



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

ARB Number: 18-093 (ARC 18-017)

Project Name: 12662 Guilford Circle House Color

Petitioner/Owner: Claudia Pena
12662 Guilford Circle
Wellington, FL 33414

PCN: 73-41-44-10-01-007-0330

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

Ms. Pena, 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:	English Hollyhock
Accent/Trim:	White
Garage Door:	White
Front Door:	White
Roof:	Gray Shingles

Location

The subject property is located approximately 100 feet west of the intersection of Forest Hill Boulevard and Guilford Circle.



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. 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, English Hollyhock, is a soft blue gray color which would be accented with white trimming on the front door, garage and wood beams. The color does not negatively impact the surrounding neighborhood as there are a variety of colors throughout the neighborhood. The color will brightened up the property as existing yellow paint is faded as shown in (Exhibit A – 12662 Guilford Drive). Exhibit A shows what the property looks like today versus how the property looked prior to the homeowner purchasing in April 2017. The property has been cleaned up and is well maintained, however, the landscaping in the front is lacking. If approved, staff would recommend installation of landscaping in the front elevation to meet the minimum required by code. Installation of hedging/shrubs in the mulched area will break up the blue color and a wall that does not have much architectural detail to it.

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.
2. The owner shall install a minimum of two (2) additional trees within the front setback to meet the minimum required by code within 90 days of approval.
3. The owner shall install shrubs and plantings within the mulch bed underneath the wooden beams within 90 days of approval.

Exhibit A – 12662 Guilford Circle

Prior to Purchasing in April 2017



Existing Condition



Exhibit B – Neighboring Properties

12650 Guilford Circle



12673 Guilford Circle



12670 Guilford Circle



Exhibit C – Similar Colored Homes throughout Wellington

14742 Paddock Drive



14431 Paddock Drive



13193 Quiet Woods Drive



14478 Paddock Drive

