



Wellington Bay (Accessory Structures and Ground Sign)

STAFF REPORT

Petition Number: 2021-0012-ARB

Owner/Applicant: Wellington Bay PropCo, LLC
(F/k/a/ Wellington Senior Hosing
Prop Co, LLC)
2001 Summit Park Dr, Suite 300
Orlando, FL 32810

Agent: Jerrod Purser
Wantman Group, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

Site Address: 2590 Wellington Bay Drive

PCN(s): 73-41-44-13-14-001-0000
73-41-44-13-14-023-0000

Future Land Use Map (FLUM) Designation:

Regional Commercial/Large Scale Multiple Use

Zoning Designation:

Planned Unit Development (PUD)

Acreage:

40 Acres (+/-) (Affected Area)

Request:

Architectural Review Board of the accessory structures elevations, exterior colors and materials, and to amend the Wellington Green Master Sign Plan to include the design for the ground signs for the Wellington Bay Congregate Living Facility (CLF) within Pod A of the Wellington Green project.

Project Manager:

Damian Newell, Senior Planner
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Location Map:



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Regional Commercial-Large Scale Multiple Use (RC-LSMU)	Multiple Use Planned Development (MUPD)
South	Residential C	Planned Unit Development (PUD)
East	RC-LSMU	MUPD
West	RC-LSMU/ Conservation	MUPD

Site History and Current Request:

The Wellington Green project 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 PUD currently consists of 224.85 acres, with three residential pods (A, B & C). Most recently, Council approved (Resolution No. R2017-09) a Master Plan Amendment to allow an additional hotel in MUPD B and amend certain conditions of approval.

Pod A of the Wellington Green project encompasses 46.13 acres, with a portion developed as the existing Health Center building (The Addington at Wellington Green, F/K/A NuVista). Approximately 40 acres is the CLF project which is currently under construction for eight (8) one-story villas, five (5) three-story garden flat buildings with detached parking garage buildings, one (1) four-story assisted living building, one (1) six-story independent living buildings with a two-story Commons building in the center, clubhouse/leasing office building, and entry feature building per ARB March 28, 2019 approval (19 – 22/ARB 19 – 02). A condition of that ARB approval required the submittal of the covered parking, trellis, gazebo, shade structures, entry wall, and signage as the applicant did know the design and details with the previous submittal.

As a result, the applicant is now requesting ARB approval of the elevations, colors and materials of the accessory structures, and ground signs for this CLF project currently being developed. The proposed accessory structures include pavilion, trellis, and cover parking structure.

Analysis:

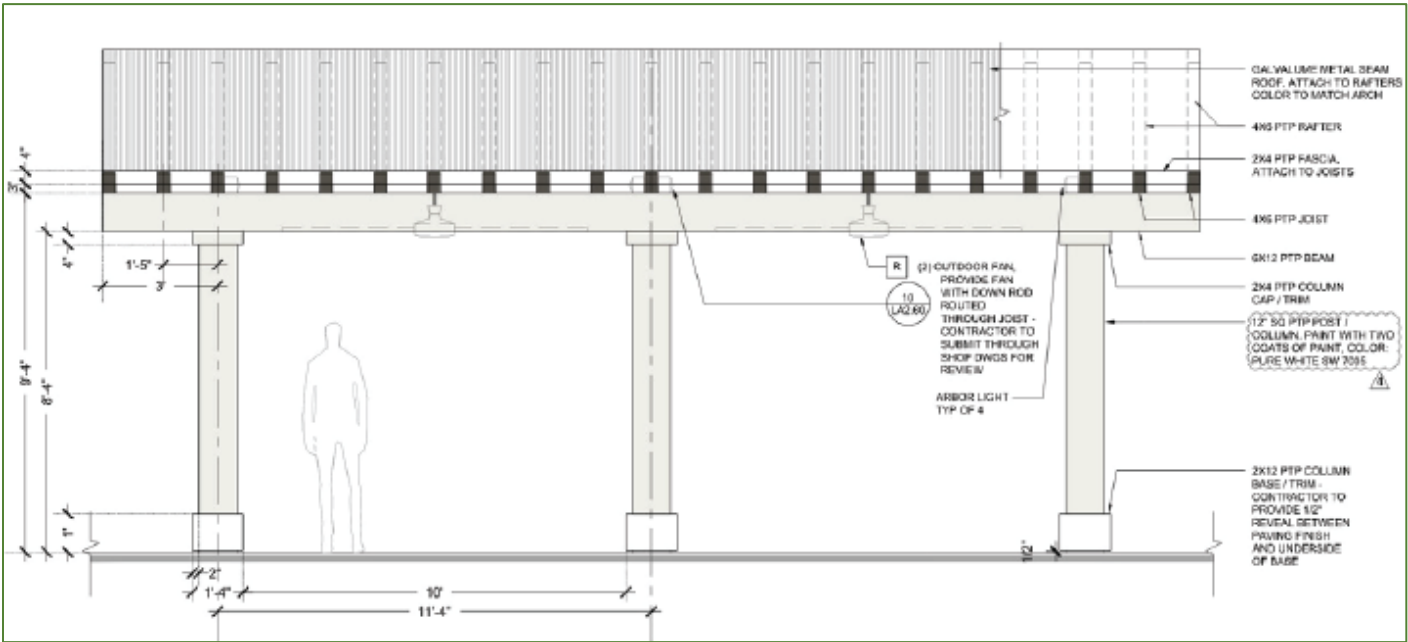
The request for Architectural Review Board (ARB) approval of the elevations, colors and materials of the accessory structures and ground signs was reviewed for consistency with Wellington's Land Development Regulations (LDR) and Wellington Green Development Order (DO).

Elevations/Architectural Details, Colors and Materials:

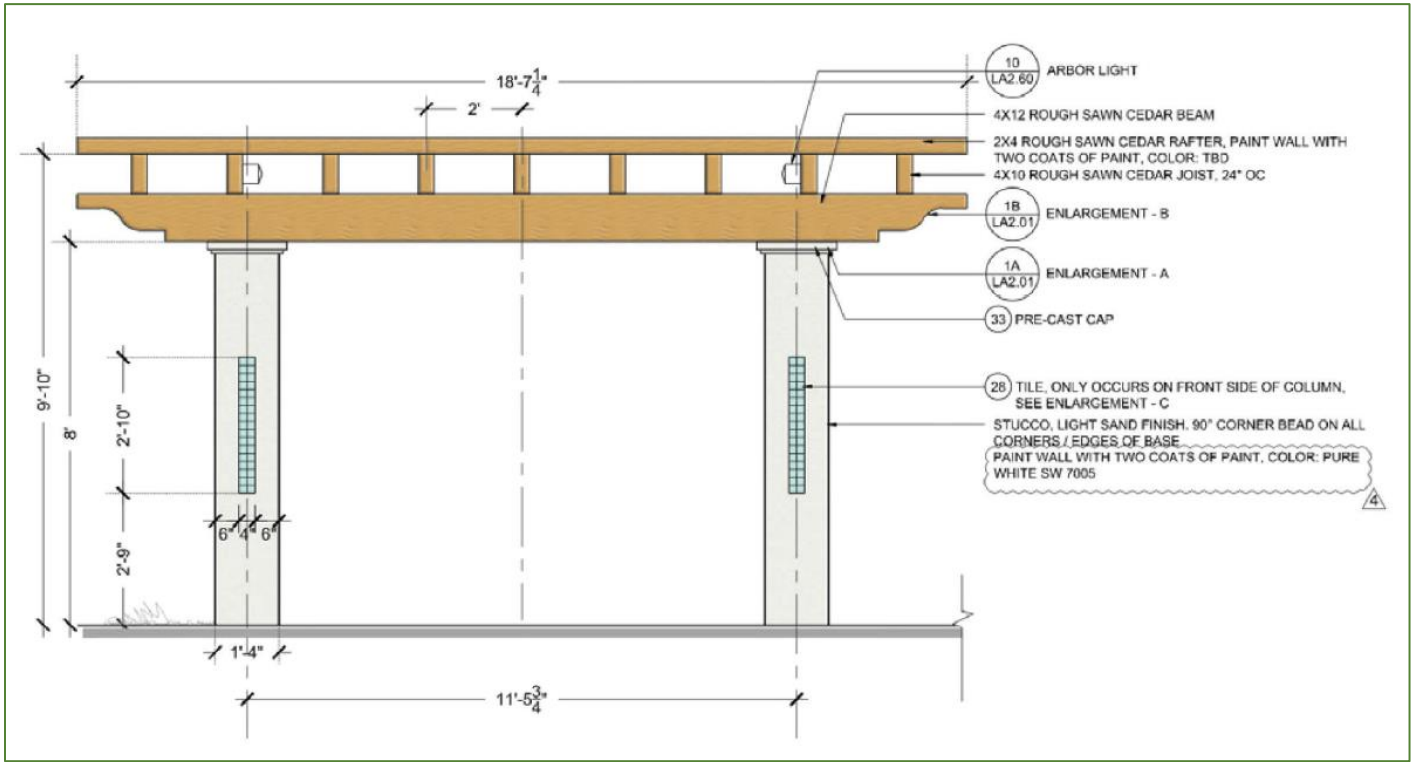
The elevations/architectural details, colors, and materials were reviewed based on the LDR Sec. 6.4.4.B. design standards for multifamily and non-residential zoning districts. This is a planned development which requires compatible architecture, design, materials and colors throughout the overall Wellington Green project. The intent of these design standards are to provide buildings and structures that reflect good design, utilize proper design concepts and are appropriate to the Village of Wellington. The LDR requires accessory structures to be compatible with on-site principal structures.

This multi-building project is proposed with architectural elements, colors and materials that are harmonious and complementary throughout the site. The proposed accessory structures are compatible with other buildings in the surrounding areas of the Wellington Bay project, with the use of metal roof, earth tone colors, and architectural features. As illustrated below and Exhibit A, the proposed pavilion, trellis, and cover parking structures scale, colors, materials, design, and architecture are compatible and appropriate to the character of the Wellington Bay project.

Pavilion-

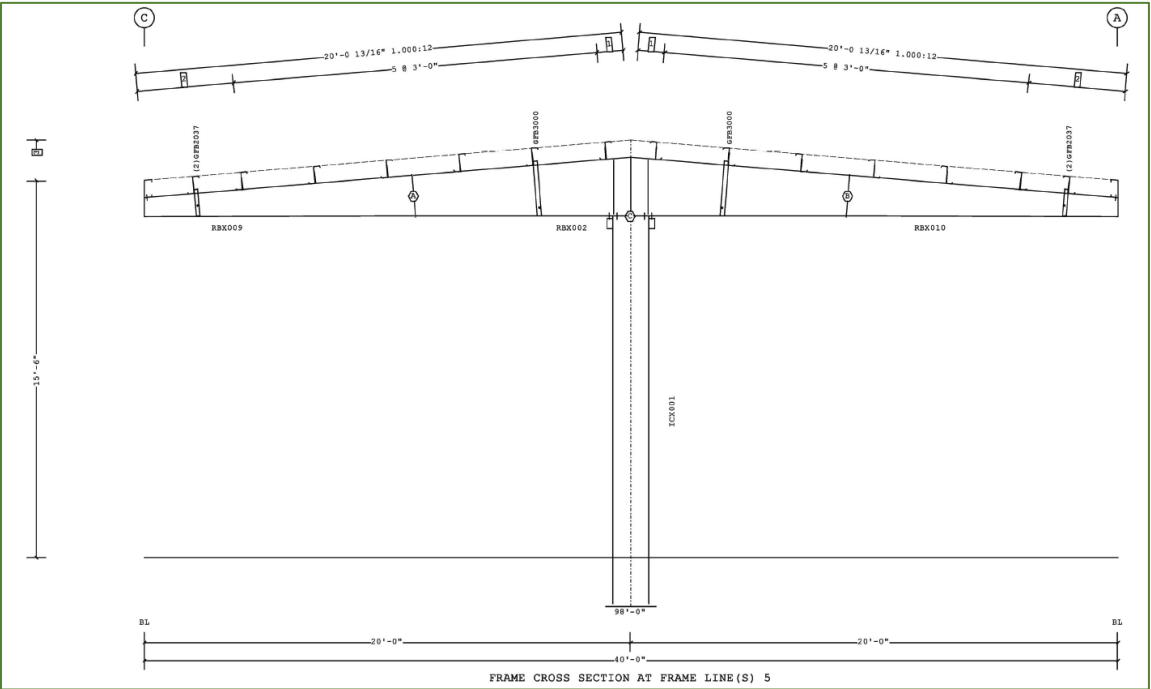


Trellis-





Cover Parking-



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

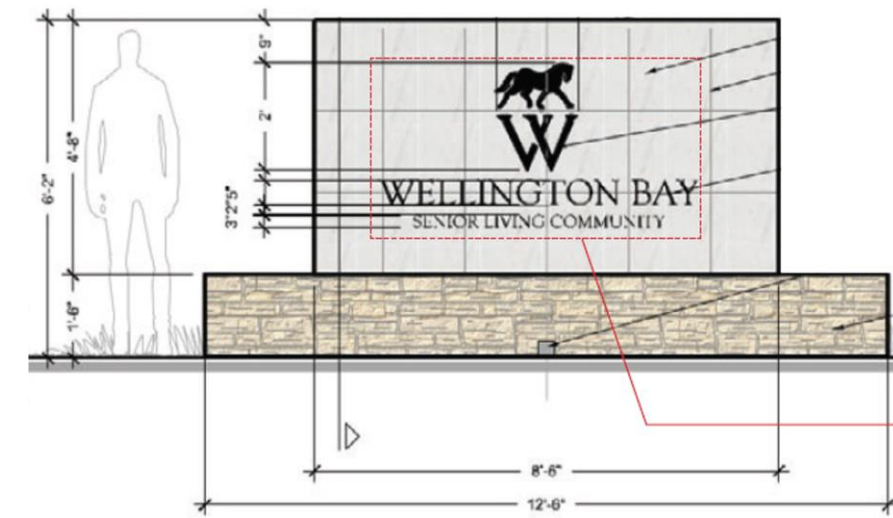
November 17, 2021



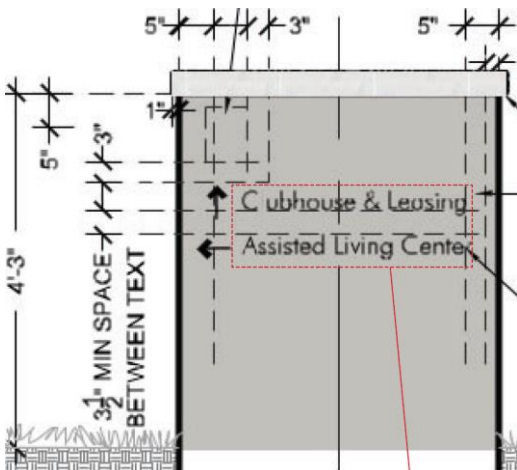
Signage:

The Wellington Green Master Sign Plan (Exhibit B) was approved by Council for all the MUPDs and PUD ground signs, with amendments allowed by the ARB. Wellington Bay is within Pod A of the PUD section of the overall Wellington Green project. Per the Wellington Green Master Sign Plan Pod A is approved with one (1) monument sign (Sign # 65) and one (1) entry wall sign (Sign # 69) at the entrance along the Ring Road. Current development of Wellington Bay will not require the entry wall type sign (Sign #69), instead the request is for the monument sign in the median (Sign # 65) at the entrance along the Ring Road and two (2) additional signs along entrance road internal to the Wellington Bay project. This request is to update the Wellington Green Master Sign to reflect the design for the monument sign (Sign # 65), and include two (2) auxiliary/directional ground signs.

The monument sign (Sign # 65) as illustrated below and Exhibit C indicates an overall height of six (6) feet two (2) inches (8 ft. max allowed), and sign area of 20 square feet (32 SF max allowed) with 36 inches for the sign area height (36" max allowed).



The two (2) auxiliary/directional ground signs as illustrated below and Exhibit C indicates an overall height of four (4) feet seven (7) inches (6 ft. max allowed), and sign area of 5 square feet (16 SF max allowed).



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

November 17, 2021



Exhibit D is the applicant's Justification Statement with detail on the request. The applicant's complete Architectural Review Board application (2021-0012-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings and consistency with the LDR, the Planning and Zoning Division recommends approval of Petition 2021-0012-ARB with the following conditions:

1. The pavilion, trellis, and cover parking structures colors, materials, elevations, architectural details, etc., shall be as illustrated on Exhibit A, and consistent with the on-site principal buildings/structures (as approved per ARB 19-02).
2. The Wellington Green Master Sign Plan (Exhibit B) shall be amended to illustrate the monument sign (Sign # 65) and two (2) auxiliary/directional ground signs (Sign #69 A&B). The amended master sign plan shall be provided to the Planning and Zoning Division for final ARB approval processing.
3. Monument sign (Sign # 65) shall be consistent with Exhibit C and consistent with the approved standards below:

Standards	Approved
Number of Signs	1
Sign/Graphic Area	20 sq. ft. (each side)
Structure Height	6 ft. 2 in.

4. Auxiliary ground sign (Sign #69 A&B) shall be consistent with Exhibit C and consistent with the approved standards below:

Standards	Approved
Number of Signs	2
Sign/Graphic Area	5 sq. ft. (each side)
Structure Height	4 ft. 7 in.

5. All ground signs shall be illuminated with white color lights, and shall be landscaped completely around the base with groundcover and colorful shrubs/plants. Additional landscaping may be required at time of inspection.
6. This project shall be consistent with the conditions as previously approved by ARB 19-02.



Exhibits:

- | | |
|-----------|---|
| Exhibit A | Proposed Pavilion, Trellis and Cover Parking Structures |
| Exhibit B | Approved Wellington Green Master Sign Plan (Ground Signs) |
| Exhibit C | Proposed Monument and Auxiliary Signs |
| Exhibit D | Applicant Justification Statement |