

K9 Resorts Exterior Elevations Changes STAFF REPORT

Petition Number(s)/Types:
 2021-0006 ARB

Applicant/Agent: Eli Thomasevich
 Thomasevich Construction, Inc.
 8401 Lake Worth Road
 Lake Worth, FL 33467

Property Owner: Glen Dowler and Heather Blevins
 MSH Property Holdings
 3381 Fairlane Farms Road
 Wellington, FL 33414

Site Address: 3381 Fairlane Farms Road

PCN(s): 73-41-44-23-03-000-0440

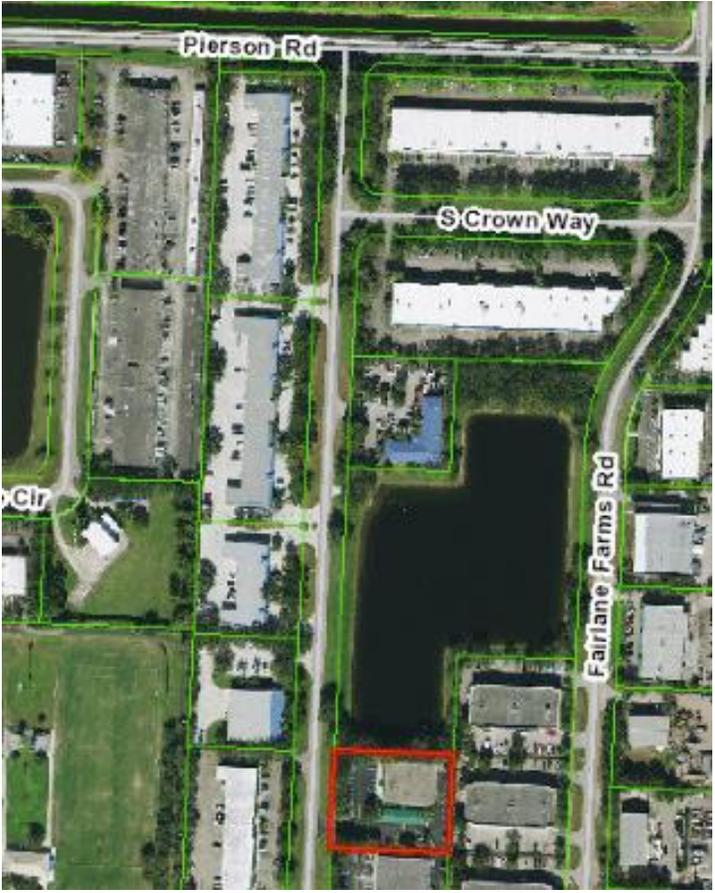
Future Land Use Designation (FLUM): Industrial

Zoning Designation: Flexible Zoning Employment Center (FZEC)

Acreage: 1.0 Acres

Request: The agent, on behalf of the owner, is requesting Architectural Review Board (ARB) approval of minor modification to the ARB approved exterior elevations for the K9 Resorts located within Commerce Park East.

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268



Adjacent Property	FLUM	Zoning
North	Industrial	FZEC
South	Industrial	FZEC
East	Industrial	FZEC
West	Industrial	FZEC

Site History and Current Request:

A Site Plan Amendment (Exhibit A – Approved Site Plan) was approved for this site to convert the previous office building into a luxury commercial kennel, reconfigure the parking lot, and install outdoor runs along the side and rear of the building. On September 16, 2020, ARB approved Petition 2020-0001 ARB for the elevations, colors and material, and signage with technical deviations for K9 Resorts as shown in Exhibit B – ARB Approval Letter.

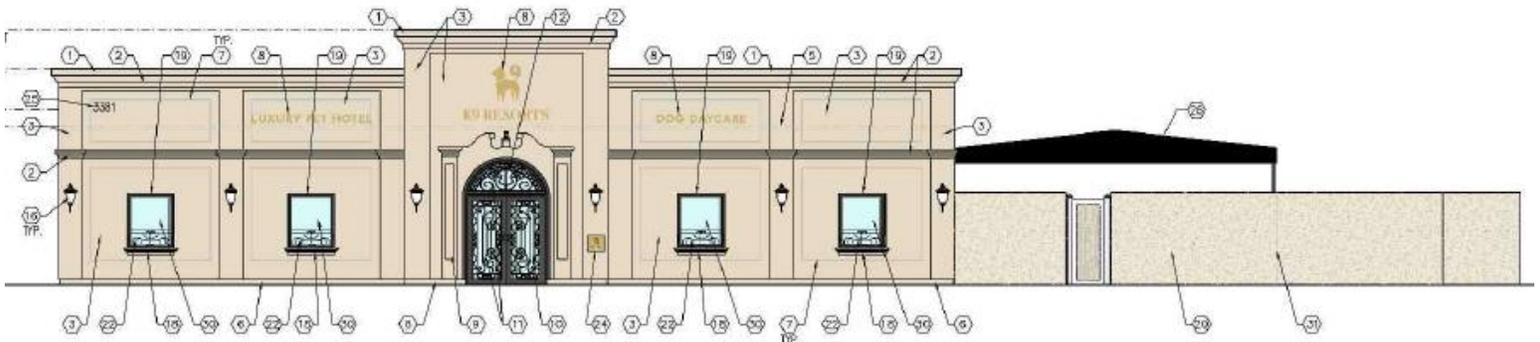
The applicant is requesting minor modifications to the ARB approved exterior elevations and colors which include:

- Change the accent color from Interface Tan to Tricorn Black (SW 6258);
- Add EIFS flush with top on west wall matching EIFS band, also in black;
- Add 'picture frame' grooves in each section of the play yard wall, painted same color as wall;
- Add foam columns to both ends of each section of the play yard wall, painted same color as wall; and
- Replace awning with shade sails in black (or black and tan, if approved).

Staff Analysis – Exterior Elevations:

Below are the elevations approved by ARB on September 16, 2020 and the revised elevations proposed by the applicant (Exhibit C – Proposed Elevations). The use of Black Tricorn (SW6258) along the top of the parapet, along the center banding, and adding a Tricorn Black EIFS molding along the top of the eight (8) foot wall on the west elevation provides a more modern, fresh elevation. The addition of the EIFS molding and columns of the wall breaks up the blank wall. Staff has no objection to the requested modifications.

ARB Approved Elevations:

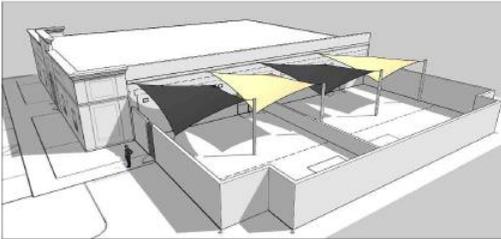


Proposed Elevations:



The applicant is also requesting the use of four (4) sail awnings in two alternating colors – Black and Tan (Exhibit D – Proposed Sail Awnings). Staff administratively allowed the installation of the sails instead of the awning as shown in the approved elevations as long as they chose one of the colors approved by ARB, which was black or blue. The applicant is now requesting an alternative to the approval to allow alternating black and tan colored sails. Staff recommends the use of only one color, black, which will complement the building and the proposed accents trim color.

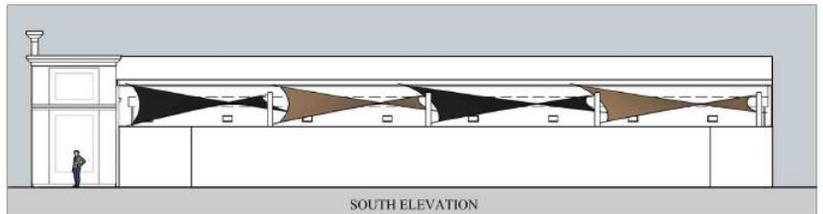
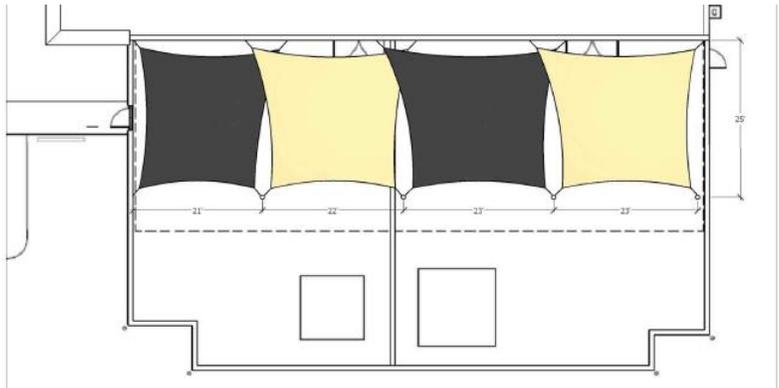
Proposed Sail Awning Color Variation:



Courtyard Shade Structure

This structure will consist of four custom made shade sails supported by the existing concrete structure on the north side and four steel columns on the south side. The steel columns will be pier mounted on concrete footings designed by a licensed structural engineer. The shade sails will be constructed using commercial-grade HDPE shade fabric.

This will be a permanent structure designed in accordance with local wind load requirements. The fabric membranes will be removable in the event of a tropical cyclone.



Recommendation:

Staff recommends approval of Petition 2021-0006 ARB for the exterior elevations changes to the elevations approved by ARB for K9 Resorts located at 3381 Fairlane Farms Road with the following conditions of approval:

1. The modifications to the exterior elevations shall be consistent with Exhibit B – Proposed Exterior Elevations and shall only include the following modifications:
 - Change accent color from Interface Tan to Tricorn Black (SW 6258);
 - Add EIFS flush with top on west wall matching EIFS band, also in black;
 - Add 'picture frame' grooves in each section of the play yard wall, painted same color as wall;
 - Add foam columns to both ends of each section of the play yard wall, painted same color as wall; and
 - Replace awning with shade sails in black.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 19, 2021



2. The approved colors and material palette is modified as follows:

Body:	K9 Resorts Custom Beige
Stucco and EIFS:	<u>Tricorn Black (SW 6258)</u> A more contrasting color from the body, either lighter or darker, than the proposed cream color.
Paint Finish:	Non-Glossy – owner is proposing semi-gloss, but will need to change to a finish that is non-glossy.
Door/Window Frames:	Black Anodized Aluminum
Walls:	Eight (8) foot CBS walls
<u>Sail</u> Awning:	Black or Cobalt Blue (to match signage) fabric
Lighting:	Black and/or bronze finish

3. All conditions of approval set forth in Petition 2020-0006 ARB which have not been modified by this approval shall remain in effect.



Exhibits:

- | | |
|-----------|-------------------------|
| Exhibit A | Approved Site Plan |
| Exhibit B | ARB Approval Letter |
| Exhibit C | Proposed Elevations |
| Exhibit D | Proposed Sail Awnings |
| Exhibit E | Current Site Conditions |
| Exhibit F | Justification Statement |