



**STAFF REPORT
PLANNING & ZONING DIVISION**

I. PETITION DESCRIPTION

Petition Number: 19 – 38 (ARB 19 – 09)

Project Name: Christ Community Church
(F.K.A. Temple B'Nai Jacob)

Owner/Petitioner/
Applicant: Christ Community Church PCA Palm Beach

Agent: Robert E. Kuoppala, Kuoppala & Associates, P.A., Inc.

Project Manager: Damian Newell, Senior Planner

Request: The petitioner is seeking Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, site amenities and signage for the proposed place of worship within Tract "R" of the Orange Point PUD.

II. SITE DATA

Existing Land Use: Institutional/Public Facilities/Utilities

Existing
Zoning District: Planned Unit Development (PUD)

Parcel Size: 2.82 acres (Vacant)

PCN: 73-41-44-26-01-018-0000

Location: The subject site is located at the southwest corner of Lake Worth Road and Barefoot Lake Drive (10101 Barefoot Lake Drive). Exhibit "A" is a location map of the subject property.

III. LAND USE AND ZONING

EXISTING USE, FUTURE LAND USE & ZONING

Dir.	Existing Use	Future Land Use	Zoning District
North	Grand Isles	Residential "C"	Planned Unit Development (PUD)
South	Isles at Wellington	Residential "C"	PUD
East	Wellington Shores	Residential "C"	PUD
West	Isles at Wellington	Residential "C"	PUD

IV. BACKGROUND

The Orange Point Planned Unit Development (PUD) Master Plan was originally approved by Palm Beach County Board of Commissioners in the 1980's. The Orange Point PUD includes a portion of Section 23 and all of Section 26 and 34. This overall PUD has been amended by the County and Village of Wellington. The subject site is the "Civic Site" (a.k.a. Tract "R" of The Isles at Wellington Plat I) on the Orange Point PUD Master Plan. Council approved (Resolution No. R2010-06) a Conditional Use to allow a proposed place of worship and daycare center (general) for Temple B'Nai Jacob of Wellington Inc., in 2010. The 2.85 acre site remained vacant and was recently purchased by the new owners, Christ Community Church, in 2018. The owner/petitioner is currently undergoing final site plan approval (Petition No. 19-18/2019-09 SP 1) to construct a place of worship and a request to abandon the previously approved daycare use.

As a result, the petitioner is now submitting for ARB approval of all building elevations, exterior colors, materials, site amenities and signage for the proposed place of worship site.

V. STAFF ANALYSIS

Staff reviewed the request for Architecture Review Board (ARB) approval of all building elevations, exterior colors, materials, site amenities and signage for consistency with Wellington's Land Development Regulations (LDR).

Elevations/Architectural Details, Colors and Site Amenities:

The elevations/architectural details, colors and site amenities were reviewed based on the LDR Sec. 6.5.19.G. Design Standards for Multifamily and Non-residential Development.

Elevations/Architectural Details

The proposed place of worship is a one story building totaling 14,512 square feet with an overall height of 30' – 2". The proposed elevations as indicated in Exhibit "B" illustrate stucco finish, fiberglass shingle pitched roof with 5:12 slope, accent stone veneer and architectural details for the building.

This is a planned development which requires compatible architecture, design, materials and colors throughout the project. Per LDR Sec. 6.5.19.G. the intent of these Design Standards is to provide buildings and structures that reflect good design, utilize proper design concepts and are appropriate to the Village of Wellington and requires compliances with the following standards:

1. The proposed building or buildings must be appropriate to the character of the area in which they are to be located, compatible with area land uses, and utilize materials, design and architecture that are compatible with the design, character and style of area development.

Response: As illustrated in Exhibit "B," the proposed building scale, colors, materials, design and architecture are appropriate to the character of the surrounding residential area with the use of earth tone colors, architectural features, stucco finish and stone veneer. The petitioner has provided additional

landscaping as requested by staff to help soften this proposed building and help ensure it's compatible with the adjacent residential developments.

2. The exterior design and appearance of the proposed building or building must not adversely affect the value of adjacent developed or vacant properties.

Response: The proposed exterior design and appearance is compatible and generally consistent with the surrounding existing residential buildings and should not adversely affect the value in the area.

3. Projects involving proposed construction of multiple buildings shall provide an overall unity of character and design. The use of architecture, designs, materials and colors must produce a complete development that is both harmonious and internally consistent.

Response: This project is only proposing one building that utilizes earth tone colors and stucco finish which are harmonious and compatible with the existing residential in the surrounding area.

4. Building shall be designed in a manner that is compatible with the character, mass, bulk and scale of surrounding structures.

Response: As illustrated on elevations (Exhibit "B"), the proposed building scale, colors, materials, design and architecture are compatible and appropriate to the character of the surrounding area, which has existing 1 and 2-story single-family residential buildings. The proposed building will be located over 150 feet from the nearest single-family residence in the Isles at Wellington development to the west, with a landscape buffer and existing wall along the south and west property line of this project. The buildings will have a horizontal length over 180 linear feet facing the north/south with projections and recesses.

5. Accessory buildings and structures shall conform to the design, materials, colors and style of the principal structures. Accessory buildings and structures should be clearly subordinate and complimentary to the principal structures.

Response: The proposed dumpster enclosure is compatible with the design and style of the principal building. The petitioner has worked with the adjacent residential developments to ensure the dumpster enclosure is located on-site to help minimize any potential adverse effects. Staff is recommending the enclosure wall/gate height be a minimum of one (1) foot above the dumpster to help ensure it's not exposed.

6. Signs shall be compatible with the architectural style, design, colors and materials of the proposed building or buildings and shall comply with the Village sign regulations.

Response: The petitioner is requesting two (2) monument signs (one is a changeable copy) as indicated on Exhibit "E."

Staff recommends approval of the elevations and architectural details with the above recommendations.

Color/Material

The proposed exterior color/material palette (Exhibit C) was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. The elevations illustrate the wall will be stucco finished with banding and proposed color palette indicates the base color schemes as Shaded Brook 30BG 42/049. The accent color schemes are Smoked Turquoise 30BG 23/124, Totally Teal 30BG 16/133 and Polar Bear YL W15. The paint finish will be eggshell. The glass glazing color is light gray (transparent). The window/door frame is white and gutters/downspouts is off-white. The shingle roof color is Natural Shadow and accent stone veneer Antique Cream. The fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc., will be finished in black or medium bronze color.

The proposed colors are harmonious with the existing surrounding residential developments colors and consistent with Wellington's approved ARB Color Chart. Staff recommends approval of the color/material palette (Exhibit C) as indicated above.

Site Amenities

A planned development project requires site amenities (walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the option of design, colors and materials as long as they are compatible. Staff recommends approval of the proposed site amenities as indicated in Exhibit "D" and all fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc., shall be finished in black or medium bronze color.

Monument Signs

The petitioner is requesting one (1) changeable copy monument sign along Lake Worth Road and one (1) project identification monument sign along Barefoot Lake Drive as illustrated in Exhibit "E."

LDR Section 7.14.12.A. allows one (1) monument sign for each street frontage. This site is allowed two (2) monument signs as it has frontage on Lake Worth Road and Barefoot Lake Drive. The monument sign shall not exceed 10 feet in length or eight (8) feet in height and not exceed 32 square feet in sign area. The changeable copy area should not exceed four (4) feet in height and five (5) feet in width. As indicated on Exhibit "E" the changeable copy monument sign length is 6' – 8" and height is 8' – 0" with a sign area of 20 square feet. The other monument sign (Barefoot Lake Drive) length is 7' – 6" and height is 4' – 3" with a sign area of 18.41 square feet and two (2) lines of copy. The proposed monument signs are consistent with the LDR requirements and staff recommends approval per LDR standards for this sign type.

The projects site and landscape plans are provided for reference in Exhibit "F." The applicant's complete ARB application is available for review at the Planning and Zoning Division office.

VI. RECOMMENDATION

Staff recommends approval of the elevations, architectural details, exterior colors, materials, site amenities and monument signs with the following conditions of approval:

1. The building/structure elevations and architectural details shall be consistent with Exhibits “B” and;
 - a) The dumpster/recycling container shall be enclosed with a wall and opaque gate. The enclosure wall/gate height shall be a minimum of one (1) foot above the dumpster/recycling container.
2. The exterior color and material palette shall be consistent with Exhibit “C” and;
 - a) The building wall shall be stucco finished with banding.
 - b) The paint finish will be eggshell. The base color shall be Shaded Brook 30BG 42/049 with the accent color schemes shall be Smoked Turquoise 30BG 23/124, Totally Teal 30BG 16/133 and Polar Bear YL W15. Accent stone veneer Antique Cream.
 - c) The dumpster enclosure shall be concrete wall stucco finished. The enclosure wall and gate shall be consistent with the building design, materials, colors and style.
 - d) The shingle roof color shall be Natural Shadow.
 - e) The glass glazing color shall be light gray (transparent) and window/door frame is white.
 - f) The site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc., will be finished in black or medium bronze color. The vinyl coated chain link fence shall be black.
 - g) Utility box, vents, etc., shall be the same color as the area/surface it is attached. Rain gutter/downspouts shall be off-white.
 - h) All exterior lighting shall be illuminated white light.
 - i) The approved colors and material shall not be substituted for any other colors/materials without ARB approval.
3. Site amenities (walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, etc.,) shall be consistent with Exhibits “D.”
4. All above ground utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from public view while maintaining three (3) feet of clearance.
5. The address identification/numbering height for each building shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
6. Building permits required prior to construction of the building and installation of signage.
7. Any modifications to this approval during permitting and/or construction shall require ARB approval.
8. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required.

List of Exhibits

Exhibit "A"	Location Map
Exhibit "B"	Building Elevations
Exhibit "C"	Color and Material Palette
Exhibit "D"	Site Amenities
Exhibit "E"	Monument Sign
Exhibit "F"	Site and Landscape Plans