

3506 Turenne Way Alternative Design **STAFF REPORT**

Petition Number: 2026-0010-ARB

Property Owner: Gina Cabane and Duclos Dessalines
 3506 Turenne Way
 Wellington, FL 33414

Agent: Darma Sainmervil
 JM Properties of WPB
 10606 Versailles Boulevard
 Wellington, FL 33414

PCN(s): 73-41-44-24-05-000-4390

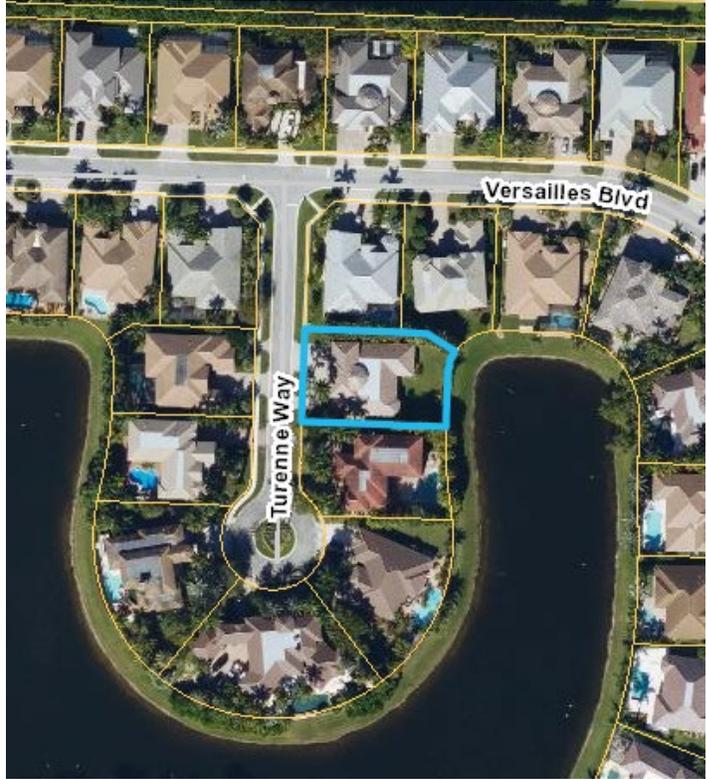
Future Land Use Designation (FLUM): Residential C

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.31 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 13.5' x 16.25' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268



| Adjacent Property | FLUM | Zoning |
|-------------------|---------------|--------|
| North | Residential C | PUD |
| South | Residential C | PUD |
| East | Residential C | PUD |
| West | Residential C | PUD |

Site History and Current Request:

The subject property is located at 3506 Turenne Way within the Versailles subdivision. The property was purchased by the applicant in 2012. The property consists of a single-family residence that was built in 2003 and has just finished constructing a pool in the rear. The owner has applied for a permit to construct a freestanding pergola shade structure (BP25-5375) with an outdoor kitchen underneath and was returned by Zoning because the pergola had a solid flat roof, was detached, exceeded 120 square feet, and was not constructed of the same materials as the principal structure. The pergola would require ARB approval prior to permit issuance.

Staff Analysis:

Per Section 6.4.4.A.2 of Wellington’s LDR, accessory structures such as freestanding garages, cabanas, or accessory dwellings shall match the colors and materials of the principal structure. Any alternative design shall require ARB approval for aesthetic compatibility.

The approval of a 220 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 21 feet from the side property line, directly in line with the existing single-family structure, making it completely screened from view from the right-of-way (Exhibit A – Survey). The

neighbor bordering to the north has a thick, tall line of palms along the property line also screening the pergola from view. Even though there is screening on the neighboring properties, Staff recommends installation of a hedge within the subject property along the north and south sides to further screen the pergola from view of the adjacent neighbors.

The proposed request is the minimum alternative needed to achieve the aesthetic look the owner is seeking and would have little to no visual impact on neighboring properties once the landscaping is installed. The structure's design and engineering are not intended to accommodate stucco siding or a heavy tile roof that matches the principal structure. The pergola will meet all required setbacks and will be screened from view. The proposed flat roof structure is approximately 5% of the principal structure's roofed area; if attached to the house, it would be permitted without ARB approval as a covered porch. HOA approval is provided as Exhibit E.

FINDS OF FACT:

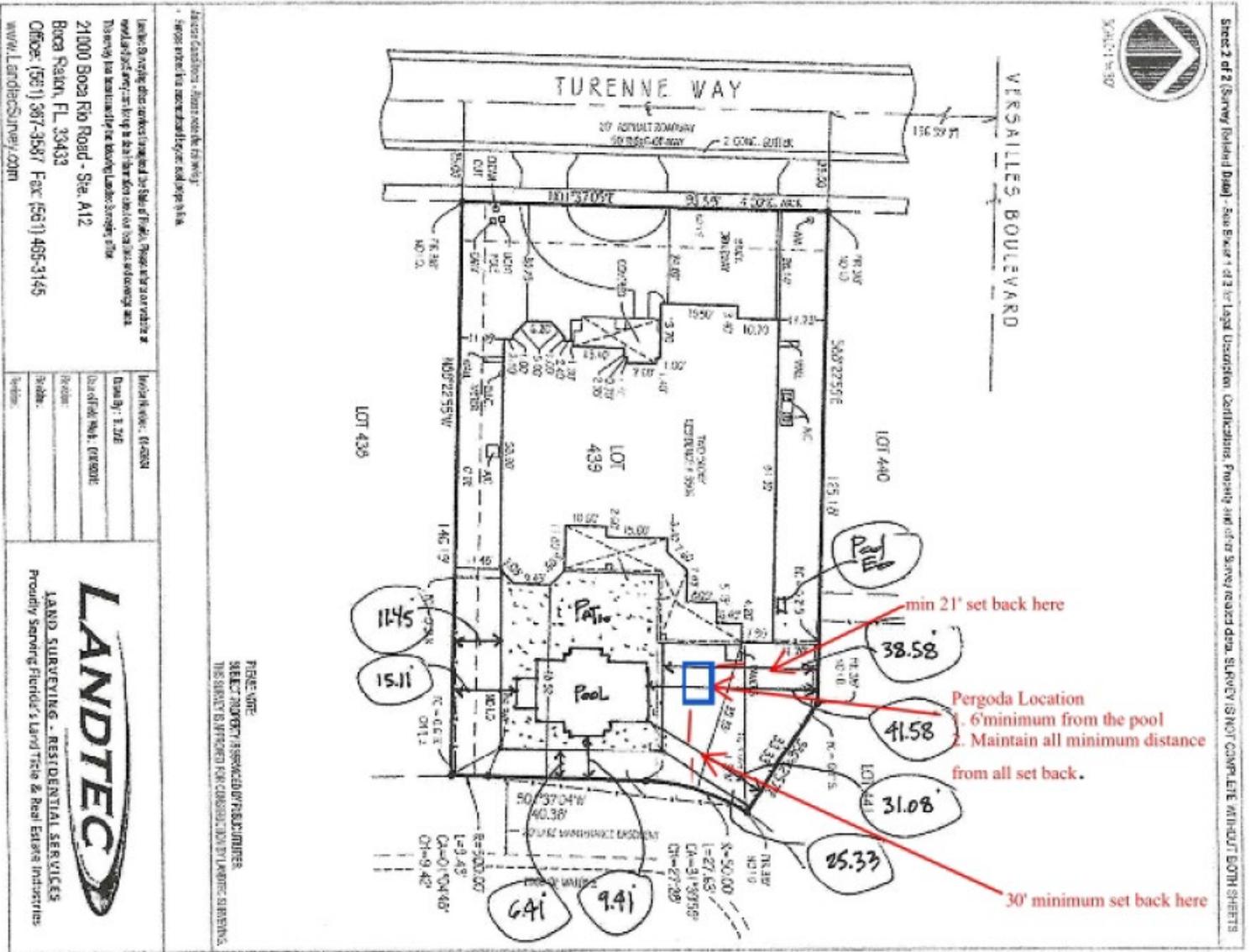
Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. A hedge/landscaping along the north and south property line within the fencing is required and shall remain in place as long as the shade structure exists. The hedge shall be maintained at a height of six (6) feet to screen the structure from view.
2. The approval is for a 13.5' x 16.25' detached solid roof pergola only. Any modification to the pergola that increases the size or changes the alternative design and does not meet the requirements of the LDR would require ARB approval.
3. The owner shall obtain all necessary permits for the shade structure.
4. An inspection by Planning and Zoning is required prior to close out of the Building Permit to ensure all conditions of this approval are met.

Exhibits:

| | |
|-----------|----------------------------|
| Exhibit A | Survey |
| Exhibit B | Proposed Pergola Structure |
| Exhibit C | Existing Site Conditions |
| Exhibit D | Justification Statement |
| Exhibit E | HOA Approval |

Exhibit A – Survey



Sheet 2 of 2 (Survey (Initial Date)) - See Book # of 2 for Last Unwritten Certificates. Please refer to the survey record data. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS



SCALE: 1"=30'

Always double-check dimensions and bearings for accuracy.

LandTec Surveying, Inc. is a Florida Professional Engineering Firm. Please refer to our website for more information on our services and products. We are currently accepting new clients for all services.

21000 Boca Rio Road - Ste. A12
 Boca Raton, FL 33433
 Office: (561) 387-3587 Fax: (561) 405-3145
 www.LandTecSurvey.com

Project Name: (Blank)

Drawn By: T. J. B.

Date of Issue: 08/08/2024

Project No.:

Scale:

Notes:

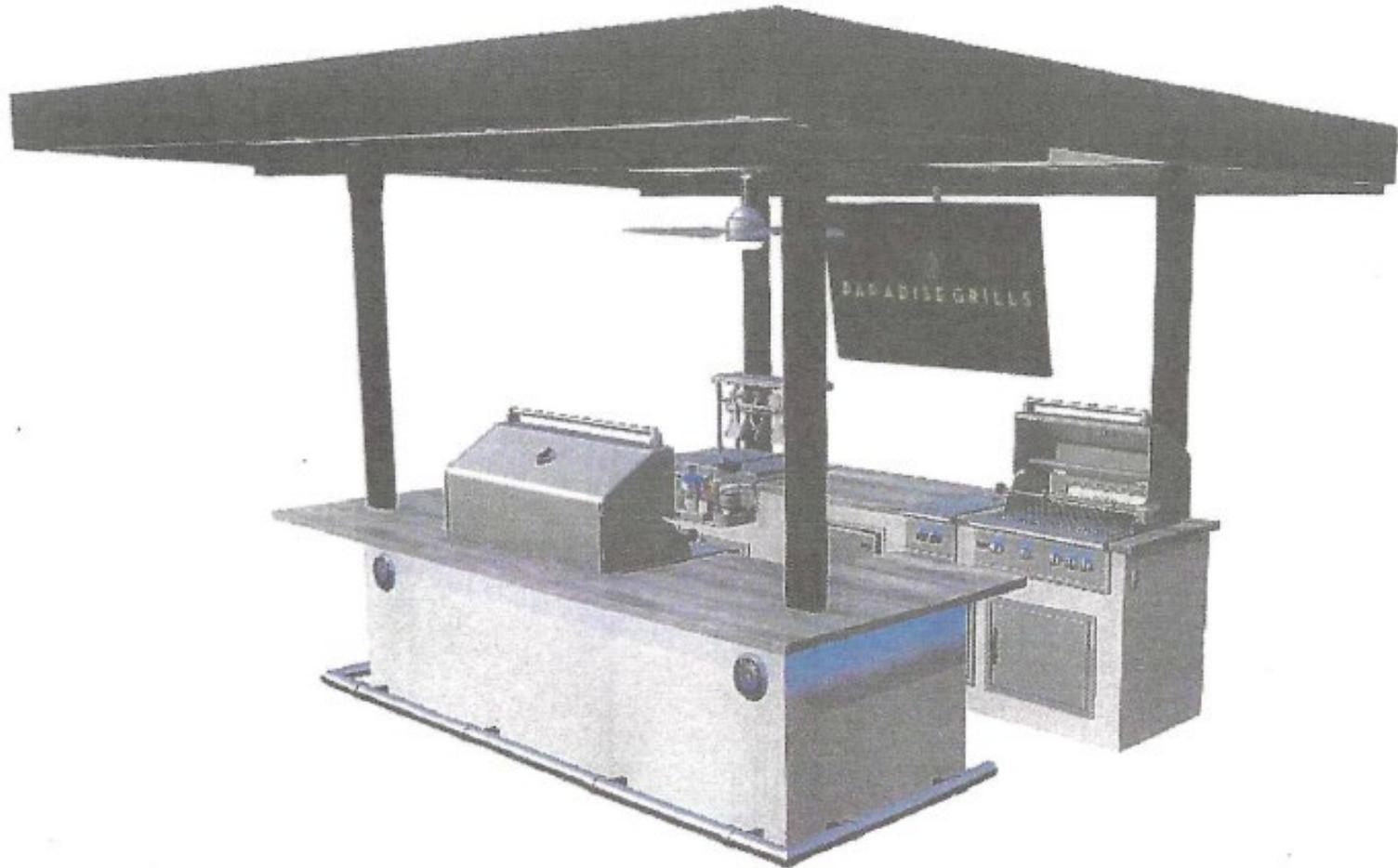
FILE NAME:
 SELECT PROPERTY ASSOCIATED WITH PROJECT
 THE SURVEY IS PREPARED FOR CONSTRUCTION BY LANDTEC SURVEYING.

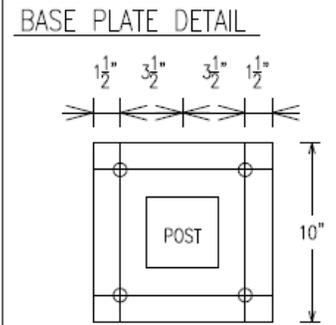
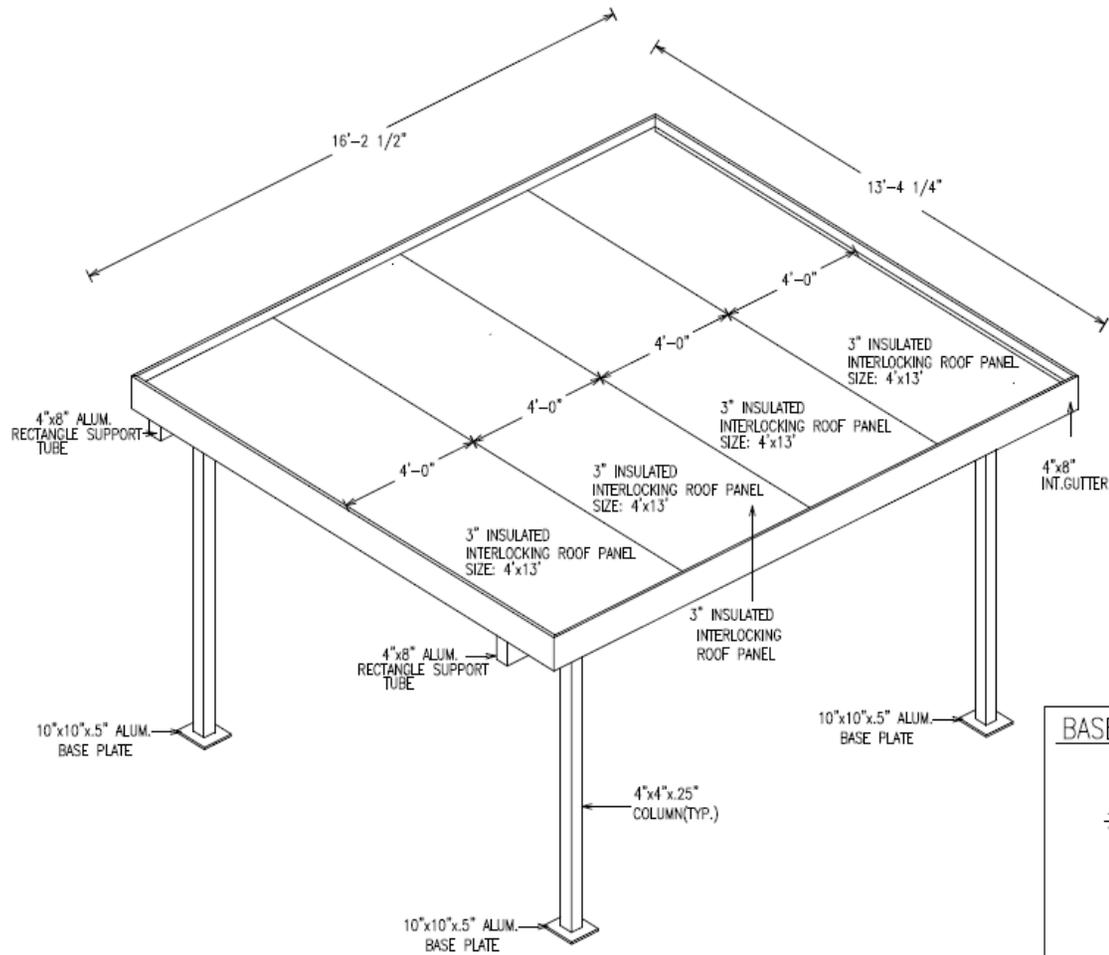


LAND SURVEYING - RESIDENTIAL SERVICES
 Proudly Serving Florida's Land Title & Real Estate Industries

Exhibit B – Proposed Pergola







ISOMETRIC VIEW

ROD CANOPY
ISOMETRIC VIEW

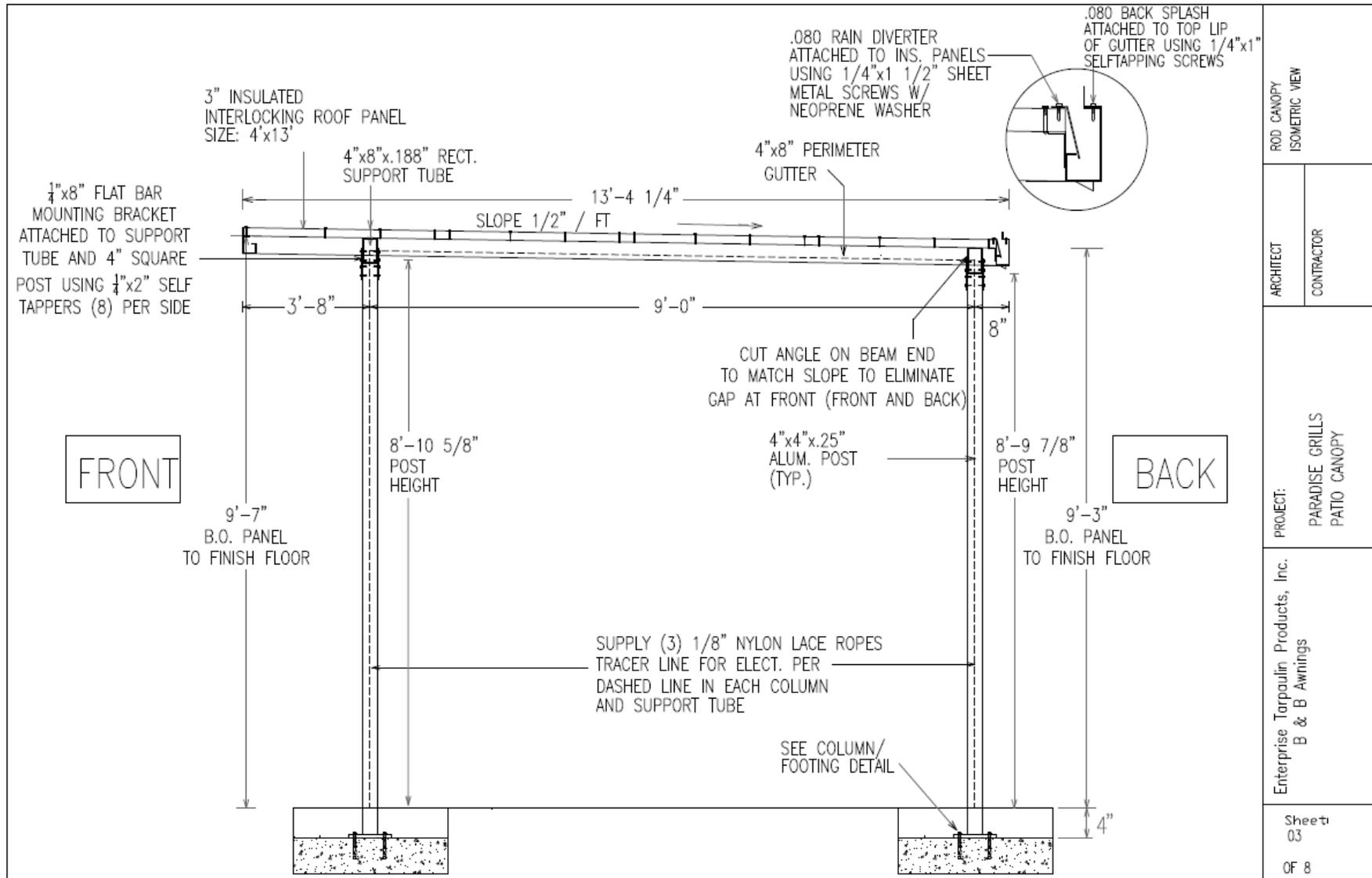
ARCHITECT

CONTRACTOR

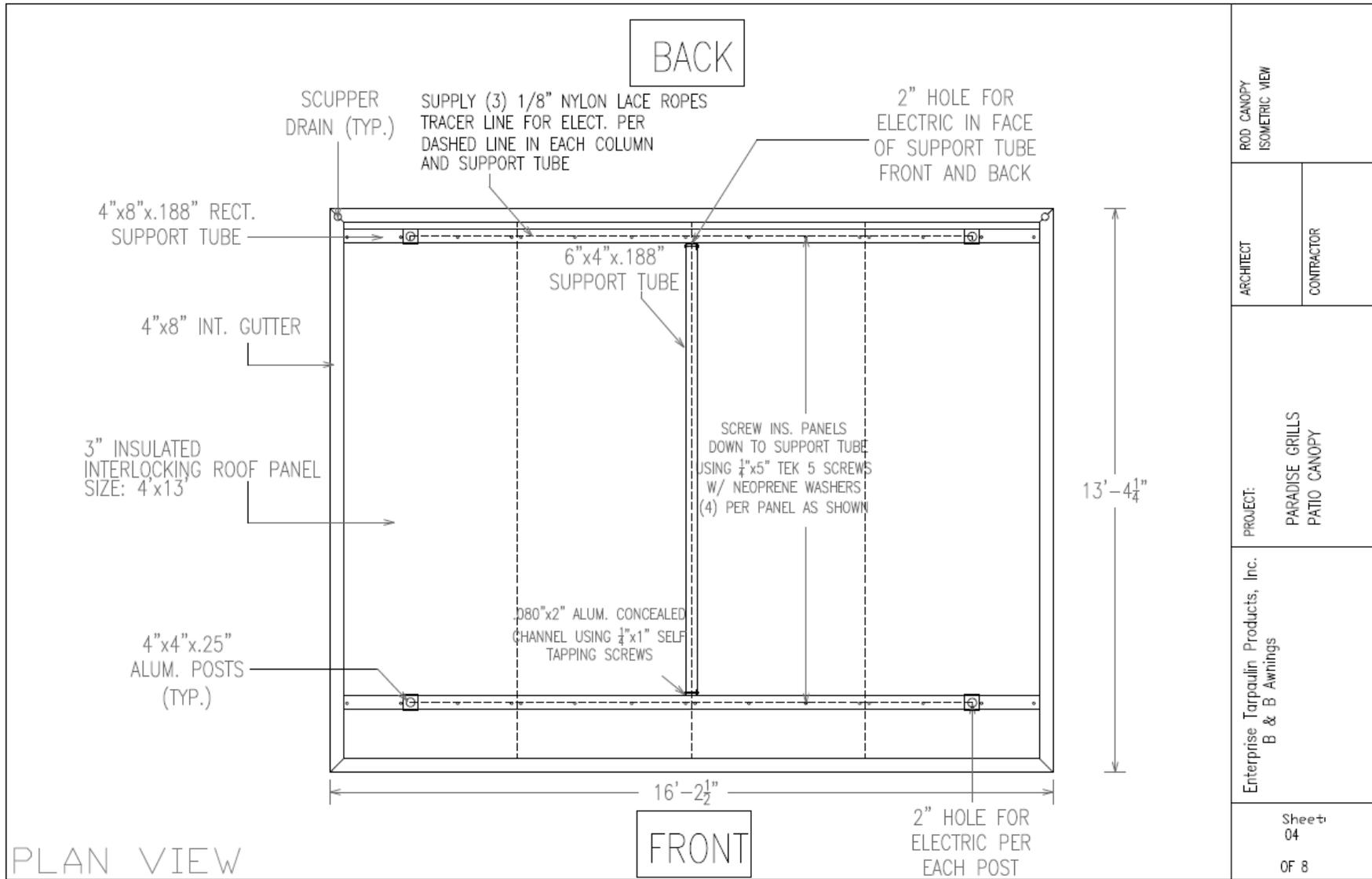
PROJECT:
PARADISE GRILLS
PATIO CANOPY

Enterprise Tarpsulin Products, Inc.
B & B Awnings

Sheet:
02
OF 8



| | |
|--|------------|
| ROD CANOPY ISOMETRIC VIEW | |
| ARCHITECT | CONTRACTOR |
| PROJECT: PARADISE GRILLS PATIO CANOPY | |
| Enterprise Tarpaulin Products, Inc. B & B Awnings | |
| Sheet 03 OF 8 | |



ROD CANOPY
ISOMETRIC VIEW

ARCHITECT

CONTRACTOR

PROJECT:
PARADISE GRILLS
PATIO CANOPY

Enterprise Tarquin Products, Inc.
B & B Awnings

Sheet
04
OF 8

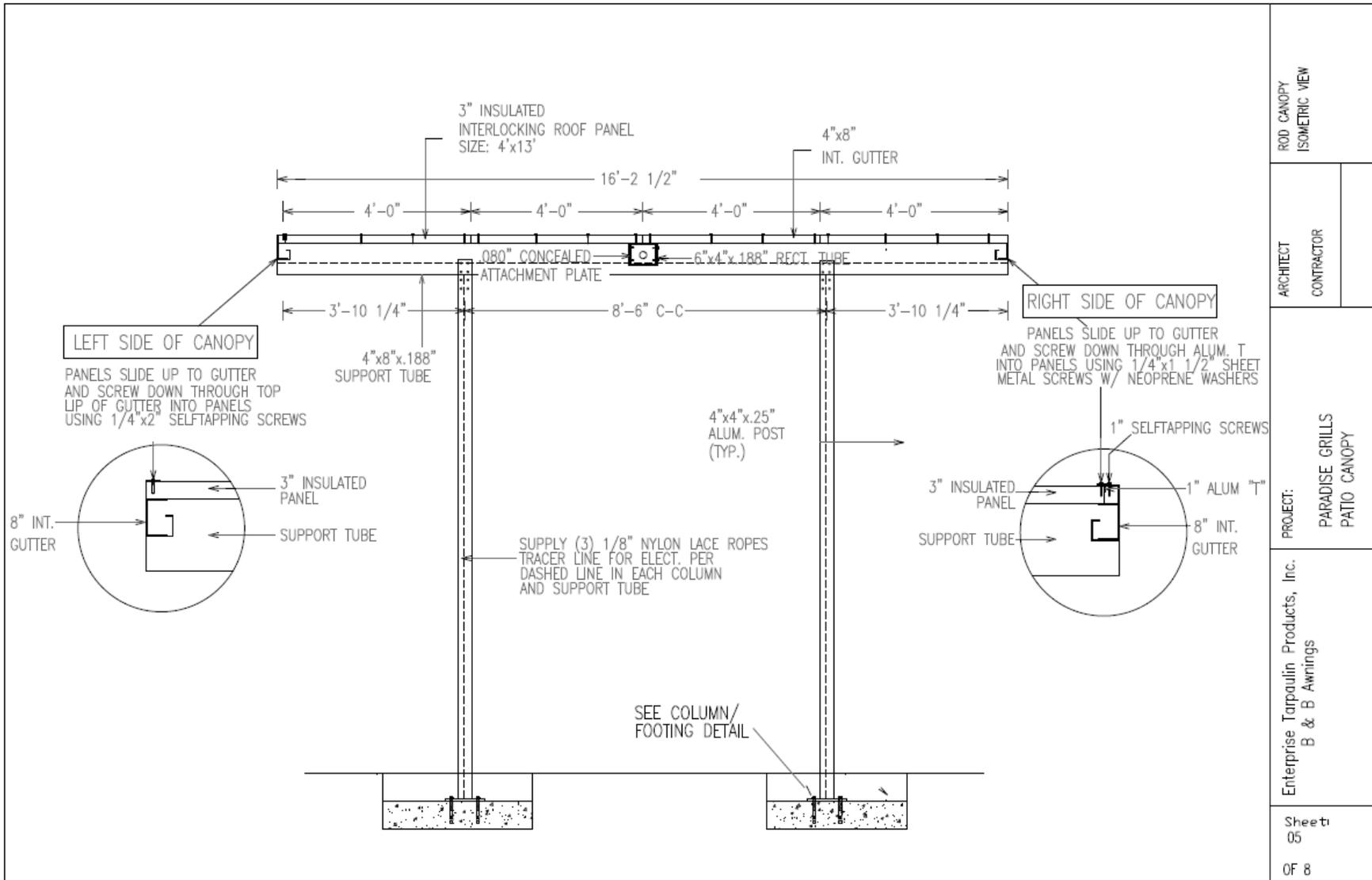


Exhibit C – Existing Site Conditions



Location of Proposed Pergola





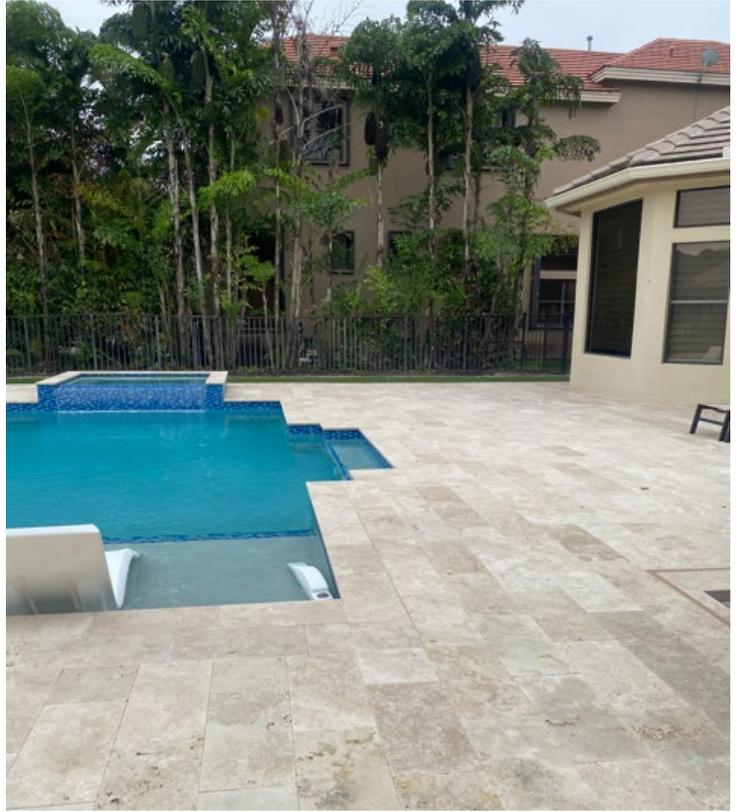


Exhibit D – Justification Statement

3506 Turenne Way
Wellington, FL 33449
Phone: 561-701-2680
gec529@gmail.com

RE: BP25-5375
3506 Turenne Way
Wellington, FL 33449

Our goal is to install a pergola in the pool area that we have already purchased.

Juan Sanchez from the Zoning department has concerns about the structure and feels it would be wise to run it by the Architectural Review Board.

Given the pergola's construction, its appearance and location, it is our belief that this structure will be conformed and in compliance with the following:

- 1. It will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.***
- 2. It will not be in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.***
- 3. 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.***
- 4. That the proposed request is consistent with Wellington neighborhood aesthetics. (We received HOA approval already).***

Therefore, we are seeking your review and approval of the final installation.

Exhibit E – HOA Approval

Versailles at Wellington Homeowners Association

10400 Versailles Boulevard
Wellington, FL 33449
561-333-7577

11/12/2025

VW-TRWY-3506-01
Duclos Dessalines & Gina Cabane
3506 Turenne Way
Wellington, FL 33449

**RE: Architectural Approval
3506 Turenne Way**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

The approval of your request for architectural change is subject to the following stipulations:

Install pergola and island grill according to submitted plans and specifications. Owner must obtain permit with the Village of Wellington.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes. If there are any additional questions or concerns please contact us.

Respectfully,

Castle Management, LLC.
On behalf of the Board of Directors
Versailles at Wellington Homeowners Association