

13808 Fairlane Court - Flat Roof **STAFF REPORT**

Petition Number: 2024-0025-ARB

Property Owner: 13808 Fairlane LLC
 13808 Fairlane Court
 Wellington, FL 33414

Agent/Applicant: Carlos Esteban
 Portuondo Perotti Architects
 5717 SW 8 Street, Suite 200
 Miami, FL 33144

PCN: 73-41-44-21-01-002-0060

Future Land Use Designation (FLUM): Residential B

Zoning Designation: Planned Unit Development (PUD)

Acreage: 1.02 Acres

Request: Carlos Esteban, agent, on behalf of 13808 Fairlane LLC, owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design for a flat roof for the proposed single-family residence located at 13808 Fairlane Court in the Mallet Hill subdivision.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Adjacent Property	FLUM	Zoning
North	Residential B	EOZD/PUD
South	Residential B	EOZD/PUD
East	Residential B	EOZD/PUD
West	Residential B	EOZD/PUD

Site History and Current Request:

The property is located within the Mallet Hill subdivision within the Wellington CountryPlace PUD on the southwest corner of the Fairlane Court and Quarter Horse Trail intersection. The owner purchased the property in April of 2022. It consists of a single-family residence, pool, barn, covered walker, and other equestrian amenities. The property owner has applied for the following permits and these permits are either issued or in plan check:

- BP24-1134 – Demolish residence, garage, and associated driveway
- ENG24-0058 – Land Development Permit for site
- BP24-2028 – Covered horse walker
- BP24-3715 – Exterior barn renovation and manure bin
- BP 24-3877 – New single-family residence

The Building Permit for the single-family residence was returned by Zoning as the structure was designed with 44% of the building having a flat roof, which requires ARB approval. 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 existing single-family structure is being demolished and the applicant is proposing to construct a new single-family residence to be designed with a flat roof on 44% of the structure. The remainder of the house will have a 5:12 pitched roof. The flat roof will have a minimum ¼ inch pitch roof and will be screened from view by a parapet wall. Wellington's LDR is not accommodating to the trend of contemporary 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 C:

- Stucco – White Sherwin Williams Paint
- Window and Door Frames – Dark Bronze Aluminum
- Roof – Terra Cotta and Copper Shingle
- Accents – Copper and wood

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 subdivision where no model homes are provided and all homes/building are architecturally different. The overall design and appearance for the structures will represent regal and ornate type of architecture. The Mallet Hill Property Owners Association has also approved the elevations.

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 2020, the LDR was modified and that section was modified to and required all land use types to meet the design standard and design point system. Other homes within Wellington have received approval of lower pitched roofs by the ARB, including 3205 Blue Cypress Lane, 11802 Acme Road, 738 Cindy Lane, 15565 Sunset Lane, 3846 Grand Prix Village Drive, and various models within the Farrell West subdivision. In addition, the flat roof will be screened from view with a parapet wall and abundant landscaping throughout the site.

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 flat roof portion of the house equals 44% of the roofed area. The property will be required to meet all other



requirements of the LDR that are not included in this approval. Approval is for this structure only. Any buildings in the future that have a flat roof will also be required to obtain ARB approval.

RECOMMENDATION:

Staff recommends approval of Petition 2024-0025-ARB to allow a flat roof for 44% of the propose single-family residence located at 13808 Fairlane Court with the following conditions of approval:

1. The buildings shall be constructed as shown in Exhibit C in the colors and materials as provided below:
 - o Stucco – White Sherwin Williams Paint
 - o Exterior Tile Finishes – Dark Gray Matte Porcelain
 - o Window and Door Frames – Dark Bronze Aluminum
 - o Roof – Black Cement Tile or Black Metal
2. A building permit shall be approved for all structures prior to construction.
3. The approval is for the single-family residence 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. Any roof top mechanical equipment and shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

Exhibits:

Exhibit A	Site Plan
Exhibit B	Existing Site Conditions
Exhibit C	Proposed Elevations
Exhibit D	Proposed Floor Plan
Exhibit E	Proposed Roof Plan
Exhibit E	Justification Statement