



Mohip Roof Material (Lot 10)

STAFF REPORT

Petition Number(s)/Types:

2020-0002 ARB

Applicant/Agent:

Mario Portuondo
MP General, Inc.
13860 Wellington Trace
Wellington, FL 33414

Property Owner:

Mohip Development, LLC
250 Professional Way
Wellington, FL 33414

Site Address:

250 Professional Way

PCN(s):

73-41-44-31-07-000-0100

Future Land Use Designation (FLUM): Office Commercial

Zoning Designation:

Agricultural Residential/Planned
Unit Development (AR/PUD)

Acreage:

0.65 Acres

Request:

The agent, on behalf of the owner, is requesting Architectural Review Board (ARB) approval of an alternative roof material for Lot 10 of Binks Commercial Center to allow asphalt architectural shingles in Charcoal.

Project Manager:

Kelly Ferraiolo, Senior Planner

KFerraiolo@wellingtonfl.gov

(561) 753-5268



Adjacent Property	FLUM	Zoning
North	Office Commercial	AR/PUD
South	Office Commercial	AR/PUD
East	Residential D	AR/PUD
West	Office Commercial	AR/PUD

Site History and Current Request:

The subject property is located within the Bink's Commercial Centre site. The Bink's Commercial Centre (FKA Professional Centre) Site/Master Plan was certified by the Village at the August 11, 1997 DRC meeting for the development of 15 commercial lots. The overall site plan (Exhibit A – Site Plan) was approved for 54,000 square feet of office and retail uses. Each lot is approved for 3,600 square feet with on-site parking for the allowed use. A Stipulated Settlement Agreement (Resolution No. 2001-46) was passed and adopted by the Village on April 24, 2001 that restricts the property to specified uses. The Bink's Commercial Centre plat was passed and adopted by the Village on June 19, 2001 with Resolution No. 2001-61. Almost all lots are developed. Lots 4, 7, and 8 are vacant. The subject lot was the first building built within the professional center in 2006.

The applicant is requesting approval of an alternative roof material for Lot 10 of Binks Commercial Centre to allow asphalt shingles in Charcoal.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

September 16, 2020



Staff Analysis:

Staff reviewed the request for Architecture Review Board (ARB) alternative materials for an asphalt shingle roof (Exhibit B – Existing Exterior Colors and Proposed Roof) for the subject property for consistency with Wellington's Land Development Regulations (LDR) and the approved Bink's Commercial Centre project.

This site is within a planned development which requires compatible architecture, design, materials and colors throughout the Bink's Commercial Centre project. Per Sec. 6.4.3 of Wellington's Land Development Regulations (LDR), 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 compliance with the following standards:

- A. The architectural character and building design of uses shall conform to and be compatible with the general architectural character of the development, project, neighborhood or surrounding uses.

Response: The building was constructed in 2006 and was the first building built within the commercial center (Exhibit C – Lot 10 Existing Conditions). Since then, almost all lots have been constructed. With the exception of Lot 1-4 (O2B Daycare), the lots have the same/similar floor plans and exterior elevations (Exhibit D – Binks Commercial Centre Existing Conditions). Although the structures throughout the center utilize similar earth tones and materials, there is little consistency because each lot is separately owned and were built at different times/decades. Staff would like to keep the little consistency it does have and not add another type of roof material to the center. Lots 5, 6, 9, 12, 13, and 14 have flat tiles and Lots 1-4, 10, 11, and 15 have barrel tile, all in various colors. In addition, the proposed Charcoal color is dark and most of the center either have an earth tone peach color or white roof material.

The applicant has provided pictures of another similar type commercial center located at 1430 and 1440 Royal Palm Beach Boulevard in Royal Palm Beach that also utilizes a lighter colored dimensional asphalt shingle (Exhibit E – 1430 and 1440 Royal Palm Beach Boulevard) when all the other buildings have barrel tile.

- B. All exterior finishes, colors, and materials shall be consistent with the material schedule and color charts adopted by the ARB, or shall be approved as part of an overall design by the ARB during the review of elevations and design details. The ARB may approve alternative materials and design provided they find the proposed design is compatible with the approved materials and color schemes.

Response: The color and finishes are on the ARB approved color chart, however, per Section 6.4.4.B.13.d., the predominate roof types for multi-family and non-residential buildings shall be tile or metal. There are currently no commercial buildings within Wellington that utilize asphalt shingles. Per Section 6.4.4.B.13.e.i., asphalt shingles are prohibited, except those that are laminated 320 pound, 30 year architectural grade asphalt shingles or better. The agent has yet to provide specifications for the shingles or a compatible shingle that meet the requirements of this exception, therefore, the proposed shingle is not permitted.

The owner has provided a Justification Statement (Exhibit F – Justification Statement) as to why he prefers to install a shingle opposed to a tile. In the Justification, he states that barrel tile has caused constant roof leaks and he has lost confidence in this material. The Bink's Commercial Centre Property Owner's Association (POA) has provided a letter of approval (Exhibit G – POA Approval Letter) of the requested shingle material.

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There are other options that are available such as flat tile or metal barrel type roofs that have shown other commercial centers success with longevity that would complement the center and the existing building.

C. The use of architecture, designs, materials and colors must produce a complete development that is both harmonious and internally consistent.

Response: The Bink's Commercial Centre project was approved for 15 lots. Although the site was constructed with compatible earth tone exterior colors, exterior materials, and roof materials, there are so many different materials that there is no uniformity like all other centers have. As mentioned, there are barrel and flat tiles all in various colors within the site. Allowing another type of roof material would change the aesthetics of the commercial center.

Color/Material

The proposed exterior color/material palette was reviewed for consistent/compatibility with the surrounding area and Wellington's approved ARB Color Chart. The existing and proposed color palette is as follows and shown in Exhibit B:

Existing Base Color: Ginger Sugar (6007-3A)
Existing Trim Color: Choice Cream (SW 6357)
Existing Roof: Light Terracotta
Proposed Roof: Charcoal GAF Asphalt Shingles

Proposed Material:

Model # 0670180 Store SKU #504398



GAF >

Timberline HD Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)

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Color/Finish: Charcoal



I. RECOMMENDATION

Staff does not recommend approval of the proposed roof material of an asphalt architectural shingle in Charcoal due to the reasons provided in the above analysis as it is not compatible with the existing buildings within the center and specifications have not been provided that meet the requirements of Section 6.4.4.B.13.e.i. Staff suggests the owner consider a metal barrel tile or a flat tile roof material.

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If the Board was to approve a shingle tile that can meet the specifications in Section 6.4.4.B.13.e.i, staff suggests the following conditions of approval:

1. The agent shall select a shingle that can meet the specification of Section 6.4.4.B.13.e.i that are laminated 320 pound, 30 year architectural grade asphalt shingles or better.
2. The owner shall select a different color tile that is compatible with the existing roof materials within the center. Staff shall review and approve the color before submitting for building permit.
3. Building permits are required prior to construction.
4. No changes shall be made to the roof material/color or the exterior color of the building without Architectural Review Board approval.

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Exhibits:

Exhibit A	Site Plan
Exhibit B	Existing Colors and Proposed Roof Material
Exhibit C	Lot 10 Existing Conditions
Exhibit D	Binks Commercial Centre Existing Conditions
Exhibit E	1430 and 1440 Royal Palm Beach Boulevard
Exhibit F	Owner's Justification Statement
Exhibit G	Property Owner's Association Approval Letter