



Staff Report Exhibit D

JUSTIFICATION STATEMENT **Wellington Green CLF** **Architectural Review Board (ARB)** *Initial Submittal: October 27, 2021*

REQUEST

On behalf of the Applicant, Wantman Group, Inc. (WGI) is requesting Architectural Review Board (ARB) approval of the proposed Architectural Package for the Wellington Green Congregate Living Facility (CLF).

SITE CHARACTERISTICS

The subject site, known as "Wellington Green CLF," is located within the Wellington Green development, approximately a half mile south of the Forest Hill Boulevard and State Road 7/US 441 intersection. The site is comprised of five parcels (affected area of request includes PCNs: 73-41-44-13-07-001-0000 (vacant portion of site); 73-41-44-13-06-001-0000 (parking and access area around NuVista); 73-41-44-13-06-023-0000 (existing Lakes A & B); and 73-41-44-13-06-003-0000 (previously approved NuVista maintenance building area), while the existing NuVista includes PCN: 73-41-44-13-06-002-0000) and is approximately 46.14 acres. The subject site retains a LSMU (Large Scale Mixed Use) future land designation and a PUD zoning district classification.

The following aerial corresponds to the information provided above and identifies the subject site pertaining to the request:



SURROUNDING PROPERTIES

The surrounding uses vary and are found to be compatible with the proposed site plan amendment. The site borders both residential and commercial uses, and the proposed development program provides the appropriate mix of residential types to provide transition from the more intense commercial and high-density multi-family residential uses to the neighboring single-family residential developments. The following is a summary of the uses surrounding the site:

	FLU Designation	Zoning District	Existing Use
North	LSMU/RES F	MUPD/PUD	Commercial/MF Residential
South	RES C	PUD	SF Residential
East	LSMU	MUPD	Commercial
West	LSMU	PUD	Lake



APPROVAL HISTORY

While the Wellington Green Mall properties have undergone several approvals since the subject site was initially approved by Palm Beach County as a Development of Regional Impact by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions).

The Village granted approval on March 6, 2019, under Petition No. 18 – 66 (2018 – 25 ASA 58), to allow renter-occupied CLF units for the proposed eight (8) one-story villas (16 units total), two (2) six-story CLF buildings (224 units total), five (5) three-story garden flat buildings (60 units total), one (1) four-story CLF building (124 units total), a 2-story commons building and clubhouse/leasing office building. Prior to this amendment, site plan approval was obtained through Petition 17-09 (2017-05 MPA 6).

On March 28, 2019, the Village Architectural Review Board (ARB) approved building elevations of the proposed CLF for the Independent Living (IL) buildings, Commons Building, Assisted Living (AL) building, Garden Flats, Villas, Leasing Center/Clubhouse and entry Gatehouse.

On August 21, 2020, the Village approved a Minor Site Plan Amendment (MSPA) to allow necessary revisions to the site plan in order to match the plat and address Land Development Permit comments.

ARCHITECTURAL REVIEW BOARD STANDARDS

A. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The proposed architectural package is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan. The proposed architectural package will contribute to the Comprehensive Plan's goal of creating livable communities by providing a well-planned, viable and compatible community.

B. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

The proposed request does not conflict with any portion of the Village's Land Development Regulations (LDR). The proposed sign package was designed to create attractive signage and amenity elements that reflect similar architectural styles of the surrounding development. Details including elevations and dimension, façade design, colors, and materials, which were selected in order to match the surrounding context, and this intention is supported by Sections 6.2.15 and 6.6.3 of the LDR. The purpose and intent of the LDR is to implement the Comprehensive Plan, establish comprehensive and consistent regulations, and address efficient and effective regulations. As the proposed architectural package is consistent with both the Comprehensive Plan and the LDR, they are consistent with this purpose.

C. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

The Wellington Green CLF has a FLU designation of LSMU (Large Scale Multiple Use) and a zoning classification of PUD (Planned Unit Development). The existing surrounding area contains the same and similar FLU designations and zoning districts; therefore, the subject property is compatible, consistent, and appropriate with the surrounding area.



D. That the proposed request is consistent with Wellington neighborhood aesthetics.

The proposed architectural package for the Wellington Green CLF will be architecturally compatible with the design of the existing buildings within Wellington Green. Additionally, the proposed architectural package complies with the requirements of the Land Development Regulations regarding setbacks, landscape, architecture, etc., thus minimizing any adverse impacts. Specifically, the subject features were designed to be compatible with the adjacent NuVista Health Center.

Technical Deviation Standards

Technical Deviations (if requested) may be approved by the ARB if the following criteria have been satisfied:

A. Describe in detail the Technical Deviation.

There are no Technical Deviations proposed for the subject site.

B. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

There are no Technical Deviations proposed for the subject site.

C. Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan

There are no Technical Deviations proposed for the subject site.

D. The technical deviation must not cause any negative off-site impacts.

There are no Technical Deviations proposed for the subject site.

Based upon the above, attached, and referenced information, we are respectfully requesting the Architectural Review Board's approval for the proposed Architectural Elevations.