

1641 S Club Drive Alternative Design **STAFF REPORT**

Petition Number: 2026-0016-ARB

Property Owner: David White
 1641 S Club Drive
 Wellington, FL 33414

Agent: Craig Nickelson
 Arcadia Outdoor Living
 132 Millenia Drive
 Ponte Vedra, FL 32081

PCN(s): 73-41-44-07-04-000-0490

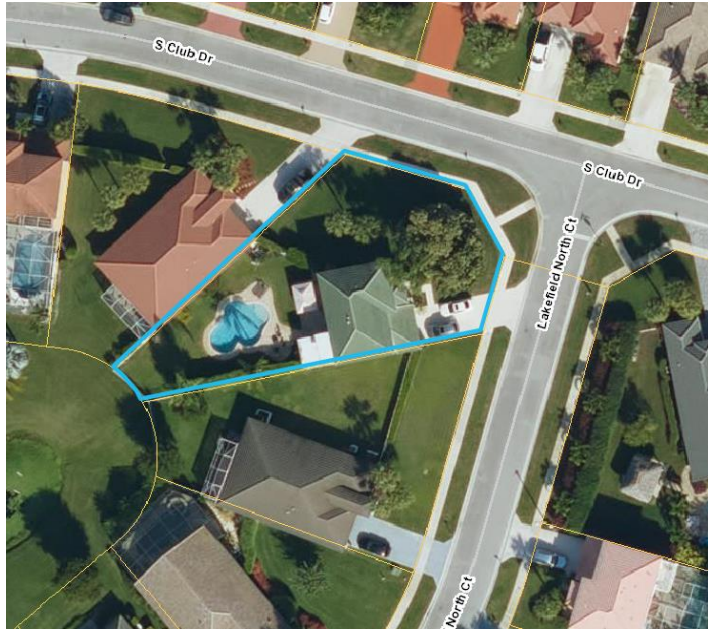
Future Land Use Designation (FLUM): Residential E

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.25 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval for an alternative design for a 16' x 12' solid, flat-roofed, detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Adjacent Property	FLUM	Zoning
North	Residential E	PUD
South		
East		
West		

Site History and Current Request:

The subject property is located at 1641 S Club Drive within Lakefield North. The property was purchased by the applicant in March 2026. The property consists of a single-family residence that was built in 1996 and a swimming pool. The owner has applied for a permit to construct a freestanding pergola shade structure (BP26-1558) 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 192 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 25 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 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 there is a thick hedge along the front of the property line, and the pergola would be located on the neighbor's zero lot line side, which has no windows. 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 property has two portions of the roof with flat insulated roofs – the 2nd floor balcony and a screened porch totaling approximately 210 SF. If attached, the pergola would be approved as a flat roof addition as the combined total of all flat roof structures is 412 SF, which is 29% of the footprint of the principal structure. HOA approval is currently pending.

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 approval is for a 16' x 12' 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.
2. The owner shall obtain all necessary permits for the shade structure.
3. An inspection by Planning and Zoning is required prior to the closeout 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 B – Proposed Pergola





Exhibit C – Existing Site Conditions





Exhibit D – Justification Statement

JUSTIFICATION STATEMENT – ARB APPROVAL

Project Address: 1641 S Club Dr, Wellington, FL

1. Consistency with the Comprehensive Plan

The proposed request is consistent with the purposes, goals, objectives, and policies of the Village of Wellington Comprehensive Plan. The improvements are residential in nature and align with the Village's intent to maintain and enhance the quality, character, and stability of existing residential neighborhoods.

2. Consistency with the Land Development Regulations (LDR)

The proposed request is not in conflict with any applicable provisions of Wellington's Land Development Regulations and is consistent with the overall purpose and intent of the LDR. The design, placement, and scope of work comply with applicable zoning requirements and development standards.

3. Compatibility with Surrounding Uses and Zoning

As shown on the survey, the proposed pergola is located approximately **35 feet from one side property line, 25 feet from the opposite side property line, and 87 feet from the rear property line**. The structure complies with all applicable setback requirements.

4. Consistency with Neighborhood Aesthetics

The proposed request is consistent with the established aesthetic character of the Wellington community. The design, materials, and overall appearance of the proposed improvements are in harmony with the surrounding neighborhood and existing residential structures. The request maintains the visual integrity of the area and does not create any adverse visual impacts. The improvements are designed to complement the existing property while remaining cohesive with the architectural style and appearance of nearby homes.