



**ARB STAFF REPORT
PLANNING & ZONING DIVISION**

ARB Number: 17-070 (ARB 17-007)

Project Name: Commerce Park East Lot 22 – 3080 Fairlane Farms Road
Exterior Elevations, Materials, and Colors

Owner: Romagnole Investment Properties, LLC

Agent: Robert Kuoppala, Kuoppala & Associates, PA
925 South Military Trail, D10
West Palm Beach, Florida 33415

PCN: 73-41-44-23-03-000-0220

Existing Zoning: Flexible Zoning Employment Center (FZEC)

**Future Land
Use Designation:** Industrial

Project Manager: Ryan Harding, Planner

REQUEST

The agent, Robert Kuoppala, on behalf of the owner, Romagnole Investment Properties, LLC, is seeking Architectural Review Board (ARB) approval of the exterior elevations, materials, and colors for a proposed one-story, 1,800 square foot agricultural transshipment building on a lot with an existing office/warehouse building.

LOCATION AND VICINITY

The proposed building would be located in the Commerce Park East Industrial Park at 3080 Fairlane Farms Road. It is approximately 1,000 feet south of the intersection of Pierson Road and Fairlane Farms Road. The property is surrounded on the north and south by similar industrial type properties, a drainage lake on the west, and a single-family residential community separated by a canal and landscape buffer on the east.



Project Location Map

BACKGROUND

On November 22, 1988, the Palm Beach County Board of County Commissioners approved the plat known as Commerce Park East. The plat designated 44 lots on 83 acres in a Planned Industrial Park Development. The property has since been rezoned as Flexible Zoning Employment Center and has a mix of various industrial and service oriented uses. On March 15, 2017, a site plan for Commerce Park East, Lot 22 was approved by Wellington's Development Review Committee. The site plan approved the addition of a one-story, 2,800 square foot building for the proposed use of an agricultural transshipment facility.

STAFF ANALYSIS – Exterior Elevations

The exterior elevations prepared by Kuoppala and Associates, P.A., date stamped September 27, 2017, were reviewed for consistency with Wellington's Land Development Regulations (LDR) Section 6.5.19.G Design standards for non-residential development, and the Land Use Element of the Comprehensive Plan.

- A. The intent of the 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 proposed 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 elevations provided and the color palette submitted for the elevations, shown in Exhibit A – Exterior Elevations and Exhibit B – Color Palette, staff

believes the proposed building will be appropriate to the character of the existing industrial park and its existing structures. The proposed elevations utilize materials, design, and architecture that are compatible with the design, character, and style of adjacent development. The materials proposed for the building are textured stucco with wood fascia and a smooth stucco band. The proposed colors are beige with green trim as shown in Exhibit B. The proposed beige stucco building with green trim is similar to the existing office/warehouse building depicted below in Figure 1. The proposed use of the building is a transshipment facility to support the existing office/warehouse facility. The beige stucco building is consistent with this type of use and is prominent in the industrial park.



Figure 1 - Existing Warehouse/Office Building

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

Response: The design and appearance of the proposed building will not adversely affect adjacent properties. It is characteristic of the industrial type office/warehouse buildings in an industrial park and similar to the adjacent buildings.

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 proposed building will be beige textured stucco with green smooth stucco trim. It will be harmonious and internally consistent with the existing building, which is beige stucco with green awnings.

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

Response: The proposed 30-foot, one-story agricultural transshipment building is similar in mass, height, bulk, and scale to the surrounding structures. They are industrial in nature and use, and display similar characteristics.

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: The proposed 1,800 square foot agricultural transshipment building will utilize the same materials and colors as the principal building. The function of the building as a transshipment facility requires different design and style than the office/warehouse, but they are complimentary. At 1,800 square feet, the building will be clearly subordinate to the existing office/warehouse.

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.

Response: There is no new signage proposed with this application.

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 building finishes comply with the materials, schedules, and ARB approved color palette. The materials proposed as indicated in Exhibit A are textured stucco, smooth stucco, and wood fascia with a fiberglass shingle roof. The color palette as indicated in Exhibit B, complies with ARB approved colors.

- B. The goal of the Land Use Element of the Comprehensive Plan is to ensure the future land-use pattern “preserves and protects the distinctive characteristics of the individual communities” which make up Wellington.

1. Policy 1.2.4 Wellington has adopted regulations to ensure the maintenance of the aesthetics of the community is maintained. These regulations have been made part of Wellington’s Land Development Regulations and shall be sensitive to the distinct characteristics of the individual communities that comprise Wellington. These regulations shall at a minimum include:

- (1) Maintenance standards for single family, multiple family, commercial, nonresidential, industrial, and accessory development
- (2) Architectural design standards for single family, multiple family, commercial, nonresidential, industrial, and accessory development
- (3) Building height limitations
- (4) Sign regulations
- (5) Extensive landscaping requirements

(6) Vegetation preservation

The proposed one story building meets architectural design standards for industrial development and has a maximum height of 30 feet. No new signage is proposed with this application. Landscaping will meet the FZEC requirements including 5-foot compatibility buffers on the interior and a 20-foot incompatibility buffer in the rear. Most existing trees and vegetation will remain on-site based on the landscape plan submitted at the March 15, 2017 DRC meeting, and new plantings will be required to meet minimum coverage thresholds.

STAFF ANALYSIS – Color Palette

The proposed agricultural transshipment building color palette will be consistent with the ARB approved color palette as indicated below and shown in Exhibit B:

Building Colors

Color #1 – PPG 1082-1 Honeysuckle

Color #2 – PPG 1130-7 Mountain Forest

Color #3 – PPG 1001-1 Delicate White

Roofing – Dimensional Fiberglass – Elk Prestique Forest Green

Building Materials

Textured Stucco

Smooth Stucco Band

Wood Fascia

Dimensional Fiberglass Shingles

RECOMMENDATION

Based on the analysis noted above and the plans date stamped September 27, 2017, staff recommends approval of the following:

1. The exterior elevations, materials, and color palette shall be consistent with Exhibit A – Elevations and Rendering, and Exhibit B – Color Palette:

Building Colors:

Color #1 – PPG 1082-1 Honeysuckle

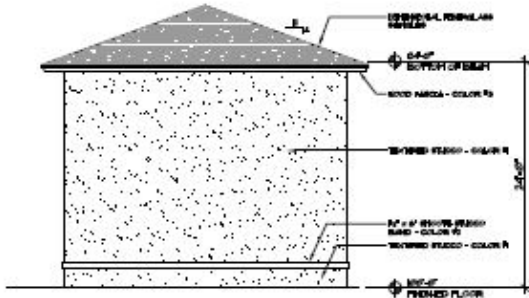
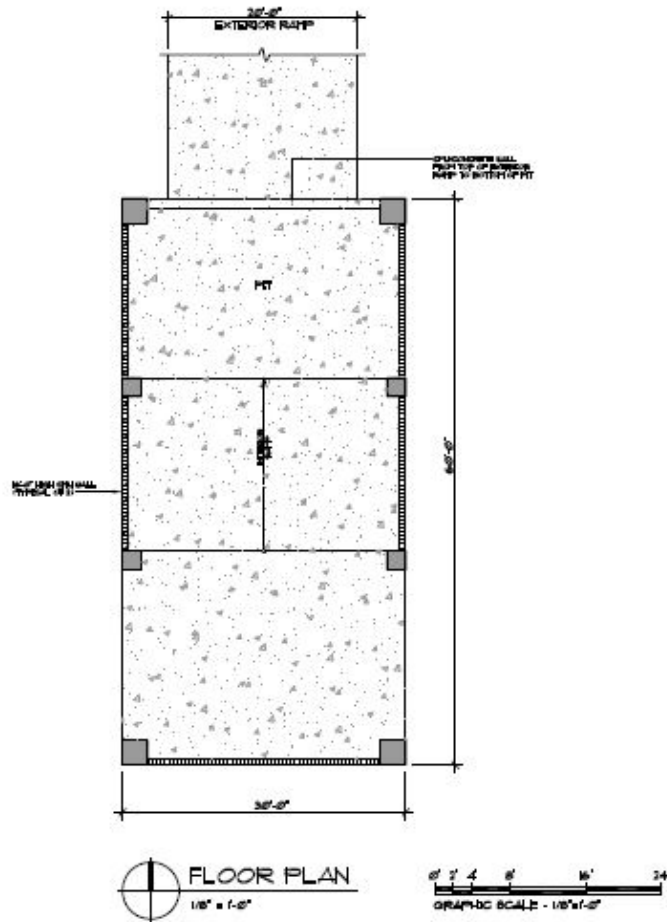
Color #2 – PPG 1130-7 Mountain Forest

Color #3 – PPG 1001-1 Delicate White

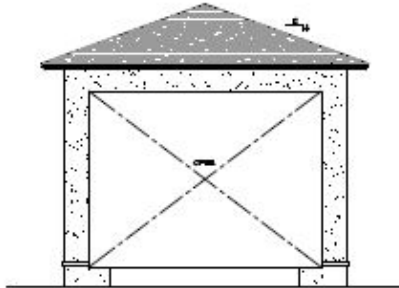
Roofing – Dimensional Fiberglass – Elk Prestique Forest Green

2. A building permit is required prior to the construction of any permanent structure.

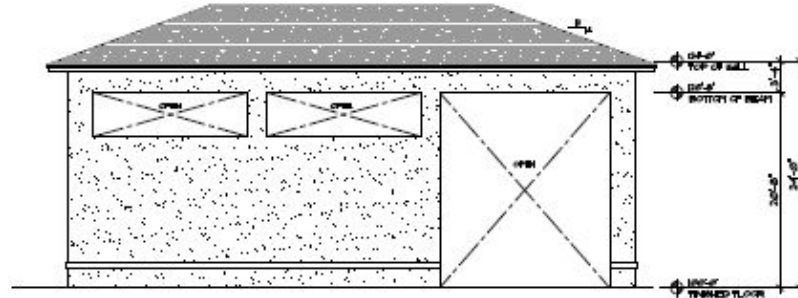
Exhibit A- Elevations and Rendering



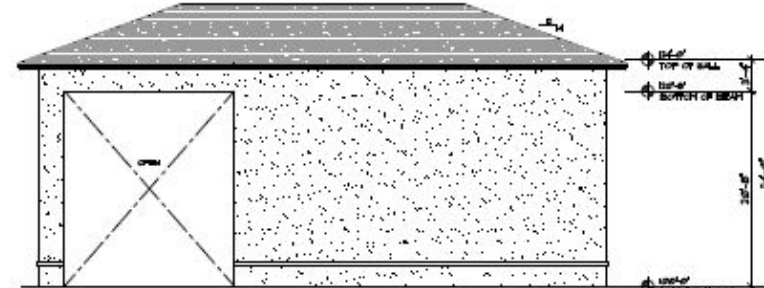
SOUTH ELEVATION
18" = 1'-0"



NORTH ELEVATION
18° = 1-0°

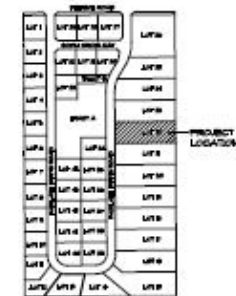


WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

COLOR SELECTIONS
 COLOR 81 • PPS 102 • 1 Honeyville
 COLOR 82 • PPS 113 • 7 Mountain Forest
 COLOR 83 • PPS 100 • 1 Deluxe White
 ROOFING • Dimensional Fiberglass • Elk Preslique Forest Green



PROJECT
LOCATION MAP
NO SCALE

ZONING APPROVAL

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
CENTRAL PARK BUILDING
(541) 682-1900-1099
(541) 682-1970-FAX

ROBERT E. KUOPPALA
REGISTERED ARCHITECT #4481
625 SOUTH MONTAGNY TRAIL, SUITE D-10
WEST PAKI BEACH, FLORIDA 33415



NEW AGRICULTURAL TRANS-SHIPMENT STRUCTURE
G.G.T. WASTE MANAGEMENT SERVICES, LLC
COMMERCE PARK EAST AT WELLINGTON, LOT 22
5660 PALM LANE PARKS ROAD
WELLINGTON, FLORIDA

DRUM
OUT
CHINA
WEEK
DATE
SEPTEMBER 26, 2007
ROLL
AS NOTED
ORAL NO.
15-20
0-001
A-1



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

REVISIONS	BY

NEW AGRICULTURAL TRANS-SHIPMENT STRUCTURE

G.I.T. WASTE MANAGEMENT SERVICES, LLC

COMMERCE PARK EAST AT WELLINGTON, LOT 22
3000 CITRUS BLVD
WELLINGTON, FLORIDA

KUOPPALA & ASSOCIATES, P.A.

ROBERT E. KUOPPALA
FLORIDA ARCHITECT #2401
925 SOUTH MILITARY TRAIL, SUITE D-10
WEST PALM BEACH, FLORIDA 33415

ARCHITECTS
LICENSE #AAC-001556
(561) 682-1809-OFF.
(561) 682-1875-FAX.

DRAWN GWT
CHECKED REK
DATE SEPTEMBER 26, 2017
SCALE AS NOTED
CONV. NO. 17-20
SHEET R-1
OF 1 SHEETS

Exhibit B – Color Palette

**G.I.T. WASTE MANAGEMENT SERVICES
3080 Fairlane Farms Road
Wellington, Florida**

September 26, 2017

COLOR #1: PPG #1082-1 HONEYSUCKLE



COLOR #2: PPG #1130-7 MOUNTAIN FOREST



COLOR #3: PPG #1001-1 DELICATE WHITE



ROOFING: ELK PRESTIQUE DIMENSIONAL FIBERGLASS
SHINGLES – FOREST GREEN