

14902/14912 Paddock Drive - Flat Roof **STAFF REPORT**

Petition Number: 2026-0017-ARB

Property Owner: Loero Stables LLC
 14902 Paddock Drive
 Wellington, FL 33414

Agent/Applicant: John M Averkamp, Inc.
 PO Box 211357
 Royal Palm Beach, FL 33411

PCN: 73-41-44-08-01-034-0030 and 0040

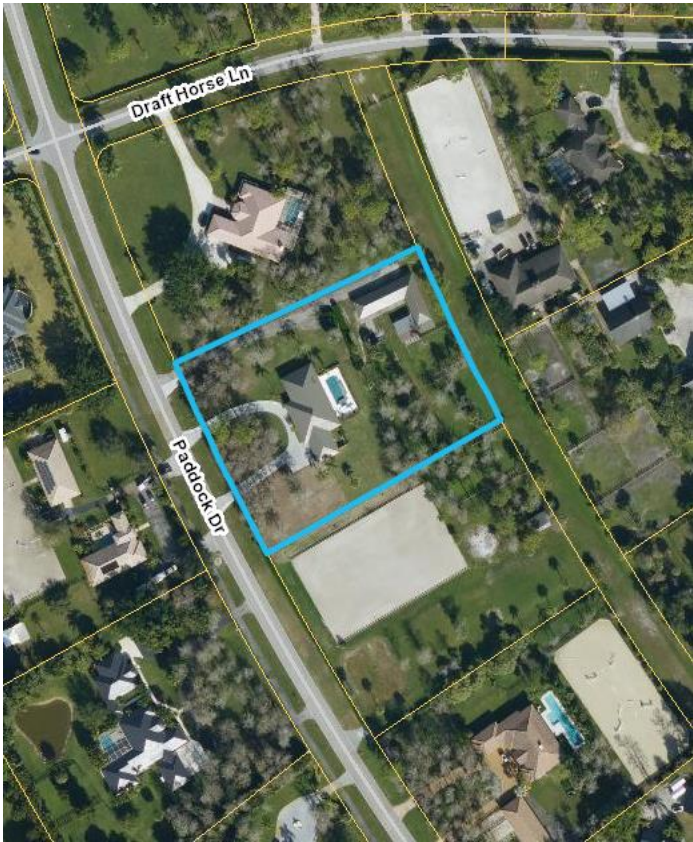
Future Land Use Designation (FLUM): Residential B

Zoning Designation: Equestrian Overlay Zoning
 District/Planned Unit Development
 (EOZD/PUD)

Acreage: 4.14 Acres

Request: John Averkamp, agent, on behalf of Loero Stables, LLC, owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design for a flat roof for the proposed single-family residence, barn, and grooms quarters located at 14902/14912 Paddock Drive within the Paddock Park 2 subdivision.

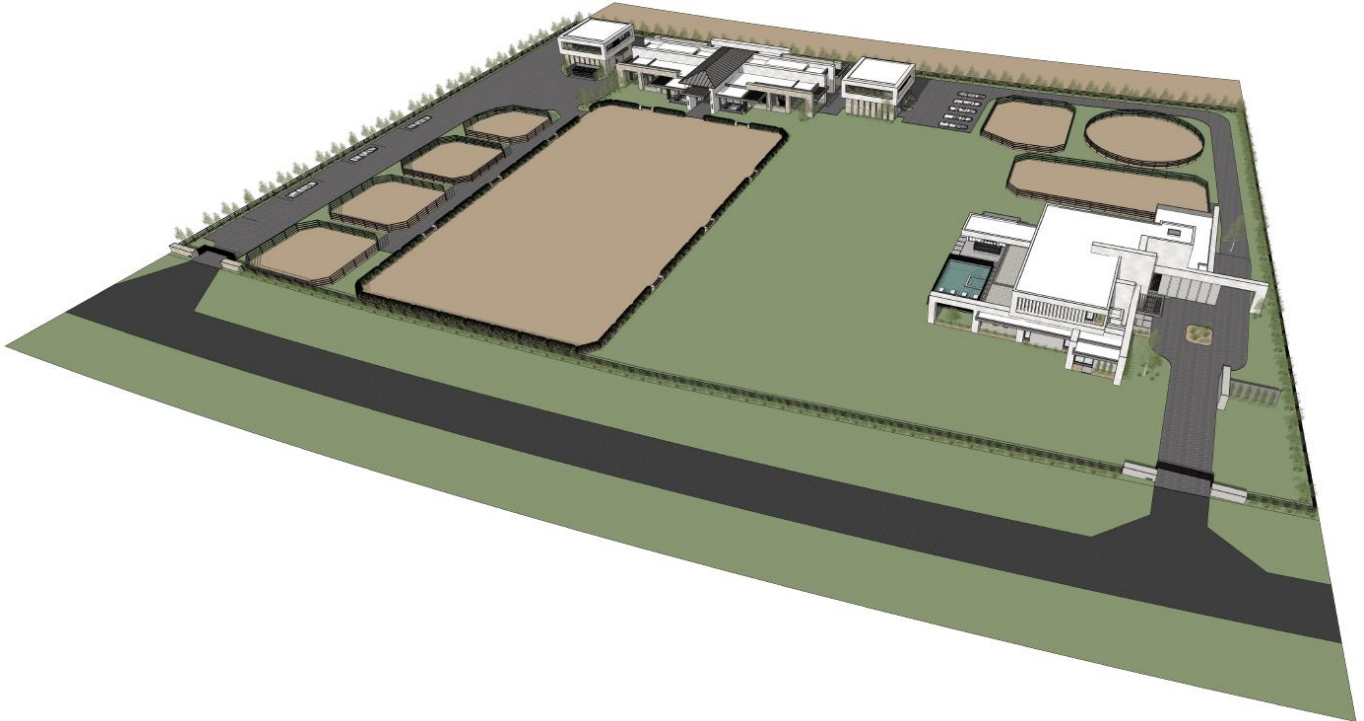
Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268



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 Paddock Park 2 subdivision within the Wellington PUD. The owner purchased the two properties in August 2024. It consists of a single-family residence, pool, and barn on Lot 4, and a sand ring on Lot 3. The property owner is in the process of unifying the two (2) properties so they can be developed as one. A Land Development Permit (ENG26-0079) is currently in review for a new residence, barn, grooms quarters, driveways, etc., for the property. All structures will be demolished, and the entire property will be reconfigured.



The proposed design of the single-family residence, barn, and groom's quarters consists of flat roofs with no pitch, 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.



Single Family Residence



Barn



VIEW 01 | 01
ARCHITECTURAL PROJECT
NO SCALE



VIEW 01 | 02
ARCHITECTURAL PROJECT
NO SCALE

Grooms Quarters

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 circumstances 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 and barn to be designed with a flat roof. The flat roof will be screened from view by parapet walls varying in height from 6 inches to 3 feet 6 inches. 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 below and in Exhibit C. Materials for the other structures are similar and complement the principal structure:

INDEX



01
 LIMESTONE
 DOLCE VITA
 FINISH: MATTE
 STAGGERED LAYOUT,
 CENTERED ON THE TILE
 PIECES OF: 0.60 X 0.40 m



08
 WINDOW PROFILE
 COLOR: CEYLON



02
 CREMA PORTUGAL
 IRREGULAR PIECES
 FINISH: NATURAL



09
 TEMPERED GLASS



03
 SYNTHETIC WOOD NEWTECHWOOD
 COLOR: IPE



10
 CONCRETE PAVER



04
 SHERWIN WILLIAMS PAINT
 COLOR: BLACK FOX
 CODE: SW7020



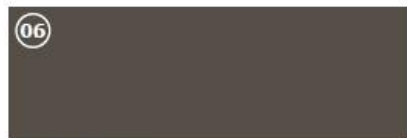
11
 WOOD FENCE



05
 STANDING SEAM METAL ROOFING
 COLOR: BROWN



12
 STAINED WOOD FINISH



06
 ALUMINIUM PANEL
 COLOR: DARK BRONZE



13
 RUBBER FLOORING



07
 PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



14
 PORCELAIN TILE SENSI
 COLOR: SAND IVORY
 FINISH: MATTE

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 of the structures will provide for high standards of design and functionality.



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 require all land use types to meet the design standard and design point system. Other homes within Wellington have received approval for 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.

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:

All new single-family residences must meet a minimum of 80 design criteria points provided in Table 6.4-1, Design Criteria for Single-Family and Multi-Family structures. The design point system allows for flexibility and creativity in architecture. The proposed design meets the following points:

Design Criteria	Points
More than 3,000 SF under air	20
Entry Feature	10
First Floor Tie Beam 9 feet higher	10
Front Elevation (3 or more)	10
Garage (two-car or more)	10
Roof Planes (3 or more)	10
Paver Fabricated Driveway	10
Window with Architectural Feature	5
Total	85

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve. The property will be required to meet all other requirements of the LDR that are not included in this approval. Approval is for single-family residence, barn, and groom's quarters 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 proposed 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.
2. A building permit shall be approved for all structures prior to construction.
3. The approval is for the single-family residence, barn, and grooms quarters only.
4. Prior to issuance of a Certificate of Occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened. Any rooftop mechanical equipment and shall not be visible 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 – Single Family Residence |
| Exhibit D | Proposed Elevations – Barn and Grooms Quarters |
| Exhibit E | Proposed Landscape Plan |
| Exhibit F | Justification Statement |