



**STAFF REPORT
PLANNING & ZONING DIVISION**

I. PETITION DESCRIPTION

Petition Number: 2019-0002 ARB

Project Name: St. Rita's Catholic Church Parish Hall

Owner: Bishop of the Diocese of Palm Beach
PO Box 109650
Palm Beach Gardens, FL 33410

Agent: Joe and Elizabeth Colome, Colome and Associates, Inc.
530 24th Street
West Palm Beach, FL 33407

Project Manager: Kelly Ferraiolo, Senior Planner

Request: The applicant is seeking Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials and site amenities for the proposed parish hall.

II. SITE DATA

Existing Land Use: Institutional/Public Facilities/Utilities

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

Parcel Size: 5.0 acres

PCN: 73-41-44-04-03-000-0000

Location: The subject site is located at the northwest corner of Paddock Drive and Big Blue Trace (13645 Paddock Drive).



III. LAND USE AND ZONING

EXISTING USE, FUTURE LAND USE & ZONING

| | Existing Uses | Future Land Use | Zoning |
|--------------|---------------|---|-----------|
| Subject Site | Church | Institutional/Public Facilities/Utilities | AR/SE/PUD |
| North | Single Family | Residential C (1-3 DU/AC) | AR/SE/PUD |
| South | Single Family | Residential D (3-5 DU/AC) | AR/SE/PUD |
| East | Single Family | Residential C (1-3 DU/AC) | AR/SE/PUD |
| West | Single Family | Residential C (1-3 DU/AC) | AR/SE/PUD |

IV. BACKGROUND

The 5-acre project known as St. Rita's Catholic Church was constructed in 1983. In 1992, they added the existing parish hall.

The church is planning to demolish the existing parish hall and build a new parish hall to the north of the church as shown in Exhibit A – Site Plan. The plan includes paved and grass parking, better connectivity from the parking area to the church and parish hall, and relocate and expand the outdoor play area.

On October 7, 2019, Council approved Resolution No. R2019-043 to allow a daycare facility within the new parish hall. The five (5) classrooms will accommodate sixty (60) students, ranging from three (3) to five (5) years of age.

The applicant is submitting for ARB approval of all building elevations, exterior colors, materials, and site amenities for the 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 LDR Sec. 6.5.19.G. Design Standards for Multifamily and Non-residential Development.

Elevations/Architectural Details

The proposed parish hall is a one story building totaling 11,573 square feet with an overall height of 31 feet. The proposed elevations, as indicated in Exhibit B – Elevations, illustrate a stucco finish, shingle pitched roof that match the existing church building with a 3:12 slope, 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 and the existing church building with the use of earth tone colors, architectural features, and stucco finish.

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 has four structures on site: the main church building, the proposed parish hall, the existing shrine, a dumpster enclosure, A/C enclosure and HVAC enclosure. All structures utilize similar colors, stucco finish and roof material.

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 the elevations, the proposed building scale, colors, materials, design and architecture are compatible and appropriate to the character of the surrounding area. The proposed building will be located over 100 feet from the nearest single-family residence in the Pinewood Manor development to the north, with an existing landscape buffer and fence along the north and west side of the property line of this project.

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 enclosures and the accessory parish hall building will be compatible with the design and style of the principal building.

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: No additional signage then what already exists on the property is being requested at this time.

Staff recommends approval of the elevations and architectural details.

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 following color scheme:

| | |
|----------------|---------------------------|
| Base: | Oatmeal 268 |
| Trim: | White OC-151 |
| Banding: | Ashley Gray HC-87 |
| Finish: | Satin |
| Shingles: | GAF Timberline - Barkwood |
| Window Frames: | Bronze |
| Glass: | Slight tint, translucent |
| Bike racks: | Bronze |
| Fence: | Wooden shadow box |
| Canvas Awning: | Off white |

The proposed colors are compatible with the existing structures on site 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 (fencing, site furniture, trash receptacle, bike rack, etc.) to be compatible with the architectural style, design, colors and materials of the overall project. Staff recommends approval of the proposed site amenities and all site furniture shall be a finished bronze color.

The projects site plan (Exhibit B), landscape plan (Exhibit D) and floor plan (Exhibit E) are provided for reference. 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 Exhibit B.
2. The dumpster/recycling container shall be enclosed within a wall and opaque gate.
3. All exterior elevation color palette shall match what is shown in Exhibit C – Color and Material Palette and incorporate the colors below. No glossy paint shall be used:

| | |
|----------------|---------------------------|
| Base: | Oatmeal 268 |
| Trim: | White OC-151 |
| Banding: | Ashley Gray HC-87 |
| Finish: | Satin |
| Shingles: | GAF Timberline - Barkwood |
| Window Frames: | Bronze |
| Glass: | Slight tint, translucent |
| Bike racks: | Bronze |
| Fence: | Wooden shadow box |
| Canvas Awning: | Off white |

4. Any modifications to this approval during permitting and/or construction shall require ARB approval.
5. Utility box, vents, etc., shall be the same color as the area/surface it is attached. Rain gutter/downspouts can be an accented color as long as it is one of the colors listed above.
6. All exterior lighting shall be illuminated white light.
7. The approved colors and material shall not be substituted for any other colors/materials without ARB approval.

8. 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.
9. 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.
10. Building permits required prior to construction of the building and installation of signage.
11. An inspection by Planning and Zoning Division is required prior to issuance of a Certificate of Occupancy.

List of Exhibits

| | |
|-----------|----------------------------|
| Exhibit A | Site Plan |
| Exhibit B | Elevations and Renderings |
| Exhibit C | Color and Material Palette |
| Exhibit D | Landscape Plans |
| Exhibit E | Floor Plan |
| Exhibit F | Existing Site Conditions |