

## **Exhibit B - Justification Statement**

### **Justification Statement** **Village of Wellington ARB** **10/17/18**

### **Binks Commercial Centre** **166, 190, 227, 255 Professional Way**

1) Request for approval of change to Paint Color: The original intent of our choice of colors prior to building built and prior to presenting to the ARB for approval was to have a grey and white color scheme. The colors we originally chose were off of "chips" at Sherwin Williams and approved by the ARB in September of 2017. The names of those colors are "Mega Greige" and "Egret White" – AKA: GREY AND WHITE. After installing our roof tiles (which color was also approved at the ARB – "Plantation Slate") and then painting the buildings in the approved ARB colors, the transition from paper to the building did not work! In the field, the colors looked brown and tan. We were disappointed not just with the colors in reality, but most of all with the consistency of colors with the then installed roof tiles – which we loved. We made the change in the filed to find colors that were consistent with our initial plan for a grey and white building but also looked right with the roof tiles. We think we nailed it with our new colors "Cadet" and "Misty". Please see paint chip samples provided as well as pictures of the buildings. We have 2 buildings set to close Nov. 2<sup>nd</sup> and the buyers love the colors and insisted in keeping them the same even after we offered to paint them whatever color they wanted. The justification for the color change is that it looks great, it is tied together seamlessly with the roof tile colors, and it modernizes the park as a whole attracting the types of businesses both ownership and the Village Chamber desire. It would be disappointing to both ownership and the purchasers to have to change the color scheme now. We request approval and acceptance of this reasonable choice especially as there is no consistent color scheme in the park – Tan, Bright Yellow, Mustard Yellow, Peach, Mint Green, Brown... Thank you for your consideration.

2) Size of the Dormers areas at front entryways: The plans originally submitted to ARB were replicas of the original approvals 15 years ago from 2003 – the same elevations as the 2 model buildings built now occupied by Florida Premier Realty and Mohip and Associates. The dormer areas of those original buildings, in our opinion, are disproportionately big and the façade in the field does not match the 2 dimensional elevation for the paper application and approval. More specifically, in the field the reality is that the dormer's roofline visually is above the building roofline as you look at the buildings. The original ARB approval (with the dormers as intended) dormer facades needed to be reduced to create that preferred look in actuality. The vertical frontage we've built in place is now a more proportionate look and the integrity of the roofline aesthetic approved is met. Lastly, another advantage to the reduced dormer size is the signage areas don't look like giant billboards. Ownership feels is much more consistent and appropriate with a professional park

(See ANIMAL HOSPITAL – too big!). The approved and CO'ed Evergaldes building has dormer areas that are NOT consistent with the development – See pictures. The Home Away From Home dormer areas, conversely, are reduced and proportionately built like our 4 buildings under consideration.

3) No Window Mullions: Unfortunately the original drawings submitted to the ARB had windows showing Mullions. They are just cut and paste options for the artist and architect to put into the plans and were never are intention. The windows installed have already been approved by the building department, inspected and finalled. None of the other buildings in the development have mullions. We respectfully request for approval of our windows as they are installed without mullions with apologies for allowing that original drawing to have been submitted when we never wanted mullions in the first place.

4) Landscaping: We have added white birds to the middle planter areas instead of Crepe Myrtles as when the crepes were installed, they were growing into the soffits and against the buildings and pursuant to that realization, we have chosen to add 2 Tabebuia's per building for façade trees at the corners per the request of staff. We now have more trees on site than code minimum requires.

INTENT TO KEEP DORMER ROOFLINE  
BELOW BUILDING ROOFLINE

REDUCE  
IN FIELD

FRONT ELEVATION 1/4"=1'-0"

APPROVED  
WITHOUT MULLIONS

REAR ELEVATION 1/4"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	11-22-17	AS SHOWN

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Binks Commercial Centre  
255 Professional Way  
Village of Wellington, FL  
(Alternate Construction Option)

DATE	REVISION

DATE: 11-22-17  
BY: [Signature]  
CHECKED: [Signature]  
APP. BY: [Signature]  
SCALE: AS SHOWN  
SHEET: A-2



REDUCED  
DORMER  
BELOW  
BUILDING  
ROOFLINE







COVER SCHEME  
TRN & BEIGE  
DRAFTER ROOFLINE  
AGONE ROOFLINE  
NO MULTILAYS





TOO BIG!!

CORP SCHEME GREEN  
REACH & MINT

DORMER ABOVE  
ROOF LINE

NO MULLIONS

ANIMAL  
HOSPITAL



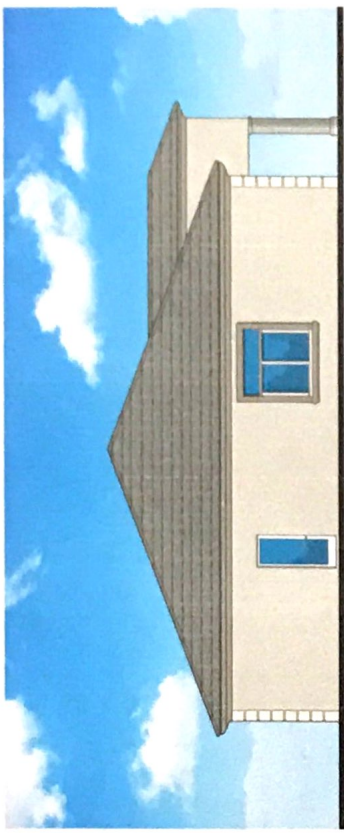
ARTIST ADDED  
MULLIONS

WHITE  
GLASS

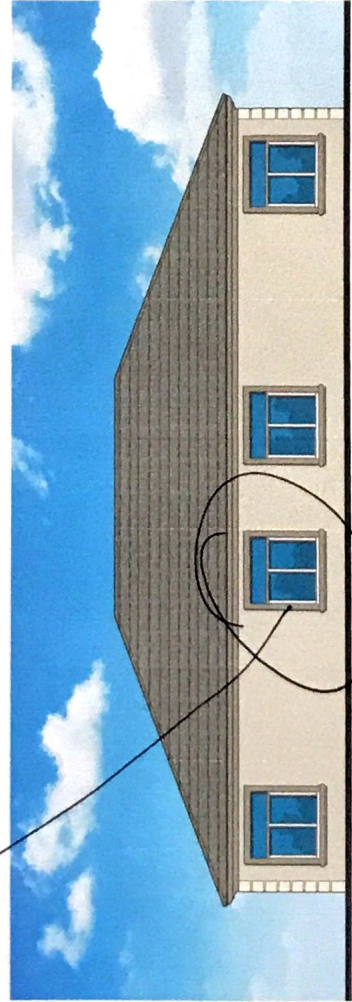
TAB & BUELA'S



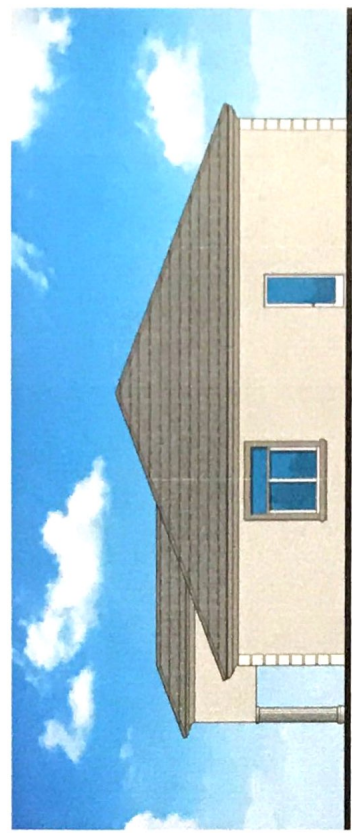
FRONT ELEVATION  
WITH LANDSCAPE



LEFT ELEVATION  
WITHOUT LANDSCAPE



REAR ELEVATION  
WITHOUT LANDSCAPE



RIGHT ELEVATION  
WITHOUT LANDSCAPE

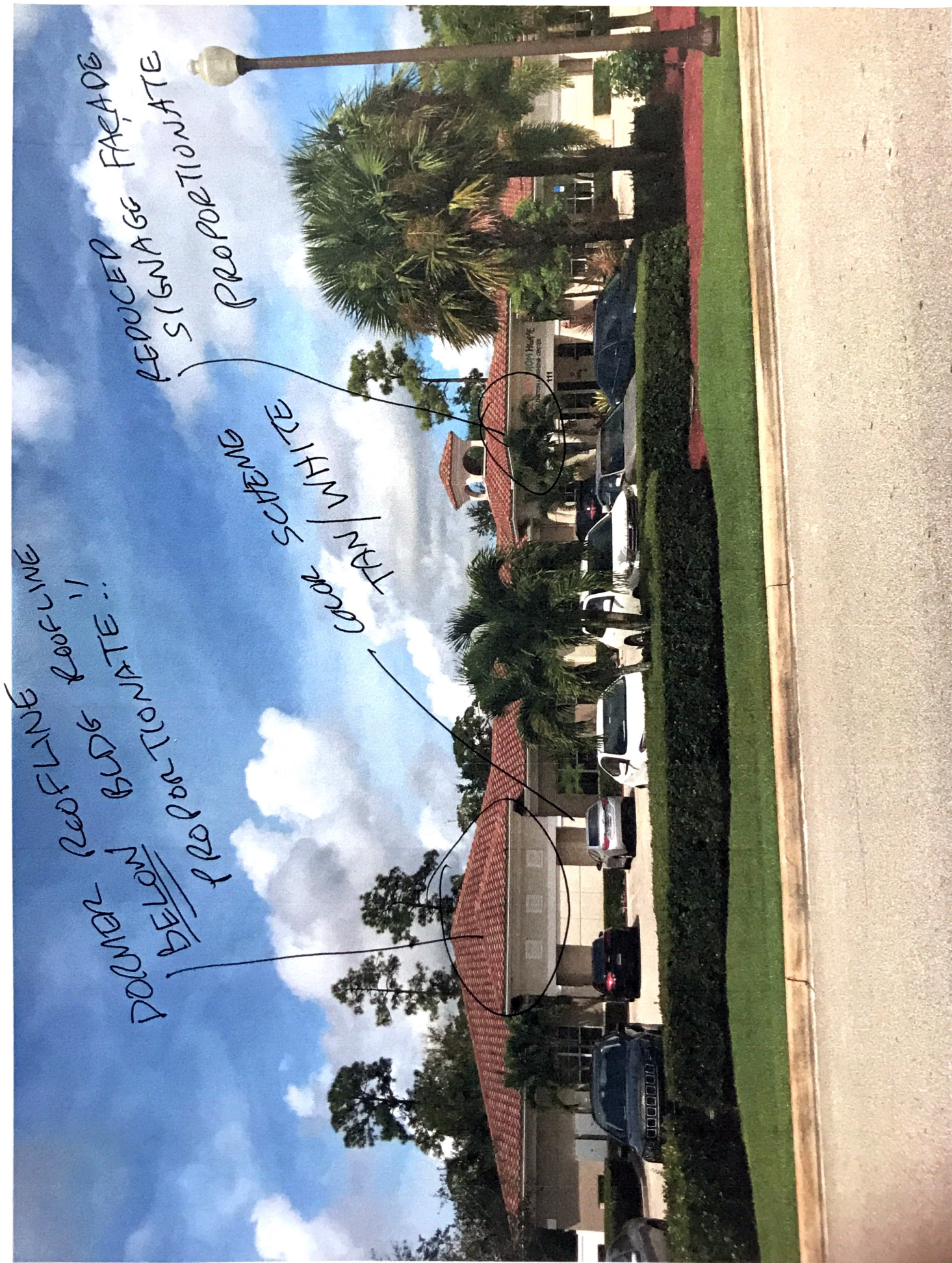
 EXTERIOR ROOF TILE PLANTATION SLATE BLACK ANTIQUE	 SHERWIN WILLIAMS BODY COLOR SW 7004 EGRET WHITE	 SHERWIN WILLIAMS TRIM COLOR #1 SW 7031 MEGA GREIGE	 SHERWIN WILLIAMS TRIM COLOR #2 SW 7006 EXTRA WHITE
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FOLKSTONE PROPERTIES, LLC  
13495 FOUNTAIN VIEW BOULEVARD  
WELLINGTON, FLORIDA, 33414

APPROVED → SUPPOSED TO BE GREY & WHITE →

BINKS COMMERCIAL CENTRE  
VILLAGE OF WELLINGTON, FLORIDA





DOLLAR ROOFLINE  
ROOFLINE BUDG !!  
BELOW  
PROPORTIONATE

REDUCED SIGNAGE  
FAÇADE  
PROPORTIONATE

TAN/WHITE  
SCAFFOLDING





CAR SCHEME  
LEMON / OLIVE  
INCON SISTEN  
HATCHBACK  
NO COLLISION

NO MILLIONS



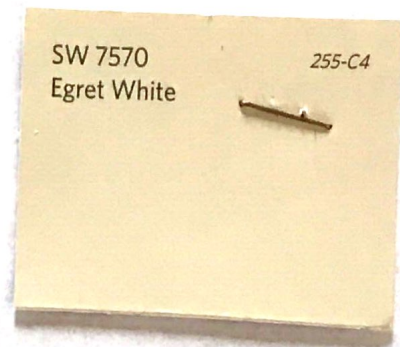
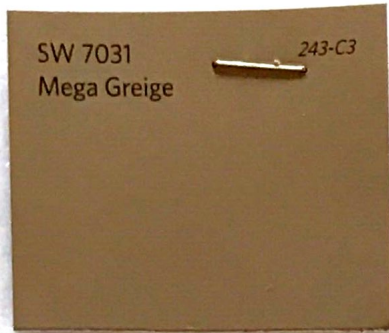


NO MILLIONS

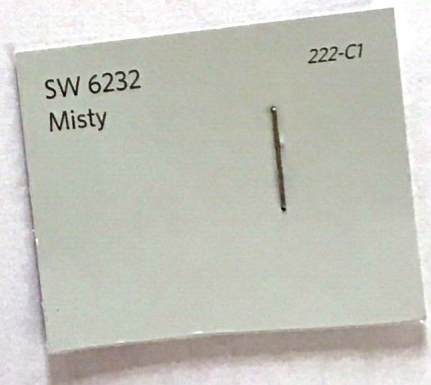
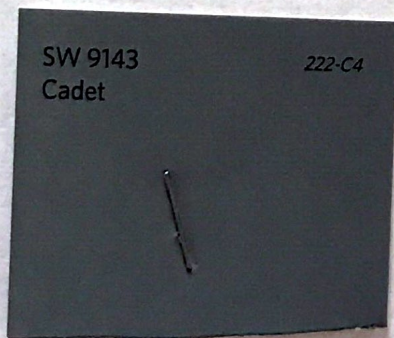
DISPROPORTIONATE

COLOR SCHEME  
MUSTARD/WHITE





ORIGINAL APPROVAL



CURRENT COLORS ON BLDG