

Heartland Dental at MUPD B (FKA Mellow Mushroom) STAFF REPORT

Petition Number: 2021-0004 ARB

Owner: Shawnick Wellington
 1541 Sunset Drive #300
 Coral Gables, FL 33143

Applicant: Megan Schimmelpfenning
 Heartland Dental
 1200 Network Centre Drive
 Effingham, IL 62401

Agent: Brad McCullough
 Hill Foley Rossi & Associates
 3680 Pleasant Hill Road
 Duluth, GA 30098

Site Address: 10600 Forest Hill Boulevard

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

Future Land Use Designation:
 Large Scale/Regional Commercial

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage: 13.0

Request: Architectural Review Board approval for the exterior modifications to the existing restaurant outparcel (FKA Mellow Mushroom) which will be converted into a dental office.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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 (561) 753-5268

Location Map:



Adjacent Property	FLUM	Zoning
North	Residential E	AR/SE/PUD
South	Large Scale/Regional Commercial	MUPD
East		
West		

Site History and Current Request:

The Wellington Green site is a 456 acre project located on the southwest corner of the intersection of State Road 7/US 441 and Forest Hill Boulevard. The regional mall consists of seven (7) MUPD pods and three (3) PUD pods. The subject property is located within MUPD B (Exhibit A – MUPD B Site Plan).

Heartland Dental will occupy the former Mellow Mushroom restaurant outparcel (Exhibit B – Current Site Conditions). The original building elevations were approved by ARB in 2006 for the Applebee’s

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tenant and were modified on July 16, 2014 when Mellow Mushroom occupied the building (Exhibit C – ARB Approved Elevations for Mellow Mushroom). The applicant is requesting exterior improvements to the building for the new tenant, Heartland Dental. The proposed elevations modify the existing elevation by:

- Adding stone veneers around the entire entrance;
- Adding a metal canopy over the entrance;
- Removing all canvas awnings and replacing with a decorative trellis feature with stone veneer columns; and
- Modifying the gable roof tower features to a hip roof and add a decorative cornice and decorative trim around tower.

The existing outdoor patio on the east elevation is not being modified and this request does not include signage. The applicant will be required to meet the requirements of the code for all signage, including the face change of the existing monument sign, or they will need to come back to the Architectural Review Board and request a technical deviation if they do not meet the sign requirements.

STAFF ANALYSIS:

North Elevation (Primary Elevation)



South Elevation



SOUTH ELEVATION

The proposed elevations (Exhibit D – Proposed Elevations) prepared by Hill Foley Rossi were reviewed for consistency with Section 6.4.4.B. Design Standards for Non-Residential Zoning Districts, of Wellington’s Land Development Regulations (LDR) and Wellington’s Comprehensive Plan. This building is existing and only minor modifications are proposed.

1. All multi-family and commercial facades shall contain architectural details on all sides to avoid solid blank walls. The use of varied materials, stones, colors, and lighting is encouraged.

Response: Based on the elevations provided, architectural details have been provided on all sides including trim along the parapet, use of multiple colors, stone veneers, trellises, and vertical score lines.

2. Outparcels that are part of an overall project shall contain architectural elements that match or are compatible with the overall project design.

Response: The proposed elevations are compatible with the existing MUPD B in-line building. The applicant is proposing improvements to the building, that update the exterior including additional stone veneers, an updated color scheme that matches the in-line building, installation of trellises, and modifying the roof tower features. The improvements will complement the existing center while also providing improvements unique to the business.

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3. All non-residential buildings shall provide a minimum of five (5) of the following building design treatments as listed in 6.4.4.B.9:

Response: The building provides ornamental architectural details, banding, roof treatments, projected entry, additional roof articulations, and tile roof.

4. Building facades shall include a repeating pattern and shall include no less than three (3) of the design elements as listed in 6.4.4.B.10

Response: The building will incorporate horizontal plane breaks consisting of paint colors changes, varying surface textures, and architectural banding.

5. Predominant exterior building materials shall include, but are not limited to materials listed in 6.4.4.B.11.

Response: The proposed elevations utilize the following materials as shown in Exhibit E – Proposed Colors and Materials. No new colors or materials are requested. The proposed elevations utilize colors and materials that already exist within the plaza and within the outparcel.

Primary Wall Color:	Quarry Stone (SW 9603) or match existing color
Trim/Accent Color:	High Tea (SW 6159) or match existing color
Stone Veneer:	Versetta Stacked Stone to match existing
Roof:	Spanish Clay
Mapes Canopy:	Extra Dark Bronze Finish
Trellis:	Timber Beam to match existing

6. Parapets shall be used to conceal roof top equipment and flat roofs;

Response: All rooftop equipment will be properly screened from view by the parapet as it was by the previous tenants. The applicant will be required to schedule an inspection with Planning and Zoning to ensure all equipment is screened from view. Additional screening may be required if equipment is not properly screened.

The Goal of the Land Use Element of the Comprehensive Plan is to ensure the future land use pattern “preserves and protects the distinctive characteristics of the individual communities” that make up Wellington.

1. Policy 1.3.8 Wellington has adopted regulations that limit building height to 35 feet or less in all categories, except for professional or business offices within the State Road 7 Corridor, which shall be limited to a maximum height of 72 feet.

The proposed building has a building height of 19’10” to the top of the lowest parapet and 25’8” to the median point of the roof tower feature. The building height will not be modified from what is existing. The building height is consistent with Policy 1.3.8 of the Land Use Element of the Comprehensive Plan.

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RECOMMENDATION:

Staff recommends approval of Petition 2021-0004 ARB for the exterior elevations and material for Heartland Dental located at 10600 Forest Hill Boulevard within MUPD B of Wellington Green with the following conditions of approval:

1. The elevations shall be constructed as shown in Exhibit D – Proposed Elevations with the materials as shown in Exhibit E – Proposed Colors and Materials and as shown below.

Primary Wall Color:	Quarry Stone (SW 9603) or match existing color
Trim/Accent Color:	High Tea (SW 6159) or match existing color
Stone Veneer:	Versetta Stacked Stone to match existing
Roof:	Spanish Clay
Mapes Canopy:	Extra Dark Bronze Finish
Trellis:	Timber Beam to match existing

2. All signage, including the existing monument sign, shall meet the requirements of the LDR as no signage was included in this approval. If signage exceeds what is permitted by code, then a technical deviation will be required.
3. The address identification/numbering height for the building shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
4. All roof top mechanical equipment shall be screened from view on all sides. The equipment shall not be visibly seen at 10 feet above grade and 200 feet from the structure. If visible, additional screening shall be installed prior to the issuance of a Certification of Occupancy (C.O.).
5. Building permits are required prior to modification of the exterior of the building and installation of any signage.
6. Any significant modifications to this approval during permitting and/or construction shall require ARB approval.
7. Prior to the issuance of a C.O., an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.



Exhibits:

- Exhibit A MUPD B Site Plan
- Exhibit B Existing Site Conditions
- Exhibit C ARB Approved Elevations for Mellow Mushroom
- Exhibit D Proposed Elevations
- Exhibit E Proposed Colors and Materials
- Exhibit F Floor Plan
- Exhibit G Justification Statement