

POZAS

JUSTIFICATION STATEMENT

The proposed project, located on Paddock Drive in Wellington, Florida, consists of the unified development of two adjacent parcels identified as Lot 3 (14912 Paddock Drive) and Lot 4 (14902 Paddock Drive). The project has been conceived as a comprehensive equestrian estate that integrates professional horse facilities with a high-end residential component, organized through a cohesive and carefully structured master plan.

The design responds directly to Wellington's identity as a premier international equestrian community, reinforcing the character of the area while enhancing the quality, functionality, and spatial organization of the site. The consolidation of both lots enables a more efficient land use strategy, allowing for a clear hierarchy of spaces, optimized circulation, and a balanced distribution of uses.

At the core of the project is a centrally located riding arena, around which the primary equestrian functions are organized, including six paddocks and a horse walker. The stable complex is positioned adjacent to these elements and serves as the operational heart of the development. Its design reflects a careful balance between functionality, durability, and architectural quality.

The stables are conceived as a series of articulated volumes organized along a central axis, creating a clear and legible spatial arrangement. Interior circulation corridors are generous, well-lit, and naturally ventilated, enhancing both usability and animal welfare. The architecture incorporates high-quality materials such as natural stone, wood accents, and refined plaster finishes, establishing a cohesive visual identity that is consistent with the residential component.

Covered walkways, shaded areas, and integrated landscape elements provide comfort for both horses and users, while reinforcing the indoor-outdoor relationship that characterizes the overall design. The layout allows for efficient daily operations, including movement of horses, access to grooming and washing areas, and proximity to support functions such as tack rooms, storage, and veterinary spaces.

Flanking the stables, two auxiliary buildings provide groom accommodations on the upper level, with veterinary and storage areas located on the ground floor. This configuration ensures an appropriate separation of uses while maintaining direct operational connectivity.

A defining feature of the project is the intentional visual and spatial relationship established between the luxury residence and the equestrian areas. The residence is strategically positioned to overlook the arena and paddocks, creating a direct visual connection between living spaces and equestrian activities. Outdoor terraces and leisure areas are oriented to frame these views, reinforcing the experiential quality of the estate and integrating daily life with the equestrian environment.

The architectural language of the residence and stables is unified through a contemporary design approach characterized by clean horizontal lines, controlled proportions, and a refined palette of materials. This consistency elevates the overall character of the development and distinguishes it within the surrounding context.

Vehicular access and internal circulation have been carefully planned to separate service functions from residential areas, enhancing safety and efficiency throughout the site. The project preserves significant

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open green areas and maintains the low-density, landscaped character that defines Wellington's equestrian properties.

In summary, the project is justified by its integrated planning strategy, its compatibility with the surrounding context, and its commitment to high standards of design and functionality. The proposal successfully combines operational efficiency, animal welfare, architectural quality, and a strong visual and experiential connection between residential and equestrian uses, resulting in a cohesive and high-value development that contributes positively to the character of Wellington.

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POZAS ARQUITECTOS, S.A DE C.V

P R E S E N T E

TEXTO