

MEMORANDUM

To: Architectural Review Board

From: Kelly Ferraiolo, Planner

Date: May 12, 2022

Subject: Petition 2022-0007 ARB Publix at Courtyard Shoppes

The Publix at Courtyard Shoppes was originally scheduled for the April 20, 2022 Architectural Review Board (ARB) meeting but was postponed to the May 18, 2022 meeting. Between the meetings, staff has worked closely with the applicant to address the conditions of approval and make modifications to the elevations so that no further changes would be recommended by staff.

The following changes have been made:

- Sheet A110 – now reflects overall floor plan of entire plaza and Publix parking field
- Sheet A110A – updated to include material legend
- Sheets A110, A110A, A130 - updated to include gate at trash compactor, columns on east elevation of the retail south wing
- Sheets A200, A210, A211, A220 - Added spandrel glass with polar white opaque film updated elevations as well as the calculations.
- Coordinated window frames and sill colors on existing retail bays, added gate at trash compactor, added barrel tile material note to match.
- Sheet A201 – new sheet reflecting technical elevation of the interior colonnade of the Publix facade
- Sheet A211 – updated to include gate at trash compactor enclosure and columns on retail south east wing. Added note to barrel tile on legend that it will match existing.
- A211A – new sheet to include additional elevations. Added columns to Retail South Wing East elevation compatible with Publix elevation
- A212 – new sheet to include the separate building closest to the street and relation to the retail south wing.
- Retail South Wing - West elevation and elevations of the Existing Retail Building have been updated.
- Existing Retail Building added reveals, wainscot, trims, and columns that wrap corners to match South Wing West Elevation and canopy above the door on elevation 8.

Staff recommends approval of 2022-0007 ARB with the following revised conditions of approval:

1. Exterior elevations and materials shall be consistent with ~~Exhibit C~~ the exhibits attached to this memo. ~~with the following modifications:~~
 - a. ~~Incorporation of more window openings on the bottom floor of the new Publix building to meet a minimum of 18% of window area, which is an additional 5% of the Publix façade.~~
 - b. ~~Removal of Urban Bronze (SW7048) for the columns and replace with one of the brick materials provided.~~
 - c. ~~The tile underneath the existing store fronts are proposed to remain the same. Staff recommends the use of either brick material instead of the outdated tile.~~
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 visible exterior lighting shall be illuminated white light.
4. All glass glazing color shall be light grey tint or clear (no color). The spandrel windows shall be limited to those called out on Sheet A201 and shall use a polar white opaque finish.
5. ~~The building to the west of Publix that is not considered an outparcel and was renovated in 2009 was not included in this request. The building shall also be updated and be approved administratively by staff to ensure that it utilizes the same materials and design as the main in-line building.~~
6. All roof top mechanical equipment shall be screened from view as shown in Exhibit E – Proposed Roof Plan. Prior to issuance of a Certificate of Occupancy, an inspection by 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 the equipment is not fully screened.
7. All site amenities shall match the colors that already exist within the center.
8. The Major Tenant Wall Sign (Publix Food & Pharmacy) shall be installed as shown in Exhibit H and meet the following requirements:
 - a. Maximum Total Sign Area – 119.03 SF

- b. Maximum Height – 6 feet 6 inches (Technical Deviation)
 - c. Maximum Length – 18 feet 7 inches
 - d. Maximum Lines of Copy – 2
- 9. The Minor Tenant Wall Sign (Publix Liquor) is currently not included in this approval as accurate dimensions were not provided by the time of publication. A separate Technical Deviation request will be required if the sign exceeds LDR requirements.
- 10. The Multi-Panel Monument Sign shall be constructed as shown in Exhibit I and meet the following requirements:
 - a. Maximum Total Sign Area (Secondary Graphic Area) – 32 SF
 - b. Maximum Height – 8 feet
 - c. Maximum Length – 8 feet 4 inches
 - d. Maximum Secondary Graphic Areas – 7
 - e. Maximum Secondary Graphic Area Height – 4 feet 8 inches (Technical Deviation)
 - f. Maximum Height of Secondary Graphic Area for Publix – 17 inches (Technical Deviation)
 - g. Maximum Height of Secondary Graphic Area for Other Tenants – 9.5 inches
 - h. Maximum Number of Signs – 1 per frontage within the median of main entrances along Wellington Trace and Greenview Shores Boulevard
 - i. Minimum Distance from other Monument Signs – 200 linear feet (150 linear feet from Wellington Corporate Center – Technical Deviation)
 - j. The existing entry wall signage located at the entrances at Wellington Trace and Greenview Shores Boulevard shall be removed prior to installation of the Multi-Panel Monument Signs and shall be repainted as shown in Exhibit I.
 - k. The base of the sign shall be landscaped to ensure that the structure blends with the character of the surrounding community. Landscaping shall be installed and maintained in a manner not to interfere with visibility of signage.
- 11. The Auxiliary wall signs shall be installed as shown in Exhibit J. The location of the Multi-Panel Directional Wall sign shall be approved by the entrance of the Publix store and be approved by staff prior to installation.
- 12. All above ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view while maintaining three (3) feet of clearance.
- 13. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.

14. Permit approval is required prior to construction/installation of proposed improvements.
15. 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 shall require ARB approval.
16. Prior to the close out of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

Should you have any questions, please do not hesitate to contact me directly at 561-753-5268 or kferraiolo@wellingtonfl.gov.