

**FAMILY CHURCH STAFF REPORT**

**Petition Number:** 2026-0002-ARB

**Owner:** Family Church – 15 LLC.  
1101 S Flagler Drive  
West Palm Beach, FL 33401

**Applicant:** Lentzy Jean-Louis  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

**Agent:** Lentzy Jean-Louis/Tyler Woolsey  
– Urban Design Studio  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

**Site Address:** 12700 Forest Hill Blvd  
Wellington, FL 33414

**PCN(s):** 73-41-44-03-02-001-0000

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

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

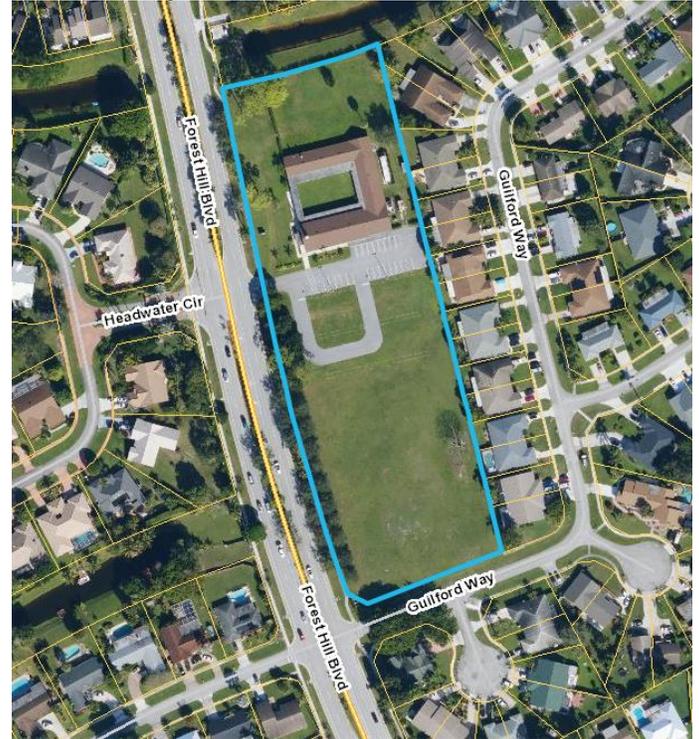
**Acreage:**  
5.00 Acres

**Request:**  
Architectural Review Board (ARB) approval of new construction for a 33,462 SF Church facility located at 12700 Forest Hill Blvd.

**Project Manager:**  
Jonathan Sandoval, Planner  
[jsandoval@wellingtonfl.gov](mailto:jsandoval@wellingtonfl.gov)  
(561) 868-8634

Family Church will be located on the northeast corner of Forest Hill Blvd and Guilford Way.

**Location/Map:**

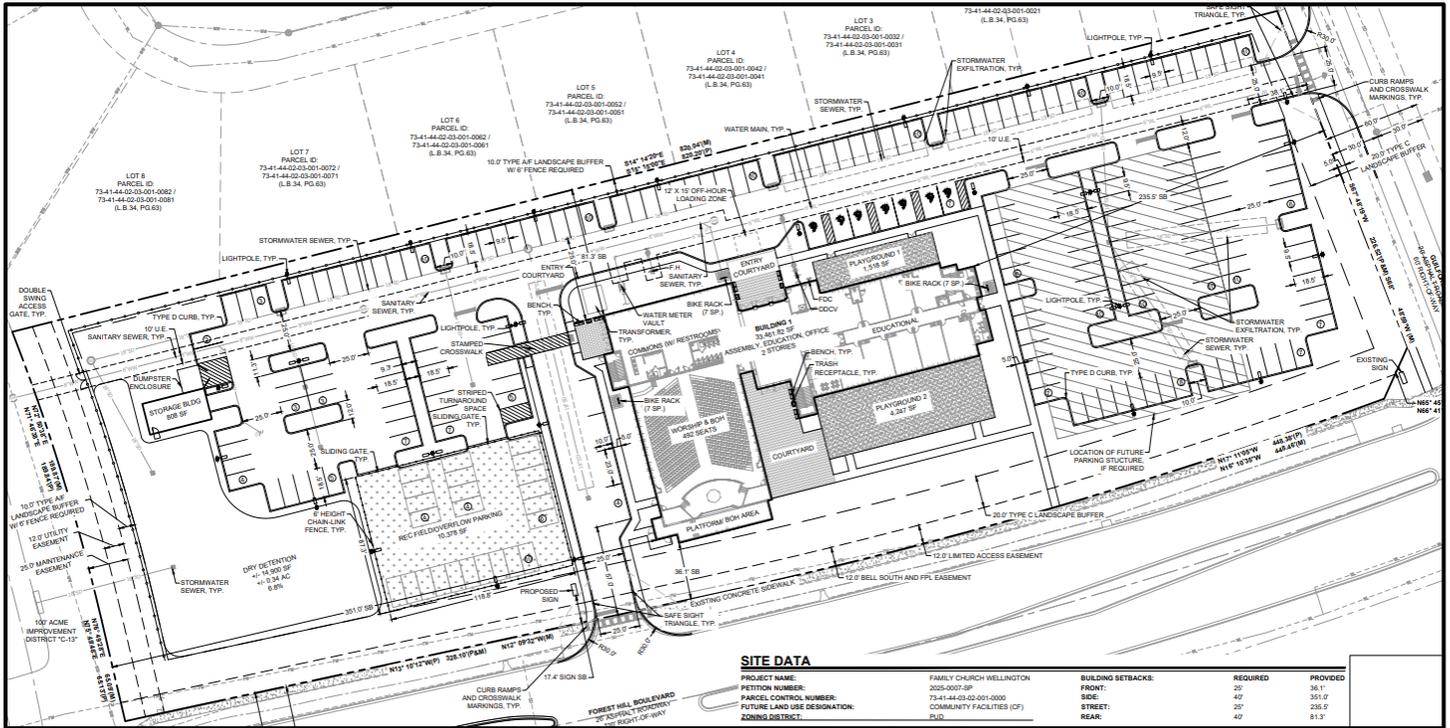


**Adjacent FLUM and Zoning Designation:**

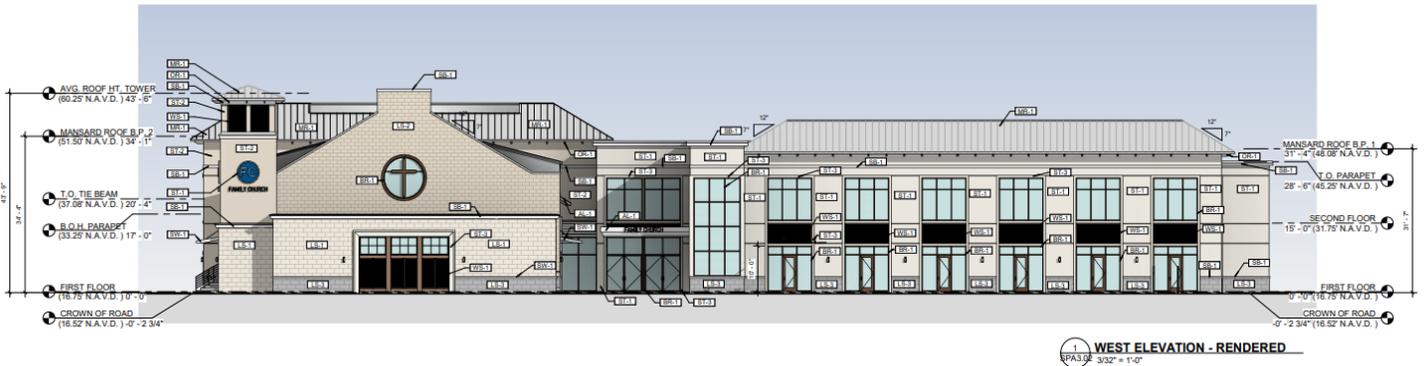
Adjacent Property	FLUM	Zoning
North	Residential E	PUD
South	Residential E	PUD
East	Residential E	PUD
West	Residential C	PUD

**Site History and Current Request:**

The subject site, located at 12700 Forest Hill Blvd, is situated on the northeast corner of Forest Hill Blvd and Guilford Way. The overall parcel is 5.00 acres and was formerly established as First Baptist Church of Wellington. A Site Plan (2025-0007-SP) is in progress for the 5.00-acre subject parcel to construct the new Family Church Facility. Also, a Building Permit (BP45-4537) is in progress for a monument Sign. This request is for ARB approval of the elevations, colors, and materials of the 33,462 square foot church facility.



**Analysis:**



Staff reviewed the request for ARB approval of the proposed new construction for consistency with Wellington’s Land Development Regulations (LDR), Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, which require all non-residential buildings to obtain ARB approval before the issuance of building permits.

**Exterior Elevations:** The design standards aim to provide buildings and structures that reflect good design, utilize proper design concepts, and are suitable for Wellington. The building’s Modern Mediterranean architectural style is visually compatible with the surrounding area. The primary façade finishes consist of smooth painted stucco, in neutral tones, complemented by a limestone veneer and concrete accents to incorporate texture and depth. The stone elements are utilized to emphasize the building entries, break up long wall expanses, and provide visual weight at the base of the structure.

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Planning and Zoning Division

February 25, 2026



A charcoal grey metal roof was selected for durability and compatibility with the overall architectural style. Parapet walls are used strategically to screen rooftop mechanical equipment and reduce the visual impact of roof structures when viewed from public rights-of-way. These elements, along with the required landscaping, soften the building's appearance. Architectural elements are provided on all four sides of the building. Aluminum canopies are also provided at primary entry points to enhance pedestrian weather protection, while clearly identifying building entrances. Included are awnings on the East and West playgrounds, which provide electric fans as an extra amenity, as shown in Exhibit B.

The accessory structures, a storage building and a dumpster enclosure, will be constructed using matching stucco finishes, metal roofing, and consistent color schemes to ensure visual consistency with the main structure. All facades on this accessory structure shall be finished with the same level of material quality and detailing.

**Site Amenities:** The project will provide three (3) bike racks with a black powder-coated finish and landscape hedging to screen. As shown in Exhibit B, a consistent design will be kept. The location of the bike racks will be on the eastern façade near the entry courtyard of the building. Six (6) benches will also be provided with a black powder-coated finish, consistent with Exhibit B, and will be located as a pair in both courtyards and on the Northeastern corner of the building. Four (4) litter and recycling receptacles are being provided with a similar finish to the bike racks and benches, as demonstrated in Exhibit B. Pedestrian circulation is supported through clearly defined walkways that connect building entrances, outdoor amenities, and parking areas, along with shaded rest areas.

A total of two (2) playgrounds will be on the project, with Playground One being 1,518 SF and Playground Two being 4,247 SF. Both playgrounds will be screened by a 4 Foot and 6 Foot fence, consistent with Exhibit B. Both playgrounds will consist of poured-in rubber surfacing. The awnings on the playground will offer weather protection and enhance usability throughout the year.

All site amenities are designed with materials, colors, and finishes that align with visual consistency throughout the site. Overall, the proposed site amenities will enhance functionality, pedestrian comfort, and ambience.

MATERIAL & PAINT LEGEND		
FC-1		FAMILY CHURCH LOGO, BRANDING SPECS TO MATCH CHURCH STANDARDS, REFER TO MSG CONSULTING SPECS.
MR-1		METAL ROOF SYSTEM IN COLOR CHARCOAL GRAY
ST-3		EXTERIOR FINISH TO BE OFF-WHITE SMOOTH LIMESTONE OR PRECAST CONCRETE.
LS-2		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 8" X 24"
LS-1		EXTERIOR FINISH TO BE LIMESTONE SATIN BY 12" X 24"
LS-3		EXTERIOR FINISH WALL LIMESTONE MONTECITO BY 12" X 24"
WS-1		WOOD CLADDING - TRUE COLOR STEEL SIDING 6" LAP 10G CEDAR
SB-1		STUCCO BAND -WHITE TO RUN AROUND PARAPET AREAS) SW 7006 'EXTRA WHITE'
OR-1		CEDAR COLOR TO MATCH 10G CEDAR
BR-1		PREFAB - SIGNAGE COLOR BRONZE - WINDOW FRAMES AND MULLIONS
AL-1		PRE- FAB ENGINEERED ALUMINUM CANOPY
PAINT STUCCO		
ST-1		EXTERIOR STUCCO FINISH: SW 7632 'MODERN GRAY'
ST-2		EXTERIOR STUCCO FINISH: SW 6008 'INDIVIDUAL WHITE'
SW-1		EXTERIOR PAINT & ALL TRIM: SW 7006 'EXTRA WHITE'

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**Summary:**

Based on the Findings of Fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0002-ARB:

1. The exterior elevations, colors, materials, finishes, and site amenities shall comply with the elevations shown in Exhibit C and D.
2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
3. All rooftop mechanical equipment shall be screened from view as shown in Exhibit A. Before issuance of a Certificate of Occupancy, an inspection by the 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 that the equipment is not fully screened.
4. Additional approvals may be required for signage, as there were no signage details or technical deviations included with this request.
5. All above-ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view.
6. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
7. Permit approval is required before the construction/installation of proposed improvements.
8. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction may require ARB approval.
9. Before the closeout of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

**Exhibits:**

Exhibit A	Site Conditions
Exhibit B	Site Plan / Amenities
Exhibit C	Proposed Elevations
Exhibit D	Justification Statement



**Exhibit A – Existing Site Conditions**

Facing North



Facing South

