



**Architectural Review Board  
STAFF REPORT  
PLANNING & ZONING DIVISION  
August 17, 2016**

**ARB Number:** 16-102 (ARB 16-102)

**Project Name:** **Wellington Office Parc Commercial Exterior Elevations and Signage**

**Petitioner/Owner:** Alan Benenson, President  
Wellington Office Parc, LLC  
19950 W. Country Club Drive  
#904  
Aventura, FL 33180

**PCN:** 73-41-44-24-11-001-0000

**Existing Zoning:** Multiple Use Planned Development (MUPD)

**Future Land Use Designation:** Mixed Use

**Project Manager:** Kelly Ferraiolo, Planner

**REQUEST**

Alan Benenson, owner, Wellington Office Parc, LLC, is seeking Architectural Review Board approval for the exterior building elevations, colors, material, site amenities and Master Sign Plan for the proposed 31,830 square feet Wellington Parc Commercial Center.

**LOCATION AND VICINITY:**

Wellington Parc Commercial is located on west side of State Road 7/US 441 approximately one-half (1/2) mile south of Stribling Way.



### **BACKGROUND:**

The 15.83 Wellington Parc mixed use project was annexed into Wellington on December 28, 2004. The Future Land Use Map designation of Mixed Use (MU) was adopted on May 23, 2006 and the Master Plan was adopted on October 24, 2006. The project was approved with conditions that limited the use to 92 town home dwelling units on the west portion of the project and 31,830 square feet of commercial office space, consisting of medical and professional office uses, at the east portion of the project abutting 441/SR7. The townhomes have been constructed and the 3.47 acre commercial parcel is currently vacant.

On July 26, 2016, an application was submitted for ARB approval of building elevations, exterior colors, materials, site amenities and signage for commercial portion of the Wellington Parc project.

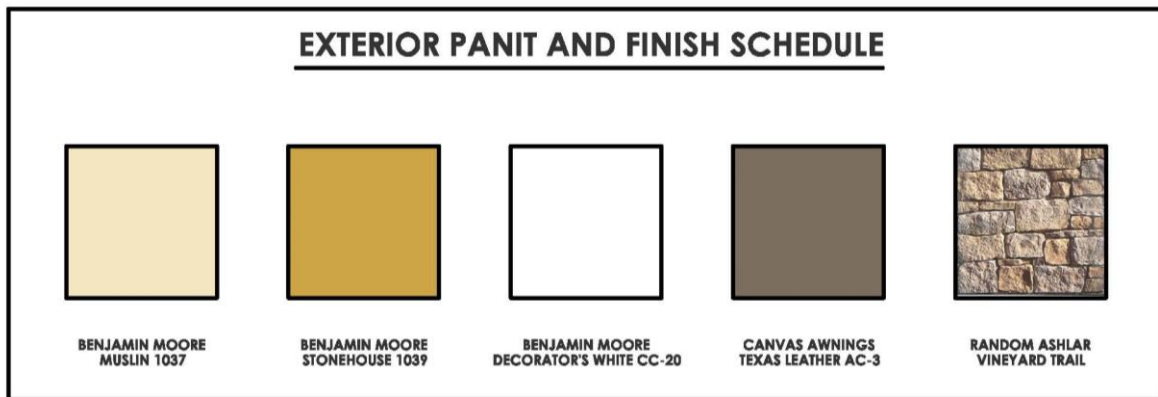
A Waiver of Site Plan Amendment was approved on August 11, 2016 amending the footprint of the building and adding an eight (8) panel Multi-Tenant Monument Sign abutting US 441/SR7.

### **STAFF ANALYSIS:**

The renderings prepared by Steven B. Schwartz, Architect, date stamped July 26, 2016, were reviewed for consistency with Section 6.5.19.G. Design Standards, Section 6.5.19.I. Big Box Standards, and Section 7.14.11. Sign Requirements for Industrial and Commercial Uses of Wellington's Land Development Regulations (LDRs).

### **Exterior Elevations:**

- A. The intent of these Design Standards is to provide buildings and structures that reflect good design, utilize proper design concepts and are appropriate to the Village of Wellington.
1. The proposed building or buildings must be appropriate to the character of the area in which they are to be located, compatible with area land uses, and utilize materials, design and architecture that are compatible with the design, character and style of area development.



**Response:** Based on the renderings provided (Exhibit A – Exterior Elevations and Materials) and the palette submitted above, staff is of the opinion the proposed awning, wall colors and use of ashlar stone are consistent with the existing residential portion of the mixed use project. The use of ashlar stone will be utilized to accent the main entrances to the tenant bays.

The applicant is currently working on minor revisions to the elevations to add additional architectural features to the front elevation. Revised renderings will be provided to the Board at the ARB meeting.

2. The exterior design and appearance of the proposed building or building must not adversely affect the value of adjacent developed or vacant properties.

Response: The proposed design and appearance of the existing buildings will not adversely affect the value of adjacent properties. The building is surrounded to the west by the residential portion of the mixed use project, to the north by Palomino Park medical park, to the south by the single family residential community of Versailles and to the east by US 441/SR7.

3. Projects involving proposed construction of multiple buildings shall provide an overall unity of character and design. The use of architecture, designs, materials and colors must produce a complete development that is both harmonious and internally consistent.

Response: The commercial portion of the Wellington Parc project consists of only one building. No outparcels are proposed. The architecture does complement the existing residential portion of the project with the use of an earth tone color palette and similar ashlar stone trimming at the front entrances.

4. Building shall be designed in a manner that is compatible with the character, mass, bulk and scale of surrounding structures.

Response: The proposed design of the building is compatible with the character, mass, bulk and scale of surrounding structures.

5. Accessory buildings and structures shall conform to the design, materials, colors and style of the principal structures. Accessory buildings and structures should be clearly subordinate and complimentary to the principal structures.

Response: Not applicable.

6. Signs shall be compatible with the architectural style, design, colors and materials of the proposed building or buildings and shall comply with the Village sign regulations.

This ARB application includes a Master Sign Plan approval for the commercial portion of the Wellington Parc Project. The Master Sign Plan is in compliance with Section 7.14.11 Sign Requirements for Industrial and Commercial Uses and no deviations are requested. The owner may request a Technical Deviation from the Master Sign Plan for future tenants which is approved by the Architectural Review Board.

7. All exterior building finishes shall comply with the materials, schedules and color palettes that may be adopted by resolution of the Architectural Review Board.

Response: All exterior finishes comply with the material, schedules and color palettes approved by the ARB.

### **Mechanical Equipment:**

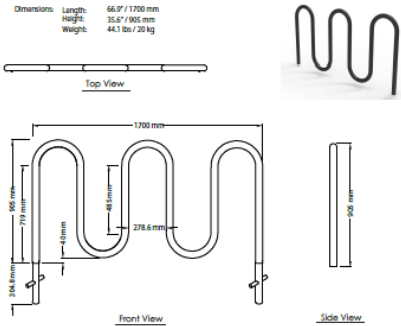


Per Section 6.5.19.1.4.b.i. of Wellington's Land Development Regulations (LDRs), all mechanical equipment, roof top equipment and other service function areas are to be fully screened from view of adjacent properties and roadways at ground level. The mechanical equipment will be roof mounted. All HVAC equipment will be installed 3.5 feet below the parapet on the top of the roof line. As shown in the "Exhibit B - Rooftop Equipment Shielding Elevation", the equipment will not be visible at a 10 foot elevation a distance of 200 feet from the building.

### Site Amenities:

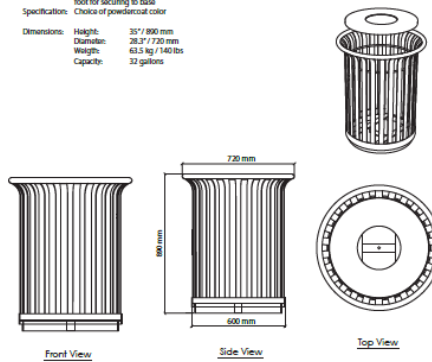
Model no: CAH-715

Material:	Constructed with galvanized solid steel
Finish:	Steel components are electrocoated with anti-rust/ corrosion treatment, and finished with UV resistant Canaan 5 Steps Powder Coatings electrostatically
Installation:	In-ground include mounting hardware for concrete installation (surface mounted is also available)
Specifications:	Choice of powdercoat color
Dimensions:	
Length:	66.9" / 1700 mm
Height:	35.6" / 905 mm
Weight:	44.1 lbs / 20 kg



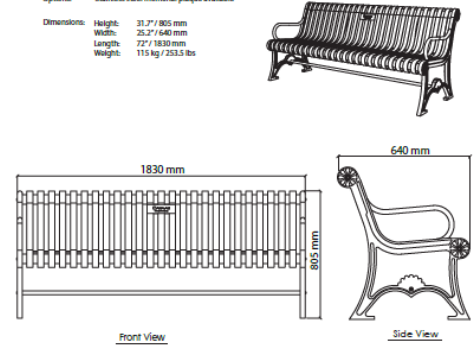
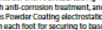
Model no: CAY-119B

<b>Material:</b>	The frame of the trash receptacle is constructed with heavy duty galvanized steel flat bar
<b>Linin:</b>	31 gallon commercial grade steel liner
<b>Finish:</b>	Steel components are electrocoated with anti-corrosion treatment, and finished with UV resistant Canseal 5 Slaps Powder Coating electrostatically
<b>Installation:</b>	Delivered pre-assembled and surface mounted; holes are pre-drilled in each foot for securing to base
<b>Specification:</b>	Choice of powdercoat color
<b>Dimensions:</b>	Height: 35" / 890 mm Diameter: 28.3" / 720 mm Weight: 63.5 lb / 140 lbs Capacity: 32 gallons



Model no: CAL-953

<b>Materials:</b>	Constructed with galvanized solid steel flat bar and H.S. steel tubing		
<b>Finishes:</b>	Steel components are electrocoat with anti-corrosion treatment, and finished with UV resistant Canard's 5 Steps Powder Coating electrostatically		
<b>Installation:</b>	Surface mounted; holes are pre-drilled in each foot for securing to base		
<b>Specifications:</b>	Choice of powder-coated color		
<b>Options:</b>	Stainless steel memorial plaque available		
<b>Dimensions:</b>	<b>Height:</b>	31 7/8" / 805 mm	
	<b>Width:</b>	25 27/8" / 640 mm	
	<b>Length:</b>	72" / 1830 mm	
	<b>Weight:</b>	115 kg / 253.5 lbs	



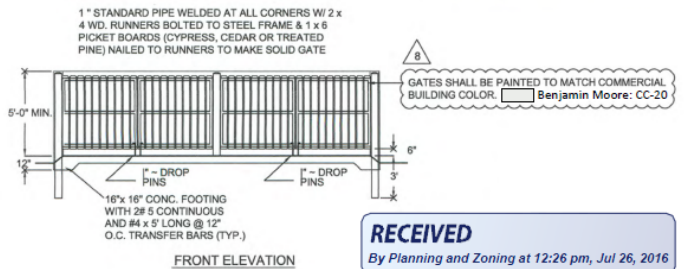
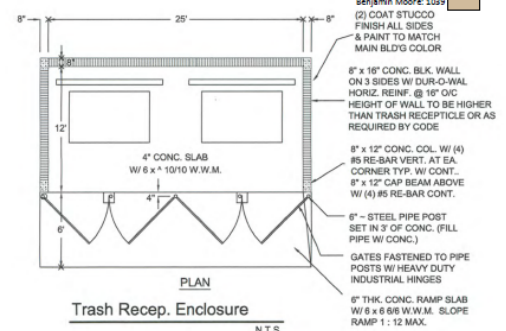
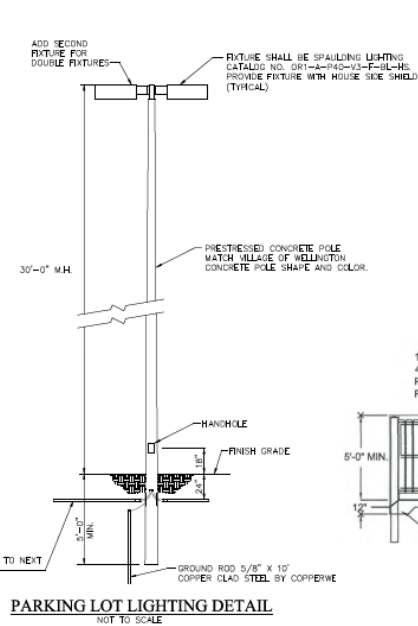
Seagull Lighting  
Outdoor Wall Lantern  
Lancaster 8037-12



Salsbury Cluster Box  
12 A Size Doors  
Model #3312BLK-U



Canaan Site Furnishings  
Outdoor Street Planter  
Model CAP-105



The project will consist of four (4) black benches located at the midpoint of the east and west façade (Exhibit C – Site Plan), one (1) bike rack located at the south of the building, trash receptacles, outdoor street planters, a communal mail box and outdoor wall lighting lanterns (Exhibit D – Site Amenities). All site amenities will be a black powder coated finish. The dumpster enclosure is located on the west side of the building. The enclosure will be constructed of concrete block walls on three sides painted Muslin (Benjamin Moore 1037). The gate openings will be constructed of wooden picket doors painted to match painted Decorated White (Benjamin Moore CC-20).

**Signage:**

	CODE	PROPOSED
<b>Local Tenant Wall Sign</b>		
Number Allowed	1 wall sign per principal storefront façade of an individual bay or store	1 wall sign per principal storefront façade of an individual bay or store
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant	150 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20'	10'
Copy Lines	2 lines maximum	2 lines

	CODE	PROPOSED
<b>Local Tenant End Wall Sign</b>		
Number Allowed	1 wall sign per end tenant (max 50% of maximum square footage allowed for principal wall sign)	1 wall sign per end tenant (max 50% of maximum square footage allowed for principal wall sign)
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant (max 50% of maximum square footage allowed for principal wall sign)	75 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20' (50% of wall sign)	5' max
Copy Lines	2 lines maximum	2 lines

Per Section 7.14.11.B of Wellington's LDRs, all new commercial developments must have a Master Sign Plan approved by the ARB. The proposed Master Sign Plan and proposed signage (Exhibit E – Master Sign Plan) comply with signage requirements in Section 7.14.11 of Wellington's LDRs and do not require a Technical Deviation. The owner may request a Technical Deviation from the Master Sign Plan for future tenants if desired and shall be approved by the ARB. All tenant wall signs will be placed within the rectangular Muslin (Benjamin Moore 1037) painted framing on the parapet. All signage shall be installed in line or below the roofline and will not be permitted to be installed above the roofline on the parapet.

Two Entry Feature signs shown as “Sign C” on “Exhibit E – Site Plan” and in the Master Sign Plan will be installed on the north of the property at the access point connecting Wellington Office Parc to Palomino Park and at the first entry point along Wellington Parc Drive at the south of the property. The proposed sign has a length of ten (10) feet, height of eight (8) feet and a sign area of 13.5 feet which is within the requirements permitted by Section 7.14.11.C. of Wellington’s LDRs. The signs are in approved locations per the original Site Plan approved in 2004. The monument sign elevation is only proposed at that this time.

A double sided Multiple Tenant Monument Sign is proposed on the east side of the property along US 441/SR7. The sign will be 10 feet in length, 8 feet in height and have a maximum of eight (8) panels. The sign will be limited to a sign area of 32 square feet meeting the requirements permitted by Section 7.14.11.D. of Wellington’s LDRs.

Internal Directional signs are proposed in the landscape islands on the south and north of the building and will direct patrons to the tenants. The proposed signs are three (3) feet in height, four (4) feet in length, and have a sign area of six (6) square feet meeting the requirements permitted by Section 7.14.11.O. of Wellington’s LDRs.

#### **STAFF RECOMMENDATIONS:**

Based on the renderings prepared by Steven B. Schwartz, Architect, date stamped July 26, 2016, staff recommends approval of Petition 16-102 (ARB 16-102) Wellington Parc Commercial Exterior Elevations, Site Amenities and Master Sign Plan with the following conditions of approval:

1. The applicant is currently working on minor revisions to the elevations Shown in “Exhibit A – Exterior Elevations and Materials” to add additional architectural features to the front elevation. Revised renderings will be provided to the Board at the ARB meeting.
2. The colors and materials palate shall incorporate the following colors as indicated in “Exhibit A – Exterior Elevations and Materials”:

##### Exterior Colors:

Muslin (Benjamin Moore 1037)  
Stonehouse (Benjamin Moore 1039)  
Decorator’s White (Benjamin Moore CC-20)

##### Awnings:

Texas Leather AC-3

##### Ashlar Stone:

El Dorado Stone Cliffstone Boardwalk

Doors and Frames:  
Antique Bronze Aluminum

3. Prior to issuance of a Certificate of Occupancy for the three story building, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view as shown in “Exhibit B - Rooftop Equipment Shielding Elevation”. The equipment shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.
4. Site amenities shown in “Exhibit D – Site Amenities” shall be a black coated finish.
5. All signage shown in “Exhibit E – Master Sign Plan” meet the requirements of Section 7.14.11 of Wellington’s LDRs. Any deviations from the Master Sign Plan shall require a Technical Deviation approved by the Architectural Review Board.
6. Building permits shall be required prior to construction of the building and installation of signage.

## **Exhibits:**

Exhibit A - Exterior Elevations and Materials

Exhibit B - Rooftop Equipment Shielding Elevation

Exhibit C – Site Plan

Exhibit D – Site Amenities

Exhibit E – Master Sign Plan