



Solara Exterior Color Palette

STAFF REPORT

Petition Number: 2023-0011-ARB

Owner/Applicant: Wellington Residential LLC
Philips International
295 Madison Avenue
New York, NY 10017

Applicant: Solara at Wellington
2037 Polo Garden Drive
Wellington, FL 33414

Agent: Sun Eagle General Construction
548 West 28th Street
Hialeah, FL 33010

Site Address: 2037 Polo Garden Drive

PCN(s): 73-41-44-10-33-000-0000

Future Land Use Map (FLUM) Designation:
Residential G (12.01 du/ac – 18.0 du/ac)

Zoning Designation: Planned Unit Development (PUD)

Acreage: 17.13 Acres (+/-)

Request:
The agent, Sun Eagle General Construction, on behalf of the applicant, Solara at Wellington, is seeking ARB approval to amend/update the approved exterior color palette of the 16 multi-family buildings, detached garage buildings, clubhouse, and other accessory structures for Solara at Wellington apartments located at 2037 Polo Garden Drive.

Project Manager:

Kelly Ferraiolo, Senior Planner
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Location Map:



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential D (3.01 du/ac – 5.0 du/ac)	PUD
South	Residential C (1.01 du/ac – 3.0 du/ac)	
East	Residential H (18.01 du/ac – 22.0 du/ac)	
West	Residential C (1.01 du/ac – 3.0 du/ac)	

Site History and Current Request:

Solara was constructed in 1991 and consists of 16 multifamily buildings with a total of 320 units, detached garage buildings, a clubhouse, and a recreational area with tennis courts, pool, and playground (Exhibit A – Approved Site Plan).

In 2007, ARB approved a request to repaint the complex with beige and tan colors. In 2008, ARB denied a Technical Deviation for updates to the front entrance signs. In 2012, ARB approved the current color scheme of the complex which includes red, tan, and green.

The agent is requesting ARB approval to update the approved exterior color palette of the entire multi-family complex which includes 16 multifamily buildings, detached garage structures,

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 24, 2023



clubhouse, guardhouse structure and entrance signs.

Analysis:

The request for Architectural Review Board (ARB) approval to update the exterior color palette of the multifamily complex (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 which 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 to the Village of 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. Similar colors have approved for other residential developments and commercial buildings.

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. Staff recommends that all accessory structures, including the guard house, signs, garbage enclosure, entry feature, and mailbox structure also be painted with the approved color palette to match the main buildings.



Body

Conservative Gray
SW 6183

**Body and Pop
Outs**

Pewter Green
SW 6208

**Decorative
Elements**

Jasper
SW 6216

**Fascia and
Vents**

Pure White
SW 7005

Railings

Snowfall
SW 6000

Summary:

Staff recommends approval of Petition 2023-0011 ARB Solara 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: Conservative Gray (SW 6185)
 - Body and Accents: Pewter Green (SW 6278)
 - Cornice, Fascia, Railings, Vents: Pure White (SW 7005)
 - Railings: Snowfall (SW 6000)
 - Decorative Elements: Jasper (SW 6216)
2. All buildings and accessory structures within Solara including the 16 multifamily buildings, detached garage structures, guard house, signs, garbage enclosure, entry feature, and mailboxes, 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 Site Plan
Exhibit B	Existing Site Conditions
Exhibit C	Proposed Elevations and Color Palette