

14924 Draft Horse Lane Alternative Design **STAFF REPORT**

Petition Number: 2026-0012-ARB

Property Owner: William Wilson
 14924 Draft Horse Lane
 Wellington, FL 33414

Agent: Bartley Builder Group
 9100 Belvedere Road
 Unit 102
 West Palm Beach, FL 33411

PCN(s): 73-41-44-08-01-038-0090

Future Land Use Designation (FLUM): Residential B

Zoning Designation: Equestrian Overlay Zoning District/Planned Unit Development (EOZD/PUD)

Acreage: 2.39 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a detached 70' x 30' shade structure to cover a sports court 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 B	EOZD/PUD
South		
East		
West		

Site History and Current Request:

The subject property is located at 14924 Draft Horse Lane within the Paddock Park subdivision. The property was purchased by the owner in 2023. The property consists of a single-family residence that was built in 1999 and a pool. Various building permits were issued for the property since the property was purchased by the current owner including interior renovations, garage addition, fence replacement, pool refurbishment, window replacement, and sports court relocation. The owner submitted a building permit for a shade cover over the sports court (BP24-1354), but was returned for corrections from zoning as the colors and materials did not match the principal structure requiring ARB approval prior to permit issuance. The existing single-family structure is constructed with stucco siding with a barrel tile roof with a 6:12 roof pitch. The proposed shade structure is a metal frame with a gray metal roof with a 1:12 roof pitch, architecturally similar to the covered arenas seen around the equestrian areas.

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 property is located on the southwest corner of Draft Horse Lane and Paddock Drive. The approval of a 70' x 30' shade structure would not be injurious to the neighborhood as the structure is proposed to be setback 27 feet from the rear property line, directly in line with the existing single-family structure, making it completely screened from view from Draft Horse Lane. The property also has a continuous six (6) foot hedge and palm trees along the north and east property lines and thick line of areca palms along the south and west property line which also reduces visibility from neighboring properties. (Exhibit A – Survey). 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. The Paddock Park No. 2 subdivision is an equestrian residential neighborhood. There are similar buildings within the neighborhood that do not match the principal structure, however, they were constructed via Agricultural Exemption and are not required to match the principal structure as they are exempt from all building and zoning requirements.

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. The approval is for a 70' x 30' shade structure only. Any modification to the shade structure that increases the size or changes the alternative design and does not meet the requirements of the LDR would require ARB approval.
2. The owner shall obtain all necessary permits for the shade structure.
3. 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 Shade Structure |
| Exhibit C | Existing Site Conditions |
| Exhibit D | Justification Statement |

Exhibit A – Survey

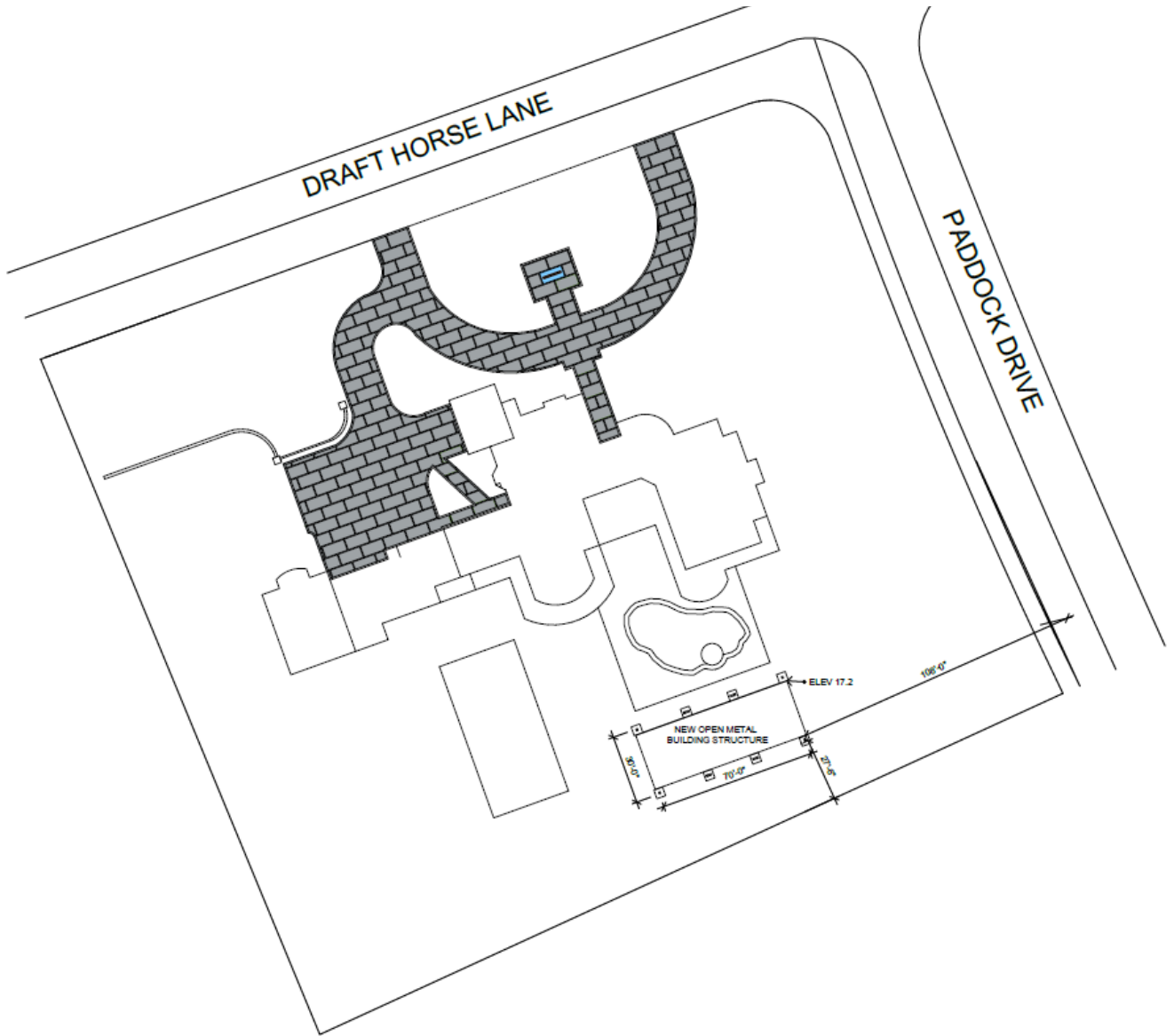
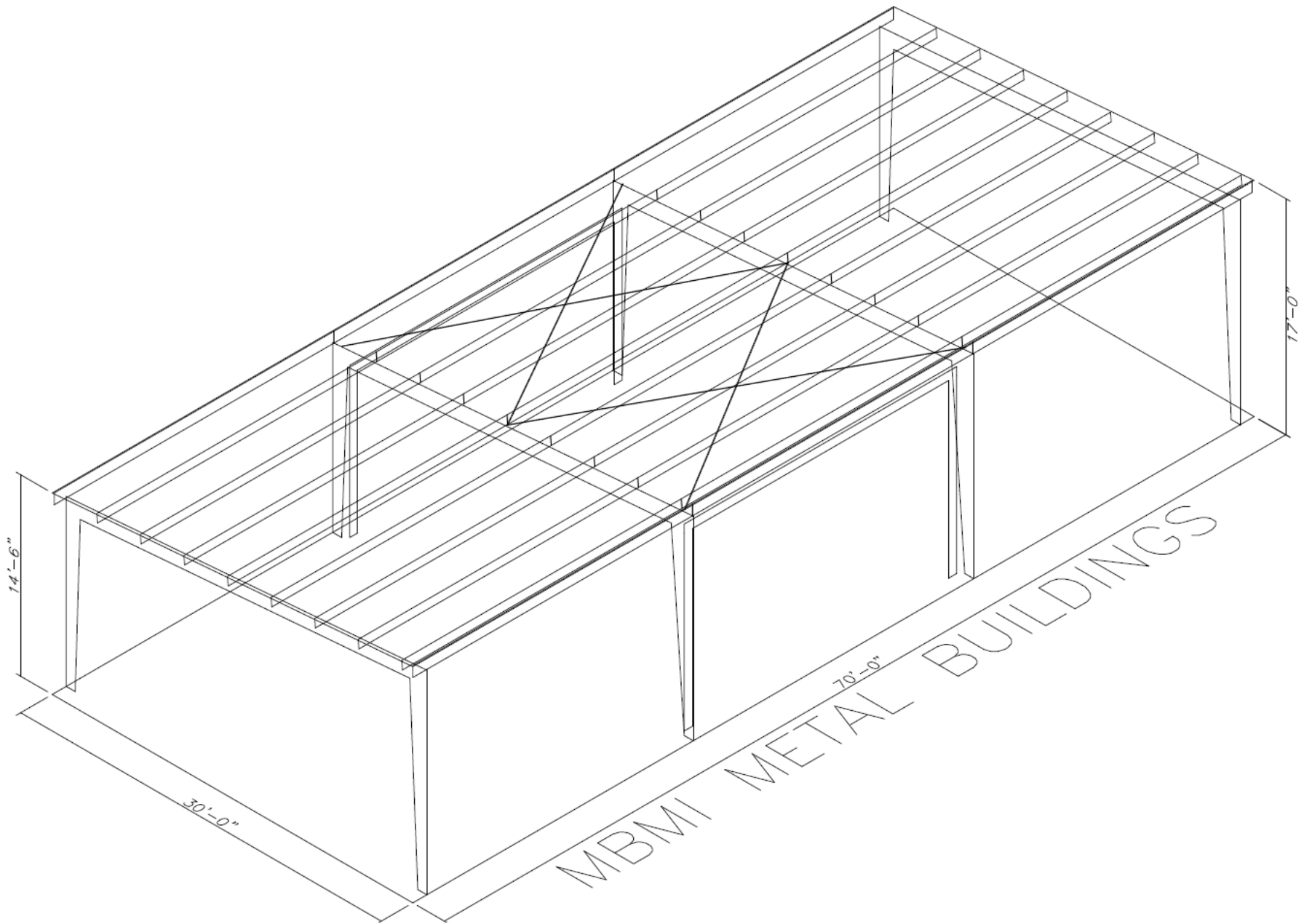
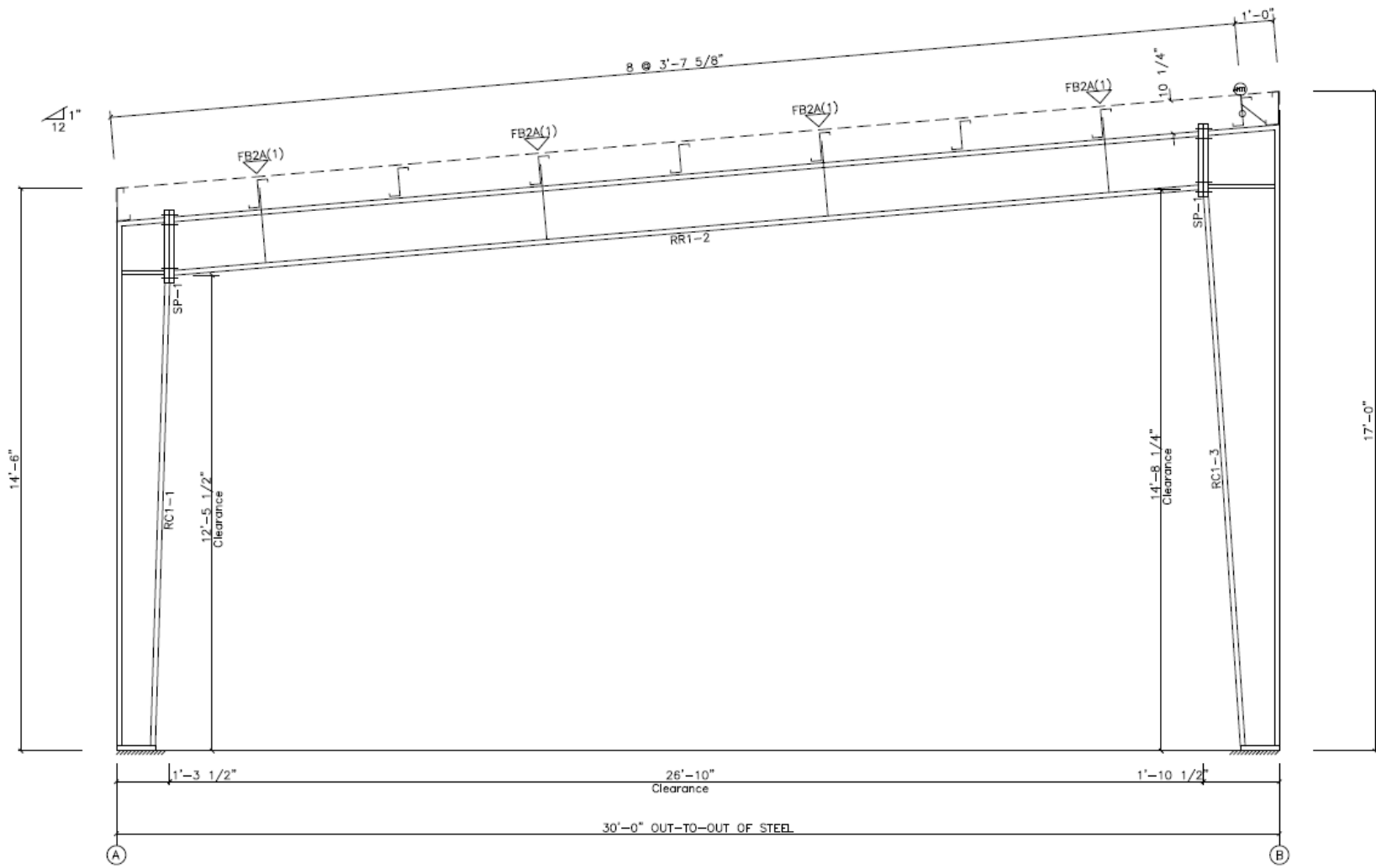


Exhibit B – Proposed Shade Structure







Color Selection Sheet



Old Town Gray

26 GA

Metal Roof – Old Town Grey (Pictured Above)

Metal Columns and Beams – To match existing house color

Exhibit C – Existing Site Conditions



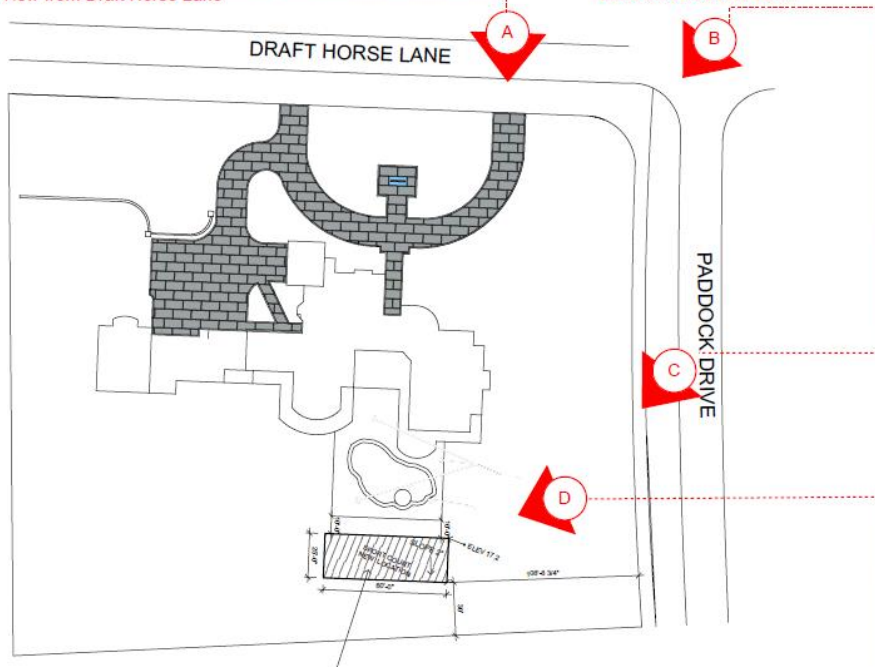
View from Draft Horse Lane



View from corner of Draft Horse Lane and Paddock Lane



View from Paddock Lane



View of Sport's court along with the 20' hedges along the south and west boundaries





Exhibit D – Justification Statement



9100 Belvedere Rd. Unit 102
West Palm Beach, FL 33411
Phone: 561-822-3215

To: The Village of Wellington Architectural Review Board
RE: 24-1354

We are requesting approval on a metal structure and roof to cover a sports court on this permit. The metal structure will not match the existing house on the property as it will consist of metal columns holding up a metal roof to provide a covering over the sports court. We are required to seek approval on this variance, but the structure will not be an accessory dwelling nor will it look like it is intended to match the existing structure. We believe that this should not be an issue for a simple roof to cover a small sports court.

Thank You,