



**Architectural Review Board
STAFF REPORT
PLANNING & ZONING DIVISION
October 17, 2018**

ARB Number: 18-089 (ARC 18-013)

Project Name: 2630 Bedford Mews Drive House Color

Petitioner/Owner: Confidential Record
2630 Bedford Mews Drive
Wellington, FL 33414

PCN: 73-41-44-16-12-000-0200

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

Future Land Use Designation: Residential E (5.01 du/ac –8.0 du/ac)

Project Manager: Kelly Ferraiolo, Senior Planner

REQUEST

The 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:	Oregano Spice
Accent/Trim:	Sand Motif
Garage Door:	Sand Motif
Front Door:	Dark Wood
Roof:	Peachish Barrel Tile

Location

The subject property is located on the southeast corner of Bedford Mews Drive and Gold Tee Court.



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 (#18-3549) 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 exterior wall color, Oregano Spice, is a green color which is accented with a cream color trim and a dark wood door. 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 yellow as shown in (Exhibit A – 2630 Bedford Mews Drive). Exhibit A shows what the property looks like today versus what the property looked like prior to painting. The house is well maintained. The homeowners recently installed a wood fence that was painted the trim color to match. They also installed two layers of hedging along the fence which breaks up the side wall of the house. The front elevation has many projecting and recesses which also breaks up the color.

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 – 2630 Bedford Mews Drive

Prior to Painting



After Painting:



Prior to Painting:



After Painting:



Exhibit B – Neighboring Properties

2638 Bedford Mews Drive



2614 Bedford Mews Drive



Exhibit C – Similar Colored Homes throughout Wellington

1619 Wiltshire Village Drive



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



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



12619 White Coral Drive



12653 White Coral Drive



12707 White Coral Drive



Solara Apartments

