

Wellington Green MUPD E (Building A Expansion)

STAFF REPORT

Petition Number: 2025-0005-ARB

Owner/Applicant: JBL at Plaza Wellington (2/3) LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020

Agent: Schmidt Nichols
Jordan Sperling
1551 N Flagler Drive, Suite 102
West Palm Beach, FL 33401

Site Address: 2205 State Road 7

PCN(s): 73-41-44-13-01-005-0020

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

Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreage:
10.25 Acres (+/-)

Request:
Architectural Review Board approval of the amended elevations, exterior colors, materials, and wall signs with technical deviation for the proposed building expansion within MUPD E of the Wellington Green project.

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

Location/Map:

The Wellington Green MUPD E project is located approximately half a mile south of the Forest Hill Boulevard and State Road 7/US 441 intersection, at the northwest corner of the State Road 7 and Lime Drive. The subject site is Building A (FKA Office Depot Building), located within the southeast section of the Wellington Green MUPD E project, as illustrated on the map below.



Adjacent FLUM and Zoning Designation:

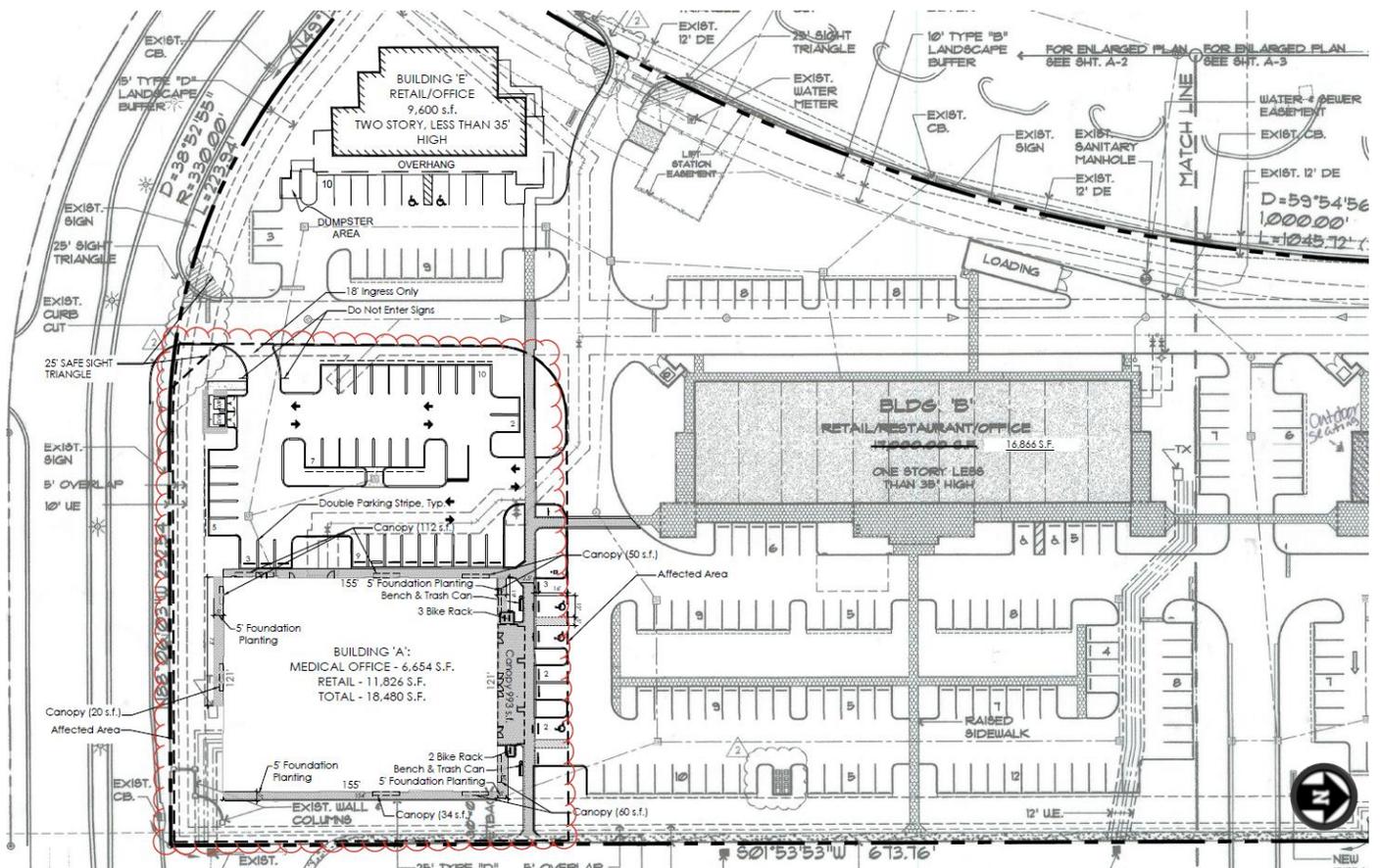
Adjacent Property	FLUM	Zoning
North	Regional Commercial (RC)/LSMU	Multiple Use Planned Unit Development (MUPD)
South	RC/LSMU	MUPD
East	Residential C	Planned Unit Development (PUD)
West	RC/LSMU	MUPD



Site History and Current Request:

The Wellington Green project is 456 acres 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 E of the Wellington Green project. The applicant is proposing an expansion of the existing Building A (Formerly Office Depot) from 15,986 to 18,480 square feet, as illustrated on the pending amendment to the Wellington Green MUPD E Site Plan (See affected area below).



Building A will be modified from a single retail tenant building to a multi-tenant building, with expansion of the building into the existing load area (on the south side). The expansion area is proposed to accommodate a 6,654 square foot medical office. The existing building space (Office Depot) will be divided into three (3) retail tenant bays/suites totaling 11,826 square feet.

This request (2025-0005-ARB) is for approval of the modification to the elevations/façade of the existing building, and includes proposed wall signs for each of the four (4) new 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).

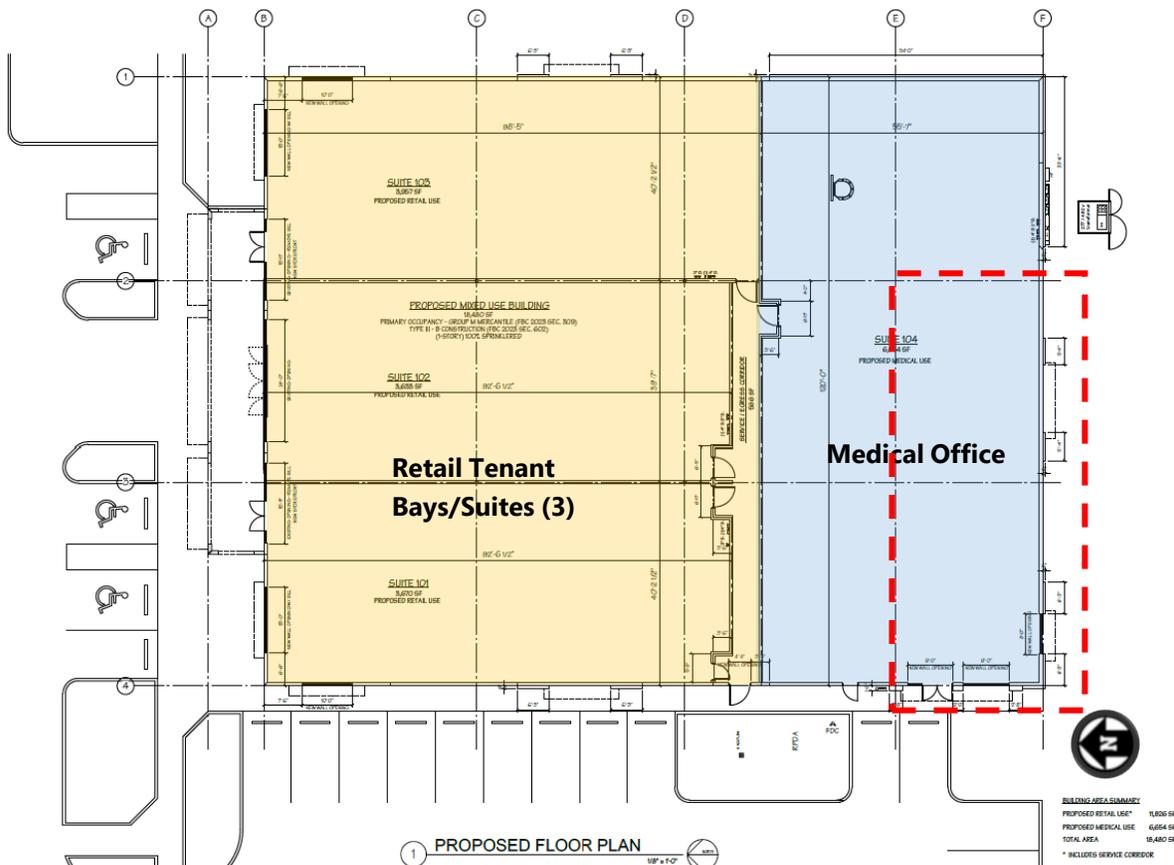
Elevations/Architectural Details, Colors, and Site Amenities:

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

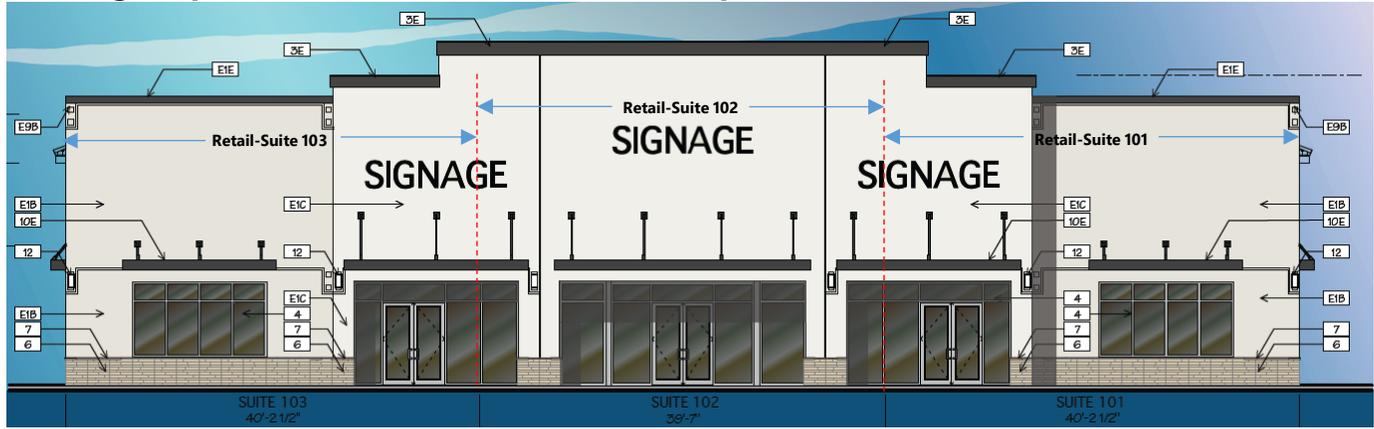
The ARB review and approval are intended to ensure the architectural character and design conform to and are compatible with the general architectural character of the proposed project and the surrounding area/uses. Some design standards include, but are not limited to, facades shall contain architectural 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 building (Building A) was built in 2004 with no major modifications to the overall building façade. The applicant’s proposed expansion (red outline) will change the footprint for the illustrated section of the existing building by expanding the rear of the building.

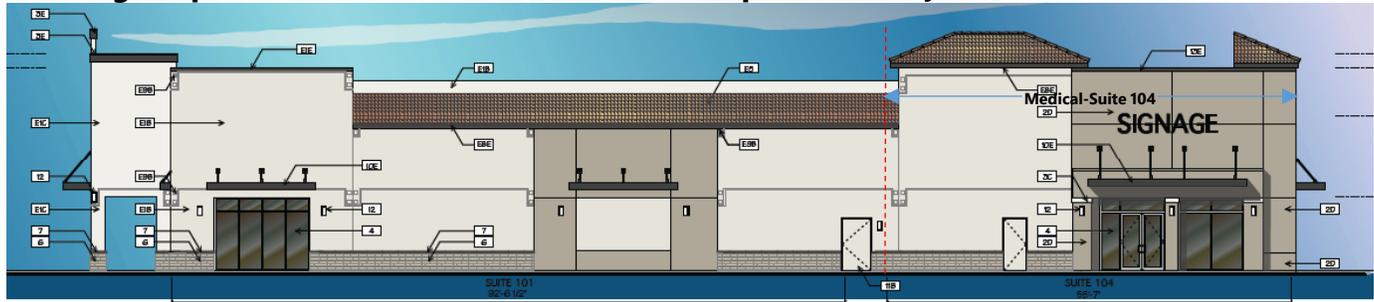


The renderings/elevations of the proposed modifications to the building are provided as Exhibit A. The drawings illustrate that the building will remain a one (1)-story building, with a maximum parapet wall height of 30 feet and a length of 120 feet on the north principal/main façade. The architectural details 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 A and below.

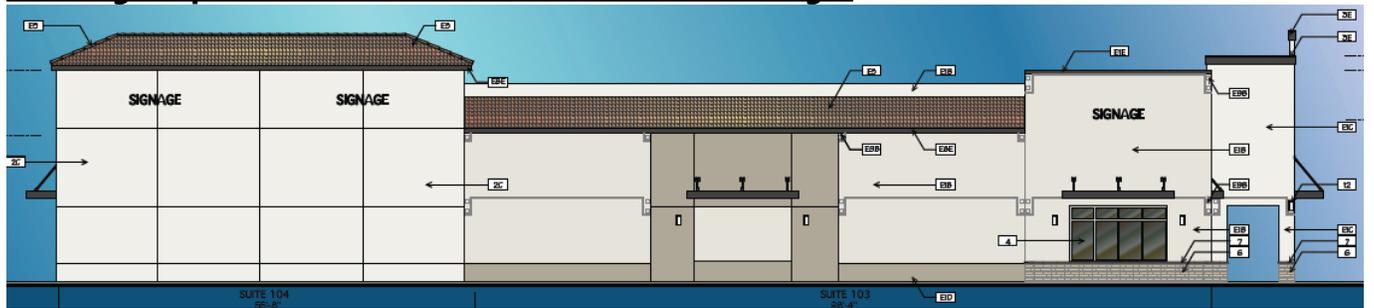
Building Proposed North Elevation (Retail Principal/Main Façade)



Building Proposed West Elevation (Medical Principal/Main Façade)



Building Proposed East Elevation (State Road 7 Frontage)

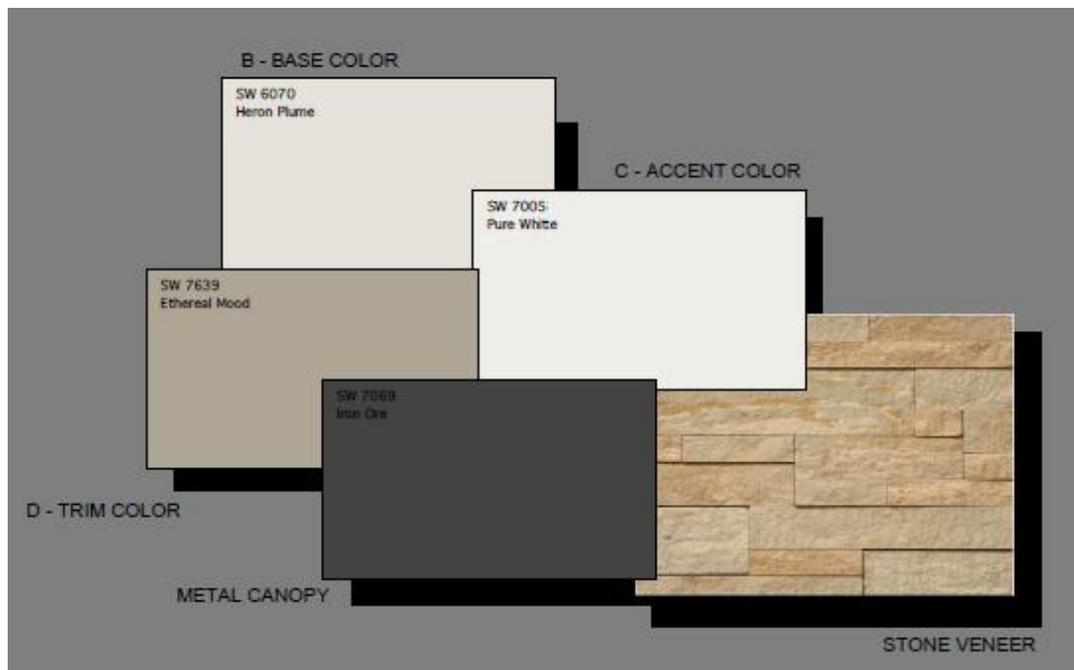


As illustrated on the above drawings, the building façades will have a repeating pattern and design elements that repeat horizontally and vertically, as required for multi-family residential and non-residential buildings.

Color/Material

The proposed exterior color/material palette (Exhibit A) was reviewed for consistency/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 features beige as the base color, with off-white and brown as accent/trim colors, all of which are non-gloss finishes.

The window/door glass/glazing color will be clear for the storefront windows/doors. The window/door frames will be clear anodized aluminum, similar to what is approved for the in-line building. The site furniture, trash receptacles, bike racks, light fixtures, and regulatory signage will be finished in black, which is approved throughout the project/site. The dumpster enclosures will feature concrete walls finished with stucco and opaque gates/doors. The enclosure’s walls and opaque gates/doors will be complementary to the design, materials, and colors of the building. Below are the proposed exterior colors and materials palette that will be utilized for the building, which is similar to what’s approved for the other existing buildings within this site (MUPD E).





MATERIAL SCHEDULE			
WELLINGTON E		7/23/25	
MK	Material	Finish	Remarks
1	CONCRETE TILT PANEL	TEXTURE / PAINT	
2	CEMENT PLASTER	SAND FLOAT / PAINT	
3	EIFS BAND	FINE SAND FINISH / PAINT	
4	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
5	CONCRETE ROOF TILE	BARREL ROOF TILE	PRESSURE WASH
6	STONE VENEER	DESERT SAND - STACK	ARRISCRAFT
7	CAST STONE TRIM	SAND FINISH	
8	WOOD FASCIA	SAND FLOAT / PAINT	
9	TILE EMBLEM		
10	METAL CANOPY	PRE-FINISHED ALUMINUM	
11	METAL DOOR	PRE-FINISHED ALUMINUM	
12	LIGHT FIXTURE		
13	METAL	PAINT	
B	PAINT - TAN	HERON PLUMIE SW 6070	SHERWIN WILLIAMS
C	PAINT - OFF-WHITE	PURE WHITE SW 7005	SHERWIN WILLIAMS
D	PAINT - TAUPE	ETHEREAL MOOD SW 7639	SHERWIN WILLIAMS
E	PAINT - DARK TAUPE	IRON ORE SW 7069	SHERWIN WILLIAMS

NOTES :

- MATERIAL TAGS WITH THE 'E' PREFIX ARE EXISTING MATERIALS.
- MATERIAL TAGS WITH A SUFFIX ARE NEW PAINT / FINISH COLORS

Site Amenities

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacles, bike racks, 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 E site. The existing and replacement site furniture, trash receptacle, bike rack, light fixtures, etc., will be per the previous approval or as provided in Exhibit A.

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 A) on Building A only, which were reviewed for compliance with LDR Section 7.9.8.A. The request includes three (3) principal/main wall signs on the north façade for the retail tenants (Suite 101-103), one (1) principal/main wall sign on the east façade for the medical tenant (Suite 104), one (1) secondary wall sign on the south façade for the medical tenant (Suite 104), and three (3) secondary wall signs on the east façade for the retail tenants (Suite 101-103).

The proposed primary façade wall sign was reviewed for compliance with LDR Section 7.9.8.A.2. Each of the tenant space is allowed one (1) primary/principal wall sign for the tenants principal suite/bay façade (north for Suites 101-103 and west for Suite 104) 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 30 inches for



Suites 101-104 (Minor Tenant Wall Signs/less than 10,000 SF of indoor space), and a length not to exceed 80 percent of the bay façade. Below is what’s allowed per the LDR, being requested, and deviation for tenant space primary wall signs on the north and west façades.

Primary/Principal Wall Signs			
Standards	Allowed	Requested	Deviation
North Façade/Elevation (Suites 101-103)			
Number of Signs ¹	3	3	0
Sign Area	80 sq. ft.	65 sq. ft. Suite 102 45 sq. ft. Suites 101 & 103	0
Height (Boxed)	30 in.	30 in.	0
Length (Boxed)	31 ft. 5 in. Suite 102 32 ft. Suites 101 & 103	25 ft. Suite 102 18 ft. Suites 101 & 103	0
West Façade/Elevation (Suite 104)			
Number of Signs	1	1	0
Sign Area	111 sq. ft.	63 sq. ft.	0
Height (Boxed)	30 in.	30 in.	0
Length (Boxed)	44 ft.	25 ft.	0

¹ Only one (1) sign is allowed per tenant as listed on the façade/elevation.

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 minor tenant wall sign, as approved/permitted on the primary/principal façade of the tenant bay/suite within the building. Below is what’s allowed per the LDR, being requested, and deviation for the proposed secondary wall signs.

Secondary Wall Signs			
Standards	Allowed	Requested	Deviation
East Façade/Elevation (Suite 101-103)			
Number of Signs ^{1&2}	1	3	2
Sign Area	22 & 31 sq. ft. (50% principal wall sign at 45 & 62 SF as proposed)	21 sq. ft. Suites 101-103	0
Height (Boxed)	15 in. (50% principal wall sign at 30 in. as proposed)	15 in.	0



Length (Boxed)	31 ft. 5 in. Suite 102 32 ft. Suites 101 & 103	25 ft. Suite 102 18 ft. Suites 101 & 103	0
South Façade/Elevation (Suite 104)			
Number of Signs	1	1	0
Sign Area	55.5 sq. ft. (50% principal wall sign at 111 SF as proposed)	21 sq. ft.	0
Height (Boxed)	15 in. (50% principal wall sign at 30 in. as proposed)	15 in.	0
Length (Boxed)	N/A	16 ft.	0

¹ Only one (1) sign is allowed per tenant as listed on the façade/elevation.

² Request to allow Suites 101 and 102 a secondary wall sign on a façade that is not the tenant's side or rear façade.

Technical Deviation

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.

As indicated above, the applicant is requesting deviation to allow the secondary wall signs for Suites 101 and 102 on the east façade/elevation, which is not the tenant's side or rear façade.

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

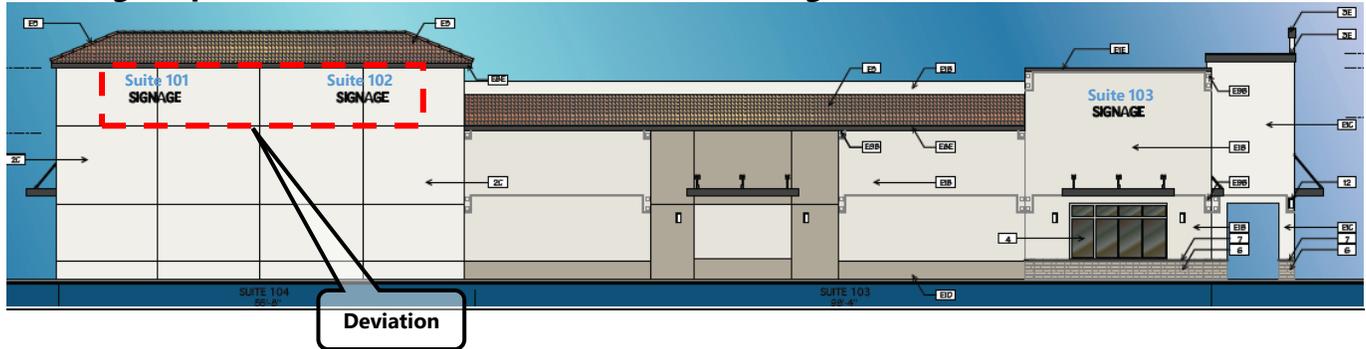
The proposed tenant signs are not specifically prohibited and are permitted under LDR Section 7.9.8.A. The applicant is only requesting ARB approval to deviate from the sign location allowed for the proposed secondary signs for Suites 101 and 102. Suite 101 is not allowed a secondary wall sign as it's an interior suite/bay with no side or rear façade/elevation. Suite 102 is allowed a secondary wall sign on the west side façade, but the applicant is requesting to have the secondary wall sign on the east building façade.

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 illustration below, the wall signs will be proportional to the area of the building it is attached. The proposed wall signs are appropriate scale and will help with the overall

building aesthetics of the east façade and provide visibility for the tenants (Suites 101 and 102) on the State Road 7 frontage. This deviation will allow two (2) additional secondary wall signs, as illustrated below for Suites 101 and 102, in addition to the allowed secondary wall sign for Suite 103 on the east façade/elevation of Building A.

Building Proposed East Elevation (State Road 7 Frontage)



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

The requested deviation to allow two (2) secondary wall signs 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 the 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 project's frontage. The requested increase in sign height is minimal while still being a proportional scale for this section of the in-line building façade.

The requested deviations will allow secondary wall signs that are proportional to the attached area on the building and will enhance the aesthetic of the building's east façade. The proposed signs will help provide visibility to traffic from State Road 7 and entering along the main access drive, but should not cause any negative off-site impacts due to the location of the building and landscaping.

Exhibit B is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2025-0005-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 the applicant's request:

1. The Wellington Green MUPD E buildings architectural details/features, materials, etc., and exterior color scheme (non-gloss finish) shall be consistent with prior ARB approval, except the subject Building A is amended to be consistent with Exhibit A, and as approved below:
 - a) The approved color palette/scheme (non-gloss finish), materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
 - b) All site furniture, trash receptacles, bike racks, light fixtures, metal canopy, etc., shall be finished in black.
 - c) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached to/surrounded.
 - d) All visible exterior lighting shall be illuminated with white light.
 - e) All window/door/storefront glass glazing color shall be clear (no color). The window/door/storefront frames shall be finished in clear anodized aluminum, similar to what is approved for the in-line building within the project, or the surrounding wall color.
2. Dumpster enclosures and/or service/storage areas shall be enclosed/screened with opaque concrete wall stucco finished and gates/doors on all sides that are consistent with the adjacent Building A design. The opaque gates/doors shall be a maximum of four (4) inches from any wall or gate/door, and from any pavement. The enclosure height (walls/gates/doors) shall be a minimum of one (1) foot above the object being screened.
3. 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 A.
4. The signs for Building A tenants (Suite 101-104) shall be consistent with Exhibit A, and as approved below:
 - a) All sign design shall be channel letters, with supports, components, etc., remotely housed and/or painted to match the adjacent area, with landlord approval submitted with the permit application. Signs shall be mounted flush to the wall and limited to the tenant space/bay illustrated on the approved plans.
 - b) Suites 101 and 102 are allowed secondary wall signs (as conditioned below) on the east façade/elevation only, with no future additional wall signs allowed.
 - c) Signs shall be consistent with the below approved maximum standards and shall be an appropriate scale for the attached area on the building, or may require modification to the standards (below the maximum) during the permitting process for each tenant-specific sign request, as approved by staff:



Primary/Principal Wall Signs		
Standards	Approved	Deviation
North Façade/Elevation (Suite 101-103)		
Number of Signs ¹	3	0
Sign Area	65 sq. ft. Suite 102 45 sq. ft. Suite 101 & 103	0
Height (Boxed)	30 in.	0
Length (Boxed)	25 ft. Suite 102 18 ft. Suite 101 & 103	0
West Façade/Elevation (Suite 104)		
Number of Signs	1	0
Sign Area	63 sq. ft.	0
Height (Boxed)	30 in.	0
Length (Boxed)	25 ft.	0
Secondary Wall Signs		
Standards	Approved	Deviation
East Façade/Elevation (Suite 101-103)		
Number of Signs ^{1&2}	3	2
Sign Area	21 sq. ft. Suite 101-103	0
Height (Boxed)	15 in.	0
Length (Boxed)	25 ft. Suite 102 18 ft. Suite 101 & 103	0
South Façade/Elevation (Suite 104)		
Number of Signs	1	0
Sign Area	21 sq. ft.	0
Height (Boxed)	15 in.	0
Length (Boxed)	16 ft.	0

¹ Only one (1) sign is allowed per tenant as listed on the façade/elevation.

² Suites 101 and 102 are allowed a secondary wall sign on a façade that is not the tenant's side or rear façade, as conditioned/illustrated.

- 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.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

October 23, 2025



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. Building permit approval is required before the construction/installation of proposed improvement(s).
8. Any modifications to this approval during permitting and/or construction shall require ARB approval. Minor amendments may be allowed for a similar option if consistent with the ARB approval and intent of this approval, as determined by the project's Wellington Development Review Manager (DM); if not, ARB approval is required.
9. 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 | Proposed Building A Renderings/Elevations (with Color and Material Palette/
Scheme, and Wall Signs |
| Exhibit B | Applicant Justification Statement |