

Architectural Review Board (ARB):

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Response: The proposed Agriculture Retail/Service building supports the Village of Wellington's Comprehensive Plan by promoting compatible commercial development that enhances and serves the equestrian and agricultural community, which is a core identity of Wellington. The building's southern farmhouse architectural style reflects the rural character and heritage of the Village while supporting economic activity aligned with the area's agricultural and equestrian uses. The design promotes orderly growth, maintains a high standard of aesthetic quality, and contributes to the overall goal of preserving Wellington's unique character.

2. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

Response: The project complies with all applicable sections of the Village's Land Development Regulations (LDR), including but not limited to architectural standards, use allowances, and site design criteria. The proposed architecture aligns with the LDR's intent to ensure high-quality development that is both functional and visually compatible with the surrounding area. No variances or deviations are requested, and the design intentionally avoids commercial elements such as large expanses of glazing or contemporary finishes that may conflict with the surrounding context.

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.

Response: The Agriculture Retail/Service use is consistent with both the zoning and the established character of the surrounding area, which includes agricultural, equestrian, and low-density residential uses. The building's scale, massing, and architectural treatment are intentionally designed to be compatible with the adjacent development and rural setting. The use supports the needs of the agricultural community and is appropriately located along a corridor that supports similar service-oriented uses, ensuring that the development integrates functionally and aesthetically with its context.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Response: The architectural design draws from local farmhouse and equestrian vernacular styles commonly found throughout Wellington. The

use of reverse gables, timber accents, stone veneer, applied window muntins, and traditional columns mirrors residential and equestrian architecture rather than a typical commercial storefront. These design elements reduce visual impact, soften the building's appearance, and contribute to a cohesive neighborhood aesthetic. The design approach is deliberate in preserving the visual character of Wellington and reinforcing the Village's established architectural identity.

On behalf of the Applicant and Property Owner, FAR Niente Stables IX, LLC, Schmidt Nichols respectfully requests your consideration of this Rezoning, Site Plan, Development Order Amendment, and Architectural Review Board application for the Ousley Hay & Feed project.