

Wellington Green MUPD B (In-line Building Expansion) STAFF REPORT

Petition Number: 2022-0011-ARB

Owner/Applicant: Shawnick Wellington, LLC.
 9891 Irvine Center Dr., Suite 200
 Irvine, CA 92618

Agent: Rebecca Miller
 Miller Permitting & Land
 Development
 528 Northwood Rd.
 West Palm Beach, FL 33407

Site Address: 10600 Forest Hill Boulevard

PCN(s): 73-41-44-13-04-001-0000

Future Land Use Map (FLUM) Designation:
 Regional Commercial (RC)/LSMU

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage:
 13 Acres (+/-)

Request:
 Architectural Review Board approval of the updated elevations, exterior colors, materials, and wall signs with technical deviation for the approved in-line building expansion within MUPD B of the Wellington Green project.

Project Manager:
 Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

Location Map:



Adjacent FLUM and Zoning Designation:

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

Site History and Current Request:

The Wellington Green project is 456 acre located on the southwest corner of State Road 7/US 441 and Forest Hill Boulevard, and consists of seven MUPDs and one PUD. The six (6) perimeter MUPDs (A-F) and the central mall (MUPD G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The PUD currently consists of 224.85 acres, with three residential pods (A, B & C).

The subject site is located within MUPD B of the Wellington Green project. The applicant is proposing an expansion of the existing in-line building Major #1 space (Currently The Fresh Market space) from 21,397 to 38,539 square feet as illustrated on the recently approved Wellington Green MUPD B Site Plan (Exhibit A). The expansion is to accommodate a larger grocery store space for a future Publix that will be located in the Major #1 space.

This request (2022-0011-ARB) is for approval of the modification to the elevations/façade of the in-line building as required for the approved building expansion. The request also includes new exterior colors for the overall in-line building, and new wall signs for Major #1 and adjacent tenant spaces/bays.

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, and wall signs for consistency with Wellington’s Land Development Regulations (LDR) and current approved Wellington Green Master Plan (Resolution No. R2017-10).

Elevations/Architectural Details, Colors and Site Amenities:

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

Elevations/Architectural Details

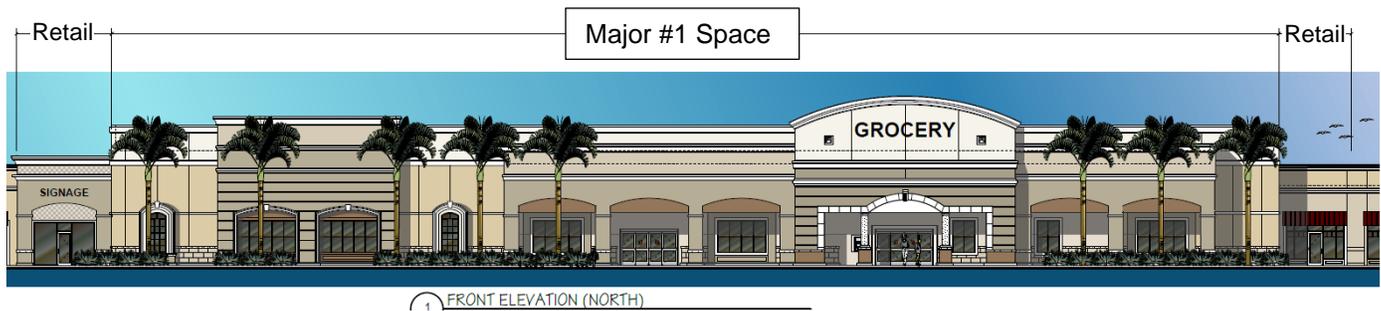
The intent of the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the proposed project and surrounding area/uses. Some design standards include, but are not limited to, facades shall contain architectural details on all sides and avoid solid blank walls; accessory structures shall conform to the design, materials, colors, and style of the principal structures; and outparcels shall contain architectural elements that match or are compatible with the overall project design.

The existing in-line building was built in 2006 with no major modifications to the overall building façade as illustrated below. Only the section illustrated with the red outline will be demolished and reconstructed for the expansion. The applicant’s proposed expansion will change the footprint for the illustrated section of the existing in-line building by expanding the rear and sides of Major #1 space.

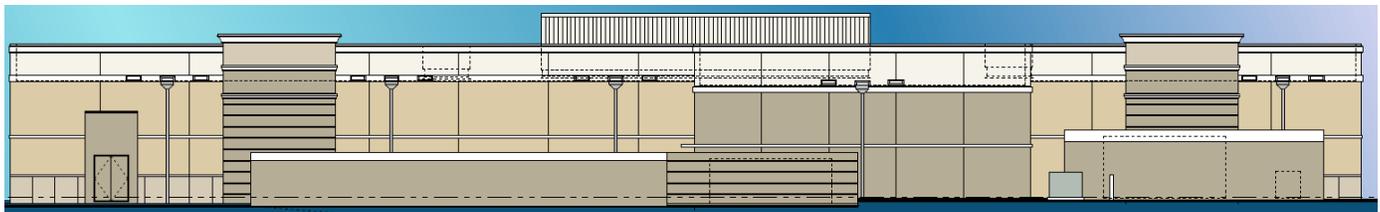


The proposed modifications to this section of the in-line building will match the existing architectural design and remain compatible with the overall project design. The renderings/elevations of the proposed modifications to the in-line building are provided as Exhibit B. The drawings illustrates the in-line building will remain a one (1)-story building. The modified section of the building is proposed with a maximum parapet wall height of 34 feet 11 inches and length of 240 feet 8 inches on the north principal/main façade. The architectural details for the in-line building section include stucco finish, decorative trim/band, accent brick, windows/storefront glazed openings (min. 40% required) and other architectural details as illustrated on the architectural rendering/elevation drawings Exhibit B and below.

Proposed Section of In-line Building North Elevation (Principal/Main Façade)



Proposed Section of In-line Building South Elevation (Rear)



As illustrated on the above drawings, the in-line building façades will have repeating pattern, and design elements that repeat horizontally and vertically, as required for multi-family residential and non-residential buildings.

Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area, Wellington's approved ARB Color Chart, and the overall approved color/material palette for the Wellington Green project. The proposed color palette scheme indicates beige colors for the base, and off white and brown accent/trim colors, which are all non-gloss finish.

The window/door glass/glazing color will be clear for the regular windows/doors. The elevations indicate the fake (faux/spandrel) windows will have a black color opaque glass tint. Staff is recommending the fake (faux/spandrel) windows have a light grey color opaque glass tint to be similar to the clear glass proposed for the regular windows/doors. The window/door frames will be clear anodized aluminum, similar to what is approved for the in-line building. The fencing/railing, site furniture, trash receptacle, bike rack, site light fixtures, regulator signage, etc., will be finished in black color, which is approved throughout the project/site. The enclosures for dumpster,

generator, service area, etc. will be concrete wall stucco finished with opaque gates/doors. The enclosures walls and opaque gates/doors will be complimentary to the design, materials, and colors of the in-line building. Enclosures are proposed to screen roof top mounted mechanical equipment's, but a color was not indicated. Staff recommends the equipment enclosures color be the same as the surrounding parapet wall color (BM Chantilly Lace 2121-70). Below are the proposed exterior colors and materials palette that will be utilized for the in-line building, which is similar to what's approved for the other existing buildings within this site (MUPD B).



MATERIAL SCHEDULE			
WELLINGTON B		1/19/22	
MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT / PAINT	
2	EIJS BAND	FINE SAND FINISH / PAINT	
3	CAST STONE	SAND FINISH	
4	SCORED CEMENT PLASTER	SAND FLOAT / PAINT	
5	METAL	PRE-FINISHED ALUMINUM	WHITE
6	STANDING SEAM METAL ROOF	BARREL ROOF TILE (BORAL TILE - BARCELONA 900 - CAMPFIRE BLEND)	
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
8	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ SPANDRAL GLASS	
9	CEMENT PLASTER W/ PVC JOINTS	SAND FLOAT / PAINT	
10	METAL	PAINT	
11	CEMENT PLASTER W/ PVC REVEAL PANEL	SAND FLOAT / PAINT	
12	CAST CONCRETE CURB	INTEGRAL COLOR FLOAT FINISH	
13	12" X 24" STONE TILE	INTEGRAL COLOR SMOOTH FINISH	CULTURED STONE

Site Amenities

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the option of design, colors, and materials as long as they are compatible. Site amenities were previously approved with the development of the Wellington Green MUPD B site. The existing and replacements fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc., will be per the previous approval or as provided in Exhibit D.

Signage:

As previously indicated, this site is developed with existing signage (wall and ground signs) throughout the site. The applicant is now requesting approval for the proposed wall signs (Exhibit E) for the expansion area only, which were reviewed for compliance with LDR Section 7.9.7.A. The request includes one (1) principal/main wall sign, one (1) auxiliary wall sign and two (2) incidental wall signs for Major #1 tenant space (Publix). Also, included with this request is one (1) principal/main wall sign for each of the two (2) retail spaces on the sides of Major #1 space.

Major #1 tenant space is allowed one (1) principal/main wall sign for the tenant north principal bay façade (240' 8" bay length) with a maximum sign area of two (2) square feet per foot of the bay façade or maximum of 150 square feet, a maximum height of 66 inches (Major tenant 5,000 SF or more), and a length not to exceed 80 percent of the bay façade. One (1) auxiliary wall sign with a sign area of 12 square feet located within 20 feet of tenant main access point is allowed. Incidental wall signs are allowed with a sign area of six (6) square feet to provide necessary turning points information for pedestrian and vehicular movements. Below is what's allowed per the LDR, being requested and deviation for Major #1 tenant space wall signs.

Major #1 Tenant Space Wall Signs (North Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Principal/Main Wall Sign			
Number of Signs	1	1	0
Sign Area	150 sq. ft.	149.14 sq. ft.	0
Height (Boxed)	66 in.	86 in (7 ft. 2 in.)	20 in.
Length (Boxed)	48 ft.	20 ft. 5 in.	0
Auxiliary Wall Sign			
Sign Area	12 sq. ft.	3.88 sq. ft.	0
Number of Signs	1	1	0
Incidental Wall Sign			
Sign Area	6 sq. ft.	2.03 sq. ft. 1.34 sq. ft.	0
Number of Signs	1 per critical turning point	2	0

The adjacent retail spaces are allowed one (1) principal/main wall sign for the tenant north principal façade of Bay 60 and 90 (19' 8" and 15' bay lengths) with a maximum sign area of two (2) square feet per foot of the bay façade, a maximum height of 30 inches (Minor tenant less than 5,000 SF), and a length not to exceed 80 percent of the bay façade. Below is what's allowed per the LDR and being requested for the each of the two (2) adjacent retail space wall signs.

Adjacent Retail Space Principal Wall Signs (North Façade/Elevation)		
Standards	Allowed	Requested
Number of Signs*	1	1
Sign Area	39.6 sq. ft. max. Bay 60 (19 ft. Bay) 30 sq. ft. max. Bay 90 (15 ft. Bay)	29.6 sq. ft. Bay 60 24 sq. ft. Bay 90
Height (Boxed)*	30 in.	24 in.
Length (Boxed)	15.84 ft. Bay 60 12 ft. Bay 90	14 ft. 10 in. Bay 60 12 ft. Bay 90

*Each Tenant Bay

Technical Deviation

As indicated in the above Major #1 Tenant Space Wall Signs Table, the applicant is requesting Technical Deviation to exceed the maximum major tenant wall sign height of 66 inches. 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:

1. Describe in detail the Technical Deviation.

The applicant is requesting deviation to exceed the maximum 66 inches height allowed for major tenant principal/main wall sign. The major tenant wall sign height is proposed at 86 inches (20 in. deviation).

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

The principal/main wall sign is not specifically prohibited and is permitted under LDR Sec. 7.9.7.A.1. Major and Minor Principal Wall Signs. The tenant is allowed one (1) principal/main wall sign with a maximum height of 66 inches for the tenant north principal bay façade. The applicant is only requesting ARB approval to deviate from the major wall sign height standard by 20 inches, to allow an overall height of 86 inches (Boxed).

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.

As shown in the below illustration, the principal/main wall sign will be proportional to the area of the building it is attached. The proposed wall sign is an appropriate scale, which will help with the overall building aesthetics of the north façade and provide visibility. This minimal deviation will allow the proposed wall sign at 86 inches (20 in. deviation), as illustrated below for Major #1 tenant space proposed principal/main wall sign on the north façade/elevation of the in-line building.



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

The requested deviation to allow an increase of 20 inches for the proposed wall sign height should not negatively impact another tenant or building within this project.

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

The principal/main wall sign with the requested height of 86 inches along north façade of the in-line building will not cause any negative off-site impacts as the sign is internal to the Wellington Green MUPD B project, with existing mature landscaping along the projects frontage. The requested increase in sign height is minimal while still being a proportional scale for this section of the in-line building façade.

Exhibit F is the applicant's Justification Statement with details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2022-0011-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 recommends approval of Petition 2022-0011-ARB with the following conditions:

1. Elevations and architectural details for the modified section of the in-line building shall be consistent with Exhibit B.
2. The overall in-line building exterior color (non-gloss finish) and material palette shall be consistent with Exhibit C and the color/material scheme details as provided on Exhibits B-C, and:
 - a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.

- b) All fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc., shall be finished in black or dark bronze color.
 - c) All visible exterior lighting shall be illuminated white light.
 - d) All window/door glass glazing color shall be clear (no color) or light grey opaque tint for the fake (faux/spandrel) windows. The window/door frames shall be finished in clear anodized aluminum, similar to what is approved for the in-line building, or the surrounding wall color.
 - e) The enclosures for dumpster, generator, service area, etc., shall be concrete wall stucco finished with opaque gates/doors. The enclosures walls and opaque gates/doors will be the base and accent colors of the in-line building.
 - f) Enclosures to screen roof top mounted mechanical equipment's shall be the surrounding parapet wall color (BM Chantilly Lace 2121-70).
 - g) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded.
3. Dumpsters and/or service/storage areas shall be enclosed/screened with opaque concrete wall stucco finished and gates/doors on all sides that is consistent with the adjacent building design. The opaque gates/doors shall be a maximum of four (4) inches from any wall or gate/door, and six (6) inches from any pavement. The enclosure height (walls/gates/doors) shall be a minimum of one (1) foot above the object being screened.
4. Site amenities/elements (fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.) shall be per the previous approval or as provided in Exhibit D.
5. Wall signs shall be consistent with Exhibit E, and:
- a) The wall signs for Major #1 tenant space (as shown on Exhibit E and approved site plan) are approved per below.

Major #1 Tenant Space Wall Signs (North Façade/Elevation)		
Standards	Approved	Deviation
Principal/Main Wall Sign		
Number of Signs	1	0
Sign Area	149.14 sq. ft.	0
Height (Boxed)	86 in (7 ft. 2 in.)	20 in.
Length (Boxed)	20 ft. 5 in.	0
Auxiliary Wall Sign		
Sign Area	3.88 sq. ft.	0
Number of Signs	1	0
Incidental Wall Sign		
Sign Area	2.03 sq. ft. 1.34 sq. ft.	0
Number of Signs	2	0

b) The two (2) adjacent retail spaces wall signs are approved per below.

Adjacent Retail Space Principal Wall Signs (North Façade/Elevation)	
Standards	Approved
Number of Signs*	1
Sign Area	29.6 sq. ft. Bay 60 (19 ft. Bay) 24 sq. ft. Bay 90 (15 ft. Bay)
Height (Boxed)*	24 in.
Length (Boxed)	14 ft. 10 in. Bay 60 12 ft. Bay 90

*Each Tenant Bay

c) All lighting shall be illuminated white light.

6. All other buildings/structures (including required dumpsters/service/storage enclosures), architectural details, colors/materials, site amenities/elements, tenant/building signage, etc., not specifically included with this request/approval shall be provided in a separate submittal for ARB approval.
7. All above ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from public view while maintaining three (3) feet of clearance.
8. The address identification/numbering height, if provided on the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
9. Permit approval is required prior to construction/installation of proposed improvements.
10. Any modifications to this approval during permitting and/or construction shall require ARB approval.
11. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
12. Amended plans as needed and consistent with these condition shall be provided to the Planning and Zoning Division for final ARB approval processing.

Exhibits:

- Exhibit A Approved Wellington Green MUPD B Site Plan
- Exhibit B Proposed In-line Building Renderings/Elevations (Modified Section)
- Exhibit C Proposed Color and Material Palette
- Exhibit D Proposed Site Amenities
- Exhibit E Proposed Wall Signs
- Exhibit F Applicant Justification Statement