



**STAFF REPORT
PLANNING & ZONING DIVISION**

ARB Number: 18-083 (ARC 18-012)

Project Name: 15635 Meadow Wood Drive House Color

Petitioner/Owner: Timothy Crawford
15635 Meadow Wood Drive
Wellington, FL 33414

PCN: 73-41-44-07-02-008-0250

Existing Zoning: Agricultural Residential (AR)/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. Crawford, owner, is requesting Architectural Review Board (ARB) approval of an exterior house color that is not on the approved color board. The owner is seeking approval of the exterior wall color with the following trim colors:

Exterior Walls:	Cocoa Berry (SW 9078)
Accent/Trim:	Muslin (SW 6133)
Roof:	Peach colored barrel tile

Location

The subject property is located on south side of Meadow Wood Drive approximately 1,800 feet west of Aero Club Drive



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 prior to painting.

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.

The proposed exterior wall color, Cocoa Berry, is mauve color with a purplish hue, which would be accented with a cream color trim. This color is seen throughout the community as a similar color was on the previously approved color board. The color does not negatively impact the surrounding neighborhood as there are a variety of colors throughout the neighborhood and a few homes within Meadow Wood with the same color type (Exhibit C). Exhibit A shows what the property looks like today prior to painting.

RECOMMENDATION:

Staff recommends approval of the exterior wall color Cocoa Berry with the following condition of approval:

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

Exhibit A – 15635 Meadow Wood Drive



Exhibit B – Neighboring Properties

15630 Meadow Wood Drive



15640 Meadow Wood Drive



15655 Meadow Wood Drive



Exhibit C – Similar Colored Homes throughout Wellington

1699 Grantham Drive



1733 Farmington Circle



2714 Fairway Court



12729 Guilford Circle



15705 Meadow Wood Drive



15825 Meadow Wood Drive (Approved in 2012)

