



## 15565 Sunset Lane Alternative Design - Flat Roof STAFF REPORT

**Petition Number:** 2022-0008 ARB

**Property Owner:** Marigold Farms LLC  
15565 Sunset Lane  
Wellington, FL 33414

**Applicant:** James Windham,  
Windham Builders  
900 D Road  
Loxahatchee, FL 33470

**PCN(s):** 73-41-44-19-01-010-0150

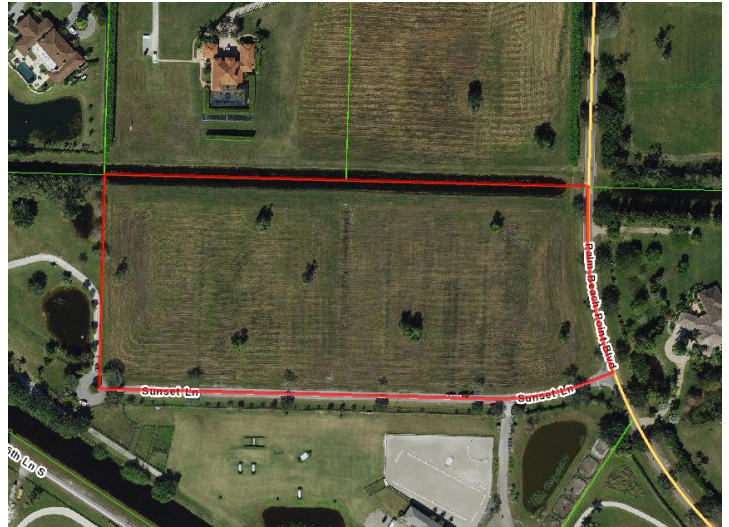
**Future Land Use Designation (FLUM):** Residential A

**Zoning Designation:** Equestrian Overlay Zoning District (EOZD)

**Acreage:** 10.66 Acres

**Request:** James Windham, applicant, on behalf of the Marigold Farms, owners, is seeking Architectural Review Board (ARB) approval to allow an alternative design standard for a flat roof for the proposed single family residence, barn, covered arena, and maintenance building located at 15565 Sunset Lane.

**Project Manager:**  
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Adjacent Property	FLUM	Zoning
North	Residential B	EOZD
South	Residential B	EOZD
East	Residential B	EOZD
West	Residential B	EOZD

### **Site History and Current Request:**

The property is located within the Palm Beach Point subdivision on the northwest corner of Palm Beach Point Boulevard and Sunset Lane. The owner purchased the property in May 2021 and is currently vacant (Exhibit A – Existing Site Conditions). Lots 15 and 16 were unified in November 2021. The property owner is proposing a single family residence, barn, maintenance building, and covered arena all with complementing architectural designs that incorporate a flat roof, sand rings, paddocks, and other accessory structures (Exhibit B – Proposed Site Plan). The property has applied for the following permits and are currently in Plan Check:

- ENG22-0033 – Land Development Permit for site
- BP22-0894 – Stable with Residence
- BP22-0944 – Single Family Residence
- BP22-0945 – Storage/Maintenance Building
- BP22-1425 – Covered Arena

Per Section 6.4.4.A.5.a of Wellington's LDR, at least 70% percent of the footprint of the air conditioned space plus attached garage must be covered by a roof with a minimum pitch of 3:12. In addition, per Section

6.4.4.A.5.b of Wellington's LDR, flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB.

**Staff Analysis:**

Per the Section 6.4.3.B of Wellington's LDR, alternatives to Development Standards may be allowed by the ARB for buildings and structures that do not meet the minimum development standards if the request meets certain criteria as provided for in the Development Review Manual as follows:

***Special Conditions and circumstance which are peculiar to the land, structure or building involved:***

The owner is requesting a flat roof with a minimum ¼ inch pitch for a new contemporary architectural style of tropical modern for all buildings (Exhibit C – F). Wellington's LDR is not accommodating to the trend of modern type architectural styles which is why an alternative design standard is being sought. The proposed residence will be constructed of the following materials as shown in Exhibit G – Proposed Materials:

- Stucco – Modern Grey (SW 7570)
- Fascia/Alpolic Composite – Bronze
- Newtechwood – Brazilian Ipe
- Limestone Veneer – Autumn Ashes
- Window and Door Frames – Bronze Aluminum
- Concrete Paver with Grass Driveway

***The approval of alternative development standards will be consistent with the general intent and purpose of these regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:***

The approval of a flat roof would be consistent with the general intent and purpose of the LDR and would not be injurious to the neighborhood or otherwise detrimental to the public welfare. The property is located within a community where no model homes are provided and all homes/building are architecturally different. The overall design and appearance for the structures will represent modern architecture today and connect with houses in Palm Beach Point where there are many examples of modern and contemporary styles.

Section 6.5.19.E.1 of the LDR previously stated that properties located within Type A or B land use categories were exempt from the design standards allowing flat roofs without ARB approval. In 2019, the LDR was repealed and replaced and that section was modified to and required all land use types to meet the design standard and design point system. 15752 Sea Mist Lane, which is in the Palm Beach Point subdivision, was administratively approved for a flat roof in 2018. Other homes within Wellington have received approval of lower pitched roofs by the ARB, including 3205 Blue Cypress Lane, 11802 Acme Road, and 738 Cindy Lane.

The proposed structure preserves the element of privacy through perimeter landscaping, with a continuous clusia hedge around the entire lot and oak trees buffering the right-of-ways (Exhibit X – Landscape Plan) and exceeding the minimum setback requirements as follows:

Building	Front (Sunset Lane) (100 feet)	Rear (100 feet)	Side Interior (50 feet)	Side Corner (80 feet)
Residence	240 feet	119 feet	53 feet	775 feet
Barn	150 feet	142 feet	592 feet	100 feet
Covered Arena	215 feet	100 feet	283 feet	487 feet
Maintenance Building	302 feet	123 feet	701 feet	328 feet



Per Section 6.4.4.A.5.b., no flat roof shall be visible from the street unless approved by ARB. There is no parapet proposed on any of the buildings. All buildings will need to be modified to include a parapet to screen the flat roof from the right-of-way. Per the definition of a parapet wall, the parapet shall be a minimum of two (2) feet in height. The elevations shall be modified to meet the minimum parapet height requirement. No mechanical equipment will be mounted to the roof. The parapet will be finished to match the material of the principal structure.

***The approval of alternative development standards, if granted, is the minimum alternative that will make possible the reasonable use of the land, building or structure:*** The proposed request is the minimum alternative needed to accomplish the esthetic look the owner is attempting to achieve. The property will be required to meet all other requirements of the LDR that are not included in this approval.

**RECOMMENDATION:**

Staff recommends approval of Petition 2022-0008 ARB to allow a flat roof for the proposed single family residence, barn, covered arena, and maintenance building at 15565 Sunset Lane with the following conditions of approval:

1. The buildings shall be constructed as shown in Exhibit C - G, modified to have a parapet that is a minimum of two (2) feet in height, in the colors and materials as shown in Exhibit G – Proposed Materials and as provided below:
  - Stucco – Modern Grey (SW 7570)
  - Fascia/Alpolic Composite – Bronze
  - Newtechwood – Brazilian Ipe
  - Limestone Veneer – Autumn Ashes
  - Window and Door Frames – Bronze Aluminum
  - Concrete Paver with Grass Driveway
2. A building permit shall be approved for all structures prior to construction.
3. The approval is for the single family residence, barn, covered arena, and maintenance building only.
4. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened from view and that the parapet is finished to match the material of the principal structure. The roof top mechanical equipment and flat roof shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

## **Exhibits:**

Exhibit A	Current Site Conditions
Exhibit B	Proposed Site Plan
Exhibit C	Proposed Single Family Residence
Exhibit D	Proposed Barn
Exhibit E	Proposed Covered Arena
Exhibit F	Proposed Maintenance Building
Exhibit G	Proposed Colors and Materials
Exhibit H	Proposed Landscape Plan
Exhibit I	Justification Statement