



Palm Court at Wellington Exterior Color Palette

STAFF REPORT

Petition Number: 2022-0013-ARB

Owner/Applicant: Top Well LLC
C/O ABC Properties

Agent: Preston Builders of Florida LLC
4739 NW 103rd Avenue
Sunrise, FL 33351

Site Address: 711 Forest Club Drive

PCN(s): 73-41-44-04-20-000-1100

Future Land Use Map (FLUM) Designation:
Residential F (8.01 du/ac – 12.0 du/ac)

Zoning Designation: Planned Unit Development (PUD)

Acreage: 9.73 Acres (+/-)

Request:

Architectural Review Board to amend/update the approved exterior color palette of the six (6) multi-family buildings for the Palm Court apartments located at 711 Forest Club Drive.

Project Manager:

Kelly Ferraiolo, Senior Planner
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(561) 753-5268

Location Map:



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential C (1.01 du/ac – 3.0 du/ac)	PUD
South	Residential E (5.01 du/ac – 8.0 du/ac)	
East	Residential F (8.01 du/ac – 12.0 du/ac)	
West	Residential E (5.01 du/ac – 8.0 du/ac)	

Site History and Current Request:

Palm Court was constructed in 1987 and consists of six (6) two-story multifamily buildings with a total of 120 units, a maintenance building, and a recreational area with tennis courts, pool, and playground. Palm Court recently received a site plan amendment approval to install gazebos and a barbeque in the common area lawn in the center of the buildings adding more amenities to the complex (Exhibit A – Approved Palm Court Site Plan).

In 2006, ARB approved updated exterior elevations, colors, signage, and architectural features for the renovations to Palm Court (previously known as Pines at Wellington and Forest Club). However, the exterior renovations were never completed. The buildings are painted in different

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variations of colors (green, yellow, cream, black shutters, brown shutters) with no consistency throughout the complex (Exhibit B – Existing Site Conditions).

The owner is requesting ARB approval to update the approved exterior color palette of the six (6) multi-family buildings. The request did not include accessory structures including the maintenance building, signs, or garbage enclosures.



Analysis:

The request for Architectural Review Board (ARB) approval to update the exterior color palette of the six (6) multifamily buildings (Exhibit C – Proposed Elevations and Colors) was reviewed for consistency with Wellington's Land Development Regulations (LDR). The proposed colors were reviewed based on the Section 6.4.3, Architectural Review and Design, and Section 6.4.4.B., Design Standards for Multifamily and Non-Residential Zoning Districts, of Wellington's Land Development Regulations (LDR). This is a planned development and requires compatible architecture, design, materials and colors throughout the overall project. The intent of these design standards are to provide buildings and structures that reflect good design, utilize proper design concepts, and are appropriate within Wellington.

The proposed color schemes do not negatively impact the surrounding properties as there are a variety of colors throughout the Wellington PUD. All proposed colors are on the ARB approved color board. The new color palette provides a refreshing look to an aging development.

Per Section 6.4.4.B.5 of the LDR, accessory buildings and structures shall conform to the design, materials, colors, and style of the principal structures. The application didn't specify that all structures would be painted. Staff recommends that all accessory structures, including the maintenance building, signs, and garbage enclosures, also be painted with the approved color palette to match the main buildings.



SW 7015
Repose Gray

Interior / Exterior
Location Number: 244-C1

**Balcony Edge
& Body**

SW 6258
Tricorn Black

Interior / Exterior
Location Number: 251-C1

Fascia

SW 6073
Perfect Greige

Interior / Exterior
Location Number: 242-C3

Door & Shutters

SW 7075
Web Gray

Interior / Exterior
Location Number: 235-C6

Roof Accent

SW 7006
Extra White

Interior / Exterior
Location Number: 257-C1

Trim

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Summary:

Staff recommends approval of Petition 2022-0013 ARB Palm Court at Wellington Exterior Color Palette with the following conditions:

1. The exterior paint shall be a non-glossy finish and be consistent with the below approved colors below and elevations shown in Exhibit C:
 - Body and Balcony Edge: Repose Gray (SW 7015)
 - Doors and Shutters: Perfect Greige (SW 6073)
 - Fascia: Tricorn Black (SW 6258)
 - Trim: Extra White (SW 7006)
 - Roof Accent: Web Gray (SW 7075)
2. All accessory structures within Palm Court at Wellington including the maintenance building, signs, and garbage enclosures, shall be painted with the color palette listed above.
3. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
4. Any modification to the approved exterior color palette/scheme shall require ARB approval.

Exhibits:

Exhibit A	Approved Palm Court Site Plan
Exhibit B	Existing Site Conditions
Exhibit C	Proposed Elevations and Color Palette