

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, March 25, 2026

6:30 PM

Village Hall

Architectural Review Board

*Maria Raspanti
Satesh Raju
Luis Rodriguez
Stacy Somers
Maria Wolfe
John Greene
Salvatore Van Casteren*

I. CALL TO ORDER**II. REMARKS BY CHAIRMAN****III. PLEDGE OF ALLEGIANCE****IV. APPROVAL OF MINUTES**

[ARB-384](#) Approval of the February 25, 2026 Architectural Review Board Meeting Minutes

Attachments: [February 25, 2026 Architectural Review Board Meeting Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**VI. SWEARING IN OF SPEAKERS****VII. EX-PARTE COMMUNICATION****VIII. NEW BUSINESS**

[ARB-385](#) Petition No. 2026-0009-ARB 9844 Stover Way

Attachments: [2026-0009-ARB 9844 Stover Way Pergola](#)
[Exhibit D Justification Statement](#)
[Exhibit E HOA Approval](#)

[ARB-387](#) Petition No. 2026-0010-ARB 3506 Turenne Way Pergola

Attachments: [2026-0010-ARB 3506 Turenne Way Pergola](#)

[ARB-386](#) Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors

Attachments: [Staff Report - 2026-0011-ARB Wellington Reserve](#)
[Exhibit C - Proposed Colors and Elevations](#)
[Exhibit D - Justification Statement](#)

IX. COMMENTS FROM THE PUBLIC**X. COMMENTS FROM STAFF****XI. COMMENTS FROM THE BOARD**

XII. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.



Legislation Text

File #: ARB-384, **Version:** 1

ITEM: Approval of the February 25, 2026 Architectural Review Board Meeting Minutes

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

EXPLANATION: Review and approve the February 25, 2026 Architectural Review Board Meeting Minutes.

Minutes
Architectural Review Board
February 25, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on February 25, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:30 p.m.

Board Members Present: John Greene, Sal Van Casteren, Luis Rodriguez, Dr. Satesh Raju and Maria Wolfe

Board Members Absent (Excused): Maria Raspanti and Stacy Somers

Staff Members Present: Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner; and Jonathan Sandoval, Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the January 28, 2026 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Luis Rodriguez, to approve the January 28, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers providing testimony.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to allow David Manfredi and Austin Lee, architects for Wellington Village, to participate via zoom. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

VII. EX-PARTE COMMUNICATION

Sal Van Casteren spoke with Laurie Cohen, Lentzy Jean-Louis, and the Village Manager about the Wellington Village item. John Greene spoke with representatives of Related Ross and the Mayor on the Wellington Village item. Dr. Satesh Raju spoke with the Related Ross team, Urban Design Studios, and Lentzy Jean-Louis on the Wellington Village Item. All members can be fair and impartial.

VIII. NEW BUSINESS

Petition No. 2026-0006-ARB Color Board Modification

Kelly Ferraiolo presented a resident's request to introduce darker color options to the community's approved color board. She noted that approving these darker tones would not apply solely to the requesting homeowner but would make them available to all Wellington residents. In response, John Greene expressed his opposition, stating that he does not believe darker colors align with the overall aesthetic of Wellington.

A motion was made by John Greene, seconded by Luis Rodriguez, to deny Petition No. 2026-0006-ARB Color Board Modification to add After the Storm to the color board. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

RESOLUTION NO. R2026-08 Wellington Village (FKA K Park) Conditional Use for Building Height

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED (MUPD) (FKA K PARK), TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 86 FEET FOR BUILDING H (HOTEL), 42 FEET FOR BUILDINGS D1 AND D2 (MIXED USE), AND 47 FEET FOR BUILDING G4 (RESTAURANT) WITHIN POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo presented a request for several buildings within the Wellington Village project to exceed the current 35-foot height limit. Building H (the hotel) is requesting a height of 86 feet, Building G4 is requesting 47 feet, and Buildings D1 and D2 are each requesting 42 feet. Ms. Ferraiolo also explained the increased setback requirements that would apply should the board approve these height variances. Lentzy Jean-Louis, representing Urban Design Studio, provided a brief overview of the proposed height increases, reiterating the details previously outlined by Ms. Ferraiolo. In addition, Mr. Jean-Louis presented site views illustrating how the buildings would appear within their proposed locations, giving the board a visual understanding of the potential impact of the requested heights.

A motion was made by John Greene, seconded by Sal Van Casteren, to recommend approval of Resolution NO. R2026-08 Wellington Village Conditional Use for Building Height with the recommendation to modify the design so that it more compatible with a suburban-rural environment as the current design is very urban, starch and lacks character and charm. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0002-ARB Family Church Elevations and Materials

Jonathan Sandoval, Planner, presented a request for approval of a new 33,462-square-foot church facility to be constructed at 12700 Forest Hill Blvd. Mr. Sandoval outlined the amenities that will be provided throughout the site and reviewed the proposed material and paint legend for the new building.

Lentzy Jean-Louis with Urban Design Studio gave a brief overview of the project regarding the proposed site plan and elevations. John Greene mentioned his recommendation would be to revert to the original material selection, as it elevates the entire element.

A motion was made by John Green, seconded by Dr. Satesh Rajuto, to approve Petition No. 2026-0002-ARB Life Church Elevations and Materials. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0003-ARB Lotis Wellington 1 Signs (Buildings 3, 4, 6, and 7)

Damian Newell, Senior Planner, presented a request for approval to amend the Lotis 1 Master Sign Plan for tenant signs of the combined retail, restaurant, and general office use building (Buildings 3, 4, 6, and 7 within the commercial pod of the mixed-use project. Approving this petition would remove the requirement for uniform signage, allowing tenants to use their own brand-specific lettering, fonts, and colors in response to recent requests.

Applicant Rich Kasser, representing Lotis Wellington, addressed questions and concerns raised by the board. Damian clarified several points in response to comments from John Greene, noting that the proposed design and color choices would not be restricted for tenants. Mr. Greene acknowledged this explanation and added that he understands the importance of branding in business operations, stating that he is comfortable with allowing tenants flexibility without imposed restrictions.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2026-0003-RB Lotis Wellington 1 Signs (Building 3, 4, 6 and 7). The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0004-ARB Life Church Elevation and Signage

Jonathan Sandoval, Planner, presented a request for approval of the proposed elevations and signage for Life Church. Ryan Walker, the project architect, was present to answer any questions from the board. Both Satesh Raju and John Greene commented that they would like to see greater coordination with the K Park development, specifically regarding design details and color choices, to achieve a softer, more cohesive appearance.

A motion was made by Luis Rodriguez, seconded by Dr. Satesh Raju, to approve Petition No. 2026-0004-ARB Life Church Elevations and Signage. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No 2026-0005-ARB Lewis Prime Grill Signage

Jonathan Sandoval, Planner, presented a request seeking the approval of two (2) wall signs with a Technical Deviation for Lewis Prime Grill. Mike Jackson, owner of Lewis Prime Grill, was present to answer questions. Mr. Jackson mentioned the primary sign was 42 inches, and they are requesting a 37inch sign.

A motion was made by Luis Rodriguez, seconded by Dr. Satesh Raju, to approve Petition No. 2026-0005-ARB Lewis Prime Grill Signage. The motion passed unanimously. Stacy Somers and Maria Raspanti has excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is March 25, 2026 at 6:30 pm.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 8:31 pm.

Stacy Somers, Chairman

Date



Legislation Text

File #: ARB-385, Version: 1

ITEM: Petition No. 2026-0009-ARB 9844 Stover Way Pergola

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 13' x 28' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

9844 Stover Way Alternative Design **STAFF REPORT**

Petition Number: 2026-0009-ARB

**Property Owner/
Applicant:** Jorge Guillen
 9844 Stover Way
 Wellington, FL 33414

PCN(s): 73-42-44-17-02-000-8950

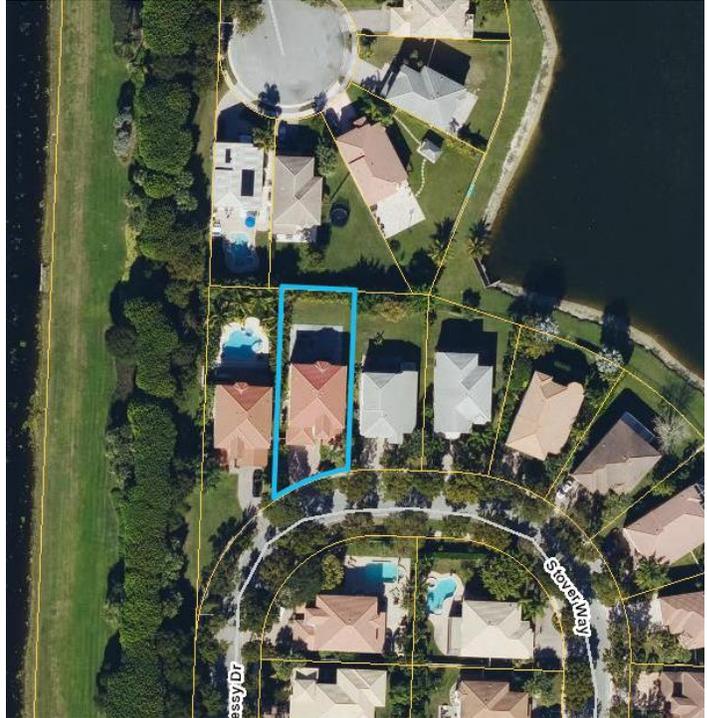
Future Land Use Designation (FLUM): Residential C

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.18 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 13' x 28' 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 9844 Stover Way within the Olympia subdivision. The property was purchased by the applicant in 2016. The property consists of a single-family residence that was built in 2005 and has just finished constructing a pool in the rear. The owner has applied for a permit to construct a freestanding pergola shade structure (BP26-0067) on January 9, 2026. The freestanding pergola permit 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 364 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 7.5 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 and a minimum of 15 feet from the rear (Exhibit A – Survey). A six (6) foot tall opaque fence surrounds the property, screening the structure from the neighbors. The property owner also has a line of palms to the rear, and the neighbors



also have a thick tree line to the west. The owner intends to install additional landscape when the pergola is installed; however, a landscape plan has not been determined.

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, as existing conditions screen the structure from neighbors' view and the right-of-way. Solid roof aluminum pergolas have been very popular over the last few years. 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 15% 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. The pergola shall be completely screened from view from Stover Way.
2. The approval is for a 13' x 28' 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.

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

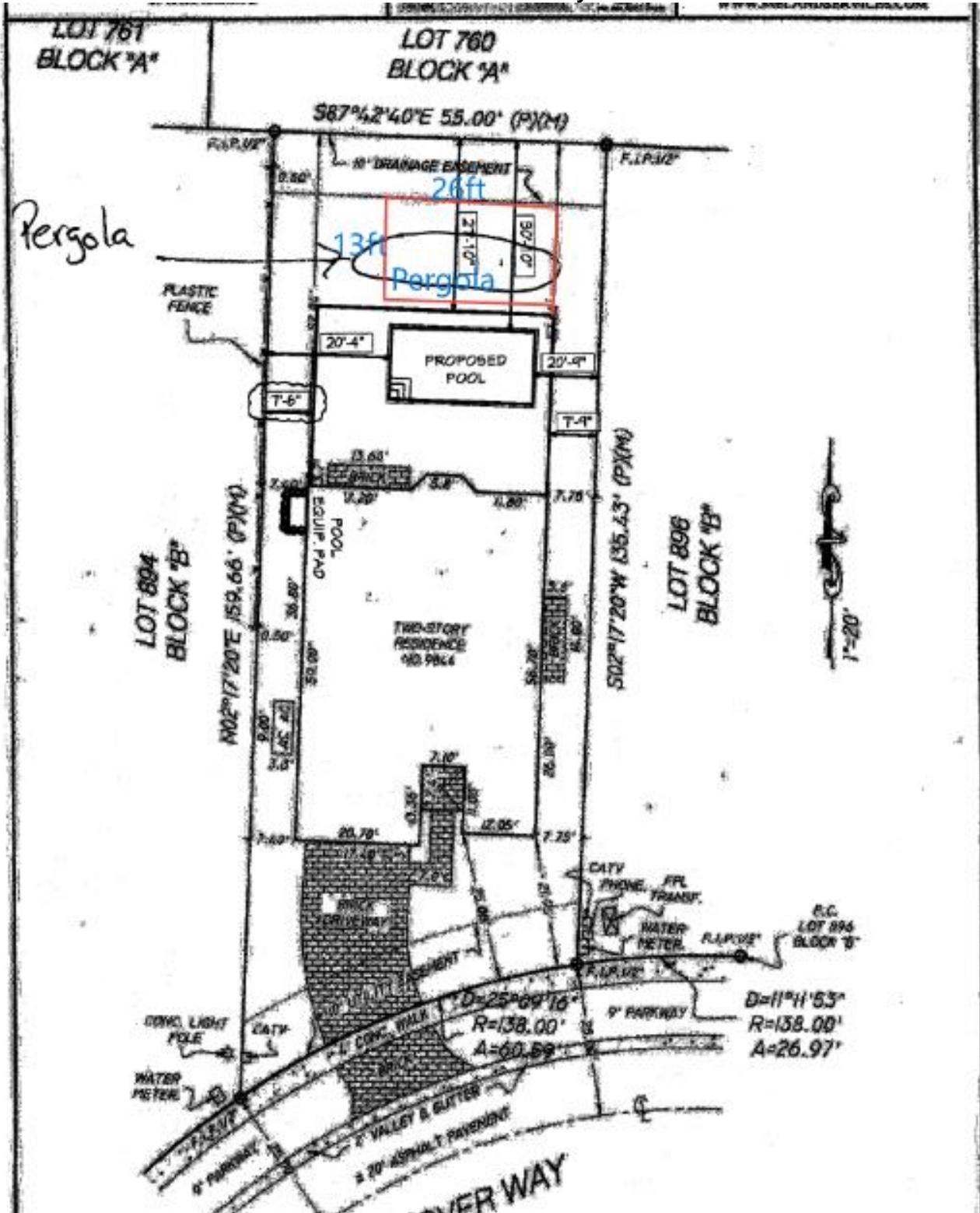


Exhibit B – Proposed Pergola



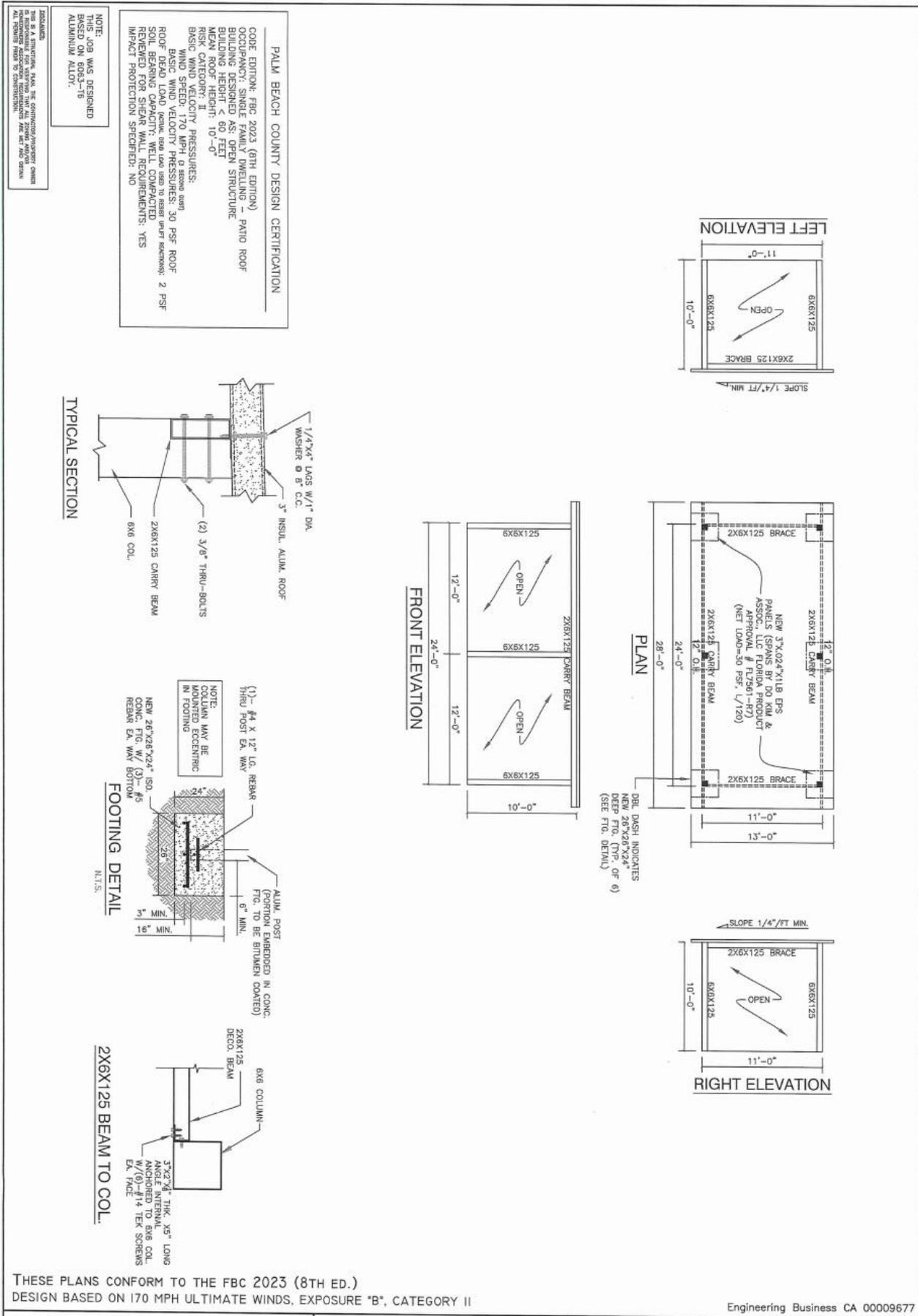


Exhibit C – Existing Site Conditions





Jorge Guillen
9844 Stover Way Wellington, Fl. 33414

Justification Statement

This statement is submitted to justify the installation of a high-quality aluminum pergola at the subject property. The proposed structure is designed to provide functional outdoor shade while remaining fully compliant with local regulatory standards.

- **1. Consistency with the Comprehensive Plan**

The proposed pergola is consistent with the **Wellington Comprehensive Plan** as it promotes the enhancement of residential property value and encourages the use of outdoor living spaces. By providing sustainable, durable shade, the request aligns with goals focused on maintaining high-quality residential environments and supporting the recreational use of private property.

- **2. Conformity with Land Development Regulations (LDR)**

The request is not in conflict with any portion of **Wellington's LDR**. The aluminum pergola is designed to meet all applicable **setback requirements, height limitations, and lot coverage** ratios defined for the subject zoning district. The use of high-grade, weather-resistant aluminum ensures long-term structural integrity, meeting the intent of the LDR to provide safe and durable improvements.

- **3. Compatibility with Surrounding Uses and Zoning**

The proposed structure is highly compatible with the existing residential use of the site and the surrounding properties. Pergolas are a standard ancillary feature for single-family homes in the area. Its scale and placement are appropriate for the site and do not impact the privacy, light, or air of neighboring residents, ensuring it remains harmonious with the local zoning character.

- **4. Consistency with Neighborhood Aesthetics**

The design of the aluminum pergola is consistent with **Wellington neighborhood aesthetics**. Its modern, clean-lined profile and neutral finish are selected to

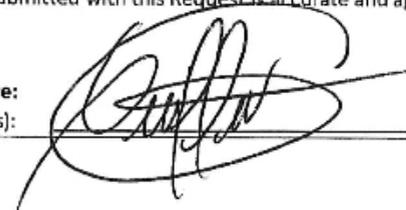
complement the existing architectural style of the home and the broader community. The structure serves as a high-end aesthetic enhancement that mirrors the quality of construction typically found within Wellington's premier residential developments.



Request for Architectural Review Committee Approval to Modify Property in

Shaughnessy Village

General	Please complete (print) all items and checklist, read all conditions, sign, & submit to Village Association (which will forward to Olympia). Homeowners must place a check next to items they have provided, below and submit with the ARC Form. The ARC generally meets every other Thursday at 3:00 PM (check bulletin for schedule). All completed applications including all enclosures like insurance certificates, plans, removal agreement, and deposit funds must be submitted by 3:00PM, 2 business days before the ARC Meeting. This lead time helps in accurate application processing.	
Applicant	Applicant Name(s): <u>Jorge Guillen</u> ("Applicant") Lot Address: <u>9844 Staver Way</u> ("Property") Model Type: _____ E-Mail: <u>Jorgeclaims45@gmail.com</u> Phone: <u>561 322 5143</u> I request approval for the change to my Property ("Change") described below and on the attached, supporting documentation: <u>Aluminum Pergola (back patio not screen)</u> <u>Owner Builder.</u>	
All Projects	<input checked="" type="checkbox"/> ARC Form <input type="checkbox"/> Certificate of Insurance and Liability of Vendor <input type="checkbox"/> Complete set of plans and specifications prepared by an architect, landscaper, engineer, painter, or other qualified professional, showing the Change's nature, kind, shape, height, materials, color scheme, and other relevant details.	
Common Projects Checklists	<input type="checkbox"/> DRIVEWAY / PATIO EXTENSIONS <input type="checkbox"/> Lot Survey with Project Drawing <input type="checkbox"/> New Pavers must match existing pavers <input type="checkbox"/> May not remove or relocate swale tree <input type="checkbox"/> Driveway extensions must not exceed 12' <input type="checkbox"/> Driveway extensions must be within building line <input type="checkbox"/> FENCE <input type="checkbox"/> Lot Survey with Project Drawing. <input type="checkbox"/> Fence description (material, color, height) (Must be Olympia approved fence style and color). <input type="checkbox"/> Gate locations: <input type="checkbox"/> Side gates must be installed. <input type="checkbox"/> Rear gate must be installed unless rear fence abuts & adj. to another rear fence. <input type="checkbox"/> Notarized Olympia Removal Agreement (all owners on deed must sign). <input type="checkbox"/> ROOF REPAIR OR REPLACEMENTS <input type="checkbox"/> \$500 Check (Deposit). <input type="checkbox"/> ENERGY COLLECTION DEVICES (SOLAR, ETC.), ELECTRIC VEHICLE CHARGING, NATURAL GAS EQUIP. <input type="checkbox"/> \$500 Check (Deposit).	<input type="checkbox"/> PAINT <input type="checkbox"/> ARC Form Color scheme must be followed. Each part of the house must be painted with the color assigned to that specific part. => No swapping. For newer color options (300's), body color #2 to be used only if applicable. => Body colors #1 and #2 cannot be swapped to paint the entire body of the house. <input type="checkbox"/> Must submit color photos of: <input type="checkbox"/> house to be painted. <input type="checkbox"/> adjacent houses. <input type="checkbox"/> house(s) directly across street. <input type="checkbox"/> SCREEN ENCLOSURES, POOLS / SPAS <input type="checkbox"/> Lot Survey with Project Drawing. <input type="checkbox"/> \$500 Check (Deposit). <input type="checkbox"/> MAJOR LANDSCAPING <input type="checkbox"/> \$500 Check (Deposit). <input type="checkbox"/> GARAGE DOORS / FRONT DOORS / SHUTTERS FAUX-WOOD PAINT <input type="checkbox"/> Sample color chip/photo of proposed grain finish. <input type="checkbox"/> \$500 Check (Deposit).

Reminders	<ul style="list-style-type: none"> • The above is a summary of required items for information purposes only. Consult your Villages' and Olympia's ARC Guidelines for information required before submitting. • Complete applications must be submitted first to your Village; which, if approved, will forward to Olympia for final decision. • No project or work may begin before the Village's and Olympia's written approval. Submission of the required documents does not guarantee the project will be approved. <ul style="list-style-type: none"> • ARC may require extra information to consider your request. • Homeowner should check with the Village of Wellington to see if a permit is required. Olympia's approval does not imply VoW will approve. • Homeowner is responsible for all required changes arising from misleading or inaccurate information submitted or information omitted, including being required to restore the Property to the previous state (before the project began).
Conditions Precedent and Agreements by Applicant	<ol style="list-style-type: none"> 1. I have no unsatisfied monetary (incl. assessments, fines, late fees, interest, collection costs, or atty. fees) or non-monetary (uncured violations) obligations owed to Olympia or my Village (unless this Request is for curing such violations). 2. Attached is a completed Checklist of Important Documents and Notes for Common Projects. 3. I consulted my Village and Olympia architectural review guidelines about restrictions, conditions, and procedures, and understand to be complete, this Request must be completed, signed, include the Survey and Plans, and be accompanied by the Damage Deposit (if applicable). This Request violates neither the Village nor Olympia architectural review guidelines. 4. I, with my heirs, assigns, successors, and successors in title, as it relates to the Change or any claims, causes of action, expenses (incl. attorney's fees) ("Claims") made in connection with, because of, or arising from any part of the Change, incl. when the Change or part of it has been approved, (a) assume sole responsibility for (i) repair, maintenance, and replacement of any Change, and (ii) damage to or interference with Village or Olympia Common Areas, including roads, sidewalks, landscaping, & underground facilities, other Lots, and (iii) the Property, and (b) will indemnify, defend, and hold harmless the Village, Olympia, and their respective managers, management companies, officers, directors, committee members, and agents from and against any such Claims. 5. Any approval constitutes (1) neither the Village's or Olympia's waiver of their rights under the Village and Olympia Declarations, any easements or other interest in the Village or Olympia Common Areas, nor (2) any warranty or representation by the Village or Olympia about the Change's structural integrity, suitability for intended purpose, building code conformance, or building official's approval. 6. Review or approval may take 30 days or longer depending on committee/board meeting schedules and investigations the Village or Olympia may undertake (but neither association must do so). Approval, if granted, is intended solely to maintain harmonious visual aesthetics with acceptable improvements within the Village & Olympia. No work may begin until Olympia returns this Request signed and approved, and any required Wellington permits have been issued, and I will instruct my contractors accordingly. 7. I will notify my Village property manager & Olympia (Clubhouse@OlympiaPB.org) in writing upon completion of the Changes.
Owner	<p>I have read the above Checklists, Reminders, and Conditions Precedent and Agreements, and certify all information contained on and submitted with this Request is accurate and agreed to, and all the proper items have been submitted:</p> <p>Applicant Signature: (all Property Owners):</p> 



Request for Architectural Review Committee Approval to Modify Property in
Shaughnessy Village

RECEIPT	<i>(If Damage Deposit required per Checklist or ARC):</i> If there is any damage to Olympia in connection with this Request incl. attorney's fees, Olympia, in its sole discretion, will apply any Damage Deposit to damages and (1) refund any excess or (2) individually assess the Applicant and related Dwelling Lot for damages/restoration over the Damage Deposit.		
	Check No.: <u>102</u>	Amount: \$500.00 or \$ <u>500</u>	Received (date): <u>R. Davila 2/25/2026</u>
Village ARC	Received: <u>2/27/2026</u>	<input checked="" type="checkbox"/> Approved. I have verified all appropriate items have been submitted per the above checklist. Below are listed any conditions or restrictions. <input type="checkbox"/> Disapproved. The application is denied in full. The specific rule(s)/covenant(s) relied upon for denial is(are) listed below. <input type="checkbox"/> Partially Approved. The specific part(s) of the application approved and part(s) denied is(are) listed below together with the specific rule/covenant relied upon for denial(s).	
	<hr/> <hr/> <hr/> <hr/>		
	Village Name: <u>Shaughnessy</u> Signature: <u>Darcel Dookwah</u> Date: <u>2/27/2026</u>		
Olympia ARC	Received: <u>3/5/26</u>	<input checked="" type="checkbox"/> Approved. I have verified all appropriate items have been submitted per the above checklist. Below are listed any conditions or restrictions. <input type="checkbox"/> Disapproved. The application is denied in full. The specific rule(s)/covenant(s) relied upon for denial is(are) listed below. <input type="checkbox"/> Partially Approved. The specific part(s) of the application approved and part(s) denied is(are) listed below together with the specific rule/covenant relied upon for denial(s).	
	<u>Approved, provided height, measured from original lawn level to highest point does NOT exceed 16 feet.</u>		
Olympia Signature: <u>Trisha Hopkins</u>		Date: <u>3/5/26</u>	



Prepared by and return to:
 Wyant-Cortez & Cortez, Chartered
 840 US Highway One Suite 345
 North Palm Beach, FL 33408-3834
 (561)627.0009

OLYMPIA REMOVAL AGREEMENT

WHEREAS Jorge Guillen ("Owner(s)") desire(s) to construct or install a Aluminum Pergola ("Improvement") on part of an easement or easements providing for drainage, access, conservation, or other purpose ("Easement") in favor of Olympia Master Association, Inc. ("Olympia"), on land owned by Owner(s) described as Lot: 895 Block: B Plat Name: OLYMPIA Platt as recorded at Plat Book 98 Page 1, Public Records of Palm Beach County, Florida ("Dwelling Lot"), and the Improvement is intended to benefit the Owner(s) and Dwelling Lot by increasing the its use, enjoyment, function, and/or aesthetics, NOW THEREFORE, in consideration of Olympia approving the Improvement, if otherwise approved, Owner(s) agree(s) and covenant(s):

1. The above recital is true and incorporated here as if fully restated.
2. To remove the Improvement, at no expense to any easement holder, any easement beneficiary, Olympia, or any Village Association (collectively, "Easement Beneficiary(ies)") nor to any adjoining Dwelling Lot Owner within 30 days' notice by any Easement Beneficiary's notice to Owner(s) that the Improvement is not or no longer is consistent with the Easement's use as determined in the Easement Beneficiary's sole discretion.
3. That this Removal Agreement must be recorded in the Public Records of Palm Beach County, Florida, and is a covenant running with the land and is binding on the heirs, personal representatives, grantees, assigns, successors in interest, and subsequent mortgagees and lien holders of Owner(s) and the Property.
4. That, with respect to the placement of the Improvement in the Easement, in the event Olympia or other Easement Beneficiary is challenged or a claim for damages is made, Owner(s) shall protect, defend, reimburse, indemnify, and hold Olympia and other Easement Beneficiaries, their agents, managers, community association management companies, employees, directors, officers, committee-persons elected officers harmless from and against all claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees and costs, whether at trial or appellate levels or otherwise from said challenge.
5. That if Owner(s) fails to remove the Improvement, Olympia may enforce this Removal Agreement like a violation or breach of the Declaration of Covenants, Restrictions and Easements for Olympia, recorded in Off. Rec. Bk. 14541, P. 1085, Pub. Rec. of Palm Beach County, Fla., as amended from time to time, including such provisions for entry upon the Dwelling Lot, ~~File~~ Individual Assessments, attorney's fees and costs, and equitable relief.

[Signature]
 Owner Signature
Jorge Guillen
 Owner Printed Name

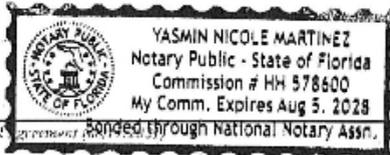
 Owner Signature

 Owner Printed Name

State of Florida, County of Palm Beach):

The foregoing Olympia Removal Agreement was acknowledged before me this 23 day of February, 2026 by Jorge Guillen by online notarization or physical presence who is personally known to me or provided FL DL as identification.

SEAL:



[Signature]
 Notary Public, State of Florida
 Printed Name: Yasmin Martinez

Olympia Removal Agreement

Recorded through National Notary Assn.

© 2021 Wyant-Cortez & Cortez





Legislation Text

File #: ARB-387, **Version:** 1

ITEM: Petition No. 2026-0010-ARB 3506 Turenne Way Pergola

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: 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.

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

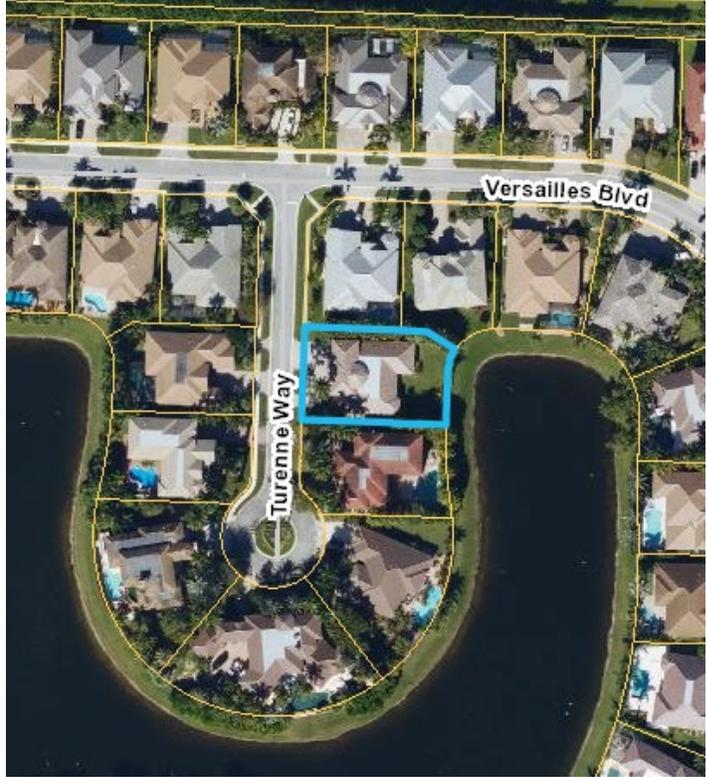
Future Land Use Designation (FLUM): Residential C

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:

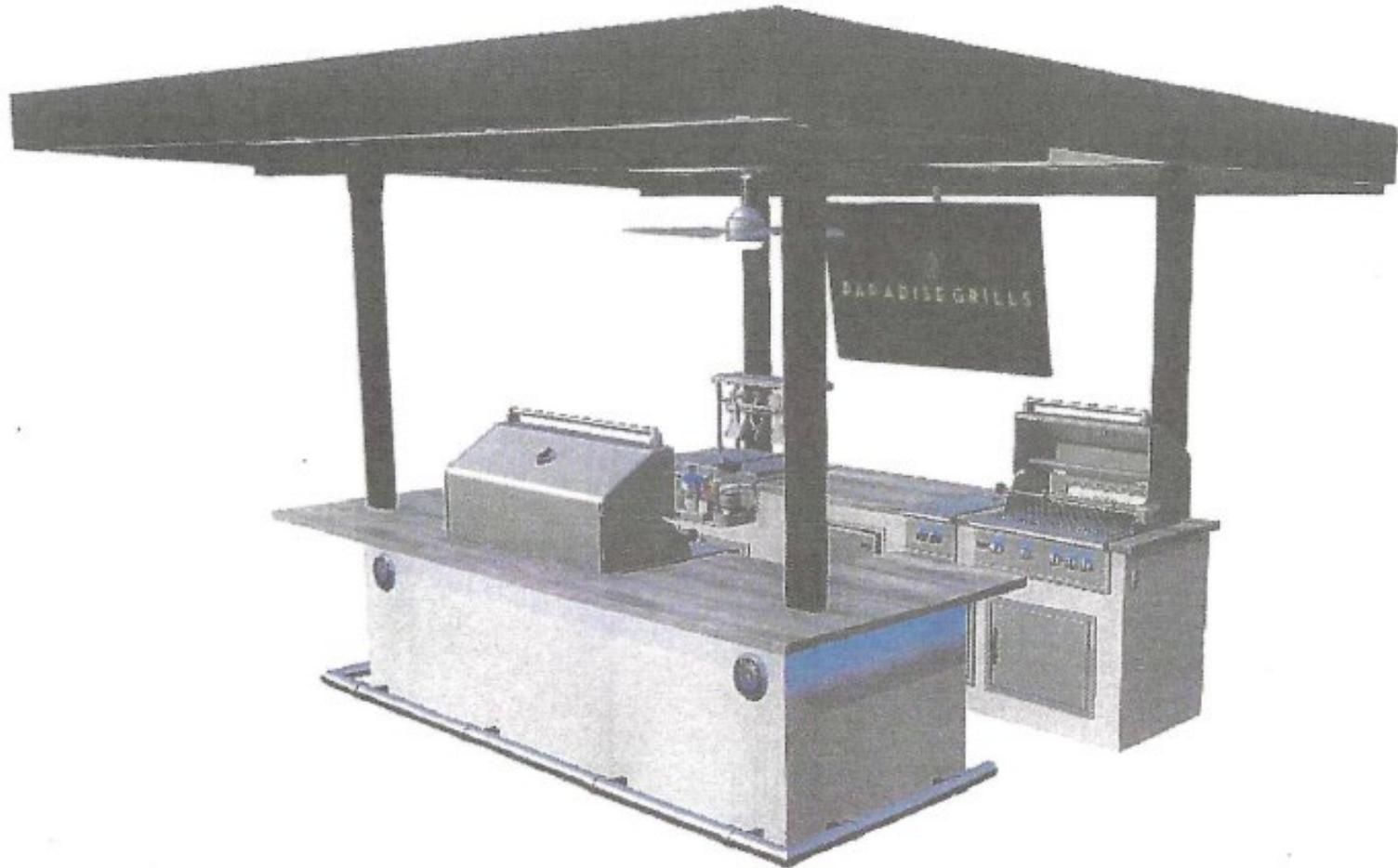
1. A hedge/landscaping along the north and south property line within the fencing is required and shall remain in place as long as the shade structure exists. The hedge shall be maintained at a height of six (6) feet to screen the structure from view.
2. The approval is for a 13.5' x 16.25' detached 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.

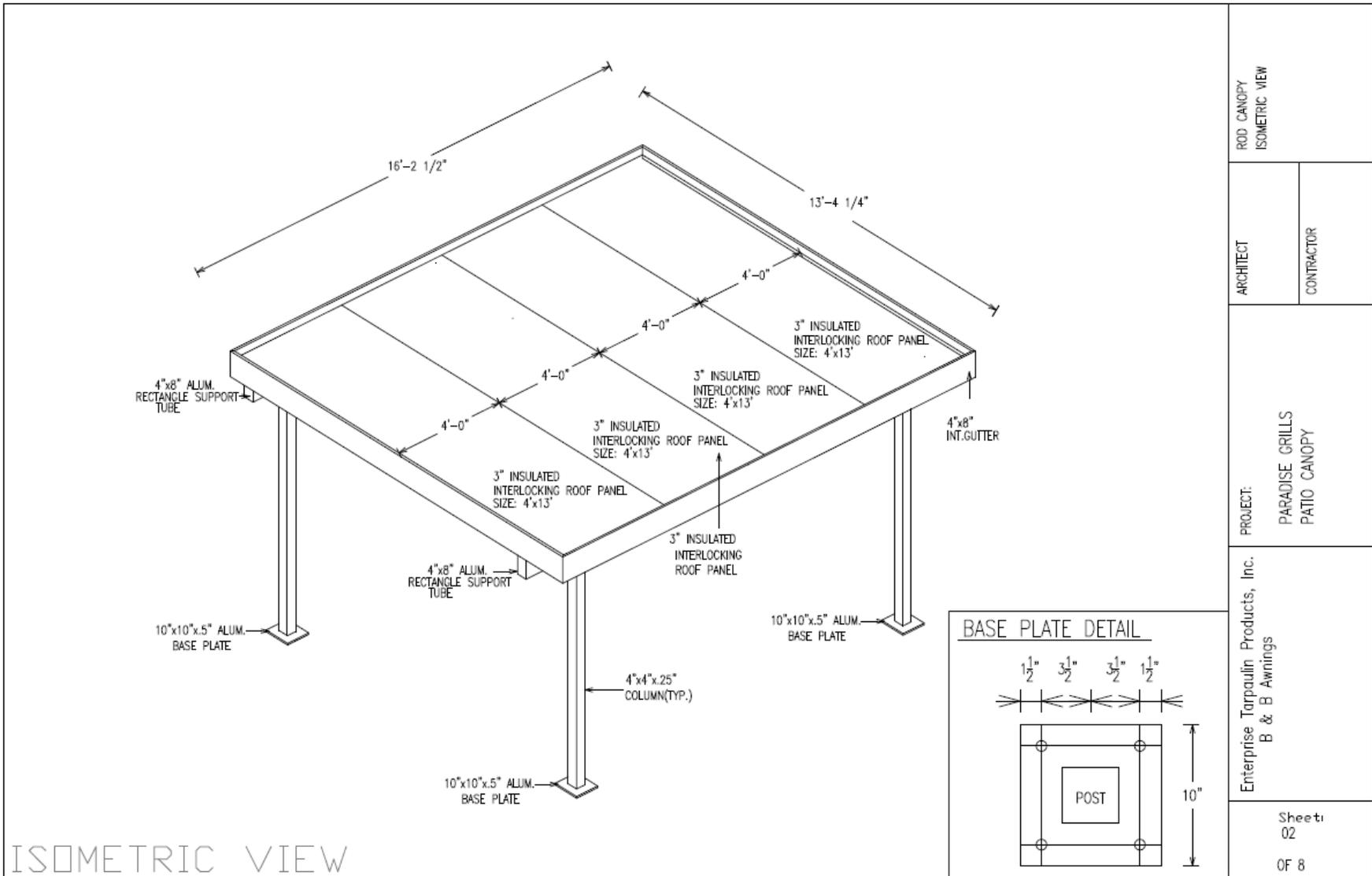
Exhibits:

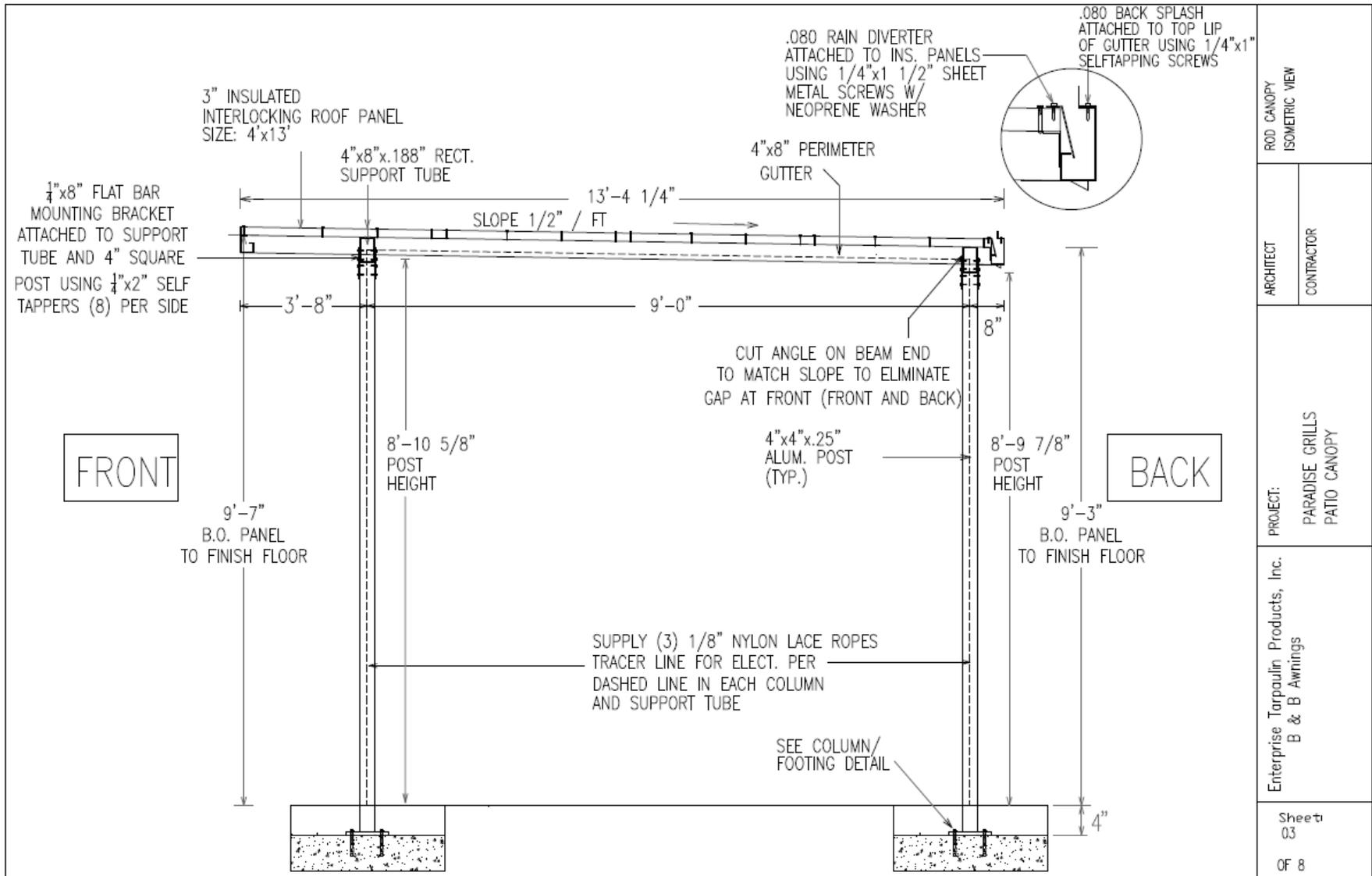
Exhibit A	Survey
Exhibit B	Proposed Pergola Structure
Exhibit C	Existing Site Conditions
Exhibit D	Justification Statement
Exhibit E	HOA Approval

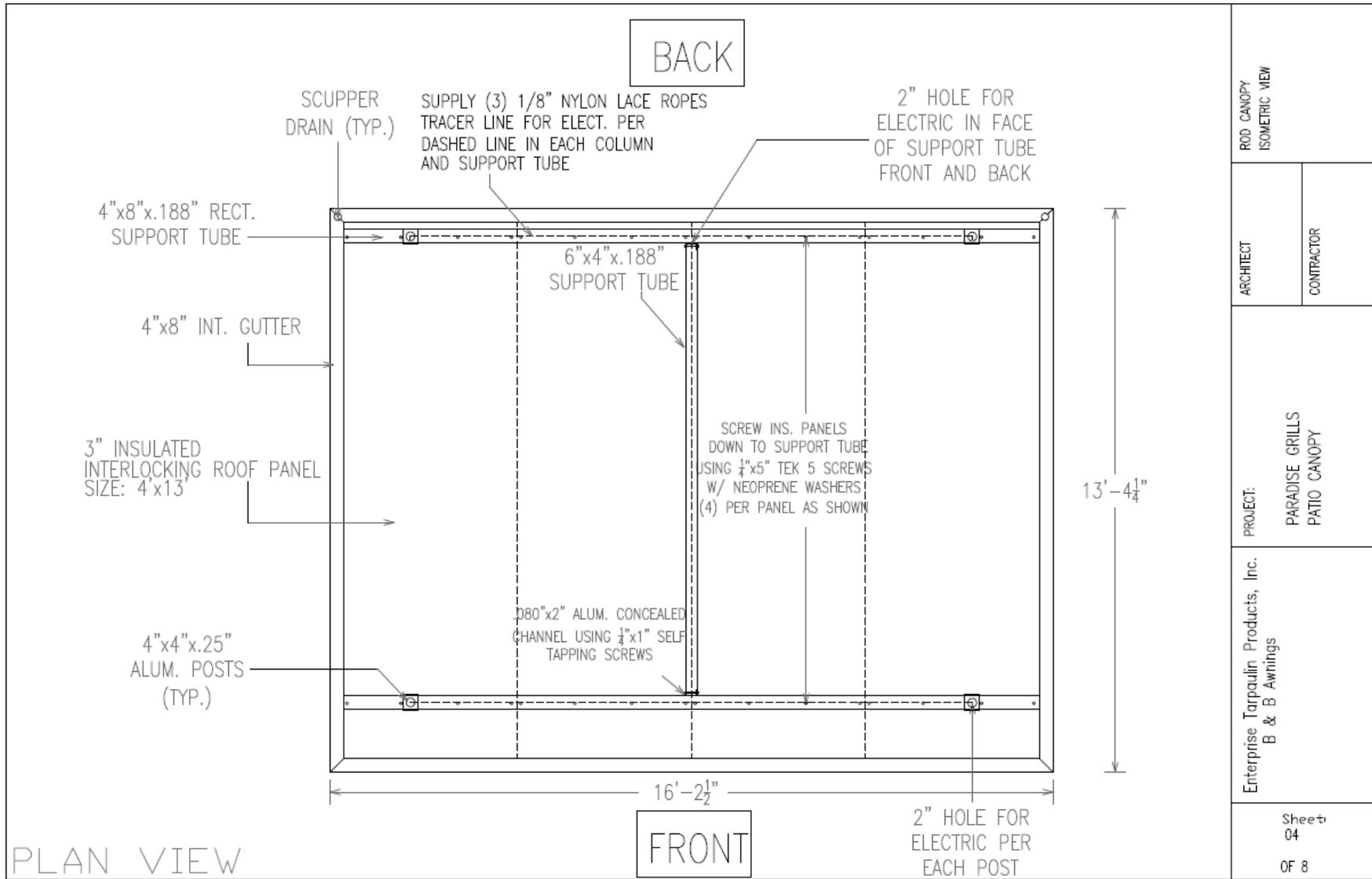
Exhibit B – Proposed Pergola











ROD CANOPY
ISOMETRIC VIEW

ARCHITECT

CONTRACTOR

PROJECT:
PARADISE GRILLS
PATIO CANOPY

Enterprise Tarquin Products, Inc.
B & B Awnings

Sheet
04
OF 8

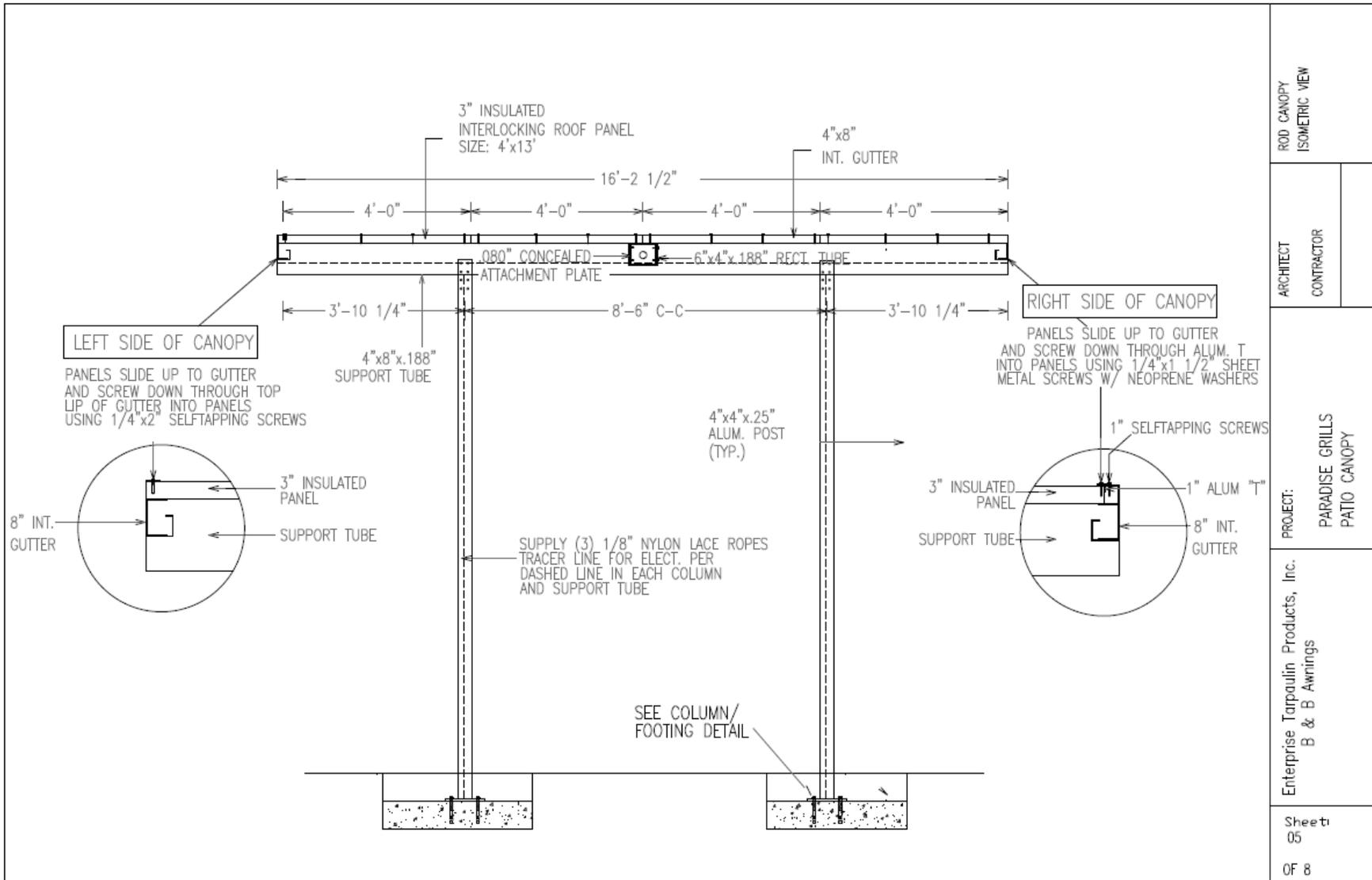


Exhibit C – Existing Site Conditions



Location of Proposed Pergola





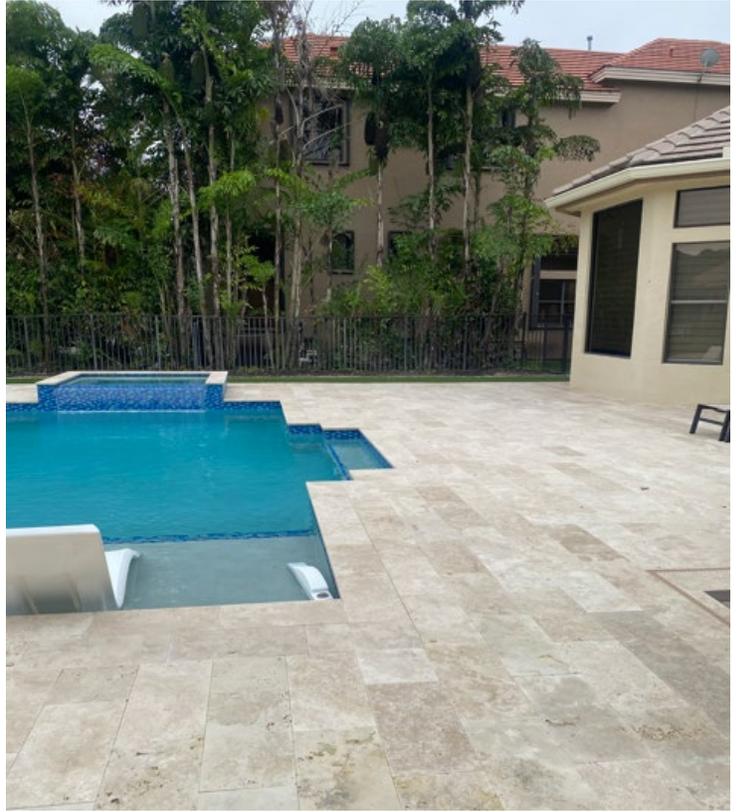


Exhibit D – Justification Statement

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



Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Legislation Text

File #: ARB-386, **Version:** 1

ITEM: Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

SUMMARY: Architectural Review Board approval of the exterior colors for the Wellington Reserve project.

Wellington Reserve Exterior Colors **STAFF REPORT**

Petition Number: 2026-0011-ARB

Owner/Applicant: Wellington Reserve Office Park
 POA, Inc.
 1035 S. State Road 7
 Wellington, FL 33414

Agent: Anothy Cramer
 GRS Community Management
 3900 Woodlake Blvd, #309
 Lake Worth, FL 33463

Site Address: 1053 S. State Road 7

PCN(s): 73-41-44-12-17-015-0010

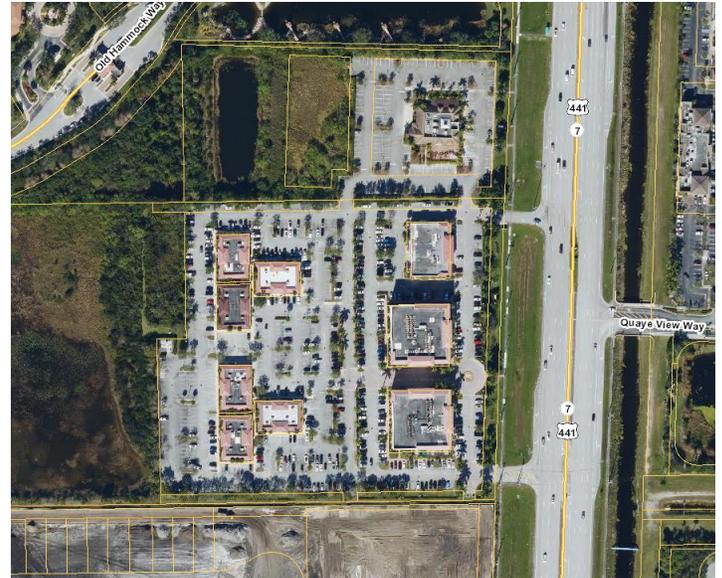
Future Land Use Map (FLUM) Designation:
 Commercial

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage: 7.77 acres

Request: Architectural Review Board approval of the exterior colors for the Wellington Reserve project.

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



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Commercial	MUPD
South	Mixed Use	MUPD
East	State Road 7	State Road 7
West	Mixed Use	MUPD

Site History and Current Request:

The Wellington Reserve project was constructed in 2006. It consists of two (2) three-story buildings and seven (7) one-story buildings. The property was cited in 2023 (NOH-CC-001614-2023) for wall stains and/or discolored exterior and trim. The applicant is requesting to update their exterior color palette as the project has not changed colors since original construction.

Analysis:

Exterior Colors:

The proposed colors were reviewed based on the LDR Sec. 6.4.4.B Design Standards for non-residential zoning districts. The intent of the ARB review and approval is to ensure the architectural character and design conform to, and be compatible with, the general architectural character of the proposed project and surrounding area/uses. ARB approval of the color palette and finishes is required for non-residential buildings. ARB may approve colors that are not on the color board as part of the

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

March 25, 2026



review for non-residential development, and those colors will be specific to the site subject to the application, and they will not be added to the color chart therefore, they will not carry over as approved colors for residential use.



The applicant is proposing to paint the exterior elevations of all buildings and accessory structures throughout the project to the above neutral color palette. The awnings are currently green with a white strip and will not be changed. The proposed exterior color palette was reviewed for consistency/compatibility with the surrounding area, and all colors are on the ARB Color Chart. The colors are similar to those of other commercial plazas within Wellington, including the Isla Verde plaza across the street.

Findings 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 exterior paint shall be a non-glossy finish and be consistent with the colors in Exhibit C.
2. All accessory structures including dumpster enclosures and monument signs shall be repainted with the updated color scheme.
3. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
4. Any modification to the approved exterior color palette/scheme for Wellington Reserve shall require ARB approval.

Exhibits:

- Exhibit A Site Plan
- Exhibit B Existing Site Conditions
- Exhibit C Proposed Colors and Elevations
- Exhibit D Applicant Justification Statement

Exhibit A – Site Plan

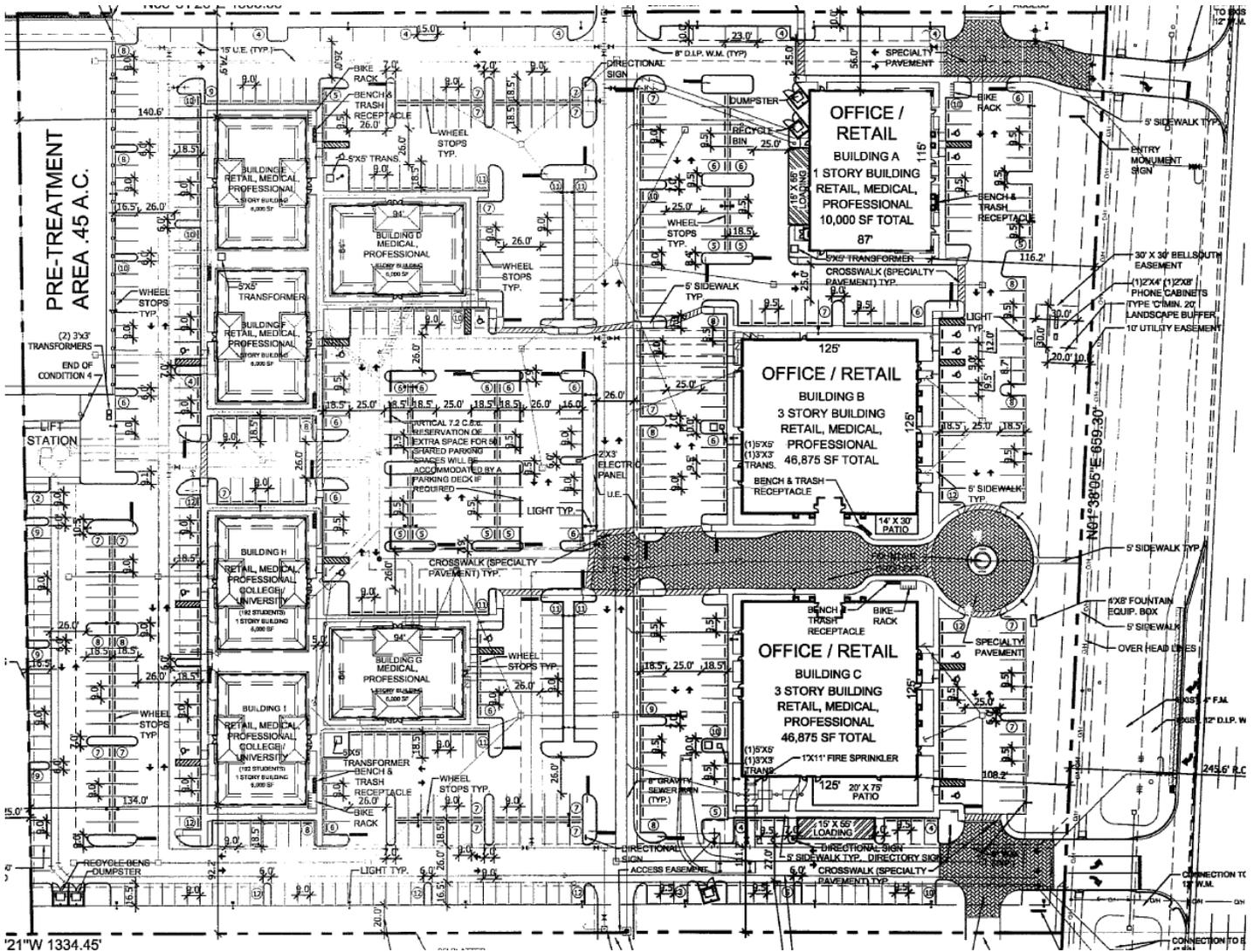


Exhibit B – Existing Site Conditions









- ① Accent
- ② Accent 2
- ③ Body
- ④ Body 2
- ⑤ Trim

SW 7757
High Reflective White (10)

SW 7030
Anew Gray

SW 2735
Rockweed

SW 7004
Snowbound

Albert Antonio

954-459-0382 • albert.antonio@sherwin.com

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools. The Cover The Earth logo and the Sherwin-Williams logo are trademarks owned or licensed by The Sherwin-Williams Company. ©2026 The Sherwin-Williams Company.



- ① Accent
- ② Accent 2
- ③ Body
- ④ Body 2
- ⑤ Trim

SW 7757
High Reflective White (10)

SW 7030
Anew Gray

SW 2735
Rockweed

SW 7004
Snowbound

Albert Antonio

954-459-0382 • albert.antonio@sherwin.com

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools. The Cover The Earth logo and the Sherwin-Williams logo are trademarks owned or licensed by The Sherwin-Williams Company. ©2026 The Sherwin-Williams Company.



- ① Accent
- ② Body
- ③ Body 2
- ④ Trim

SW 7757
High Reflective White (10)

SW 7030
Anew Gray

SW 2735
Rockweed

SW 7004
Snowbound

Albert Antonio

954-459-0382 • albert.antonio@sherwin.com

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools. The Cover The Earth logo and the Sherwin-Williams logo are trademarks owned or licensed by The Sherwin-Williams Company. ©2026 The Sherwin-Williams Company.

Village of Wellington Part 2: Architectural Review Board**II. Justification Statement**

Wellington Reserve Office Park Property Owners Association, Inc. (the "Association") requests approval to prepare and paint the nine (9) commercial office/retail buildings located at 1053 S. State Road 7, Wellington FL 33414 in response to the Village of Wellington Notice of Violation Case No. NOH-CC-1614-2023, Code Section 13-2.B.1, General Property Maintenance, with the following descriptions: walls stained and/or discolored, trim stained and/or discolored, and trim in a state of deterioration.

The proposed exterior colors, as described in Part 1 of the Planning and Zoning General Application, were selected from the Village of Wellington Exhibit A, ARB Approved Colors and Materials.

As part of this Application the Association asserts the following:

1. This proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.
2. This proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.
3. This proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site.
4. This proposed request is appropriate for the site and surrounding area.
5. This proposed request is consistent with Wellington neighboring aesthetics.