

**Wellington Regional Medical Center** **STAFF REPORT**

**Petition Number:** 2024-0030-ARB

**Owner/Applicant:** Universal Health Realty  
Income  
C/O PO Box 92129  
Southlake, TX 76092

**Agent:** Michael Concanno  
Rite Way Contracting & Painting  
2351 Vista Parkway, # 400  
West Palm Beach, FL 33411  
nicole@ritewayfl.com

**Site Address:** 10101 Forest Hill Blvd.

**PCN(s):** 73-42-43-27-05-018-0204

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

Commercial

**Zoning Designation:**

Medical Center Planned Development (MCPD)

**Acreage:**

14.27 Acre (+/-) (Subject Parcel Only)

**Request:**

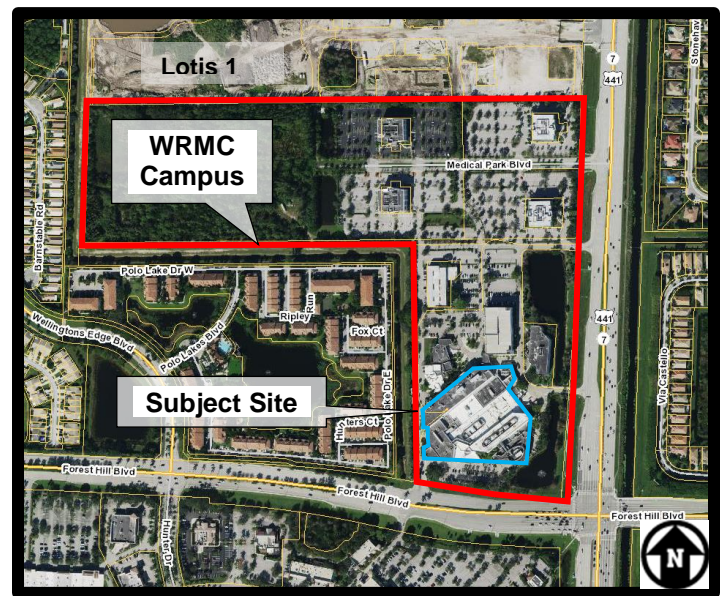
Architectural Review Board (ARB) approval of updated exterior colors for the existing hospital building within the WRMC project.

**Project Manager:**

Damian Newell, Senior Planner  
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**Location/Map:**

The Wellington Regional Medical Center (WRMC) 57-acre campus at the northwest corner of the intersection of State Road 7/ US 441 and Forest Hill Boulevard. The subject site (hospital building) is located within the south section of the WRMC campus as illustrated on the map below.



**Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	Mixed Use	Multiple Use Planned Development (MUPD)
South	Regional Commercial (RC) /LSMU and Residential G	MUPD
East	Residential C	Planned Unit Development (PUD)
West	Residential E and G	MUPD

**Site History and Current Request:**

The Wellington Regional Medical Center (WRMC) parcel was annexed into Wellington on September 14, 2004, through Ordinance 2004-031. A Comprehensive Plan Amendment to change the Future Land Use Designation to Medical Commercial from Palm Beach County (PBC) Institutional was approved and adopted on May 6, 2006, through Ordinance 2005-009. The original planning, zoning, and building permit approvals were granted by Palm Beach County.

On September 15, 2009, the Wellington Council approved the WRMC Rezoning (Ordinance 2009-14) and Master Plan (Resolution 2009-49) for the overall project. On April 20, 2011, the ARB approved the overall WRMC Master Sign Plan (ARB 10-17/HTE09-200001) for the 57-acre campus. The ARB approved a master sign plan amendment (ARB 13-16/THE 13-0138) to relocate eight (8) ground signs and add five (5) ground signs in 2013 (November 20, 2013).

The owner/applicant is requesting approval to repaint the existing hospital building with new colors, which requires ARB approval.

**Analysis:**

Staff reviewed the request for ARB approval of the building's exterior colors with Wellington's Land Development Regulations (LDR).

The proposed colors were reviewed based on the LDR Sections 6.4.3 Architectural Review and Design, and Sec. 6.4.4.B. Design Standards for Multifamily and Non-residential Zoning Districts. This is a planned development that requires compatible architecture, design, materials, and colors throughout the overall Wellington Green project. These design standards intend to provide buildings/structures that reflect good design, utilize proper design concepts, and are appropriate to the Village of Wellington. The LDR also requires accessory structures to be compatible with on-site principal structures. The ARB review and approval is to ensure the architectural character and design conform to and are compatible with the general architectural character of the project and surrounding area/uses. Some design standards include but are not limited to: addressing blank walls; accessory structure criteria and compatibility (color, material, design); and outparcel criteria requiring that architectural elements match or are compatible with the overall project design. Below and in Exhibit A is an illustration to show how the proposed colors will look on the existing hospital building.

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

December 9, 2024



- ① Body
- ② Accent
- ③ Accent 2
- ④ Accent 3
- ⑤ Columns
- ⑥ Door
- ⑦ Door 2
- ⑧ Mullions
- ⑨ Trim
- ⑩ Window Trim

SW 7008 Alabaster	SW 7663 Monoral Silver	SW 9169 Chatura Gray	SW 7663 Monoral Silver
① ⑤ ⑨	②	③	④ ⑥ ⑦ ⑧ ⑩

Below and in Exhibit B are images to show the current building colors.





Over the years the WRMC project has had new construction that included the use of a different color palette/scheme than what was originally approved for the hospital building, but all with similar white and off-white colors. The applicant's request includes Alabaster SW 7008 for the body color, and Chatura Gray SW 9169 and Monorail Silver SW 7663 for the trim colors as shown below and Exhibit A.



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The color palette/scheme as proposed for the existing hospital building does not negatively impact the surrounding buildings within the WRMC project. Below are pictures showing the other existing building colors within the project, which are similar to the proposed colors.



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The applicant’s complete Architectural Review Board application (2024-0030-ARB) is available for review at the Planning and Zoning Division office.

**Summary:**

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve Petition 2024-0030-ARB:

1. All previous conditions of approval not affected by this approval are in effect.
2. The exterior paint shall be a non-glossy finish and be consistent with the colors in Exhibit A, or as approved by ARB.
3. Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached.
4. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
5. Any modification to the approved exterior color palette/scheme shall require ARB approval.
6. 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/painting/installation process of proposed improvement(s).

**Exhibits:**

- Exhibit A Proposed Color Palette/Scheme
- Exhibit B Current Hospital Building Colors