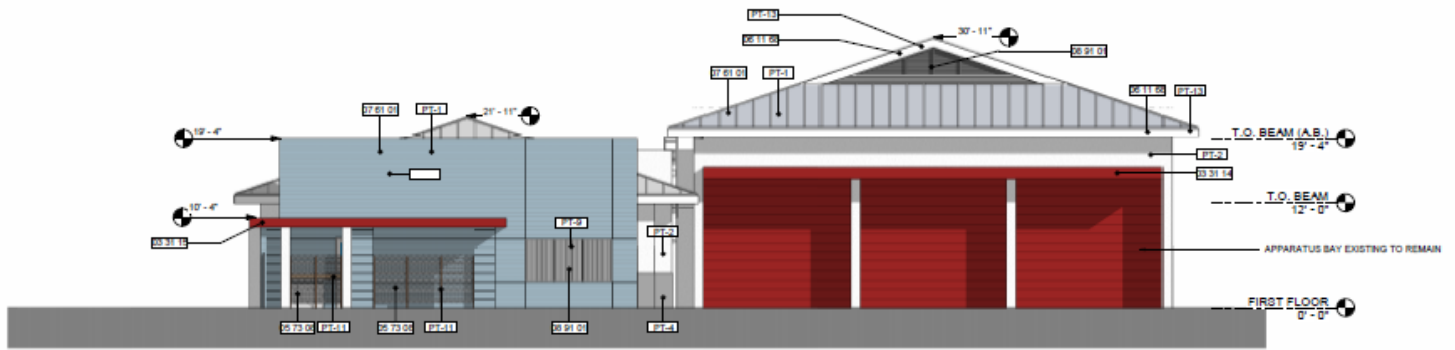
2 SOUTHWEST ELEVATION  
A3.01 1/8" = 1'-0"

### Southeast Elevation



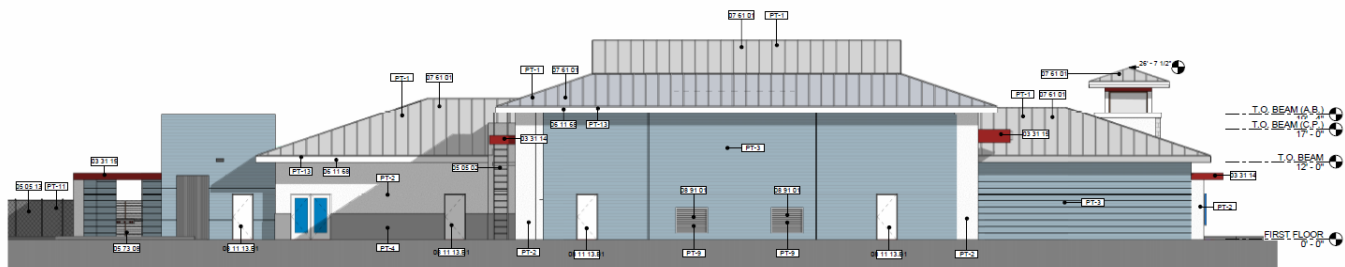
1  
 A3.01  
 SOUTHEAST ELEVATION  
 1/8" = 1'-0"

### Northeast Elevation



1  
 A3.02  
 NORTHEAST ELEVATION  
 1/8" = 1'-0"

0



2  
 A3.03  
 NORTHWEST ELEVATION  
 1/8" = 1'-0"

### Color/Material

The proposed exterior color/material palette (Exhibit D) was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. 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 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 proposed color palette indicates light blue, gray, white and red. Although red as a garage door is not on the ARB color chart, red is indicative of a fire station and is imperative that the fire



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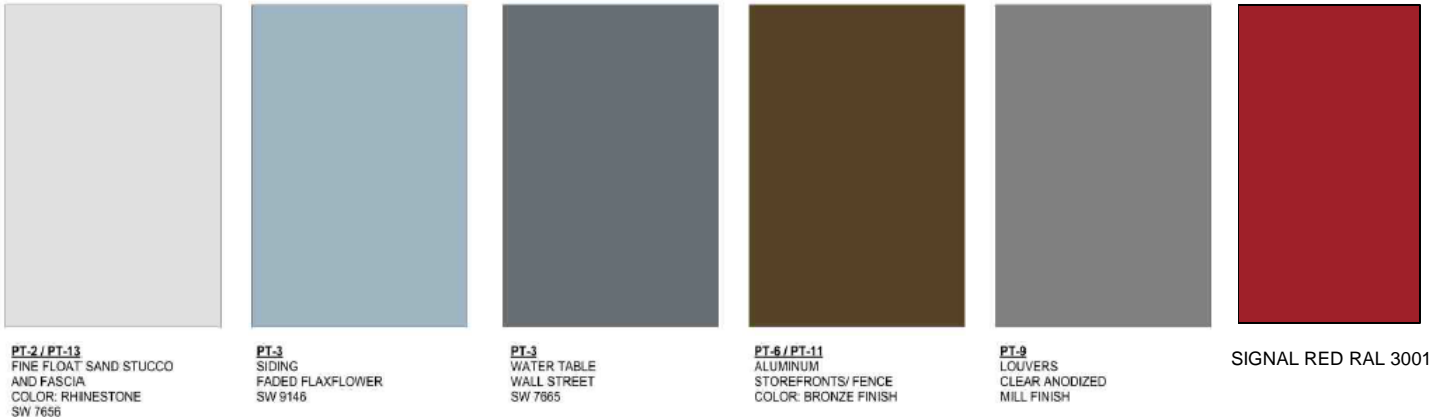
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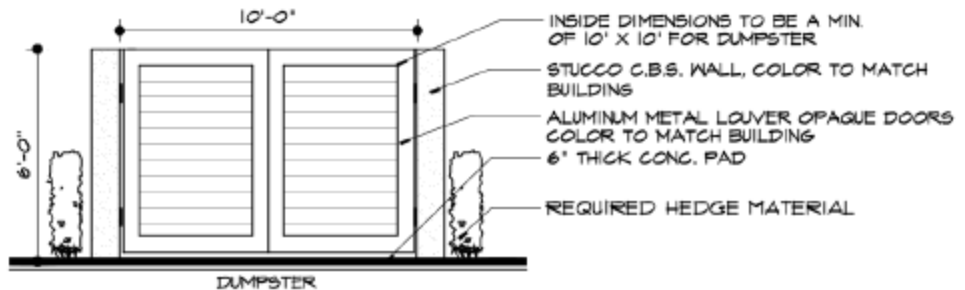
station have red as one of the main colors in order to easily be recognizable to the public. The architectural details for the proposed building include the following materials:

- Metal Roof: Preweathered Galvalume
- Stucco: Rhinestone (SW 7656), Faded Flaxflower (SW 9146), and Wall Street (SW 7665)
- Metal Finishes: Bronze, Clear Anodized Mill,
- Powder Coating (Apparatus Bay Doors, Metal Brackets and Bike Rack): Signal Red (RAL 3001)



### Dumpster Enclosure

The dumpster enclosure will be a constructed of a CBS wall with stucco finish and aluminum metal louver opaque doors painted to match the building. A hedge will be required to be planted around the dumpster to screen from view.



### Mechanical Equipment

All mechanical equipment will be screened from view either by a screen, hedges, or a mechanical well.

A diagram was provided showing any rooftop mechanical equipment would be screened from view at a distance of 200 feet from the structure.

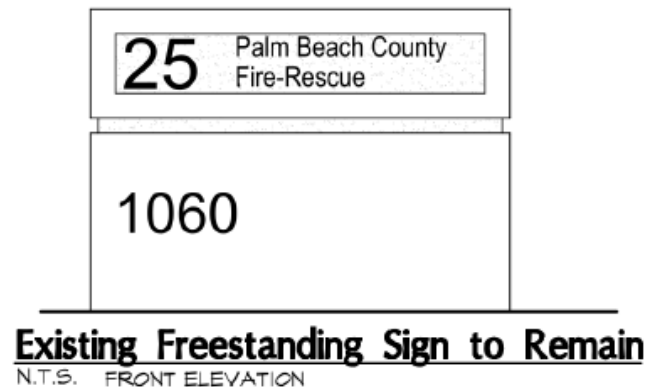
### Dumpster Enclosure Detail

N.T.S. FRONT ELEVATION

### Signage

The applicant is requesting approval for the proposed wall signs (Exhibit E) as illustrated below, which were reviewed for compliance with LDR Section 7.9.7.A. A monument sign exists on the property and will not be changed other than color to match the building.

The proposed primary façade wall signs were reviewed for compliance with LDR Section 7.9.8.A.2. Per the LDR, one (1) primary façade wall sign is allowed per primary façade with a maximum sign area of two (2) square feet per foot of primary façade length not to exceed 150 square feet, a maximum height of 66 inches, and a length not to exceed 80% of the façade. The west façade is approximately 110 linear feet long which allows for a maximum length



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of 88 feet and a maximum sign area of 150 SF. The building has three (3) essential Primary wall signs on the west elevation:



Primary Wall Sign on West Elevation				
Sign	Height	Length	Sign Area	Number of Signs
Allowed per LDR	5 feet 5 inches	110 feet	150 SF	1
PBC Fire Rescue	1 foot 4 inches	33 feet 1 inch	44 SF	1
25	3 feet	4 feet 7 inches	13.74 SF	1
PBCFR Symbol	3 feet	3 feet	9 SF	1
Total Sign Area			66.74 SF	3

The proposed secondary wall signs were reviewed for compliance with LDR Section 7.9.8.A.4. Per the LDR, tenants are allowed up to two (2) secondary wall signs (1 per façade) on the side or rear façades. The secondary wall sign is allowed at 50% of the sign area and height of the associated major tenant wall sign as approved/permitted on the primary façade of the building. Below is what's allowed per the LDR, being requested and deviation for the proposed secondary wall signs.

Secondary Wall Sign on South Elevation				
Sign	Height	Length	Sign Area	Number of Signs
Allowed per LDR	8 inches	16 feet	10.72 SF	1 per façade, max 2
25	3 feet	4 feet 7 inches	13.74 SF	1
PBCFR Symbol	3 feet	3 feet	9 SF	1
Total Sign Area			20.74 SF	2 on South façade

**Technical Deviation:** The request requires ARB approval of deviations to allow two (2) additional primary wall signs on the west elevation and one (1) additional secondary wall sign and an additional 10.72 SF of sign area on south elevation.

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 decision criteria provided in the Development Review Manual, as listed below:

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1. Describe in detail the Technical Deviation.

As stated above, the requested deviation is to allow two (2) additional primary wall signs on the west elevation and one (1) additional secondary wall sign and an additional 10.72 SF of sign area on the south elevations.

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

The proposed primary and secondary wall signs are not specifically prohibited and is permitted under LDR Section 7.9.8.A.2 and 4. The request is for ARB approval to deviate from the number of signs permitted on each façade and additional sign area on the south elevation.

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 requested additional signs and sign area for the proposed wall signs are essential in identifying the building for emergency response purposes.

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

The requested deviations to allow additional signs and sign area should not negatively impact another tenant or building within this project as this site is limited to the Palm Beach County Fire Rescue (PBCFR). If approved the proposed additional signs and sign area with the fire station "25" number and PBCFR seal will help with visibility and identification of this building as an emergency response building.

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

The requested additional signs and sign area are a proportional scale to the building as they are located on the tower feature above the main entrance of the building. The proposed signs will help provide visibility to the public as an emergency response building and will not cause any negative off-site impacts due to the proposed locations.

### **RECOMMENDATION:**

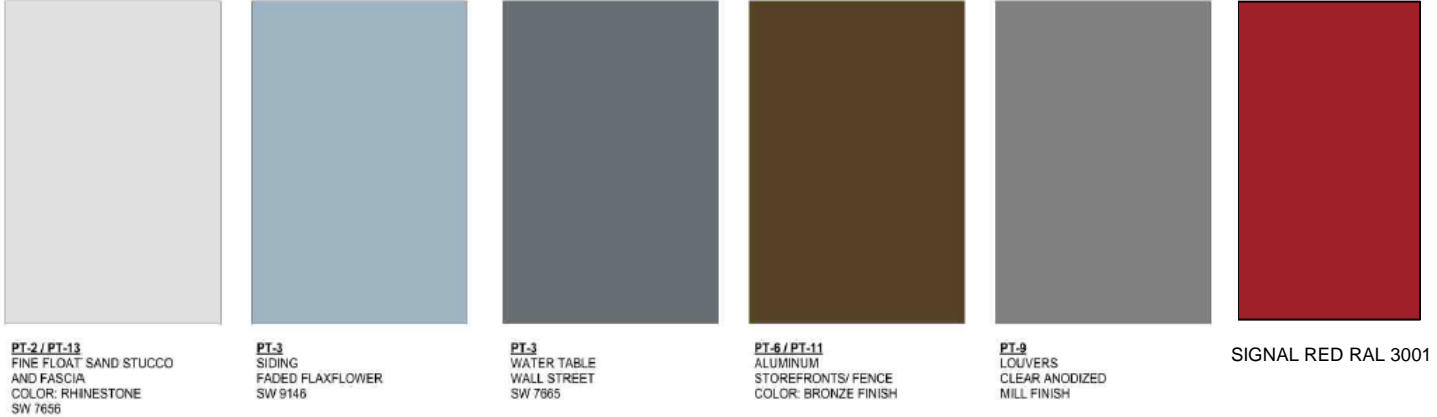
The Planning and Zoning Division recommends approval of Petition 2024-0012-ARB with the following conditions:

1. The buildings architectural details/features, materials, etc., and exterior color scheme (non-gloss finish) shall be consistent with Exhibit C and D, and as approved below:
  - Metal Roof: Preweathered Galvalume
  - Stucco: Rhinestone (SW 7656), Faded Flaxflower (SW 9146), and Wall Street (SW 7665)
  - Metal Finishes: Bronze, Clear Anodized Mill,
  - Powder Coating (Apparatus Bay Doors, Metal Brackets and Bike Rack): Signal Red (RAL 3001)

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2. The approved colors, site amenities, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
3. All roof top mechanical equipment shall be screened from view as shown in Exhibit C. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view. Additional screening may be required if it is determined the equipment is not fully screened.
4. All visible exterior lighting shall be illuminated white light.
5. Primary and Secondary Wall Signs shall be consistent with Exhibit E and as provided below:

Primary Wall Sign on West Elevation				
Sign	Height	Length	Sign Area	Number of Signs
PBC Fire Rescue	1 foot 4 inches	33 feet 1 inch	44 SF	1
25	3 feet	4 feet 7 inches	13.74 SF	1
PBCFR Symbol	3 feet	3 feet	9 SF	1
Total Sign Area			66.74 SF	3

Secondary Wall Sign on South Elevation				
Sign	Height	Length	Sign Area	Number of Signs
25	3 feet	4 feet 7 inches	13.74 SF	1
PBCFR Symbol	3 feet	3 feet	9 SF	1
Total Sign Area			20.74 SF	2 on South façade

6. The address identification/numbering height, as required for the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
7. Permit approval is required prior to construction/installation of proposed improvement(s).



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8. Any modifications to this approval during permitting and/or construction shall require ARB approval.
9. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
10. Amended plans as needed and consistent with these conditions shall be provided to Wellington (Planning and Zoning Division and/or Building Department), and the applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of proposed improvement(s).

**Exhibits:**

Exhibit A	Existing Site Conditions
Exhibit B	Proposed Site Plan
Exhibit C	PBCFR Station 25 Proposed Elevations
Exhibit D	Colors and Material Board
Exhibit E	Proposed Signs
Exhibit F	Justification Statement