

**Farrell West Elevations and Materials STAFF REPORT**

**Petition Numbers:** 2024-0009-ARB

**Property Owner/  
 Applicant:** Farrell Florida Wellington Owner  
 2317 Montauk Highway  
 PO Box 14  
 Bridgehampton, NY 11932

**Agent:** Michael Sanchez

**Site Address:** 11153 Polo Club Road

**PCN(s):** 73-41-44-14-49-002-0000

**Future Land Use Designation:** Residential C

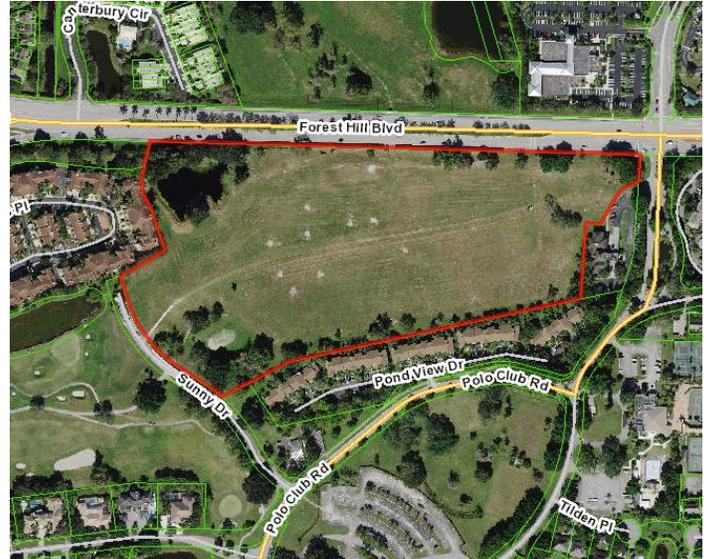
**Zoning Designation:** Planned Unit Development (PUD)

**Acreeage:** 22.983

**Requests:** To approve elevations, colors, and materials for the proposed Models 10, 11, 13 and 14 for the Farrell Estates subdivision.

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

**Location Map:**



Adjacent Property	FLUM	Zoning
North	Forest Hill Boulevard	PUD
South	Residential E (5.01 du/ac – 8.0 du/ac)	PUD
East	Open Space Recreation (OSR)	PUD
West	Residential F and OSR	PUD

**Site History and Current Request:**

Farrell Wellington Estates (fka Farrell West) is located on the southwest corner of Polo Club Road and Forest Hill Boulevard. The subject site was previously the southern portion of the North Course golf course, also known as East Course, which has been closed since around 2000. On July 11, 2023, Wellington Council approved a Comprehensive Plan Amendment (Ordinance No. 2023-05) to amend the Land Use designation from Open Space Recreation to Residential C (1.01 – 3.0 du/ac) and a Master Plan Amendment (Resolution No. R2023-11) to modify the Wellington PUD to assign 27 dwelling units to the 22.98-acre parcel. Resolution No. R2023-11 also approved a Project Standards Manual which is a governing document, in addition to the master plan and site plan, for a planned development that provides all regulations for the proposed development and provides design standards, landscape requirements, circulation, etc. for a development. A site plan (Exhibit A) has also been submitted and being reviewed by staff.

Condition 3 of Resolution No. R2023-11 required Architectural Review Board approval for all single-family models/elevations prior to issuance of building permits, as the applicant will be the master developer for the subdivision. The applicant received approval for 10 models (Models 1 – 9, and 12) (Exhibit C) and is requesting approval of four (4) additional models (Model 10, 11, 13, and 14) (Exhibit B) for the subdivision for ARB review and approval:

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Model 10



Model 11



Model 13



Model 14

**Analysis:**

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

*Land Use and Community Design Goal LU&CD 1 – Enhance the quality and character of Wellington’s neighborhoods, Commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown! and,*

*Housing and Neighborhoods H&N 1 – Protect, preserve, and enhance the character, quality and value of existing neighborhoods.*

Palm Beach Polo and Country Club (PBPC) has over 20 individual subdivision offering a variety of housing types ranging from one (1) bedroom efficiencies, to multi-million-dollar mansions. PBPC began construction in the late 1970’s with construction continuing today within Blue Cypress. There are various types of architecture throughout PBPC as the community was constructed over the last five (5) decades. The proposed elevations are modern themed with a mix of pitched and flat roofs. There are modern designed homes throughout the newer subdivisions of PBPC.

*Land Use and Community Design Policy LU&CD 2.1.2: Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the*

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*Land Development Regulations.*

The proposed single-family subdivision will have a master developer and is required to obtain ARB approval for all model types. The subdivision also has a PSM that was adopted by Resolution which provides design standards, landscape requirements, circulation, etc. for the development.

2. That 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.

This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The applicant has submitted a Site Plan and Landscape Plan) for Farrell West that has been reviewed for compliance with the zoning standards including landscaping, setbacks, lot dimensions, etc.

Table 6.4-1 of Wellington’s LDR establishes a Design Criteria Point System based on various aspects of architectural design and requires that a minimum of 80 points be achieved, unless an alternative design has been approved by the ARB. Below is a table that identifies each design criteria, the various models, and each criterion that the models qualify for and the overall total points.

**FARRELL ESTATES WELLINGTON**  
**TABLE 6.4-1 Design Criteria - Compliance - Models 10, 11, 13 & 14**  
 3/28/2024

DESIGN CRITERIA	POINTS SING. FAM.	PROPOSED MODELS POINT SCORES			
		MODEL 10	MODEL 11	MODEL 13	MODEL 14
More than 3,000 SF under air, or	20	20	20	20	20
2,500–3,000 SF under air, or	15				
2,000–2,499 SF under air, or	10				
1,500–1,999 SF under air	5				
1,200–1,499 SF under air	–				
Entry feature	10	10	10	10	10
First floor tie beam 9 feet or higher	10	10	10	10	10
Front elevation planes (2 or more)	–				
Front elevation planes (3 or more)	10	10	10	10	10
Garage (two car or more)	10	10	10	10	10
Side entry garage	10				
Paver fabricated driveway	10				
Stamped concrete driveway	10	10	10	10	10
Roof planes (2 or more)	–				
Roof planes (3 or more)	10	10	10	10	10
Roof tiles (clay or cement)	10				
Roof metal (standing seam)	10	10	10	10	10
Landscaping 20% in excess of minimum requirements	10	10	10	10	10
<b>Architectural details</b>					
Belt banding, minimum 6" wide and ½" deep	5				
Columns (two or more—Free standing or engaged)	5				
Column taper or entasis	3				
Quoins, minimum 18" on one side and ½" deep	3				
Shutters—Decorative	4		4		
Shutters—Operative	5				
Window banding, minimum 6" wide and ½" deep	3				
Window boxing, minimum 12" wide and 1" deep	3				
Window with architectural feature, such as an arched, palladian, or clear story window	5				
<b>Maximum points obtainable</b>	<b>154</b>	<b>105</b>	<b>109</b>	<b>105</b>	<b>105</b>
<b>Minimum points required</b>	<b>80</b>	<b>25</b>	<b>29</b>	<b>25</b>	<b>25</b>

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All proposed models meet the minimum 80 design point requirement as shown in the table above.

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. The proposed designs include three (3) elevations that have flat roofs visible from the right-of-way (Models 10, 11, and 13). Models 1, 3, 4, and 7, which were previously approved, all have portions of a flat roof visible from the right-of-way and are proportionate to the structure.

The applicant submitted a material board (Exhibit C) that illustrates all colors and materials that will be used throughout the entire neighborhood which are all approved materials/colors:

- *Stucco Paint:* Warm White, Light Warm Gray
  - *Metal Roof:* Slate Gray, Charcoal, Pre-Weather Galvaume
  - *Wood:* Java Teak Hickory, Tropical IPE, Cedar
  - *Metal (Window, Doors, Frames, Cladding, Fascia, and Coping):* Matte Black Gray, Slate Gray, Gun Metal, Dark Bronze, Stainless Steel (guard rails)
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.

Farrell Wellington Estates is located on the southwest corner of Forest Hill Boulevard and Polo Club Road. The applicant is required to install landscape buffers around the entire perimeter of the subdivision. The applicant worked with Council to improve the buffer along Forest Hill Boulevard and the Golf Cottage community. Golf Cottages to the south was constructed in the late 1970’s in a different architectural era. Although the architectural style does not match the communities that are adjacent to the subject properties, there are modern type homes sporadically located within the newer parts of PBPC such as Blue Cypress and Cypress Island.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Most of the neighborhoods within Wellington that were constructed after 2000 were of a Mediterranean type of architectural theme with stucco walls, ornate archways, barrel roof tiles, etc. The modern themed elevations proposed are reminiscent of other luxury homes recently constructed within Wellington and South Florida.

**Recommendation:**

Based on the findings, consistency with Wellington’s Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of Petition 2024-0001-ARB Farrell Wellington Estates Elevations, Colors, and Materials with the following conditions of approval:

1. All Models shall be constructed as shown in Exhibit B. The models shall be in the colors and materials as shown in Exhibit C and as provided below:

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- *Stucco Paint:* Warm White, Light Warm Gray
  - *Metal Roof:* Slate Gray, Charcoal, Pre-Weather Galvaume
  - *Wood:* Java Teak Hickory, Tropical IPE, Cedar
  - *Metal (Window, Doors, Frames, Cladding, Fascia, and Coping):* Matte Black Gray, Slate Gray, Gun Metal, Dark Bronze, Stainless Steel (guard rails)
2. No two (2) identical facades shall be placed next to, or across the street from, each other. Identical facades shall mean color, material, and design.
  3. A building permit shall be approved for all structures prior to construction.
  4. The approval is for the residences (principal structure) only. Any future accessory buildings with flat roofs shall require ARB approval.
  5. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened from view. The roof top mechanical equipment and flat roof shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

**Exhibits:**

- |           |                            |
|-----------|----------------------------|
| Exhibit A | Site Plan                  |
| Exhibit B | Proposed Elevations        |
| Exhibit C | Proposed Material Board    |
| Exhibit D | Previously Approved Models |
| Exhibit E | Justification Statement    |