

Benihana Restaurant (Existing Cheddar's Building)

STAFF REPORT

Petition Number: 2022-0017-ARB

Owner: Pepperjack Palm, LLC.
 245 McLaws Circle, Suite 200
 Williamsburg, VA 23185

Applicant: Benihana National Corp.
 21500 Biscayne Blvd., Suite 900
 Aventura, FL 33180

Agent: Linda Nunn
 NunnCo, Inc.
 1807 S. Indian River Drive
 Ft. Pierce, FL 34950

Site Address: 925 S. State Road 7

PCN(s): 73-41-44-12-20-001-0000

Future Land Use Map (FLUM) Designation:
 Commercial

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage:
 5.46 Acres (+/-)

Request:
 Architectural Review Board approval of the updated elevations, exterior colors, materials, and signage for the conversion of the existing Cheddars building to a proposed Benihana restaurant.

Project Manager:
 Damian Newell, Senior Planner
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 (561) 753-2577

Location/Map:

The subject site is located approximately one mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, at the southwest corner of the State Road 7 and Old Hammock Way.



Adjacent FLUM and Zoning Designation:

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



Site History and Current Request:

The subject building is within the 5.45-acre Iorizzo (AKA Cheddars) project which was annexed into Wellington on September 9, 2003 by Ordinance No. 2003-24. The Future Land Use Map designation of Commercial (FKA Community Commercial) was adopted on June 28, 2005 by Ordinance No. 2005-06. The Rezoning (Ordinance No. 2007-01) and Master Plan (Resolution No. 2007-01) were both adopted on August 28, 2007.

A Comprehensive Plan Amendment (Ordinance No. 2011-02) and Master Plan Amendment (Resolution No. 2011-18) was approved by Council in 2011 to allow a single 8,800 square foot quality restaurant (Phase I) and 20,000 square foot two story medical office building (Phase II). The Cheddars Casual Café Site Plan (Exhibit A) for the restaurant building was approved in 2011. ARB approval (ARB 11-17) was in 2011 and construction was completed in 2012. Phase II (western section) of the project/parcel still remains vacant.

This request (2022-0017-ARB) is for approval of modification to the elevations/façade of the existing Cheddars restaurant building for the conversion to a proposed Benihana restaurant. The modification includes architectural elements, new exterior colors, and new signage to illustrate the branding of a Benihana restaurant.

Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, and signage for consistency with Wellington's Land Development Regulations (LDR).

Elevations/Architectural Details, Colors and Site Amenities:

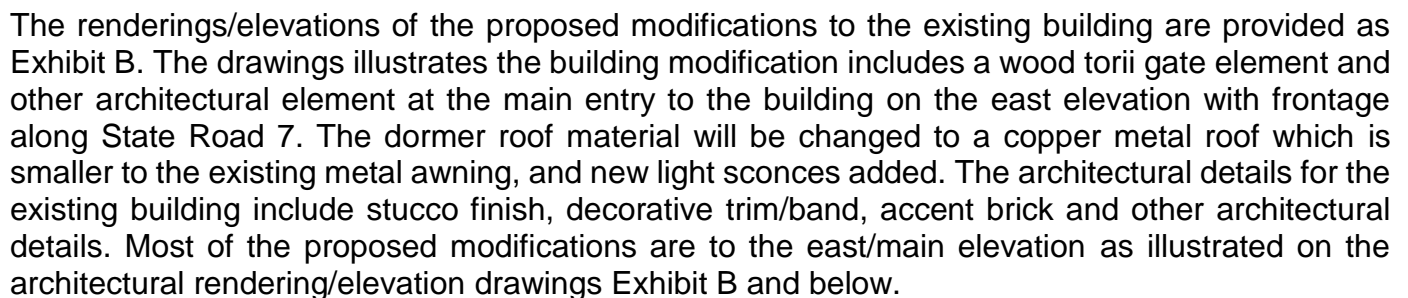
The elevations, architectural details, colors, materials, etc., were reviewed based on the LDR Sec. 6.4.4.B. Design Standards for multifamily and non-residential zoning districts.

Elevations/Architectural Details

The intent of the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the proposed project and 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.

This is the only existing building within the project, so compatibility with other buildings/structures within the project is not required. Below are illustrations of the 2011 ARB approved elevations.

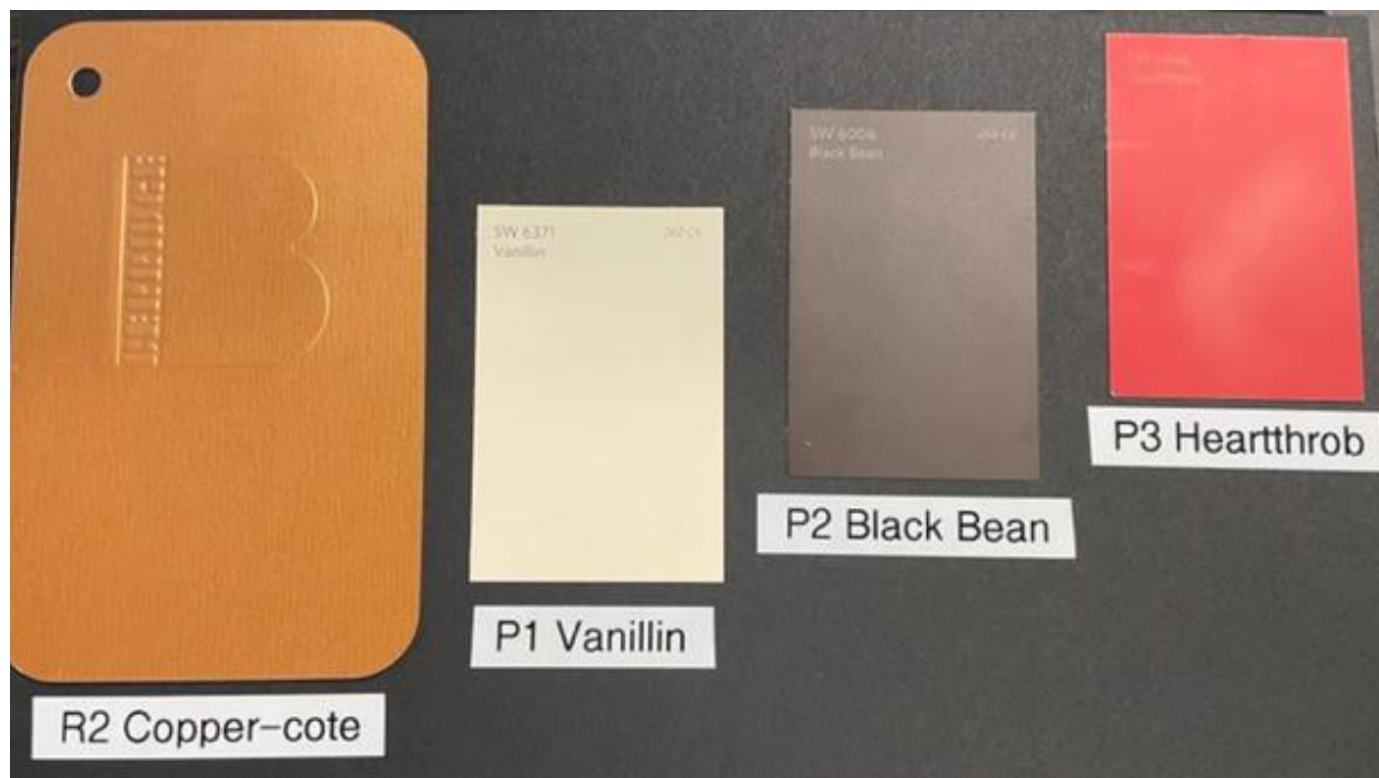




Architectural rendering of the exterior of the Benihana restaurant building. The structure is a two-story building with a central entrance featuring a dark door and a small balcony above it. The word "BENIHANA" is displayed in red lettering on the balcony. The building has a mix of stone and brick textures. Large windows on the ground floor are covered with red awnings. The roof is dark brown with gabled sections. A covered walkway with a metal railing is visible on the left side. The sky is blue with white clouds.

Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. The proposed color palette scheme includes the addition of beige (Vanillin SW 6371) for the base wall color, dark brown (Black Bean SW 6006) for the accent, trim and window/door frames color, and red (Heartthrob SW 6866) for the existing awnings over the windows along the main façade. The fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc., will be finished in black color. All the proposed colors are on the ARB Color Chart and will be non-gloss finish. Below are the proposed exterior colors palette that will be utilized.



Site Amenities

A planned development project requires site amenities (perimeter walls, fencing, site furniture, trash receptacle, bike rack, 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 Cheddars restaurant. The existing and replacements fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc., will be per the previous approval as provided in Exhibit D.

Signage:

This site was previously approved and developed with existing signage (wall and ground signs). The applicant is now requesting approval for a proposed wall sign on the east principal/main elevation and new sign cabinet on the existing monument sign structure (Exhibit E), which were reviewed for compliance with LDR Section 7.9.8.A.2 and 7.9.8.B.2. This building is allowed one (1)



principal/main wall sign for the east/principal façade (97' 10" length) with a maximum sign area of two (2) square feet per foot of the façade length or maximum of 150 square feet, a maximum height of 30 inches (Minor Tenant indoor space less than 10,000 SF), and a length not to exceed 80 percent of the façade. Below is what's allowed per the LDR and being requested for the wall sign.

Principal Wall Sign (East Façade/Elevation)		
Standards	Allowed	Requested
Number of Signs	1	1
Sign Area	150 sq. ft.	16.8 sq. ft.
Height	30 in.	21 in.
Length	78.3 ft.	9.75 ft.

As indicated in the above table, this principal/main wall sign is well below the allowed standards. It is recommended the applicant increase the proposed wall sign to be proportional to the attached wall area on the east/principal façade, as illustrated below and Exhibit E. This wall sign illustration is different from what's shown on the rendering/elevation drawings (Exhibit B).



The existing monument sign structure located along State Road 7 was approved with an overall height of eight (8) feet and overall length of 10 feet. The request is to add a new sign cabinet, wood torii gate element and light sconces to the existing monument sign structure for brand identification of the proposed Benihana restaurant. This free-standing building is allowed one (1) monument sign with a structure height of eight (8) feet, sign copy height of 36 inches, and sign area of 32 square feet. With the proposed wood torii gate element added to the existing monument sign structure the overall height is now nine (9) and half (1/2) feet. Technical Deviation of the additional height over the allowed eight (8) feet will be required. Below is what's allowed per the LDR, being requested and deviation for the monument sign.



Monument Sign (Along State Road 7)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Each Sign Face)	32 sq. ft. max.	15.5 sq. ft.	0
Sign Copy Height	36 in.	22 in.	0
Structure Height	8 ft.	9.5 ft.	1.5 ft.
Structure Length	N/A	10.6 ft.	0

Technical Deviation

As indicated above, a deviation of the additional height over the allowed eight (8) feet will be required for the monument sign structure. Technical Deviation may be approved by ARB 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.

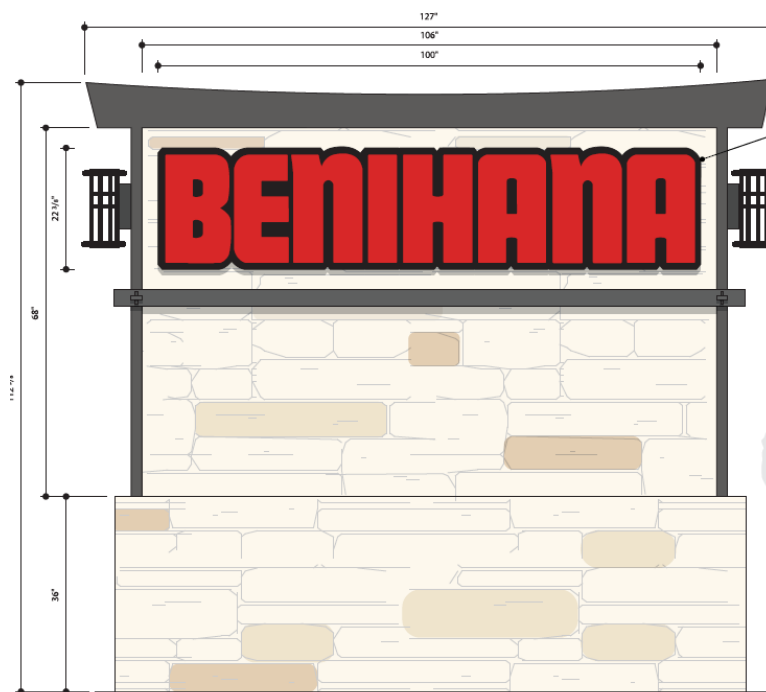
The deviation is to exceed the maximum eight (8) feet height allowed for the monument sign structure. With the proposed wood torii gate element added to the top of the existing monument sign structure the overall height is now nine (9) and half (1/2) feet.

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

The existing monument sign structure is not specifically prohibited and is permitted under LDR Sec. 7.9.8.B.2. Monument Sign. The request is only to deviate from the monument sign structure height standard to allow an overall height of nine (9) and half (1/2) feet (1.5 ft. deviation).

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.

The existing monument sign structure will be enhanced with the unique wood torii gate element added on top of the structure. This added element/feature is similar to the other proposed architectural elements at the main entry to the building on the east elevation. This minimal deviation will allow the proposed monument sign structure with an overall height of nine (9) and half (1/2) feet, as illustrated below.



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

This site correctly has only one (1) tenant/building. The requested deviation to allow an increase of the monument sign structure height should not negatively impact a future tenant or building within this project.

5. The technical deviation must not cause any negative off-site impacts.

The requested increase in monument sign structure height is minimal while still being a proportional scale for this structure, and will not cause any negative off-site impacts.

Exhibit F is the applicant's Justification Statement with details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2022-0017-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 recommends approval of Petition 2022-0017-ARB with the following conditions:

1. Elevations and architectural details for the building shall be consistent with Exhibit B.
2. The exterior color (non-gloss finish) and material palette shall be consistent with Exhibit C and the color/material scheme details as provided on Exhibits B, and:
 - a) The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
 - b) All fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc., shall be finished in black color.



- c) All on-site visible exterior lighting shall be illuminated white light.
- d) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached/surrounded.
- 3. Site amenities/elements (fencing, site furniture, trash receptacle, bike rack, light fixtures, etc.,) shall be per the previous approval or as provided in Exhibit D.
- 4. Signs shall be consistent with Exhibit E, and:
 - a) The principal/main wall sign for the east/principal façade shall be as approved in the table below and per Condition 4.b.

Principal Wall Sign (East Façade/Elevation)	
Standards	Approved
Number of Signs	1
Sign Area	16.8 sq. ft.
Height	21 in.
Length	9.75 ft.

- b) The proposed principal/main wall sign shall be proportional to the attached wall area on the east/principal façade.
- c) The monument sign shall be as approved in the table below.

Monument Sign (Along State Road 7)		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area (Each Sign Face)	15.5 sq. ft.	0
Sign Copy Height	22 in.	0
Structure Height	9.5 ft.	1.5 ft.
Structure Length	10.6 ft.	0

- 5. All missing and/or dead landscaping (trees/palms, shrubs, groundcover, etc.) currently on-site shall be replaced/installed per the approved Landscape Plans.
- 6. 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.

7. The address identification/numbering height, if provided on the buildings/structures shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
8. Permit approval is required prior to construction/installation of proposed improvements.
9. Any modifications to this approval during permitting and/or construction shall require ARB approval.
10. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals.
11. Amended plans as needed and consistent with these condition shall be provided to the Planning and Zoning Division for final ARB approval processing.

Exhibits:

Exhibit A	Approved Cheddars Site Plan
Exhibit B	Proposed Renderings/Elevations
Exhibit C	Proposed Color and Material Palette
Exhibit D	Site Amenities
Exhibit E	Proposed Signs
Exhibit F	Applicant Justification Statement