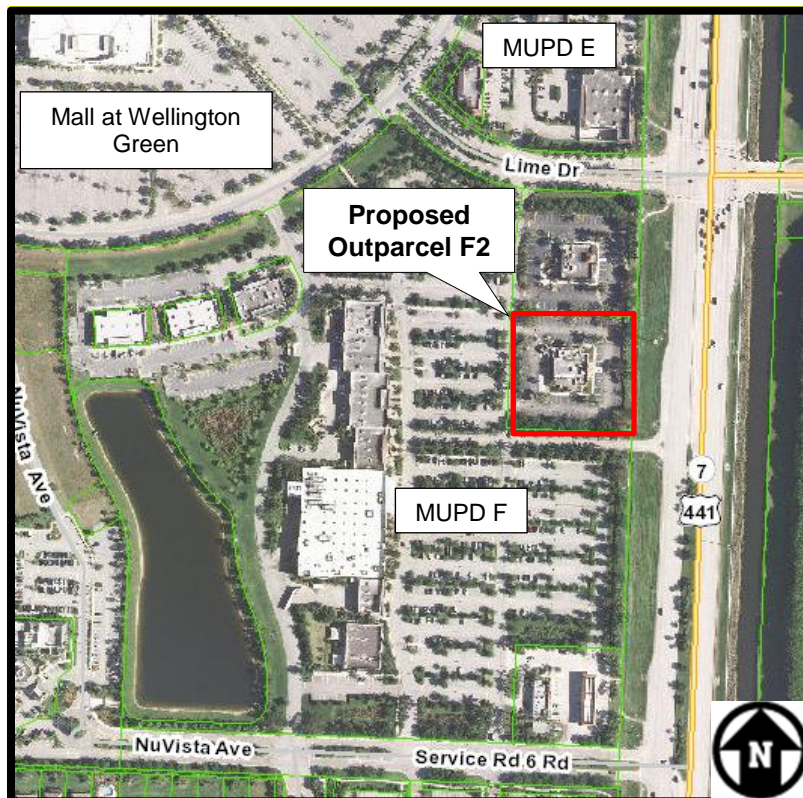


## I. PETITION DESCRIPTION

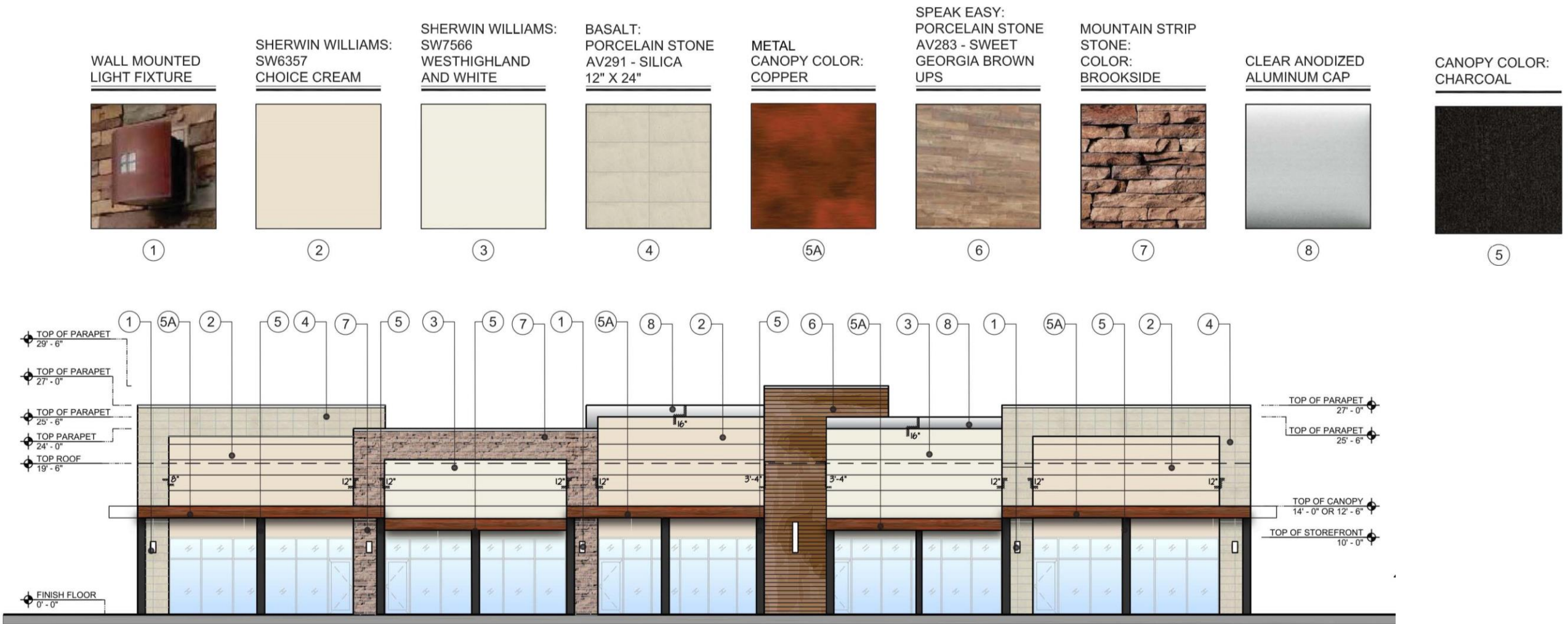
Petition: 2019-0005-ARB  
 Project Name: Wellington Green MUPD "F" Outparcel F2 Building  
 Owner/Petitioner: Weingarten Realty Investors / WRI Wellington Green, LLC.  
 Agent: Lynne Raffiani  
 Project Manager: Damian Newell, Senior Planner  
 Request: The petitioner is requesting Architectural Review Board (ARB) approval of the exterior elevations, colors, materials, and site amenities for the proposed 12,000 SF Outparcel F2 retail/restaurant building located in the north portion of Wellington Green MUPD "F."

## II. SITE DATA

Existing Land Use: Regional Commercial / Large Scale Multiple Use (LSMU)  
 Existing Zoning District: Multiple Use Planned Development (MUPD)  
 Location: The site (Outparcel F2) is located within the northeast section of the Wellington Green MUPD "F" project which is located on the west side of State Road 7, approximately one-half mile south of Forest Hill Boulevard, more specifically 2535 South State Road 7 (PCN: 73-41-44-13-05-011-0000).



Elevations/Architectural Details, Colors and Materials Drawing



1 PROPOSED EAST ELEVATION

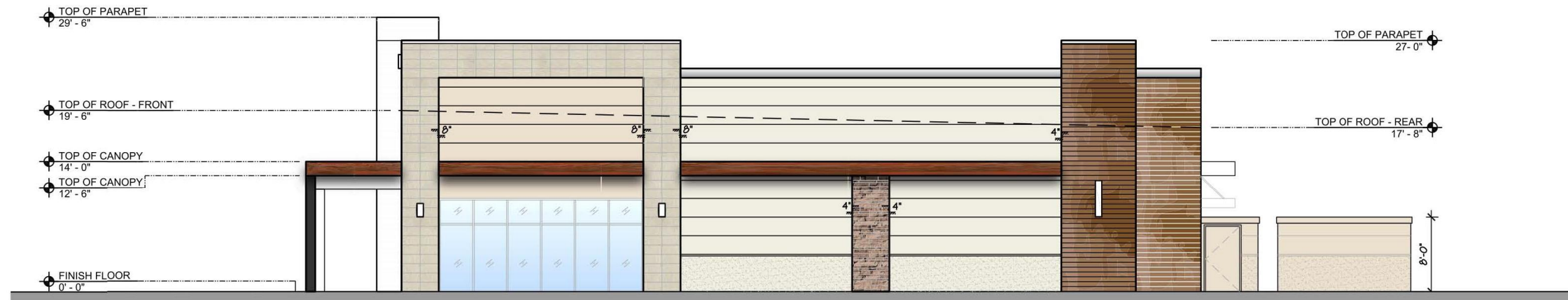
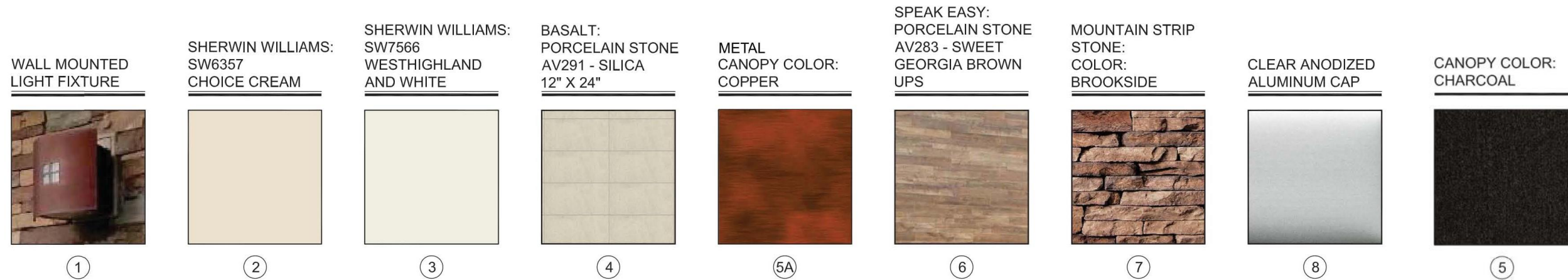
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION

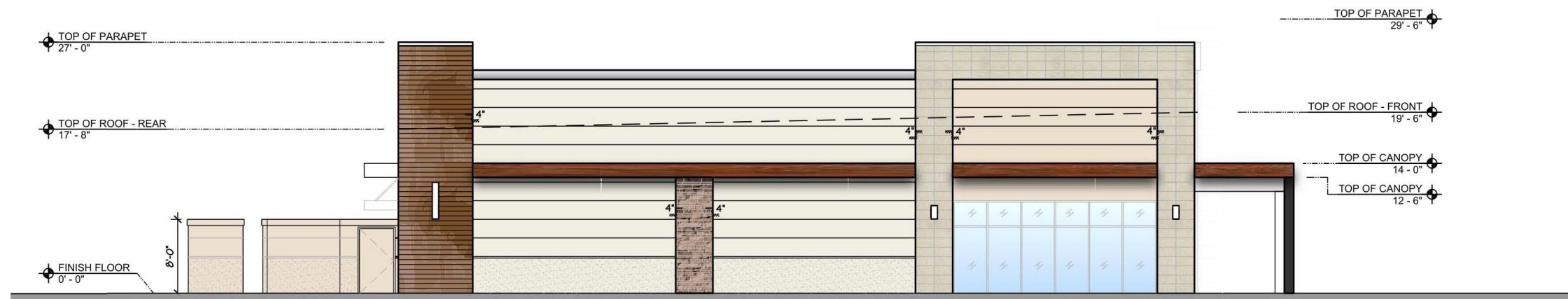
SCALE: 1/8" = 1'-0"





① PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



② PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

### **III. STAFF ANALYSIS**

Staff reviewed the request for Architectural Review Board (ARB) approval of the proposed 12,000 SF Outparcel F2 retail/restaurant building elevations, exterior colors, materials and site amenities for consistency with Wellington's Land Development Regulations (LDR) and Wellington Green Development Order (DO). This proposed building will replace the existing Romano's Macaroni Grill restaurant building vacant since 2017.

#### **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 and Wellington Green Development Order. The Wellington Green project design standards require the use of 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 toned colored roof tile roof accents and towers.

#### **Elevations/Architectural Details/Colors and Materials**

The elevations/architectural details, colors and materials drawings illustrate (Page 2 and 3) a proposed one-story building with a parapet wall height of 27' – 0", smooth stucco finished walls with accent stone veneer, aluminum parapet wall cap, and metal canopy/awning. The building has consistent architectural details and projections on all façade with metal canopy feature that is an appropriate scale for the façade. The proposed exterior color/material palette (Page 2 and 3) was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. The proposed color palette indicates the base color schemes as Choice Cream SW6357. The accent color schemes is Westhighland White SW7566 with accent porcelain stone (AV291-Silica and AV283-Sweet Georgia Brown UPS), and stone veneer (Mountain Strip-Brookside). The wall mounted light fixture color is copper. The accent parapet wall cap is anodized aluminum, and metal canopy/awning color is copper with charcoal color support structures (columns/cables). The applicant did provide a color for the glass glazing or window frame. Staff recommends the color be the same as the in-line building glass glazing and window frame color within MUPD "F." The fencing/railing, site furniture, trash receptacle, bike rack, etc., will be finished in black.

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:** The proposed building is compatible with other buildings in MUPD "F" and the surrounding area, with the use of earth tone colors, architectural features, parapet roof, stucco finish and stone veneer.

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 building will be surrounded by other one-story buildings, which includes restaurant and retail uses. The proposed exterior design and appearance is compatible and generally consistent with the on-site buildings and surrounding existing developments.

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 building is proposed with architectural elements, colors and materials which are harmonious and complementary with this existing multi-building project.

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

**Response:** The proposed building has projections and recesses with frontage along State Road 7 /US 441 with a horizontal length over 140 linear feet facing the east. As illustrated on the elevations (Page 2 and 3), the proposed building scale, colors, materials, design and architecture are compatible and appropriate to the character of the surrounding area.

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 located along the west façade of the building, and is compatible with the color, design and style of the 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:** The applicant did not submit a request for signage. All future signage for this building shall meet the MUPD "F" Master Sign Plan and LDR standards.

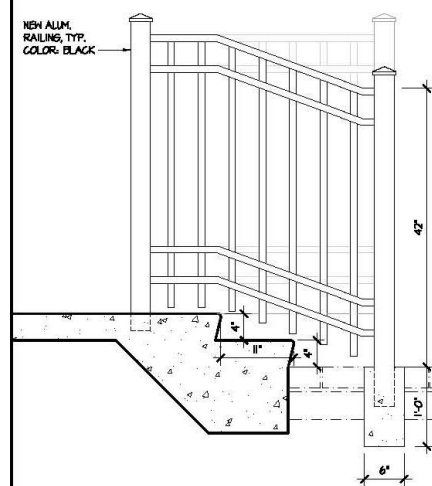
Staff recommends approval of the elevations, architectural details, colors and materials with the above recommendations.

#### Site Amenities

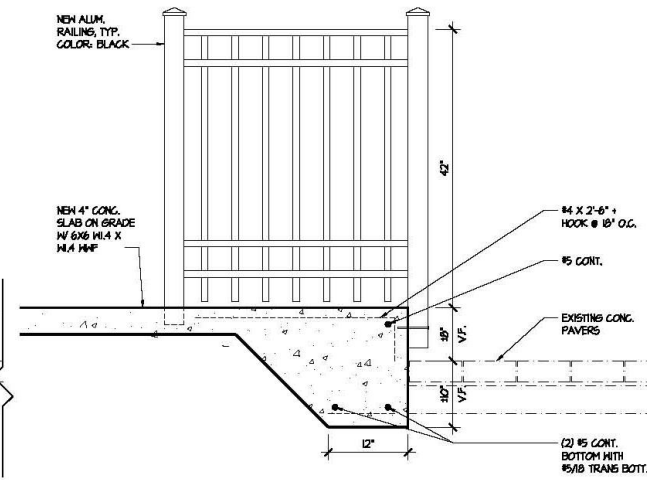
A planned development project requires site amenities (walls, fencing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) to be compatible with the architectural style, design, colors and materials of the overall project. The applicant has the option of design, colors and materials as long as they are compatible. Staff recommends approval of the proposed site amenities as indicated on drawings illustrated on Page 6 of this staff report and all fencing/railing, site furniture, trash receptacle, bike rack, etc., shall be finished in black color.

Outparcel F2 Site and Landscape Plans are provided for reference in on Page 7. The applicant's complete ARB application is available for review at the Planning and Zoning Division

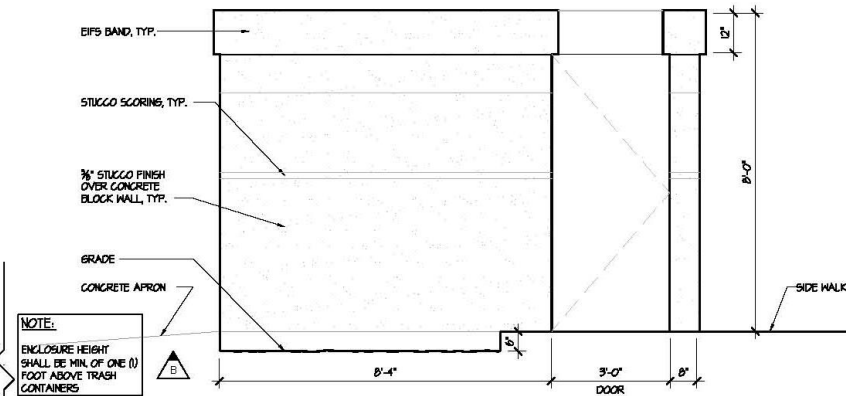
## Site Amenities Drawing



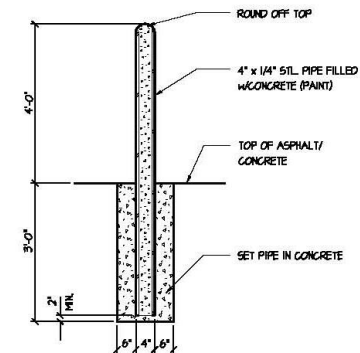
10 STAIR DETAIL @ BAR AREA  
SP2.1 SCALE: 1" = 1'-0"



7 ALUM. RAILING DETAIL @ BAR AREA  
SP2.1 SCALE: 1" = 1'-0"

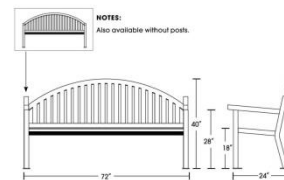


4 DUMPSTER ENCLOSURE ELEVATION  
SP2.1 SCALE: 1/4" = 1'-0"

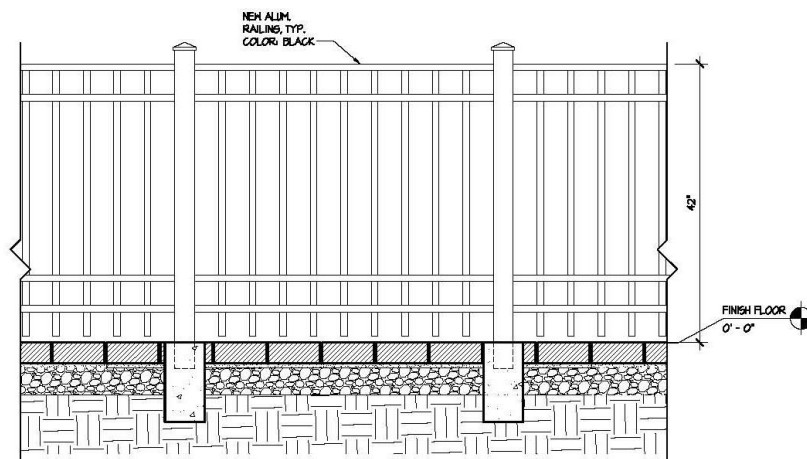


1 BOLLARD DETAIL  
SP2.1 SCALE: N.T.S.

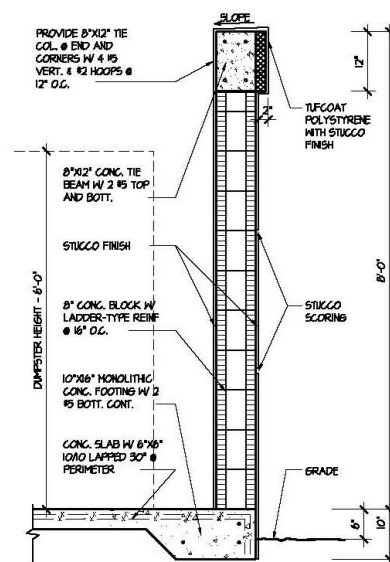
NOTE:  
1. ALL SITE AMENITIES SHOWN BELOW ARE BLACK



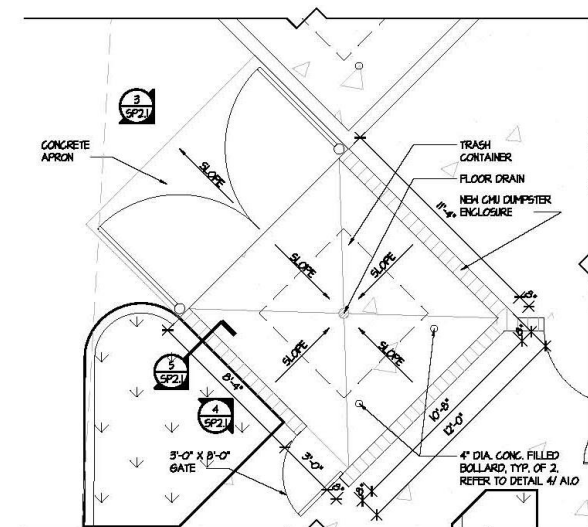
4 TYPICAL OUTDOOR BENCH  
SCALE: N.T.S. (OR MATCH EXISTING)



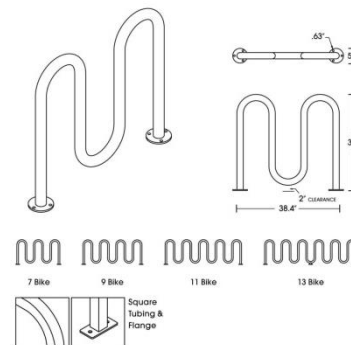
8 ALUM. RAILING DETAIL @ OUTDOOR SEATING  
SP2.1 SCALE: 1" = 1'-0"



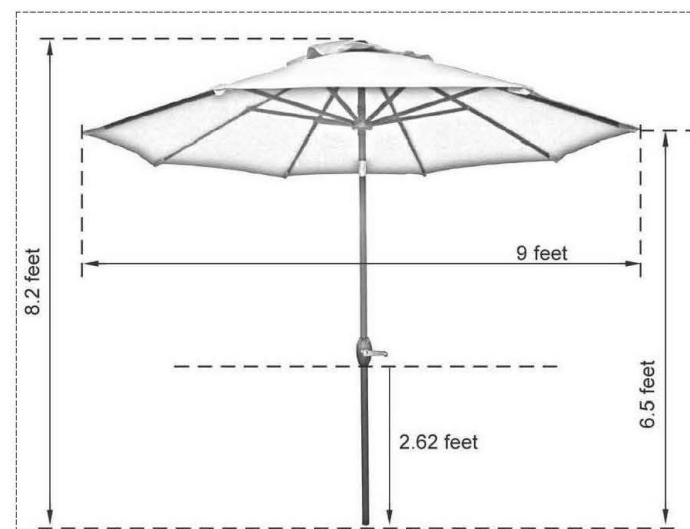
5 DUMPSTER WALL SECTION  
SP2.1 SCALE: 3/4" = 1'-0"



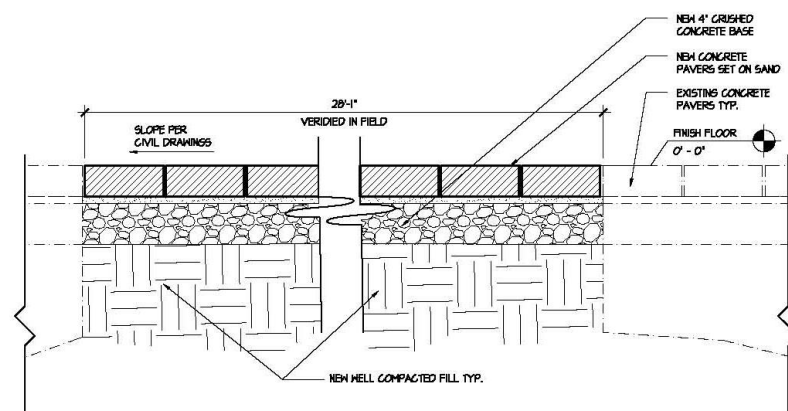
2 DUMPSTER FLOOR PLAN N  
SP2.1 SCALE: 1/4" = 1'-0"



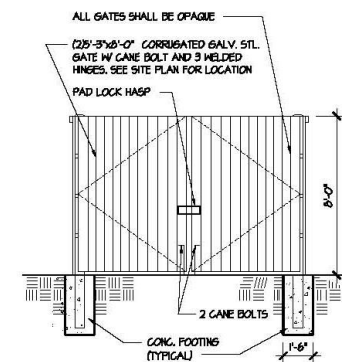
5 TYPICAL OUTDOOR BIKE RACK  
SCALE: N.T.S. (OR MATCH EXISTING)



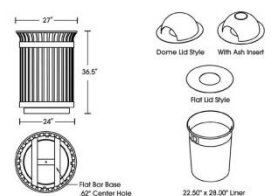
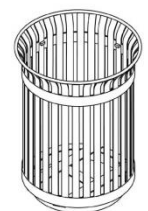
9 UMBRELLA DETAIL - COLOR BLACK  
SP2.1 SCALE: 3/4" = 1' - 0"



NEW CONCRETE PAVERS  
INSTALLATION DETAIL



3 DUMPSTER ELEVATION  
SP2.1 SCALE: 1/4" = 1'-0"



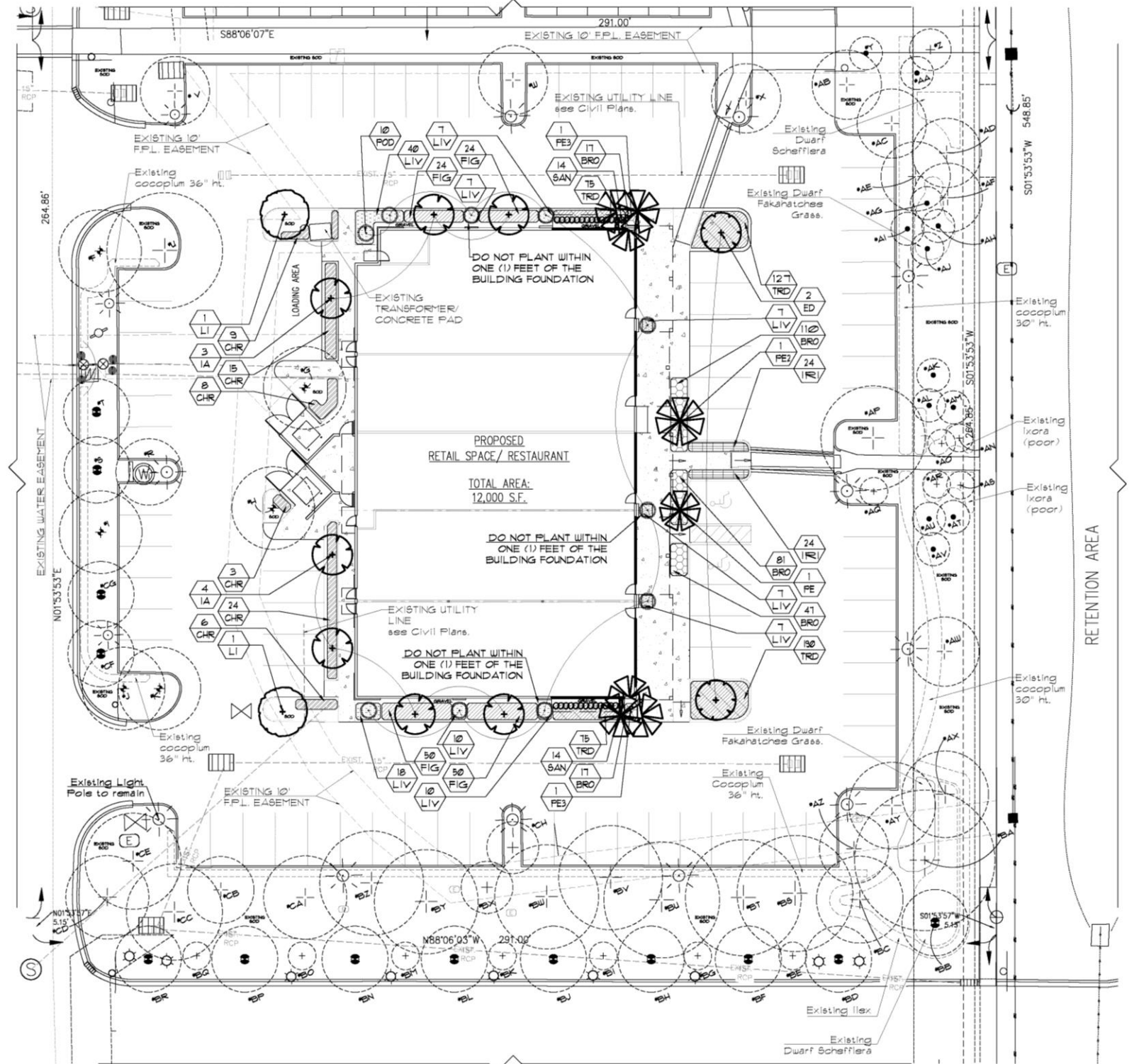
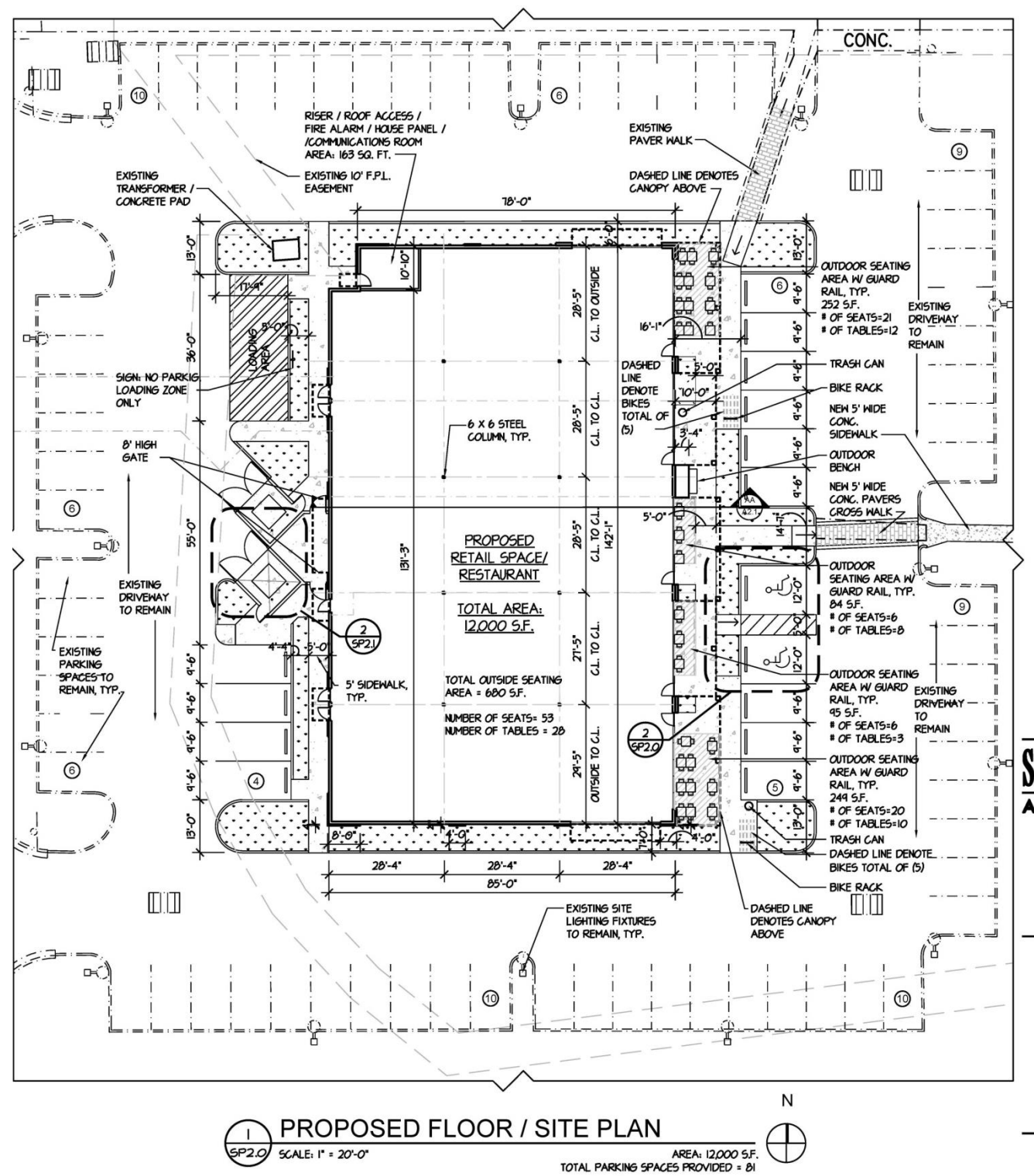
6  
SP2.0

TYPICAL OUTDOOR  
TRASH RECEPTACLE

SCALE: N.T.S. (OR MATCH EXISTING)



## Outparcel F2 Site and Landscape Plans



#### **IV. RECOMMENDATION**

Staff recommends approval of the proposed 12,000 SF Outparcel F2 retail/restaurant building elevations, exterior colors, materials and site amenities with the following conditions of approval:

1. The building/structure elevations, architectural details, colors, materials and site amenities shall be consistent with the drawings as illustrated and;
  - a) All fencing/railing, site/outdoor seating area furniture, umbrella, trash receptacle, bike rack, etc., shall be finished in black.
  - b) The dumpster(s) shall be enclosed with a stucco finished concrete wall and opaque gate that is compatible with the color, design and material of the Outparcel F2 building. The wall and gate colors shall be Choice Cream SW6357 with accent Westhighland White SW7566. The enclosure wall/gate height shall be a minimum of one (1) foot above the object being screened.
  - c) Exterior base and accent paint color finish shall be non-glossy.
  - d) The glass glazing and window frame color shall be the same as the in-line building glass glazing and window frame color within MUPD "F."
  - e) Utility box, vents, rain gutter/downspouts, etc., shall be the same color as the area/surface it is attached
  - f) All lighting visible from the exterior shall be illuminated white light.
  - g) The approved colors and material shall not be substituted for any other colors/materials without ARB approval.
2. Signage not approved with this request. All future signage for this building shall meet the MUPD "F" Master Sign Plan and LDR standards.
3. All above ground utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from public view while maintaining required clearance and height to meet or exceed equipment being screened.
4. 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.
5. Building permits required prior to construction of the building and installation of signage.
6. Any modifications to this approval during permitting and/or construction shall require ARB approval.
7. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals and all equipment, etc., on the roof is completely screened from public view.