



**STAFF REPORT
PLANNING & ZONING DIVISION**

ARB Number: 18-082 (ARC 18-011)

Project Name: 1619 Wiltshire Village Drive House Color

Petitioner/Owner: Noel and Tatiana Messerole
1619 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. and Mrs. Messerole, owners, are 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:	Oregano Spice
Accent/Trim:	Cream
Garage Door:	Cream
Front Door:	Dark Brown and Glass
Roof:	Peachish Barrel Tile
Decorative Shutters:	Dark Brown

Location

The subject property is located on the northwest corner of Wiltshire Village Drive and Dorchester Place.



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 (#18-3808) 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. However, this house has been painted this color since

they purchased the home in 2016, but the homeowner never received approval for the color. The code case was initiated by an anonymous code complaint by a resident.

The exterior wall color, Oregano Spice, is a green color which is accented with a cream color trim and dark brown decorative shutters. The color does 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 dull green color as shown in (Exhibit A – 1619 Wiltshire Village Drive). Exhibit A shows what the property looks like today versus what the property looked like when it was purchased in 2016. The house is well maintained with lush landscaping that break up the green body color.

Staff does recommend approval of the existing wall color (Oregano Spice) as it is similar in color to many houses throughout the community.

RECOMMENDATION:

Staff recommends approval of the exterior wall color Oregano Spice with the following condition of approval:

1. The exterior colors shall be a non-glossy paint finish.

Exhibit A - 1619 Wiltshire Village Drive

Prior to Painting in 2016:



After Painting:



Prior to Painting in 2016:



After Painting:



Exhibit B – Neighboring Properties

1605 Wiltshire Village Drive



1611 Dorchester Place



1618 Wiltshire Village Drive



1632 Wiltshire Village Drive



1642 Dorchester Place



Exhibit C – Similar Colored Homes throughout Wellington

1738 Pierside Circle (Approved by ARB on 11/16/16)



1124 Block Island Road (Approved on 7/1/14)

