

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 27, 2025



11667 Manatee Bay Lane Alternative Design

STAFF REPORT

Petition Number: 2025-0016-ARB

**Property Owner/
Applicant:** Ashwin Proddutoor
11667 Manatee Bay Lane
Wellington, FL 33449

PCN(s): 73-41-44-26-05-000-0710

Future Land Use Designation (FLUM): Residential C

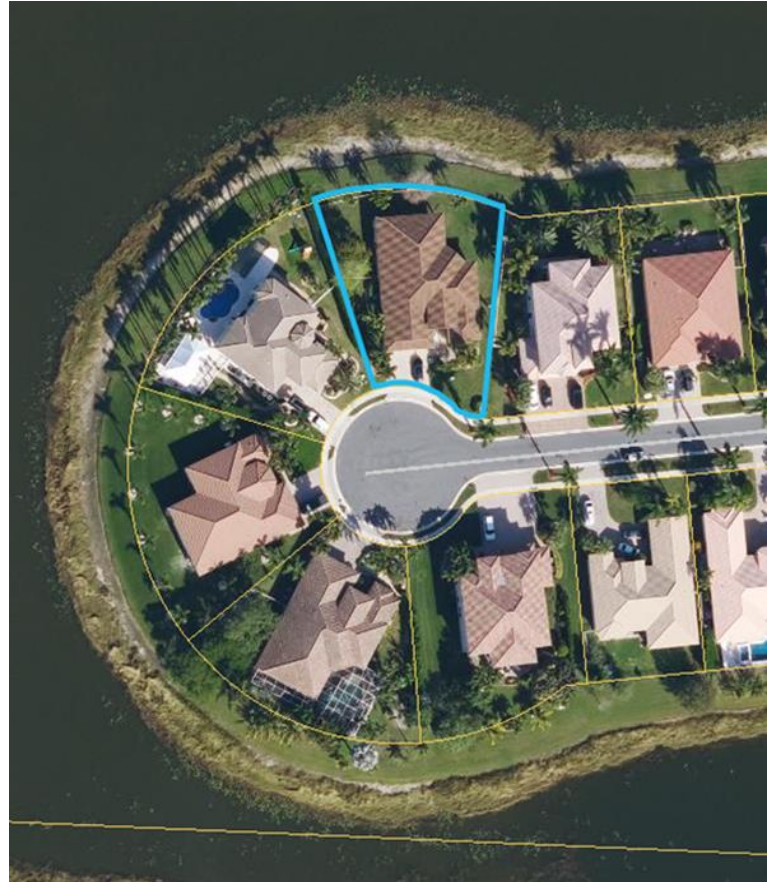
Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.31 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 14' x 24' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
Jonathan Sandoval, Planner
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Location Map



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 11667 Manatee Bay Lane within the Isles of Wellington subdivision. The property was purchased by the applicant in 2010 and consists of a single-family residence that was built in 2002. The owner applied for a permit to construct a freestanding pergola shade structure (BP25-2487) on June 06, 2025. The freestanding pergola permit was returned for corrections by Zoning as the pergola had a solid flat roof, was detached, was greater than 120 square feet, and was not constructed of the same materials as the principal structure. The pergola requires 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 336 square foot solid roof pergola would not be injurious to the neighborhood. The property is located at the end of a cul-de-sac. The pergola is proposed to be located directly behind the single-family structure, but due to the shape of the lot, a portion of the pergola will be visible from the right-of-way. Staff recommends installation of a hedge along the east side of the property line adjacent to the pergola and along the south as show in Exhibit A to screen the pergola from the right-of-way and the adjacent neighboring property.

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve and would cause little to no visual effects on the neighboring properties once landscaping is installed. The columns will have a Bronze-like color with the roof being white. The structure itself creates a very open-space aesthetic due to the grass running through it.

Prefabricated solid roof aluminum pergolas have been very popular over the last few years. The pergola will meet all required setbacks and will be screened from view. HOA approval has not been requested yet as the owner wants to get Wellington's ARB approval prior to requesting the HOA review the proposed improvement.

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 east and south portion of the property adjacent to the pergola 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 14' x 24' 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 A – Survey

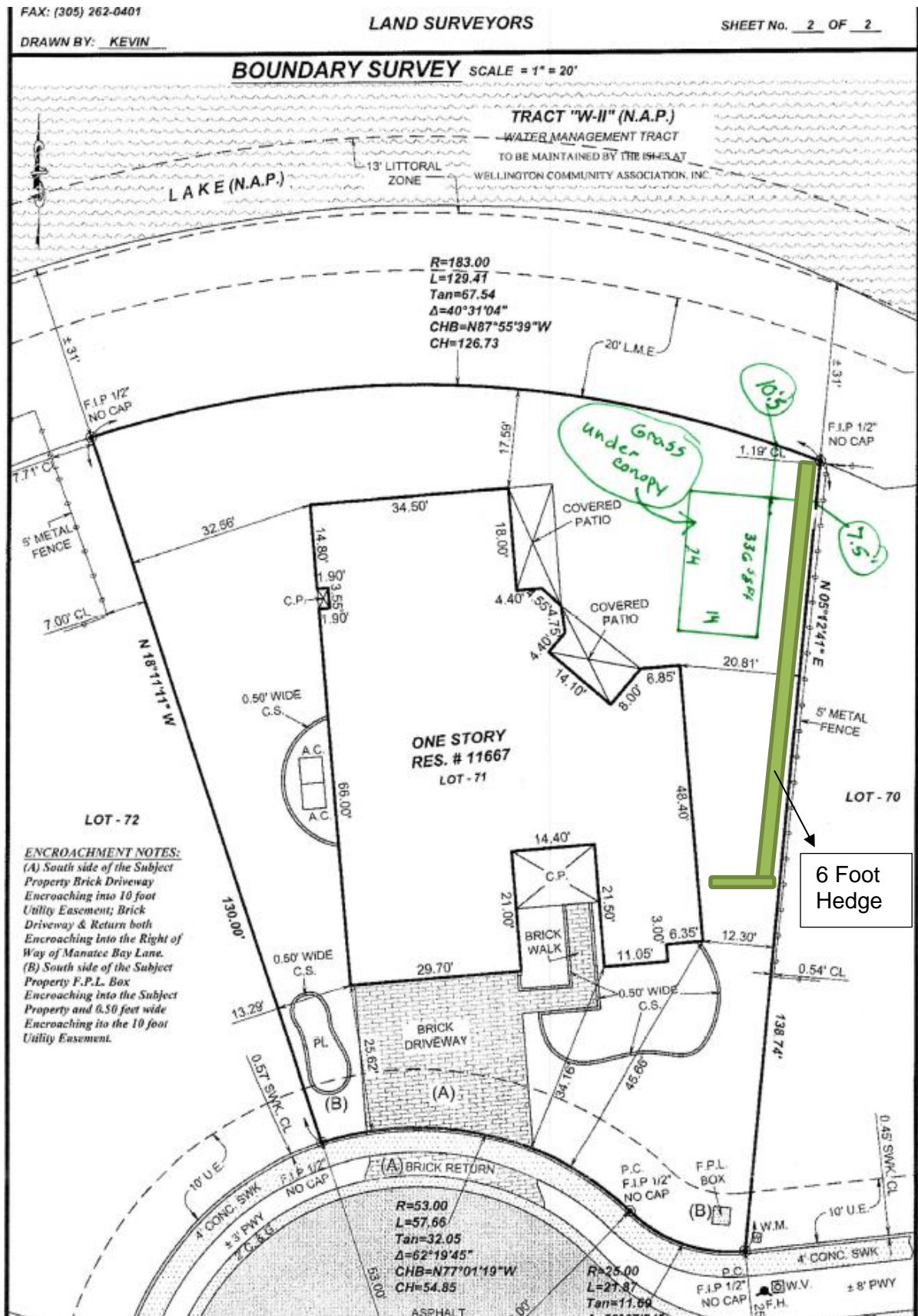


Exhibit B – Proposed Pergola Structure



Roof Color Representation (White)

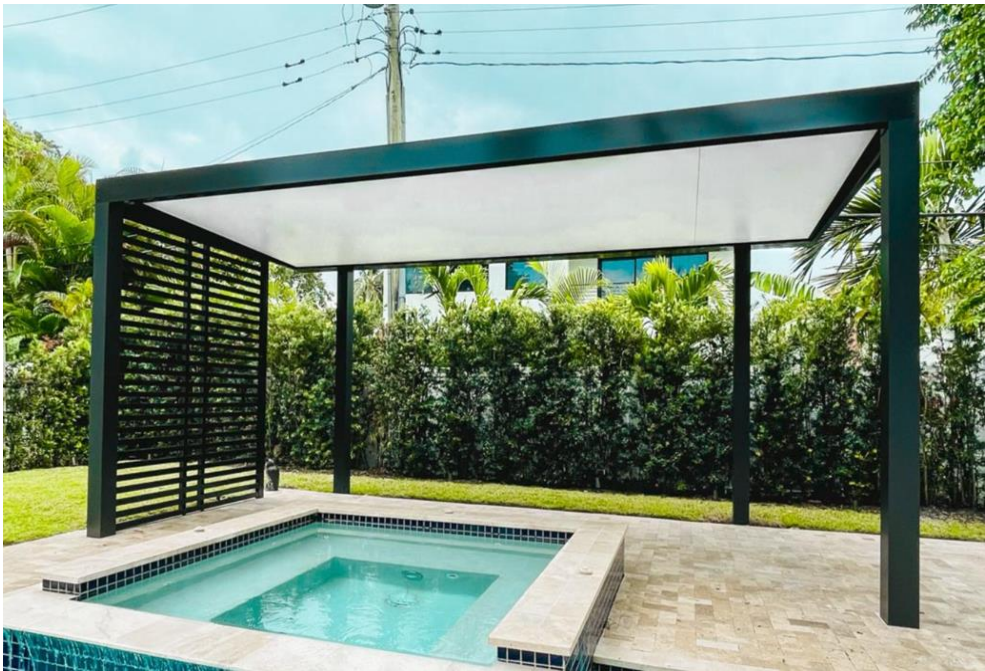


Exhibit C – Existing Site Conditions





Exhibit D – Justification Statement

**Justification Statement for Architectural Review Board
City of Wellington**

Project Address: 11667 Manatee Bay Lane, Wellington, FL 33414

Applicant: Ashwin Proddutoor

Date: July 08, 2025

The proposed request fits well with the goals and plans in the Comprehensive Plan. It supports the community's vision for growth and helps keep the area organized and sustainable. The request follows all the rules in Wellington's Land Development Regulations (LDR). It meets all the standards for things like building size, design, and environmental protection, making sure everything is done properly and legally. The request matches the nearby properties and their zoning. It is suitable for the site and the neighborhood, and it won't cause problems for the surrounding area. The new use fits in well with what's already there. Finally, the request fits the look and feel of Wellington's neighborhoods. The design and landscaping will blend nicely with the community and help keep the area attractive. The project has also been reviewed by the neighborhood HOA and approved for installation.