

**JUSTIFICATION STATEMENT  
FAMILY CHURCH WELLINGTON  
Architectural Review Board (ARB)**



**Intake Date:** January 20, 2026

---

Urban Planning and Design  
Landscape Architecture  
Communication Graphics

---

**Request**

On behalf of the property owner, Family Church – 15, LLC, Urban Design Studio respectfully requests approval of a Type B Architectural Review Board application to approve the proposed elevations, colors, and details for the proposed 33,462 SF worship building on the existing First Baptist Church of Wellington site. The 5-acre site is located at the northeast corner of Forest Hill Boulevard and Guilford Way (PCN 73-41-44-03-02-001-0000) within the jurisdiction of the Village of Wellington (Village). The site has a future land use designation of Community Facilities (CF), and a zoning district of Wellington PUD.

**Proposed Architecture**

The proposed church building features a combination of materials designed for a modern aesthetic. The exterior will use off-white smooth limestone or precast concrete, with satin limestone for additional finishes complemented by wood cladding in a true cedar color. The roofing consists of a charcoal gray metal system. Stucco elements will include a white band around the parapet and a modern gray finish for the exterior.

In terms of elevation, the first floor is at 0 feet, while the second floor is at 15 feet. The decline of the highest element of the Mansard Roof is 34 feet 1 inch in height which serves as the applicable proposed height for the building. The average roof height of the tower is 43 feet and 6 inches and serves as the tallest element of the proposed structure. The proposed height is permitted under the exclusions from height limitations outlined in Section 6.3.1.G.8. This section states that towers are not included in the overall height measurement if they meet specific criteria: they must not exceed 30 percent of the roof area in gross area, or they must not exceed 25 percent of the proposed maximum building height. The tower element complies with these requirements, as it does not exceed 30 percent of the roof area and is within the 25 percent allowance over the maximum building height. This allows for a maximum tower height of 43 feet and 9 inches, and the proposed tower is below this limit.

This elevation design emphasizes the building's height and architectural significance within the community. The overall structure aims to create a prominent and functional space for congregants and visitors.

Additional details regarding the proposed trash enclosure, playground awnings, and site furnishing can be found in the architectural plans and Site Plan included in the ARB submittal.

### **ARB Standards:**

Pursuant to the Village's Development Review Manual, the following decision-making standards apply to any request for Site Plan approval. Please consider the Applicant's responses to all applicable standards as listed below.

- a) The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

**Response: The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. As prescribed in Policy LU&CD 1.1.1 of the Land Use element of the Comprehensive Plan – the proposed redevelopment of the existing church is compatible with existing conditions, as the Applicant is improving the site aesthetically with the redevelopment while maintaining the same established used at a comparable intensity to what was approved prior. The proposed request is also consistent with Policy MB 1.1.3 of the Mobility Element of the Comprehensive Plan which prescribes that safe, accessible pedestrian walkways along Wellington's major roads shall be provided. The site is designed with multiple accessible pedestrian sidewalk connections to Forest Hill Blvd which is one of the most heavily traveled roadways in the Village of Wellington.**

- b) 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 proposed request is not in conflict with the Wellington LDRs. As prescribed in Section 6.3.1. and as prescribed in the applicable definition of building height in the ULDC. The proposed building height of 34 feet 1 inch is within the 35' maximum allowed; and the proposed tower height of 43 feet 6 inches is within the exception to building height allowed in Section 6.3.1.G.8**

- c) 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 proposed request is consistent with the existing use of the site as a place of worship or assembly. This alignment is illustrated in the Wellington PUD Master Plan, which designates the site as a "Place of Worship."**

- d) The proposed request is consistent with Wellington neighborhood aesthetics.

**Response: The proposed request is consistent with Wellington neighborhood aesthetics and reflects similar elements such as the metal roof, and modern architectural style as depicted in the Village of Wellington Municipal Complex on the west side of Forest Hill Blvd.**

On behalf of the Applicant / Property Owner, Urban Design Studio requests your consideration of this Site Plan application. Project Managers at Urban Design Studio are Rob Dinsmore and Lentzy Jean-Louis. They can be reached at 561-366-1100