



**STAFF REPORT
PLANNING & ZONING DIVISION**

I. PETITION DESCRIPTION

Petition Number: 18-076 (2018-010 ARB)

Project Name: Bink's Commercial Center (Lot 15) Exterior Elevations (GSB Law Building)

Owner: 110 Professional Way, LLC
1035 S State Road 7
Suite 312
Wellington, FL 33414

Agent: Jim Williams
AW Architects
7700 Congress Ave
Suite 1114
Boca Raton, FL 33487

Project Manager: Kelly Ferraiolo, Senior Planner

Request: The petitioner is requesting Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials and signage with technical deviations for Lot 15 within the Bink's Commercial Center project.

II. SITE DATA

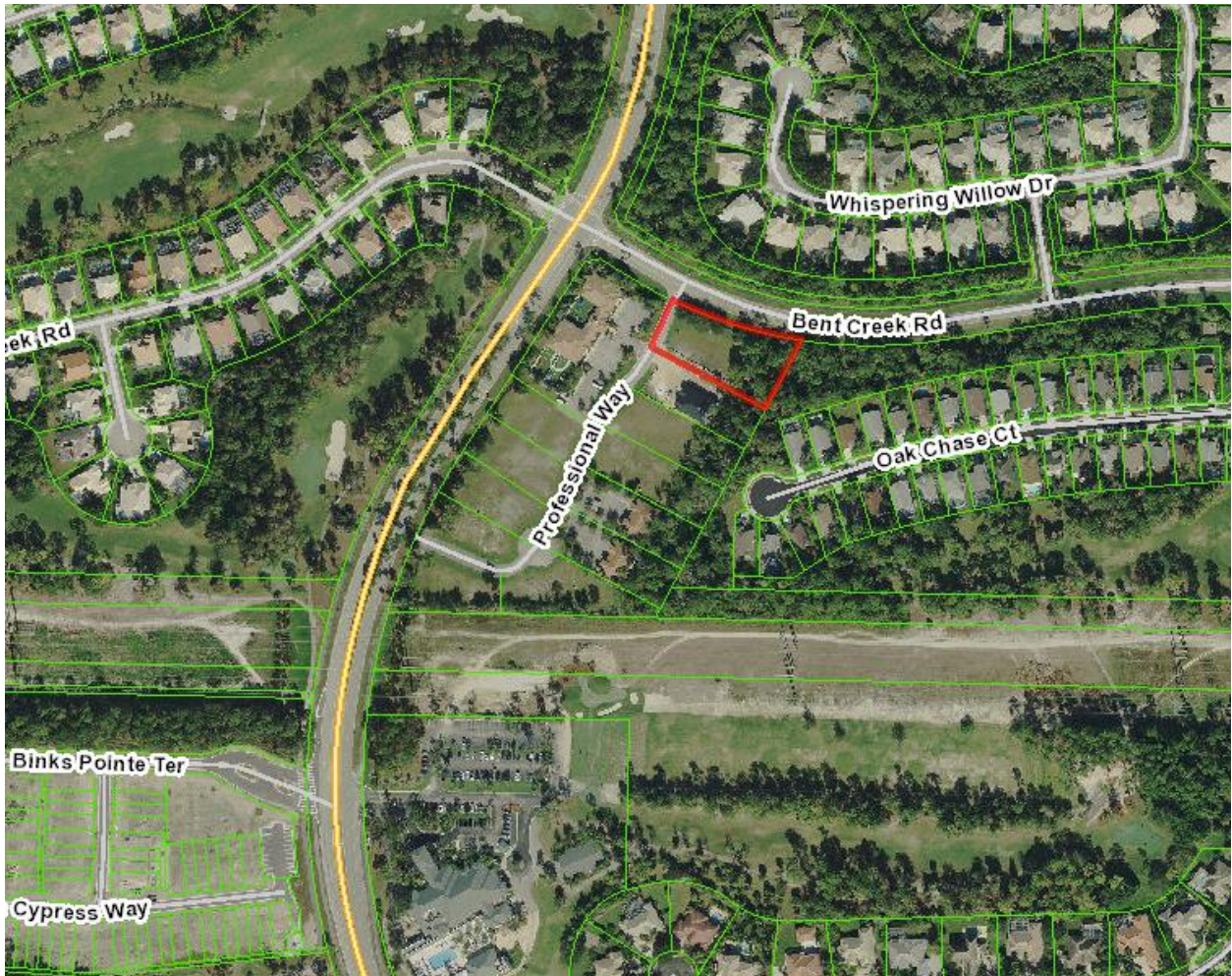
Existing Use: Vacant

Parcel Size: 0.85 acres

Existing Land Use: Office Commercial

Existing Zoning District: Agricultural Residential/Planned Unit Development (AR/PUD)

Location: The subject property is located in the existing Bink's Commercial Center (FKA Professional Center) of the Landings at Wellington PUD, at the southeast corner of Bink's Forest Drive and Bent Creek Road on Professional Way.



III. BACKGROUND

The subject property is located within the Bink's Commercial Center site. The Bink's Commercial Center (FKA Professional Center) Site/Master Plan was certified by the Village at the August 11, 1997 DRC meeting for the development of 15 commercial lots. The overall site plan (Exhibit A – Site Plan) was approved for 54,000 square feet of office and retail uses. Each lot is approved for 3,600 square feet with on-site parking for the allowed use. A Stipulated Settlement Agreement (Resolution No. 2001-46) was passed and adopted by the Village on April 24, 2001 that restricts the property to specified uses. The Bink's Commercial Center plat was passed and adopted by the Village on June 19, 2001 with Resolution No. 2001-61. Almost all lots are developed, under construction or have received ARB approval for their overall elevations.

IV. STAFF ANALYSIS

Staff reviewed the request for Architecture Review Board (ARB) approval of building elevations, exterior colors, materials and signage with technical deviations proposed for the subject property for consistency with Wellington's Land Development Regulations (LDR) and approved Bink's Commercial Center project.

Elevations/Architectural Details, Colors and Site Amenities:

The elevations/architectural details, colors and site amenities were reviewed based on the LDR Sec. 6.5.19.G. Design Standards for Multifamily and Non-residential Development.

Elevations/Architectural Details

This site is within a planned development which requires compatible architecture, design, materials and colors throughout the Binks Commercial Center project. Per LDR Sec. 6.5.19.G. 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 and requires compliance with the following standards:

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: The proposed building elevations as shown in Exhibit B will have similar elevations as to what has already been approved within the Bink's Commercial Center as shown in Exhibit C. The building will be approximately 3,600 square feet in size, will have a building height of less than 35 feet and a 5:12 roof pitch meeting the requirements of the LDR. The elevations utilize materials, design and architecture that are compatible with the design, character, and style of adjacent developed lots within the Bink's Commercial Center project and are appropriate to the character of the surrounding residential area. All buildings within the project have similar layouts and architectural features. This building is unique as it is laid out for a single tenant with only one storefront/main entry as opposed to the other previously approved lots.

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

Response: The exterior design and appearance of the proposed buildings are compatible and generally consistent with the surrounding existing office and daycare buildings. The surrounding residential neighborhood on the east is separated by a 92 foot landscaped conservation easement which will help to minimize adverse effects of this commercial use.

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 Bink's Commercial Center project was approved for 15 lots. The developed freestanding buildings provide compatible architecture, design, materials and complimenting color scheme throughout the Bink's Commercial Center project. The proposed building utilizes earth tone colors and stucco finishes which are harmonious and compatible with the overall project.

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

Response: The building is compatible with the character, mass, bulk and scale of surrounding existing 1-story buildings. The subject sites are located over 200 feet from the nearest single-family residence and separated by landscaped conservation buffer.

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 dumpster enclosure is existing and is shared with the adjacent lot 14. No other structures are proposed on site.

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: Per the Bink's Commercial Master Sign Plan approved in 2006, all signs shall be reverse channel lettering, bronze and in upper case Imperial Bold font. The applicant is requesting a technical deviation to allow usage of the owner/tenants company logo, three lines of copy and aluminum bronze letters.

Color/Material

The proposed exterior color/material palette was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. The proposed color palette is as follows and shown in Exhibit D – Color and Material Legend:

Base color (top):	Touch of Sand (SW 9085)
Base color (bottom):	Utaupeia (SW 9088)
Accent/trim color:	Pure White (SW 7005)
Barrel Tile:	"2383 Sanibel" Capistrano
Light Fixtures:	Bronze
Glass:	Clear Coat
Door and Window Frame:	White Aluminum

The proposed roof color is similar in color of those on Lots 1, 10 and 11. All proposed fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, etc. shall be finished in black or dark bronze color as shown in Exhibit E – Site Amenities.

The proposed colors are harmonious with the existing surrounding building colors and consistent with Wellington's approved ARB Color Chart. Staff recommends approval of the color/material palette as indicated above.

Signage

The applicant's primary wall sign meets the size requirements of the Bink's Commercial Master Sign Plan approved by ARB on April 19, 2006. The Master Sign Plan required all primary wall signs and monument signs to be uppercase Imperial Bold and bronze color reverse channel lettering with a maximum of two lines of copy. The applicant is requesting a technical deviation to allow a primary wall sign as shown in Exhibit F – Signage which utilizes the tenant's logo, three lines of copy and aluminum letters for both the primary wall sign and the monument sign.

The monument sign the applicant is proposing in Exhibit F is a total of eight (8) square feet and meets the requirements for the directional signs as shown on the Sign Program on the Site Plan for the Bink's Commercial Center.

Section 7.14.9 Criteria for Technical Deviations:

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

The requested sign is permitted by code. The applicant is requesting a primary wall sign and monument that utilizes their logo, three lines of copy and non-reverse lettering which is different than what the Master Sign Plan and site plan allows.

2. 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 Board.

The applicant is requesting signage that will enhance the new façade and architecture. Other owners within the center have been granted use of their own font and colors. The applicant is requesting three (3) lines of copy due to the length of the business name as it is too long to fit on the required two (2) lines of copy. Also, because of how small the letters will be, reverse channel letters is not an option when manufacturing the sign. The applicants request for the primary wall sign is reasonable and acceptable.

3. Approval of the deviation must not negatively impact other tenants or building shown on the Master Sign Plan.

The proposed signage will not negatively impact any other tenants as other tenants have the ability to apply for a technical deviation, which they have already.

4. Approval of the deviation must not cause any negative off-site impacts.

No negative offsite impacts will occur for the use of the tenant logo and a third line of copy that the applicant is requesting.

V. RECOMMENDATION

Staff recommends approval of the elevations, architectural details, exterior colors, materials and signage with technical deviations for Lot 15 of Bink's Commercial Center with the following conditions of approval:

1. The building/structure elevations and architectural details shall be consistent with Exhibits B – Building Elevations.
2. The exterior color and material palette shall be consistent with Exhibit D – Color and Material Legend:

- a. Base color (top): Touch of Sand (SW 9085)
 - b. Base color (bottom): Utaupeia (SW 9088)
 - c. Accent/trim color: Pure White (SW 7005)
 - d. Barrel Tile: "2383 Sanibel" Capistrano
 - e. Light Fixtures: Bronze
 - f. Glass: Clear Coat
 - g. Door and Window Frame: White Aluminum

- 3. All site amenities (fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) as shown in Exhibit E – Site Amenities shall be finished in black or dark bronze color.

- 4. The primary wall sign shall comply with the proposed sign shown in Exhibit F – Signage and meet the following requirements:
 - a. Maximum Total Sign Area – 22 square feet
 - b. Maximum Height – 2 feet
 - c. Maximum Length – 13 feet
 - d. Maximum Lines of Copy – 3
 - e. The lettering shall be Imperial Bold in uppercase in bronze lettering

- 5. The monument sign shall comply with the proposed sign shown in Exhibit F – Signage and meet the following requirements:
 - a. Maximum Total Sign Copy Area – 8 square feet
 - b. Maximum Height – 5 feet
 - c. Maximum Length – 6 feet
 - d. Maximum Lines of Copy – 3
 - e. The lettering shall be bronze applied aluminum
 - f. The monument sign shall be placed as shown on the Site Plan (Exhibit A – Site Plan) and not be located within any utility easements.

- 6. All above ground utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be complete screened from public view while maintaining three (3) feet of clearance.

- 7. The address identification/numbering height for the building shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.

- 8. Building permits required prior to construction of the building and installation of signage.

- 9. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view and compliance with all approvals.

Exhibits:

Exhibit A	Site Plan
Exhibit B	Proposed Elevations
Exhibit C	Previously Approved Elevations within Binks Commercial Center
Exhibit D	Colors and Materials
Exhibit E	Site Amenities
Exhibit F	Signage