



**STAFF REPORT  
PLANNING & ZONING DIVISION**

**I. PETITION DESCRIPTION**

Petition Number: 19 – 034 (ARB 19 – 007)  
 Project Name: Ford’s Garage at the Mall at Wellington Green Elevations  
 Owner: TM Wellington Green Mall LP  
 Petitioner/  
 Applicant: Henry Sanchez of Ford’s Garage (FGSF Wellington LLC)  
 Project Manager: Branden Miller, Planner  
 Request: The petitioner is seeking Architectural Review Board (ARB) approval of a metal insulated canopy, railing, colors, and modifications to exterior elevations for Ford’s Garage restaurant within MUPD “G” of the Wellington Green Mall.

**II. SITE DATA**

Existing Land Use: Regional Commercial/Large Scale Multiple Use  
 Existing  
 Zoning District: Multiple Use Planned Development (MUPD)  
 Parcel Size: 33.20 acre  
 PCN: 73-41-44-13-01-007-0050  
 Location: The subject site is located at the southwest intersection of Forest Hill Boulevard and State Road 7. Exhibit A is a location map of the site and Ford’s Garage tenant space within MUPD “G” of the Wellington Green Mall.

**III. LAND USE AND ZONING**

**EXISTING LAND USE, FUTURE LAND USE & ZONING**

Dir.	Existing Use	Future Land Use	Zoning District
North	Wellington Green MUPD “D”	Regional Commercial-Large Scale Multiple Use (RC-LSMU)	Multiple Use Planned Development (MUPD)
South	Wellington Green MUPD “F”	Regional Commercial-Large Scale Multiple Use (RC-LSMU)	Multiple Use Planned Development (MUPD)
East	Wellington Green MUPD “E”	Regional Commercial-Large Scale Multiple Use (RC-LSMU)	Multiple Use Planned Development (MUPD)

West	Wellington Green MUPD "C"	Regional Commercial- Large Scale Multiple Use (RC-LSMU)	Planned Unit Development (PUD) Multiple Use Planned Development (MUPD)
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#### IV. BACKGROUND

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by the Palm Beach County Board of County Commissioners (BCC). On January 1, 2000, the DRI applied specific conditions and regulations to the Wellington Green project. Wellington became the local government with jurisdiction over the Wellington Green DRI. The approved Wellington Green DRI consists of seven MUPDs and one PUD. The six (6) perimeter MUPDs (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The Wellington Green project consists of seven MUPDs and one PUD.

On June 9, 2015, the Village Council approved 2015-06 DOA 12 amending the Wellington Green DRI to allow an additional Conditional Use indoor movie theater in MUPD G (The Mall at Wellington Green) and approved the outdoor patio area. On December 9, 2015, a Site Plan Amendment was certified that included the outdoor terrace seating and external entrance for a proposed restaurant. Ford's Garage has submitted an application for a Site Plan Amendment (Exhibit F – Site Plan Amendment) to add an insulated metal canopy to support additional exterior seating. Ford's Garage is a restaurant located within The Mall at Wellington Green (MUPD "G") adjacent to the food court. This petitioner is submitting for ARB approval to allow for modifications to exterior elevations and colors for Ford's.

#### V. STAFF ANALYSIS

The renderings prepared Sol Design Studio date stamped March 13, 2019 were reviewed for consistency with Resolution R2008-03 Wellington Green DRI Conditions of Approval.

**(LC) 4.** *The covenant shall require the use of prevalent Mediterranean and/or Italian Renaissance architecture, including but not limited to, such primary architectural elements as pastel-colored stucco, masonry, stone, brick, classical features (columns, arches, medallions, bull's eye windows, wrought iron, decorative tile, etc.), earth-tone-colored tile roof accents, and towers. Natural and sky lighting shall be encouraged. Architectural consistency shall be provided around all sides of all structures.*

**Complies.** The proposed renderings shown in Exhibit B – Exterior Elevations and Materials leave the storefront windows intact along the north elevation which encourages natural lighting. The existing architectural elements such as brick, pavers, and tile are to remain. The existing trees and hedges that line the storefront are incorporated on the patio in front of the proposed canopy. The architecture utilizes natural components to modernize the store front. The proposed canopy colors are not earthtone but many of the existing architectural elements, such as pastel covered stucco and pavers meet the required primary architectural elements. The top trim of the canopy will be three colors: black, red, and yellow. The canopy will be kept cool by a combination of temperature control and an insulated canopy with roll down shades. There will also be patio misters within the canopy. (Exhibit B – Exterior Elevations and Materials).

**(LC) 12.** Exterior materials and building surfaces visible to the public shall be high quality materials and finishes, which exclude smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels with architectural features. Exposed neon light tubes on the exterior of the building shall be prohibited.

**Complies.** The proposed renderings shown in Exhibit C – Proposed Exterior Elevation and Materials will consist of dark bronze columns that will complement the tri-colored trim of the aluminum canopy.

**(LC) AA.** The applicant acknowledges that the project is subject to the Village’s “Big Box” development and design standards as provided in Sec. 6.5.19 of the LDR.

**Complies.** The proposed exterior elevations are consistent with Section 6.5.19 of Wellington’s LDRs and is consistent with the goals of this section by creating a positive ambiance that will enhance the visual appearance of the overall commercial project.

The tenant is also proposing one (1) primary wall sign approximately 10.5 feet long, 6 feet high and 63 square feet in size. Per Section 7.14.19.A.1.b and c of the Sign Code, the maximum size sign for a mall tenant with an exterior entrance is 200 square feet per sign per façade. The proposed sign meets the minimum requirements and no additional approval is required. If the tenant in the future requests a sign larger than 200 square feet or additional signage, a Technical Deviation will be required to be approved by the Architectural Review Board.

**Recommendation:**

Based on the analysis noted above and the plans prepared by Sol Design Studio date stamped March 13, 2019, staff recommends approval of the following:

1. The exterior elevations and material shall be consistent with Exhibit C – Proposed Exterior Elevations and Materials.

Crown Hill Yellow – Exterior Accent  
Tricorn Black – Trim  
Naper – Exterior Body  
Manual Red- Exterior Parapet  
Dark Bronze- Columns & Canopy  
Black Anodized- Exterior Railing

2. All site amenities shall match what is shown in Exhibit C. The patio railing shall be black in color to match the site amenities already existing within the center.
3. All roof top mechanical equipment shall be screened at a distance of 200 feet from the structure at 10 feet above grade. Prior to issuance of a Certificate of Occupancy for Building F, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view.
4. The sign shown in Exhibit D – Proposed Signage meets the requirements of 7.14.19.A.1.b and c. Any deviation from the sign code or additional signage will require a Technical Deviation approved by the Architectural Review Board.

**Exhibits:**

Exhibit A	Location
Exhibit B	Existing Exterior Elevations
Exhibit C	Proposed Exterior Elevations and Materials
Exhibit D	Proposed Colors
Exhibit E	Proposed Signage
Exhibit F	Floor Plan
Exhibit G	Justification Statement