



**STAFF REPORT
PLANNING & ZONING DIVISION**

ARB Number: 18-030 (ARB 18-004)

Project Name: 1479 Wiltshire Village Drive House Color

Petitioner/Owner: Michael Kane
1479 Wiltshire Village Drive
Wellington, FL 33414

PCN: 73-41-44-09-02-013-0140

Existing Zoning: Agricultural Residential (AR)/Special Exception (SE)/Planned Unit Development (PUD)

Future Land Use Designation: Residential C (1.01 du/ac –3.0 du/ac)

Project Manager: Kelly Ferraiolo, Senior Planner

REQUEST

Mr. Kane, owner, is requesting Architectural Review Board (ARB) approval of an exterior house color that is not on the approved color board. All other colors (trim and front door) are approved. The owner is seeking approval of the exterior wall color with the following trim colors:

Exterior Walls: Naval (SW 6244).

Accent/Trim: Extra White

Garage Door: Extra White

Front Door: Black

Roof: Gray Asphalt Shingles

Location

The subject property is located on the west side of Wiltshire Village Drive approximately 1,400 feet west of Big Blue Trace.



STAFF ANALYSIS:

At the October 15, 2014 ARB meeting, the board approved the revised color board that included various colors for exterior walls, secondary walls, trims, etc. The owner is seeking approval of a color that is not currently on the approved color board.

The owner currently has an active code enforcement case (#18-2226) for painting the exterior of the house with a color that does not match the approved ARB color palette. In accordance with House Bill 1021, effective July 1, 2017, approval for painting exterior structures, driveways, roofs or fences shall not be required. However, per Section 6.5.19.E.2.a of Wellington's Land Development Regulations, all exterior walls, trim, driveways and roof colors and materials shall be consistent with the color charts adopted by the ARB. Although a property owner is no longer required by Florida Statute to receive a permit for painting, they are still required by Wellington's LDRs to adhere to the adopted color schedule. It is the responsibility of the homeowner to ensure they are utilizing a color that is approved on the color chart prior to painting. Code Compliance still actively monitors house colors within the Village and if it is determined that a property is not in compliance, the property may be subject to code enforcement action.

The proposed exterior wall color, Naval (SW 6244), is a dark navy blue which will be accented with pure white trimming and a black door. The color would not negatively impact the surrounding neighborhood as there are a variety of colors throughout the neighborhood. The

color has brightened up the property as the previous paint was faded and a pinkish/coral color as shown in (Exhibit A – 1479 Wiltshire Village Drive). Exhibit A shows what the property looks like today versus what the property looked like when it was purchased. The current owners are first time homebuyers who have done a lot to the exterior of the home as the landscaping was overgrown and the paint was faded and outdated. Landscaping has not been fully installed and staff feels that once all the landscaping is in place, it will accent the home nicely.

Staff does recommend approval of wall color (Naval SW 6244) as it is similar in color to the color of the homes approved by ARB in 2016 shown in Exhibit C. Staff does feel that changing the color of the front door from black to a lighter wood or white color would brighten up the entrance and enhance the appearance.

RECOMMENDATION:

Staff recommends approval of the exterior wall color Naval (SW6244) with the following condition of approval:

1. The exterior colors shall be painted with a non-glossy paint finish.
2. The front door shall be repainted to either white to match the trim or a light wood finish.

Exhibit A - 1479 Wiltshire Village Drive

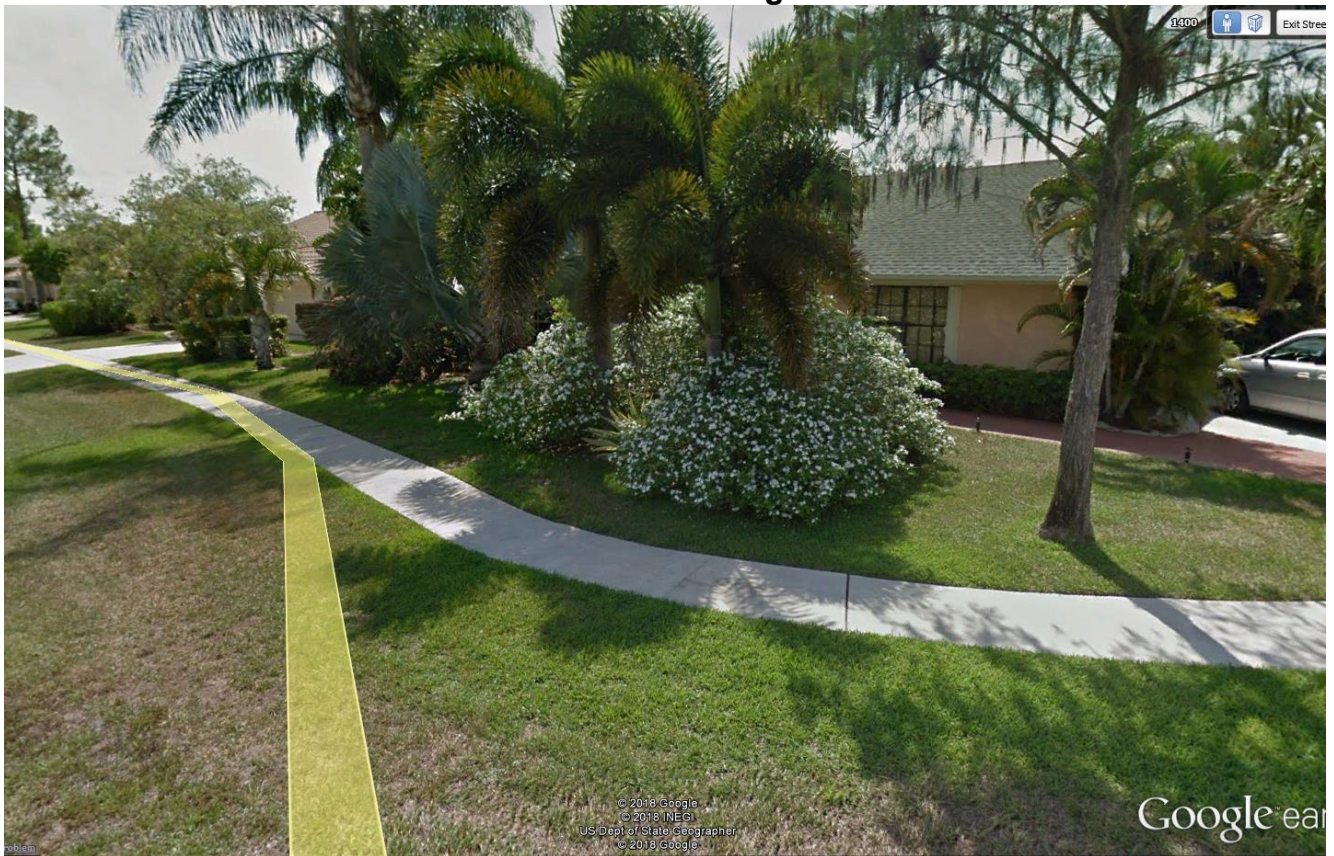
Prior to Painting:



After Painting:



Prior to Painting:



After Painting:



Prior to Painting:



After Painting:



Prior to Painting:



After Painting:



Prior to Painting:



After Painting:



Prior to Painting:



After Painting:



Prior to Painting:



After Painting:





Exhibit B – Neighboring Properties

1465 Wiltshire Village Drive



1493 Wiltshire Village Drive



Exhibit C – Similar Colored Homes throughout Wellington

13926 Greentree Trail



761 Brightwood Way (Approved by ARB on 6/15/16)



1373 and 1375 White Pine Drive (Approved by ARB on 6/15/16)



12837 Guilford Circle

