

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, January 28, 2026

6:30 PM

Village Hall

Architectural Review Board

*Maria Raspanti
Satesh Raju
Luis Rodriguez
Stacy Somers
Maria Wolfe
John Greene
Salvatore Van Casteren*

- I. CALL TO ORDER**
- II. REMARKS BY CHAIRMAN**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES**

25-7508 Approval of the October 23, 2025 Architectural Review Board Meeting Minutes

Attachments: [October 23, 2025 Architectural Review Board Meeting Minutes - Copy](#)

- V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**
- VI. SWEARING IN OF SPEAKERS**
- VII. EXPARTE COMMUNICATION**
- VIII. NEW BUSINESS**

ARB-376 Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations

Attachments: [Staff Report - Ousley Feed](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Elevations](#)
[Exhibit D - Site Amenities](#)
[Exhibit E - Justification Statement](#)

ARB-373 Petition No. 2025-0024-ARB Self-Storage at Iorizzo (Color)

Attachments: [Staff Report- Self-Storage 2025-0024-ARB](#)
[Exhibit A](#)

ARB-374 Petition No. 2025-0025-ARB LA Medical Signage

Attachments: [Staff Report - LA Medical](#)

ARB-375 Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating

Attachments: [2026-0001-ARB](#)
[Exhibit A - Existing Site Conditions](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Elevations](#)
[Exhibit D - Justification Statement](#)

IX. COMMENTS FROM THE PUBLIC**X. COMMENTS FROM STAFF****XI. COMMENTS FROM THE BOARD****XII. ADJOURN**

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.



Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Legislation Text

File #: 25-7508, **Version:** 1

ITEM: Approval of the October 23, 2025 Architectural Review Board Meeting Minutes

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

EXPLANATION: Review and approve the October 23, 2025 Architectural Review Board meeting minutes.

Minutes
Architectural Review Board
October 23, 2025, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on October 23, 2025, in Village Hall at 12300 Forest Hill Boulevard.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:30 p.m.

Board Members Present: John Greene, Sal Van Casteren, Luis Rodriguez, and Dr. Satesh Raju

Board Members Absent (Excused): Maria Raspanti, Maria Wolfe, and Stacy Somers

Staff Members Present: Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner; and Jonathan Sandoval, Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

September 2, 2025, Architectural Review Board Meeting Minutes

A motion was made by Luis Rodriguez, seconded by John Greene, to approve the September 2, 2025 Architectural Review Board Meeting Minutes. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

V. ADDITIONS & DELETIONS

Petition No. 2025-0019-ARB Wild Cherry Lane Hedge Height Waiver was moved to the end of the agenda.

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VII. EX-PARTE COMMUNICATION

VIII. NEW BUSINESS

Petition No. 2025-0020-ARB 109 Pacer Circle Alternative Color - Gate

Jonathan Sandoval made a presentation on the request for a proposed alternative color for black powder coated gate located at 109 Pacer Circle that is not included on the ARB approved fence designs and materials list. Owner, Ronen Tish, was present to address questions and clarified to John Greene that when the gate opens, it will be positioned behind the hedges.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to approve Petition No. 2025-0020-ARB 109 Pacer Circle Alternative Gate Color with the conditions recommended by Staff. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0005-ARB Wellington Green MUPD E (Building A Expansion)

Damian Newell presented a request to amend elevations, exterior colors, materials, and wall signage, including a technical deviation, for the proposed Building A expansion within MUPD E of the Wellington Green project. Michael Rem, representing JBL—the applicant—responded to John Greene's questions regarding which tenants have signage rights and which are requesting additional signage in greater detail. Mr. Rem also provided a brief presentation outlining the proposed expansion, new window, storefront entry doors in addition to the requested signage.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to approve Petition No. 2025-0025-ARB Wellington Green MUPD E Building A Expansion with the conditions recommended by Staff and a condition that the secondary wall signs on the east elevation be uniform in appearance with a white halo light, channel lettering, and a contrasting border. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0021-ARB Canter Orange Point PUD

Damian Newell presented a request for approval of the elevations, exterior colors, and materials for a new model within the approved single-family residential project known as Canter. Thomas Chmielewski of Insite Studio provided a brief presentation. Aimee Carlson from Pulte Homes, addressed John Greene's concerns regarding driveway colors.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2025-0021-ARB Canter Orange Point PUD with the conditions recommended by Staff and to include the color of the paver driveway. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0019-ARB 1148 Wild Cherry Lane Hedge Height Waiver

Jonathan Sandoval presented a request seeking approval of a waiver to maintain a hedge exceeding the maximum allowed height of three (3) feet at 1148 Wild Cherry Lane. The property owner, Paul Berndt, noted that the hedges have been taller than the required height since before they purchased the home. Kelly Ferraiolo added that, because the owner has a side yard rather than a backyard, the increased hedge height provides additional privacy.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition No. 2025-0019-ARB 1148 Wild Cherry Lane Hedge Height Waiver with the conditions recommended by Staff. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next meeting is scheduled for January 28, 2026. Staff will be in contact if a meeting is required prior to January.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:42 pm.

Stacy Somers, Chairman

Date



Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Legislation Text

File #: ARB-376, **Version:** 1

ITEM: Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations

PUBLIC HEARING: YES **QUASI-JUDICIAL:** YES

SUMMARY: Architectural Review Board (ARB) approval of new construction for a 14,000 SF Hay and Feed store located at 14833 50th Street South.

Ousley Hay & Feed

STAFF REPORT

Petition Number: 2025-0023-ARB

Owner: Far Niente Stables IX, LLC.
13421 S Shore Blvd, Suite 203
Wellington, FL 33414

Applicant: Matthew Bellissimo
2860 Long Meadow Drive
Wellington, FL 33414

Agent: Jordan Sperling-Schmidt Nichols
1551 N Flagler Drive
West Palm Beach, FL 33414

Site Address: 14833 50th Street South
Wellington, FL 33414

PCN(s): 73-41-44-29-00-000-7010

Future Land Use Map (FLUM) Designation:

Equestrian Commercial Recreation

Zoning Designation:

Equestrian Residential / Equestrian Overlay Zoning District (ER / EOZD)

Acreage:

10.11 Acres

Request:

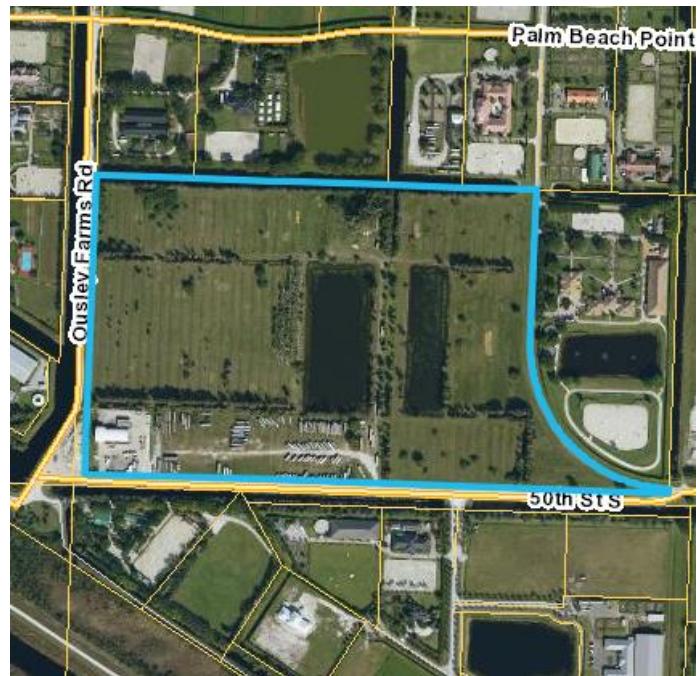
Architectural Review Board (ARB) approval of new construction for a 14,000 SF Hay and Feed store located at 14833 50th Street South.

Project Manager:

Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561)-868-8634

Location/Map:

Ousley Hay & Feed will be located on the northeast corner of Ousley Farms Road and 50th Street South.

Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential A	ER / EOZD
South	Residential A	ER / EOZD
East	Residential A	ER / EOZD
West	Residential A	ER / EOZD

Site History and Current Request:

The subject site, located at 14833 50th Street South, is situated on the northeast corner of Ousley Farms Road and 50th Street South. The overall parcel is 59.3 acres and was previously known as Littlewood Equestrian Center. A Comprehensive Plan Amendment (2025-0003-DOA) and Rezoning (2025-0002-REZ) are in progress to remove site-specific use limitations, update legal descriptions, and rezone a portion of the property as Equestrian Commercial Recreation to be consistent with the land use designation. A Site Plan (2025-0003-SP) is also in progress for the western 10.11-acre portion of the site to construct a hay and feed store adjacent to the existing

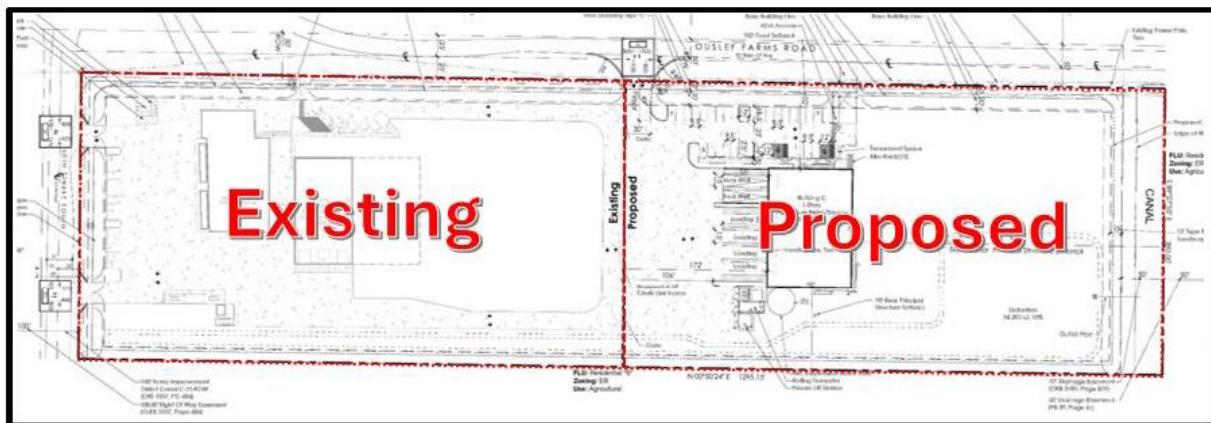
ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



manure transfer station. The request is for ARB approval of the elevations, colors, and materials of the 14,000 square-foot hay and feed store.



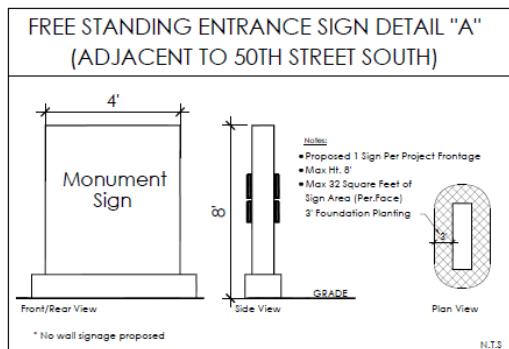
Proposed Ousley Hay & Feed - Site Plan Exhibit

Analysis:

Staff reviewed the request for ARB approval of the proposed new construction for consistency with Wellington's Land Development Regulations (LDR), Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, which requires all non-residential buildings to obtain ARB approval before the issuance of building permits.

Exterior Elevations: The design standards aim to provide buildings and structures that reflect good design, utilize proper design concepts, and are suitable for the Village of Wellington. The building's southern farmhouse architectural style is visually compatible with the surrounding area. The front façade incorporates columns within the entry feature, banding, window planter boxes, stone veneer, a metal roof, and stucco finishing. The building is a metal building, which is commonly seen throughout the EOZD, but the front will be finished with stucco. The colors and materials incorporate neutral colors to blend in with the area. These elements, along with the required landscaping, soften the building's appearance. Architectural elements are provided on all four-sides of the building

Site Amenities: The project will provide four (4) bike racks with a painted finish with landscape hedging to screen. As shown in Exhibit D, a consistent design will be kept. The location of the bike racks will be on the western façade on the northern edge of the building. The dumpster enclosure will match the color and finish of the main building with solid opaque doors and will be located on the rear of the building.



Signage: Signage is not included in the request, however, a sign detail of the monument sign was provided for reference. The building is permitted a primary wall sign on the front façade, a secondary wall sign on the sides and a monument sign at the entrance. If technical deviations are sought in the future, then additional ARB approvals will be required.



Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2025-0023-ARB:

1. The exterior elevations, colors, materials, finishes, site amenities shall comply with the elevations shown in Exhibit C and D.
2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
3. All visible exterior lighting shall be illuminated white light.
4. All glass glazing color shall be light grey tint or clear (no color).
5. All roof top mechanical equipment shall be screened from view as shown in Exhibit A. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view. Additional screening may be required if it is determined the equipment is not fully screened.



6. All site amenities shall match the colors that already exist within the center.
7. Additional approvals may be required for signage as technical deviations were not included with this approval.
8. All above ground infrastructure, utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be completely screened from view while maintaining three (3) feet of clearance.
9. The address identification/numbering height shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
10. Permit approval is required prior to construction/installation of proposed improvements.
11. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction shall require ARB approval.
12. Prior to the close out of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

Exhibits:

Exhibit A	Site Conditions
Exhibit B	Site Plan
Exhibit C	Proposed Elevations
Exhibit D	Site Amenities
Exhibit E	Justification Statement

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



Exhibit A – Existing Site Conditions



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

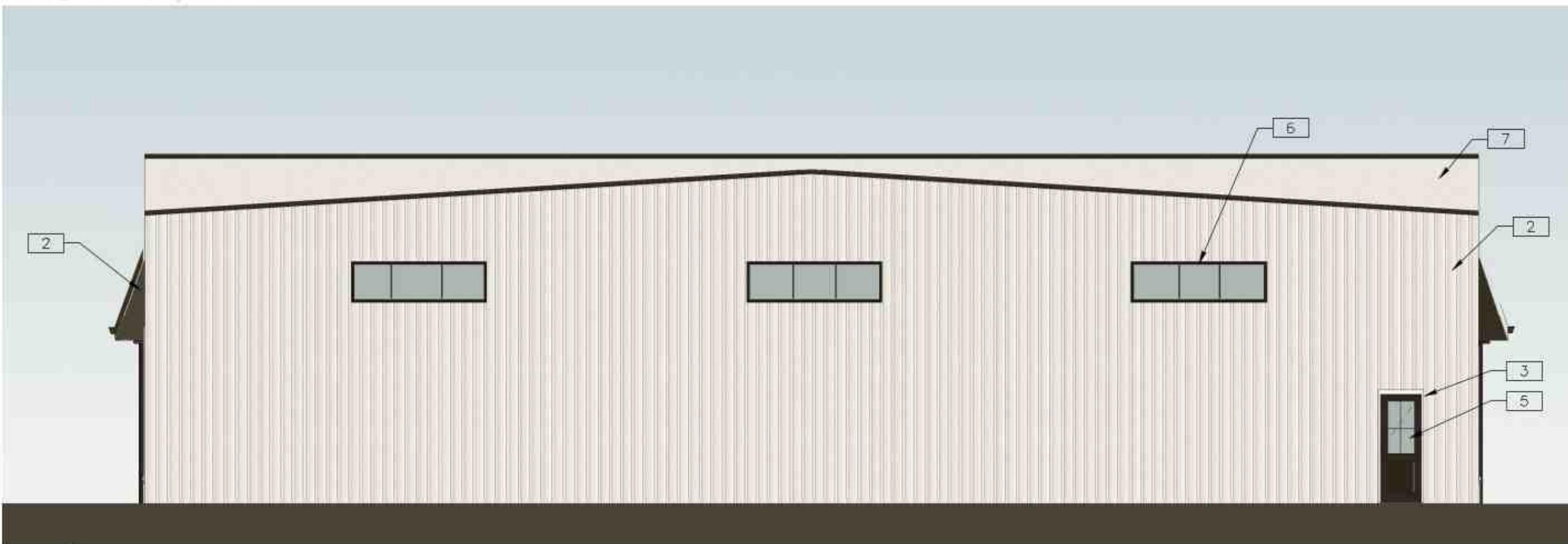
January 28, 2026



Exhibit C - Proposed Elevations



MATERIAL SCHEDULE	
MATERIAL	FINISH
1 STANDING SEAM ROOF SYSTEM	BURNISHED SLATE
2 NUCOR BUILDINGS R-PANEL METAL WALL PANEL SYSTEM	WARM WHITE
3 NUCOR BUILDINGS R-PANEL METAL WALL PANEL - TRIMS	REGAL WHITE
4 C.H.I. OVERHEAD METAL DOOR	WHITE
5 NUCOR METAL WALK DOOR - POWDER COATED	BRONZE
6 ALUMINUM IMPACT RATED WINDOWS/DOORS	DARK BRONZE
7 STUCCO - SAND TEXTURED FINISH	BEHR SPUN WOOL N220-1
8 STUCCO - SAND TEXTURED FINISH	BEHR POLAR BEAR N210-2
9 ALUMINUM GUTTER	DARK BRONZE
10 WOOD	WALNUT STAIN
11 ELDORADO STONE VENEER	FIELDLEDGE RANCHERS RIDGE



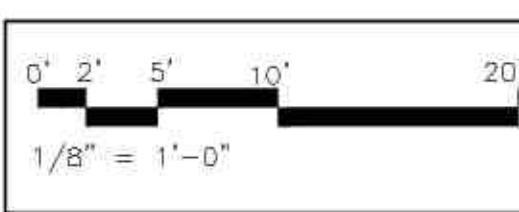
5 MATERIAL SCHEDULE

SCALE: NTS



6 MATERIAL PALETTE

SCALE: NTS



NO.	DATE	SUBMISSION
10.03.25 ISSUED TO ARB		

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF DESIGNARCHITECTS FL, L.L.P. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND COPIES ARE NOT TO BE USED BY THE PROJECT OWNER/CLIENT NOR BY SUBCONTRACTORS ON ANY OTHER PROJECT, OR FOR ANY EXTENSIONS, OR ADDITIONS, OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH DESIGNARCHITECTS FL, L.L.P. SHOULD A CAD FILE BE PROVIDED TO THE CONTRACTOR, HE SHALL USE THIS AT HIS RISK AND HOLD THE ARCHITECT HARMLESS. BY NO MEANS MAY THESE DRAWINGS BE REPRODUCED.

14883 50TH ST S
 WELLINGTON, FL 33414

TITLE: PROPOSED COLORED ELEVATIONS

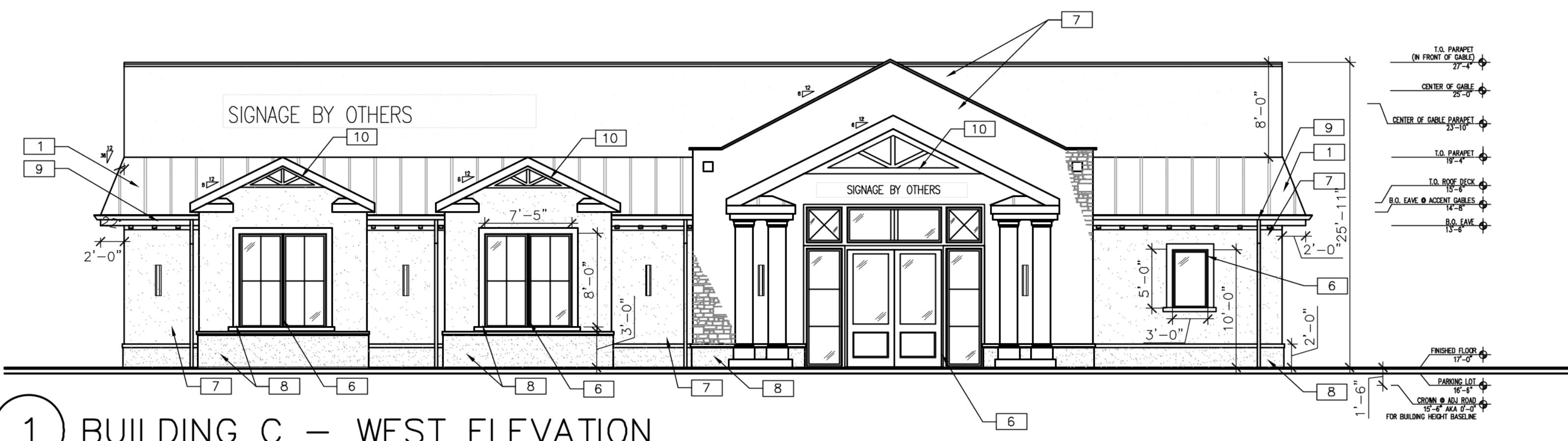
DATE: 03/27/25 PROJECT NO: 2507

SCALE: AS NOTED DRAWING NO:

DRAWN BY: STS

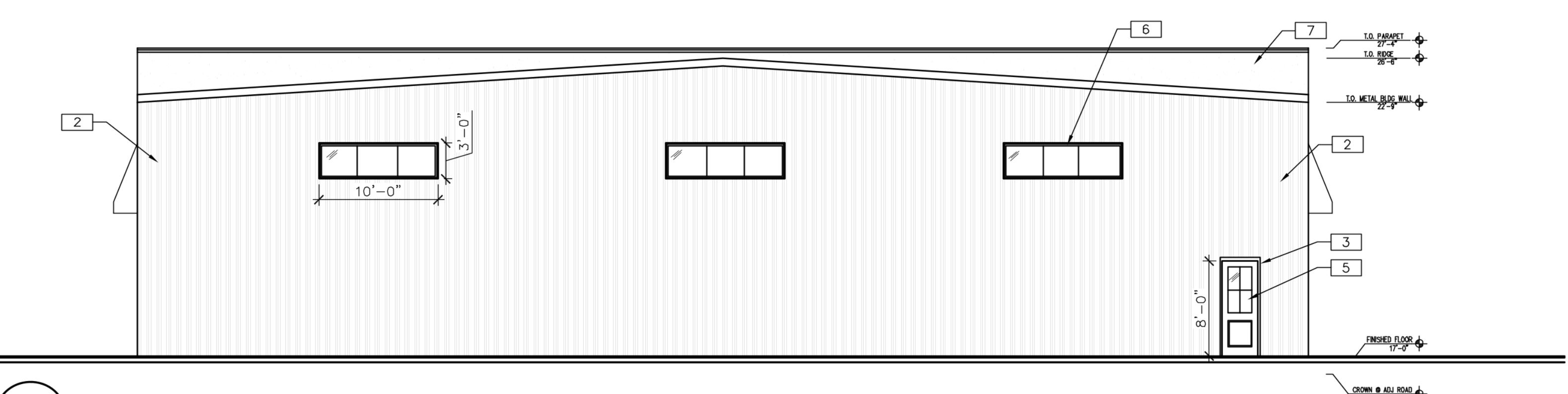
CHECKED BY: RRR

SHEET NO: A-3



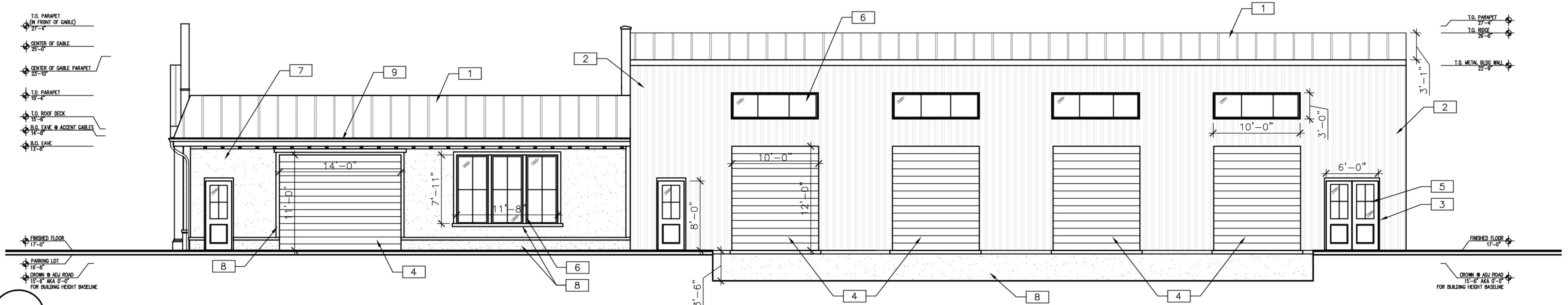
1) BUILDING C – WEST ELEVATION

SCALE: 1/8" = 1'-0"



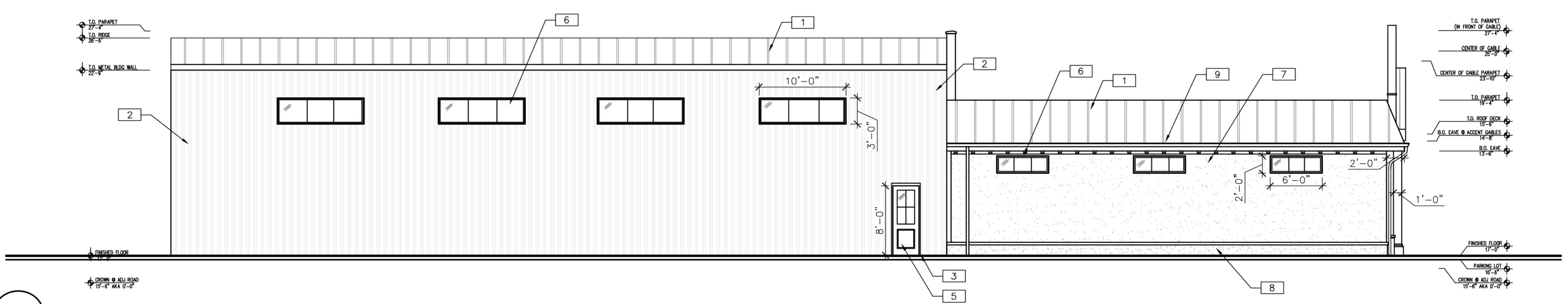
2) BUILDING C – EAST ELEVATION

SCALE:1/8"=1'-0'



3) BUILDING C – SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4) BUILDING C - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE

MATERIAL	FINISH
1 STANDING SEAM ROOF SYSTEM	BURNISHED SLATE
2 NUCOR BUILDINGS R-PANEL METAL WALL PANEL SYSTEM	WARM WHITE
3 NUCOR BUILDINGS R-PANEL METAL WALL PANEL – TRIMS	REGAL WHITE
4 C.H.I. OVERHEAD METAL DOOR	WHITE
5 NUCOR METAL WALK DOOR – POWDER COATED	BRONZE
6 ALUMINUM IMPACT RATED WINDOWS/DOORS	DARK BRONZE
7 STUCCO – SAND TEXTURED FINISH	BEHR SPUN WOOL N220-1
8 STUCCO – SAND TEXTURED FINISH	BEHR POLAR BEAR N210-2
9 ALUMINUM GUTTER	DARK BRONZE
10 WOOD	WALNUT STAIN
11 ELDORADO STONE VENEER	FIELDLEDGE RANCHERS RIDGE

5 MATERIAL SCHEDULE

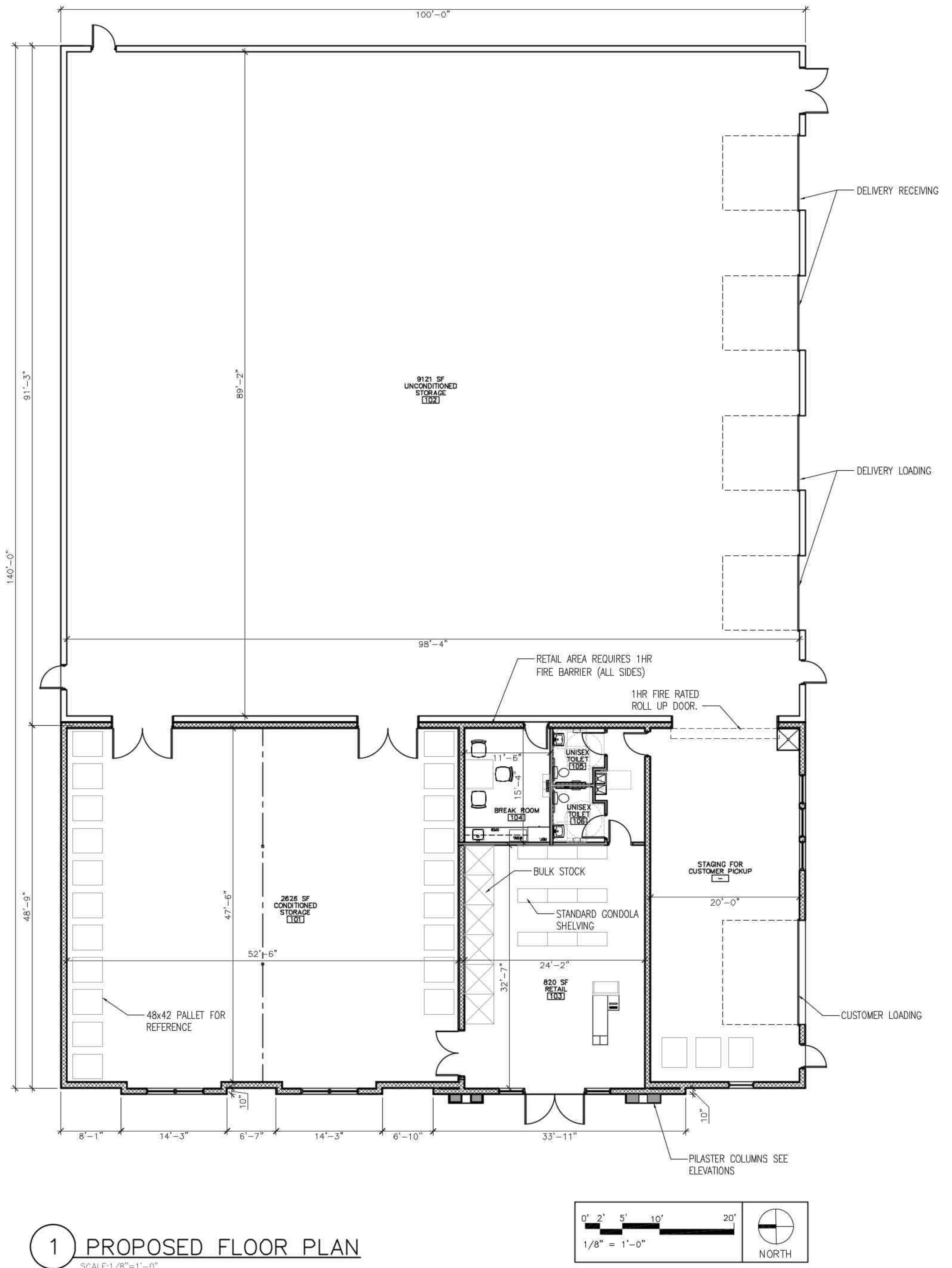
SCALE:NTS

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF DESIGNRARCHITECTS FL, L.L.P. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER/CLIENT NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH DESIGNRARCHITECTS FL, L.L.P.. SHOULD A CAD FILE BE PROVIDED TO THE CONTRACTOR HE SHALL USE THIS AT HIS RISK AND HOLD THE ARCHITECT HARMLESS, BY NO MEANS MAY THESE DRAWINGS BE REPRODUCED.

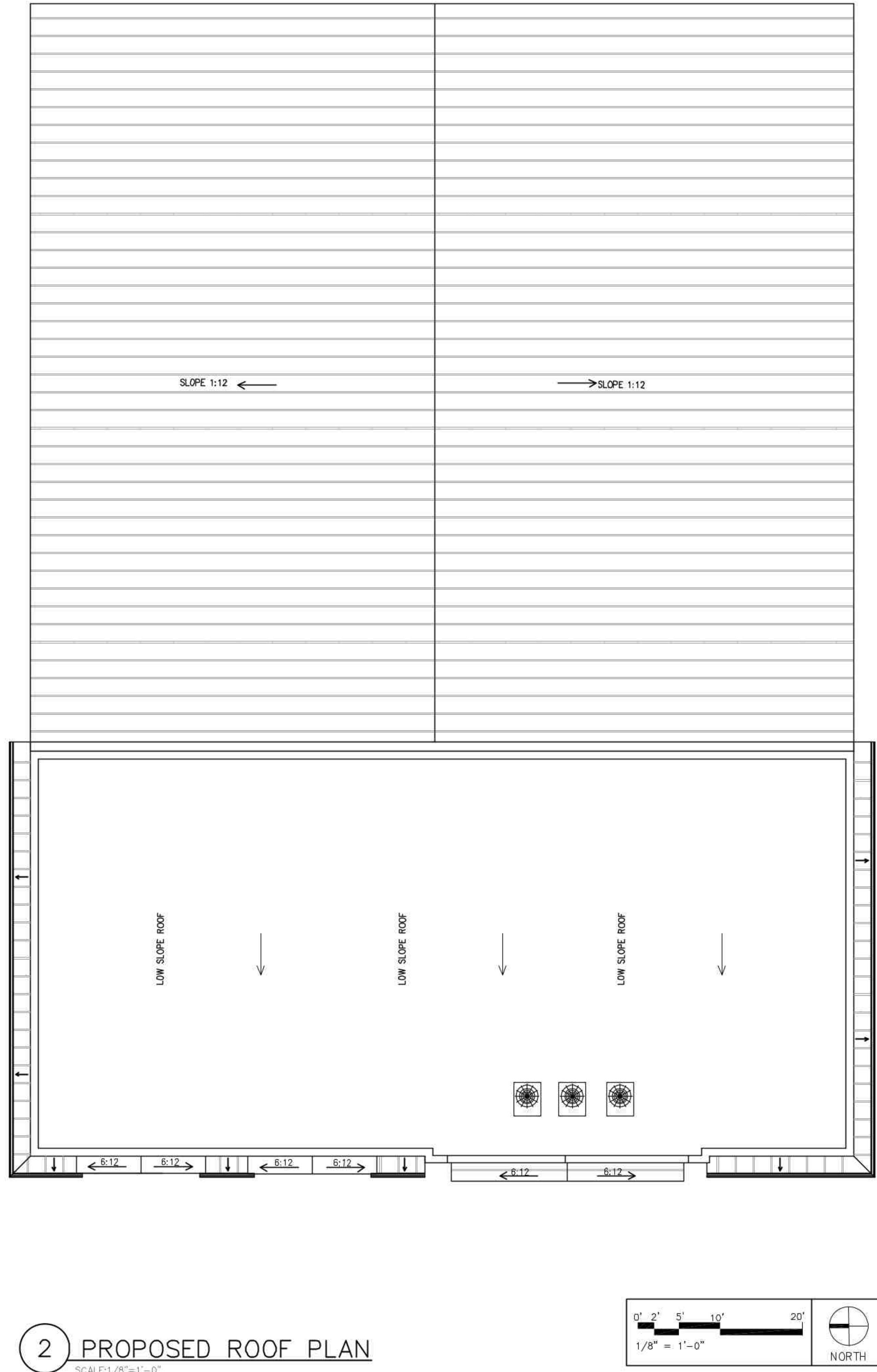
14883 50TH ST S
WELLINGTON, FL 33414

PROPOSED ELEVATIONS

A-2



1 PROPOSED FLOOR PLAN



2 PROPOSED ROOF PLAN

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF DESIGNARCHITECTS FL, LLP. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER/CLIENT NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH DESIGNARCHITECTS FL, LLP.. SHOULD A CAD FILE BE PROVIDED TO THE CONTRACTOR HE SHALL USE THIS AT HIS RISK AND HOLD THE ARCHITECT HARMLESS, BY NO MEANS MAY THESE DRAWINGS BE REPRODUCED.

14883 50TH ST S
WELLINGTON, FL 33414

TITLE: PROPOSED FLOOR PLAN & ROOF PLAN

DATE: 03/27/25 PROJECT NO.: 2507

03/27/25 2507
SCALE: AS NOTED **DRAWING NO.:**

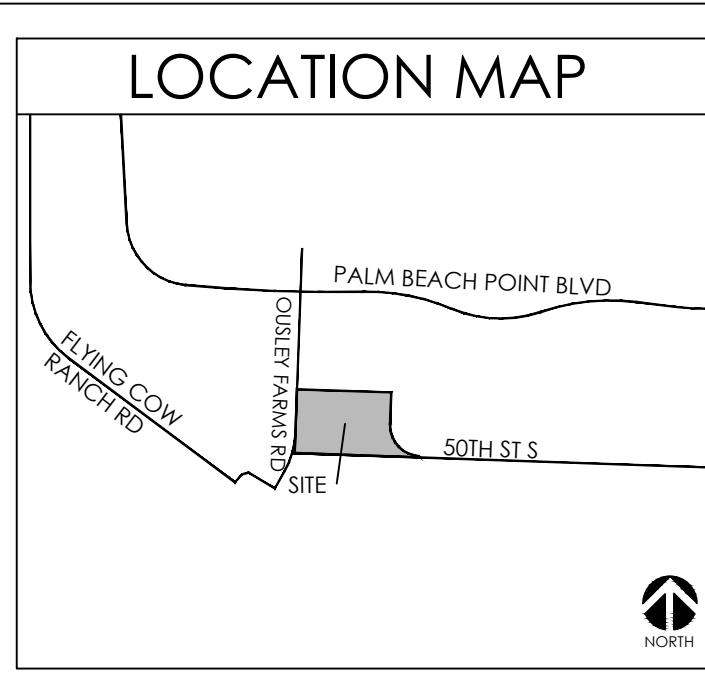
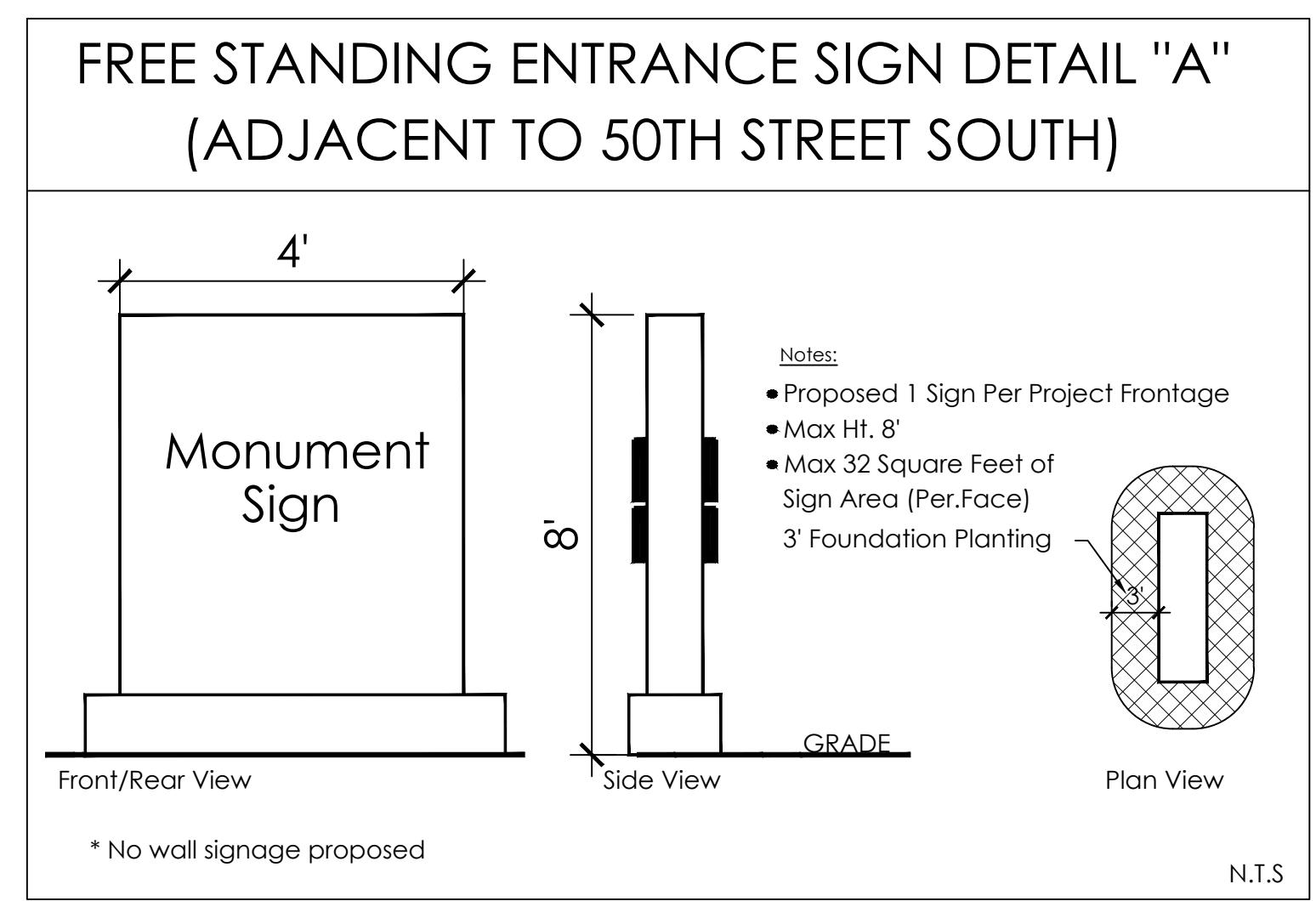
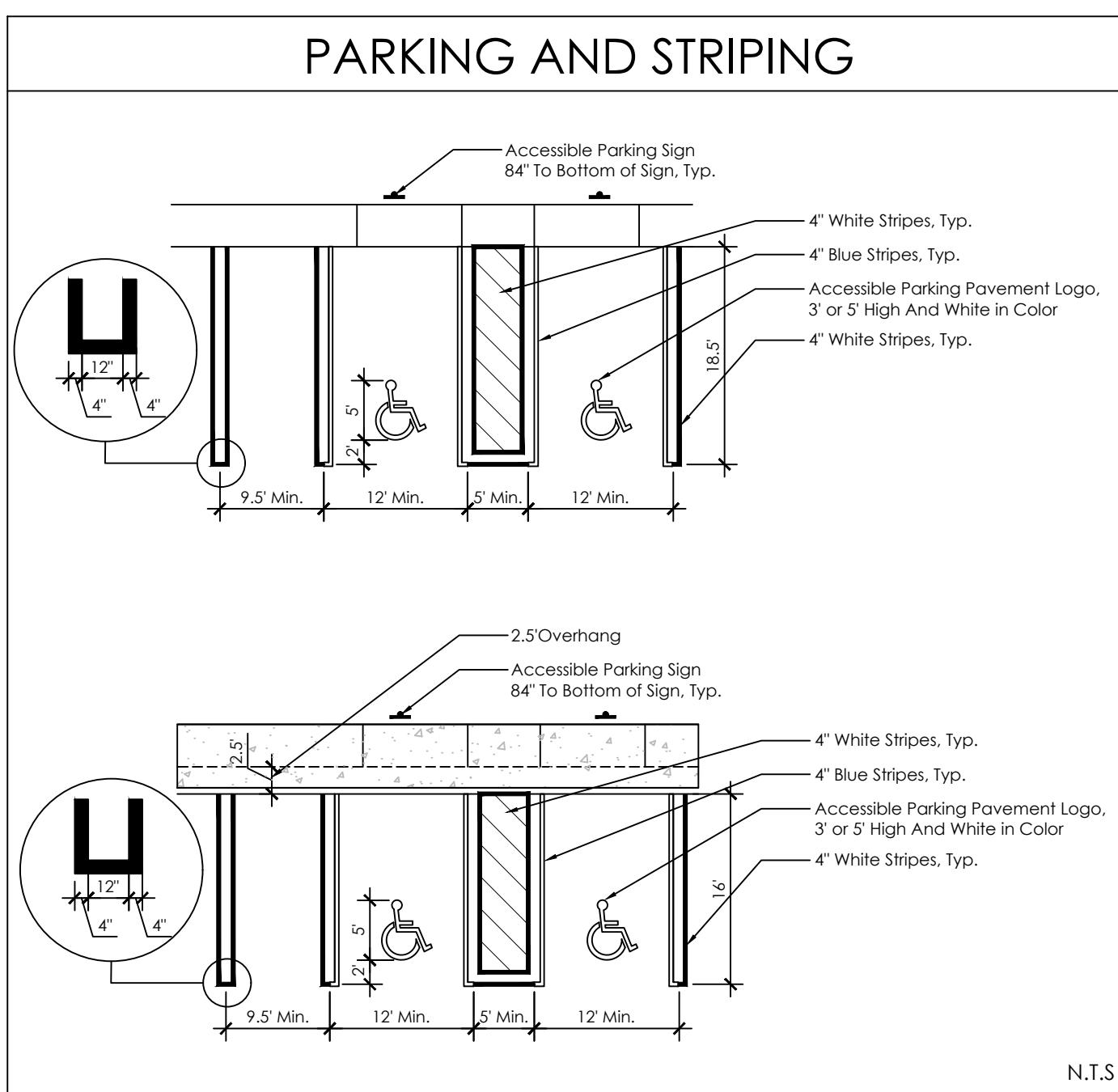
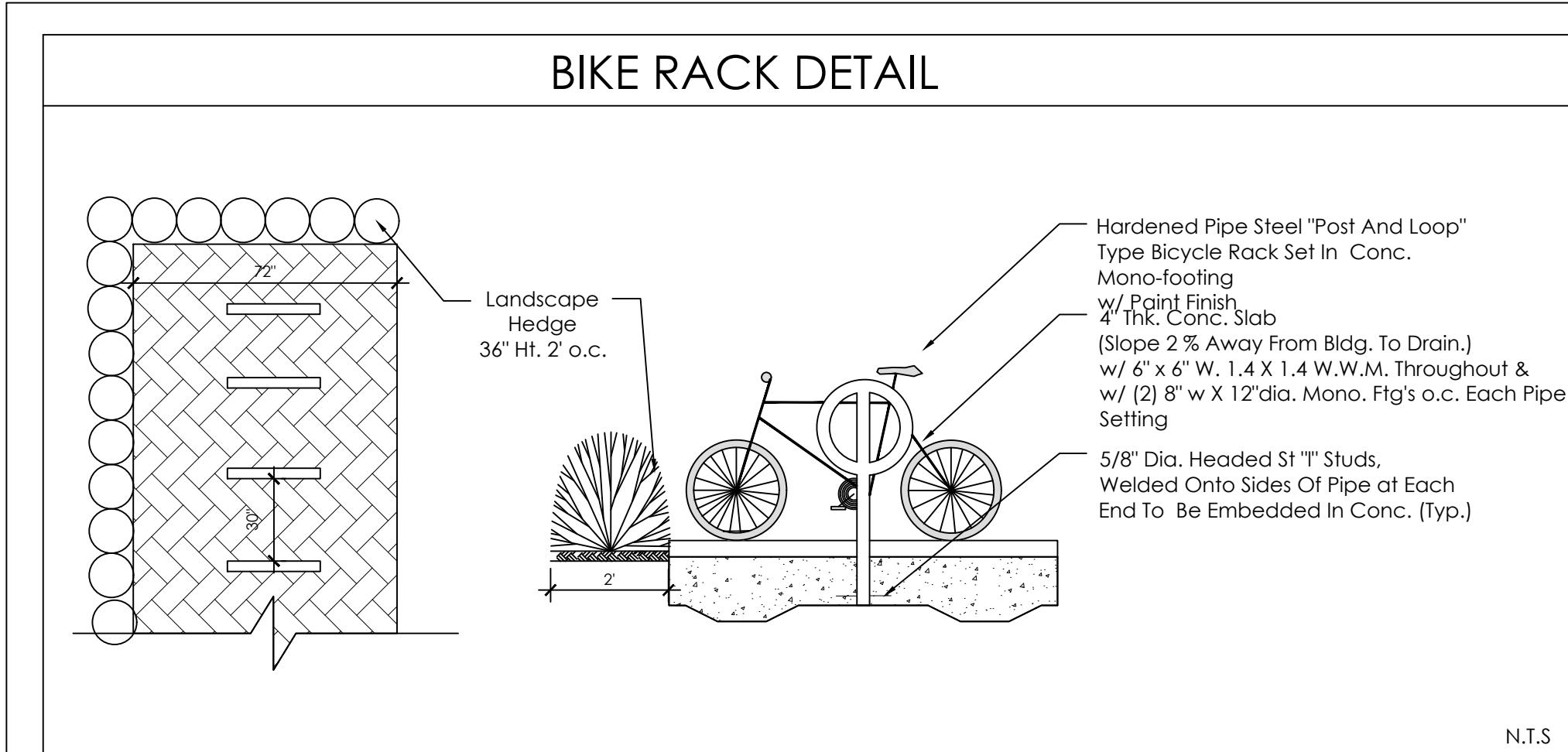
AS NOTED

DRAWN BY STS

CHECKED BY: RRR

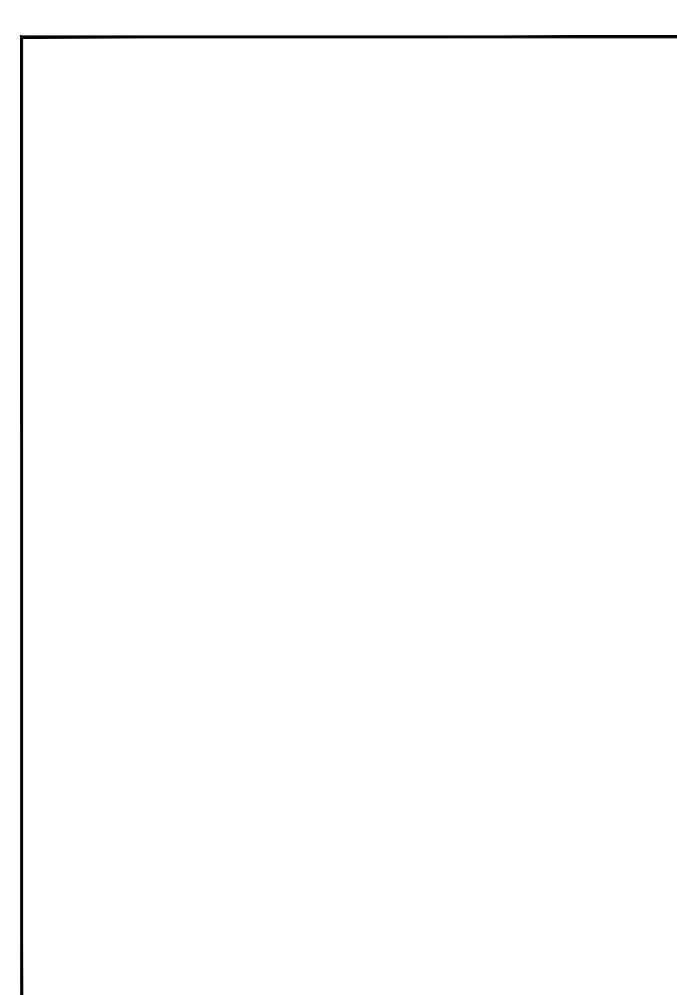
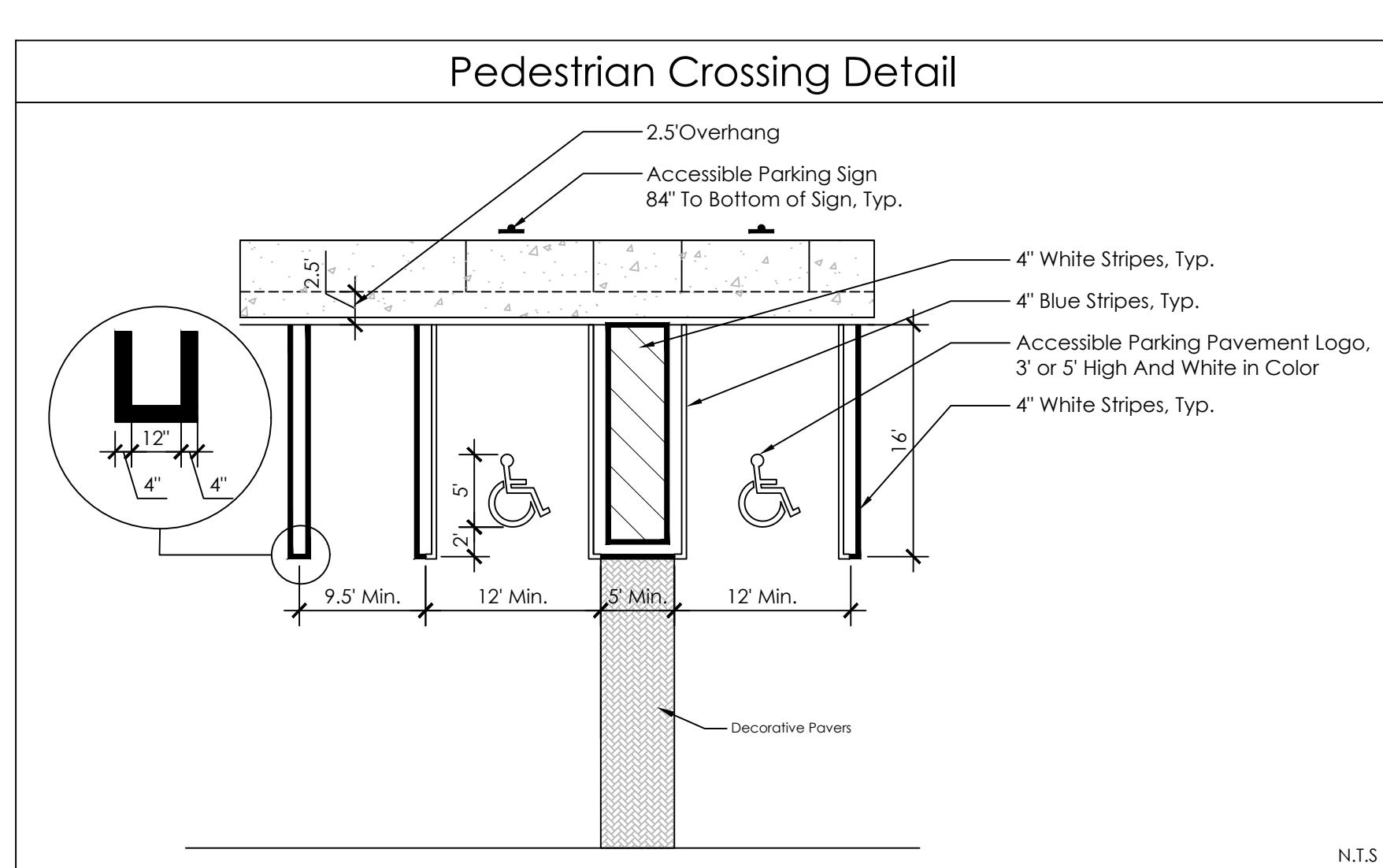
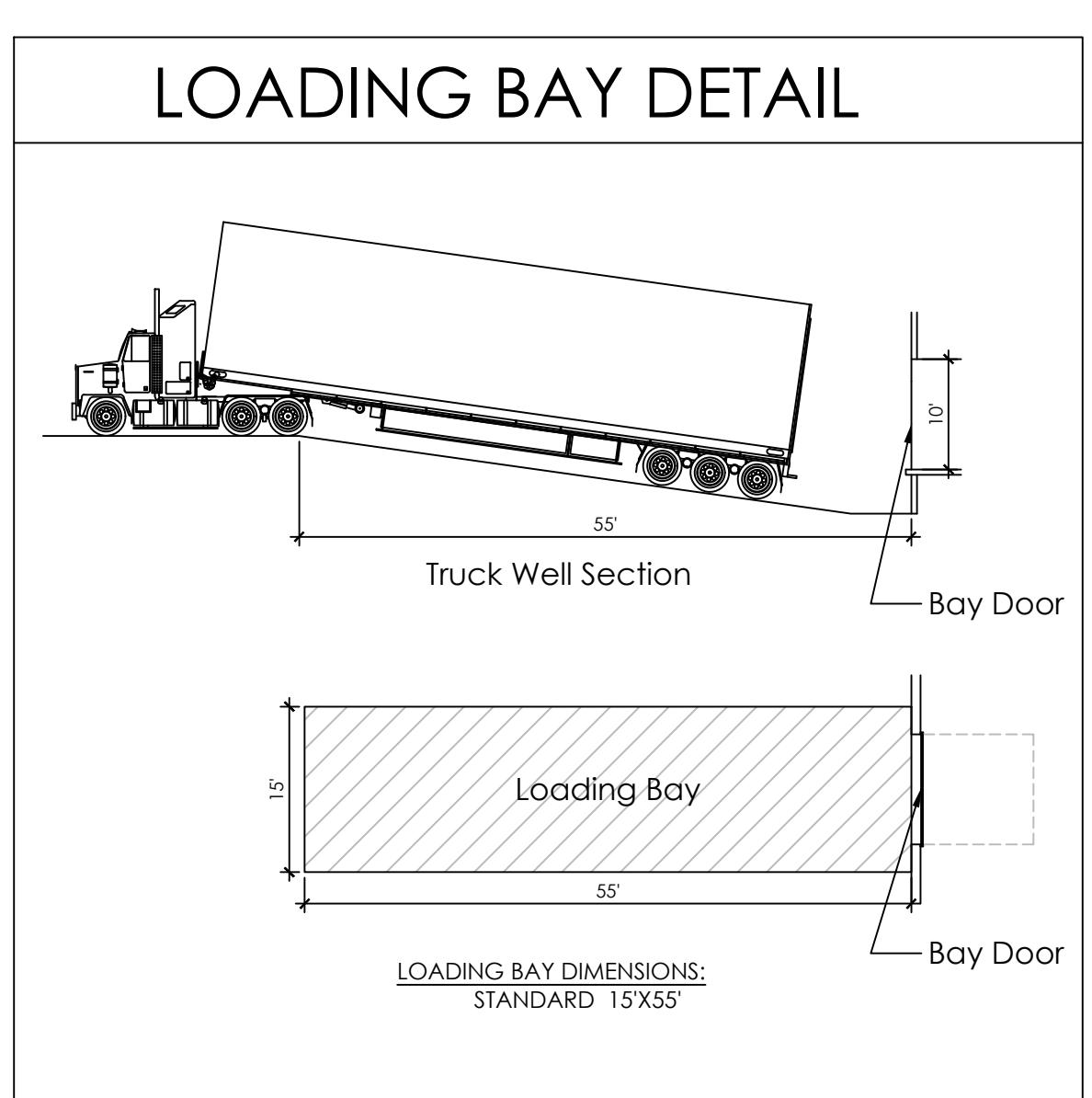
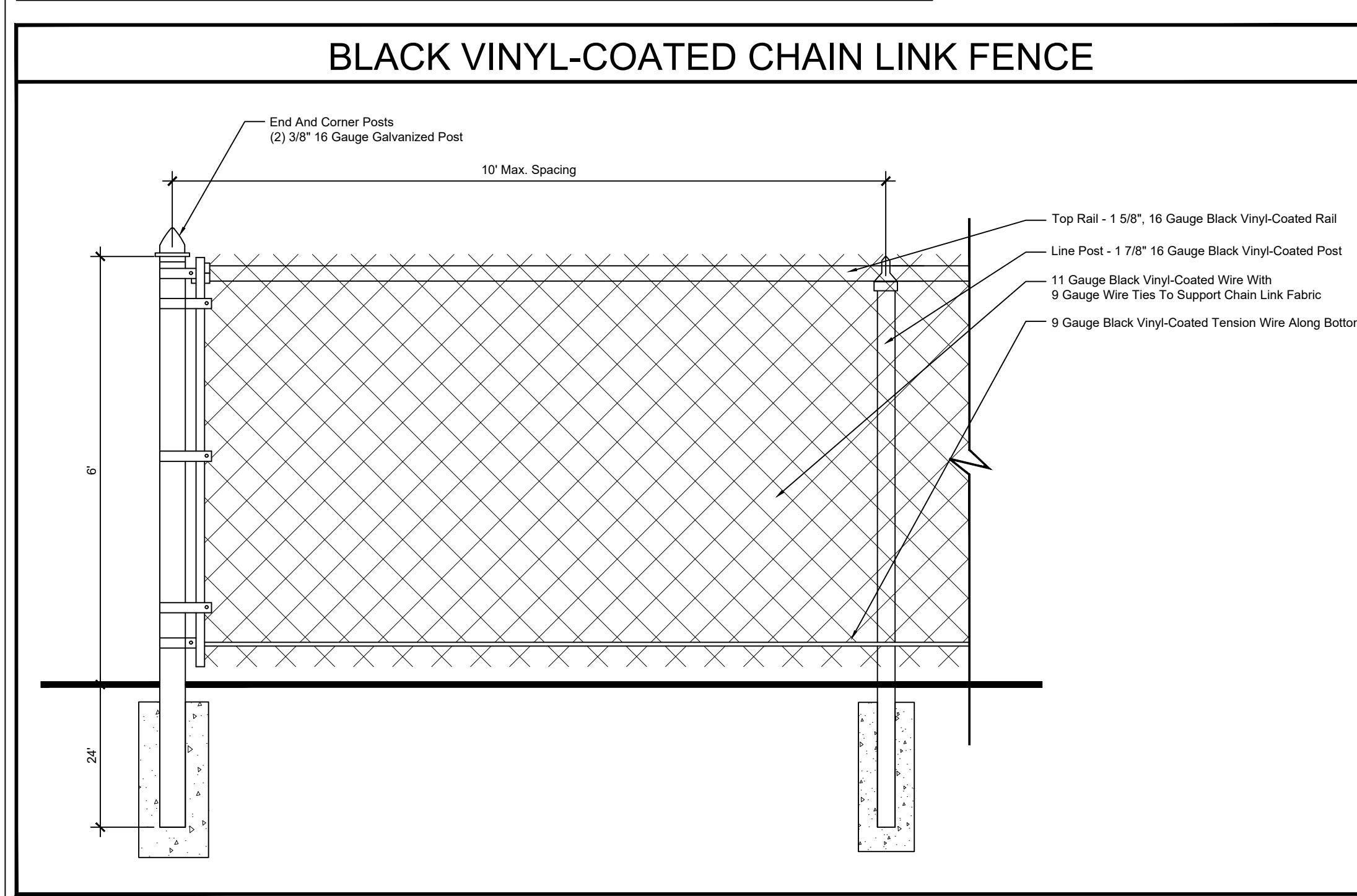
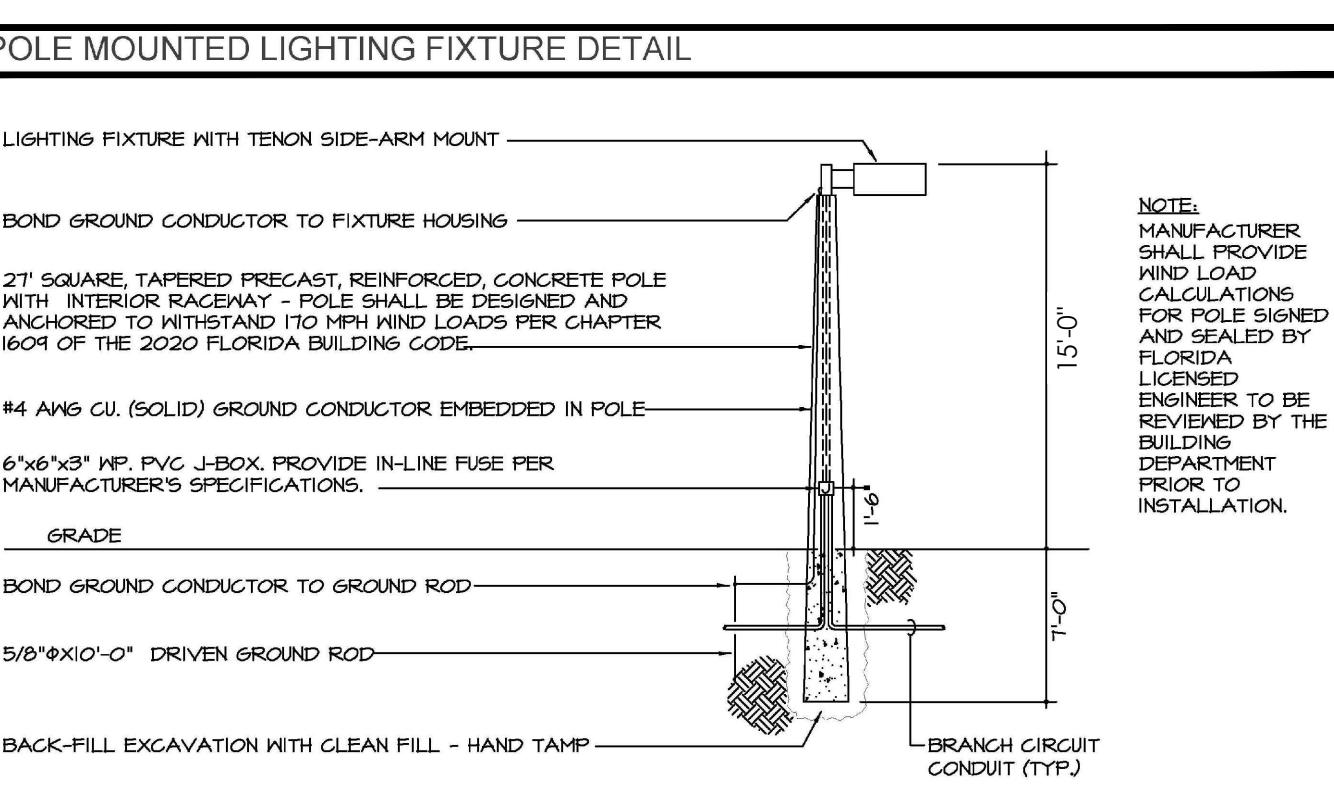
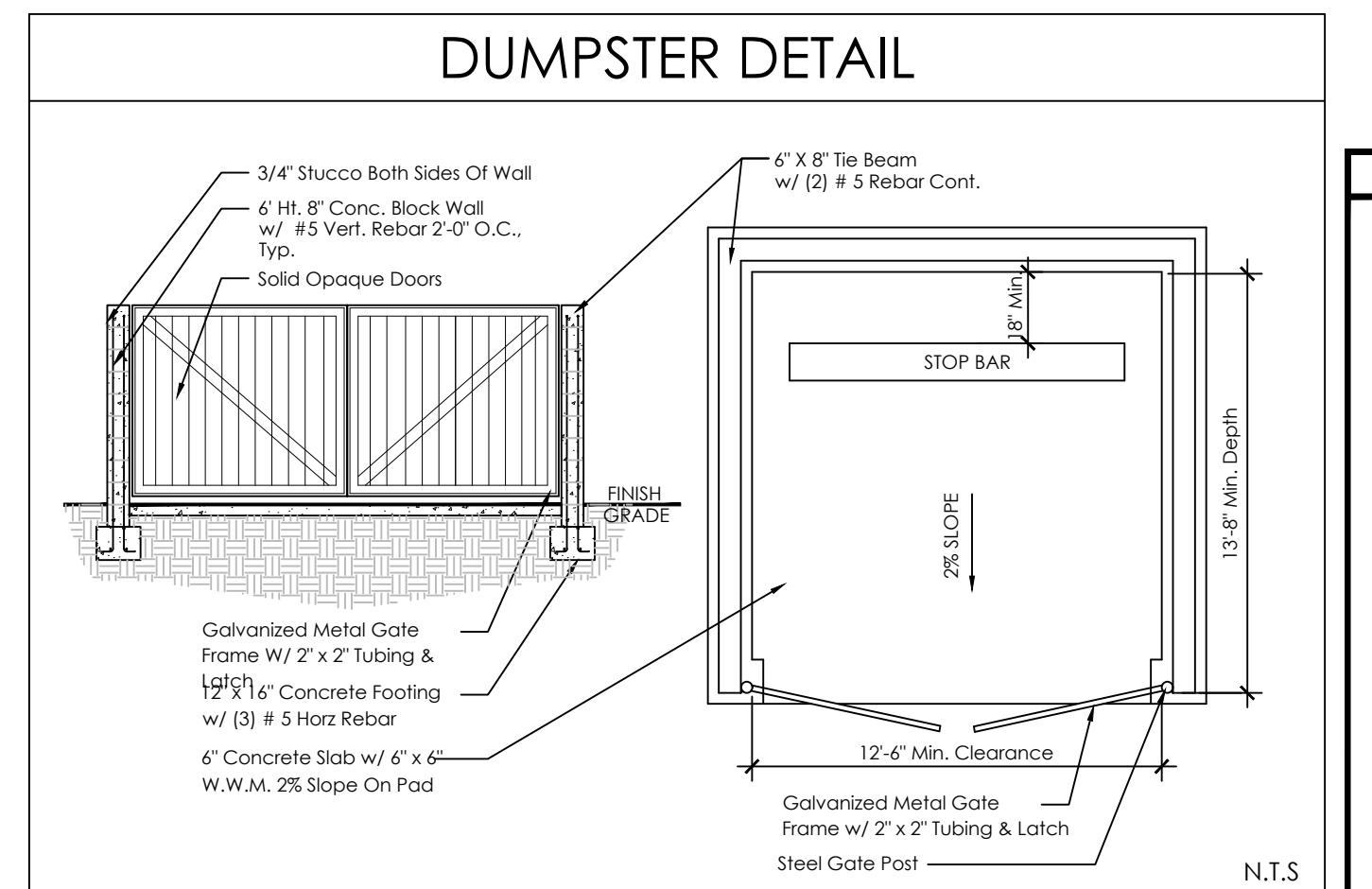
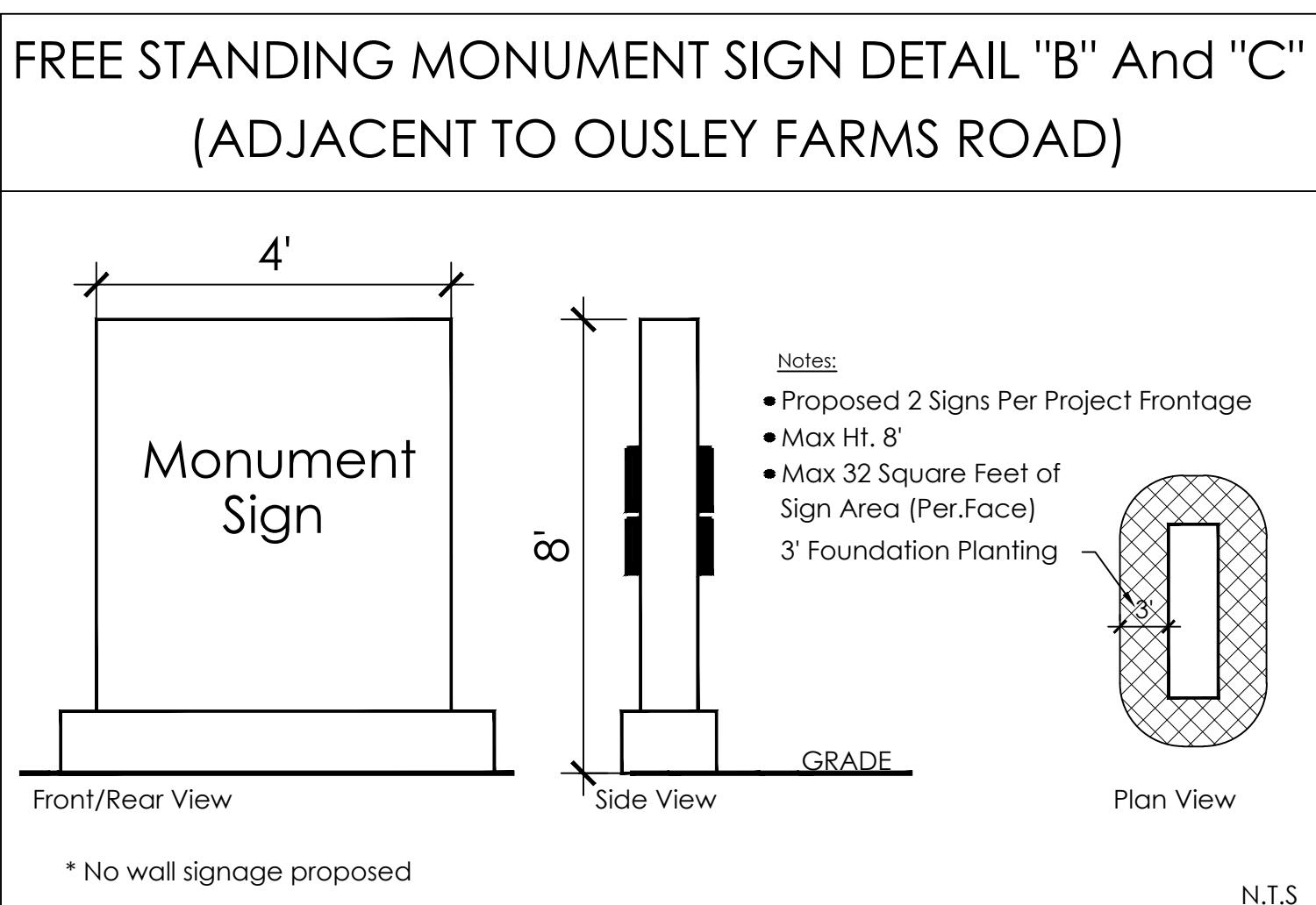
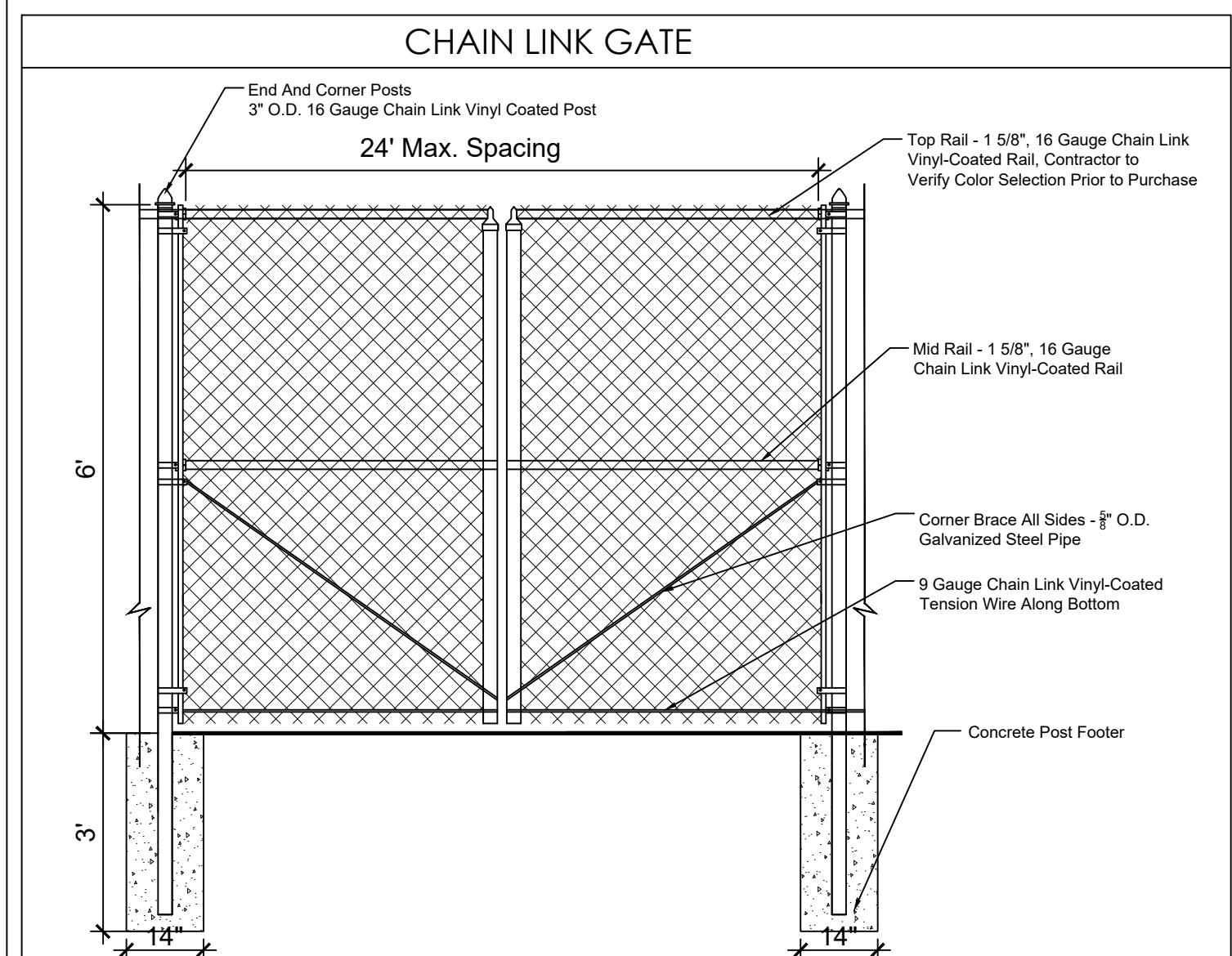
SHEET NO:

A-1



Ousley Hay & Feed

Village of Wellington, Florida



Date: 04/26/24
Scale: 1" = 60'-0"
Design By: TDP
Drawn By: TDP
Checked By: JES
File No.: 24-33
Job No.: 1181.01

PRELIMINARY REGULATING PLAN

PRP-1 of 1

Architectural Review Board (ARB):

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

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

Response: The proposed Agriculture Retail/Service building supports the Village of Wellington's Comprehensive Plan by promoting compatible commercial development that enhances and serves the equestrian and agricultural community, which is a core identity of Wellington. The building's southern farmhouse architectural style reflects the rural character and heritage of the Village while supporting economic activity aligned with the area's agricultural and equestrian uses. The design promotes orderly growth, maintains a high standard of aesthetic quality, and contributes to the overall goal of preserving Wellington's unique character.

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.

Response: The project complies with all applicable sections of the Village's Land Development Regulations (LDR), including but not limited to architectural standards, use allowances, and site design criteria. The proposed architecture aligns with the LDR's intent to ensure high-quality development that is both functional and visually compatible with the surrounding area. No variances or deviations are requested, and the design intentionally avoids commercial elements such as large expanses of glazing or contemporary finishes that may conflict with the surrounding context.

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.

Response: The Agriculture Retail/Service use is consistent with both the zoning and the established character of the surrounding area, which includes agricultural, equestrian, and low-density residential uses. The building's scale, massing, and architectural treatment are intentionally designed to be compatible with the adjacent development and rural setting. The use supports the needs of the agricultural community and is appropriately located along a corridor that supports similar service-oriented uses, ensuring that the development integrates functionally and aesthetically with its context.

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

Response: The architectural design draws from local farmhouse and equestrian vernacular styles commonly found throughout Wellington. The

use of reverse gables, timber accents, stone veneer, applied window muntins, and traditional columns mirrors residential and equestrian architecture rather than a typical commercial storefront. These design elements reduce visual impact, soften the building's appearance, and contribute to a cohesive neighborhood aesthetic. The design approach is deliberate in preserving the visual character of Wellington and reinforcing the Village's established architectural identity.

On behalf of the Applicant and Property Owner, FAR Niente Stables IX, LLC, Schmidt Nichols respectfully requests your consideration of this Rezoning, Site Plan, Development Order Amendment, and Architectural Review Board application for the Ousley Hay & Feed project.



Legislation Text

File #: ARB-373, **Version:** 1

ITEM: Petition 2025-0024-ARB Self-Storage at Iorizzo (Color)

REQUEST: Architectural Review Board (ARB) approval of exterior color for the self-storage proposed within the west section of the Iorizzo project.

Self-storage at Iorizzo (Color)

STAFF REPORT

Petition Number: 2025-0024-ARB

Owner/ Lock Up Wellington, LLC
Applicant: 800 Frontage Road
Northfield, IL 60093

Agent: Lauren McClellan
JMorton Planning &
Landscape Architecture
3910 RCA Blvd., Suite 1015
Palm Beach Gardens, FL

33410

Site Address: 931 S State Road 7

PCN(s): 73-41-44-12-23-000-0020

Future Land Use Designation:

Commercial (C)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage: 5.45 Acres (+/-)

Request:

Architectural Review Board (ARB) approval of exterior color for the self-storage proposed within the west section of the Iorizzo project.

Project Manager:

Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(561) 753-2577

Location/Map:

The Iorizzo project (was developed as the former Cheddars restaurant) is located approximately one (1)-mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The proposed self-storage site is located west of the existing building (formerly the Cheddars restaurant, now LA Medical) within the Iorizzo project, as illustrated on the map below.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential C	Planned Unit Development (PUD)
South	Commercial	Multiple Use Planned Development (MUPD)
East	Mixed Use	MUPD
West	Residential C	PUD

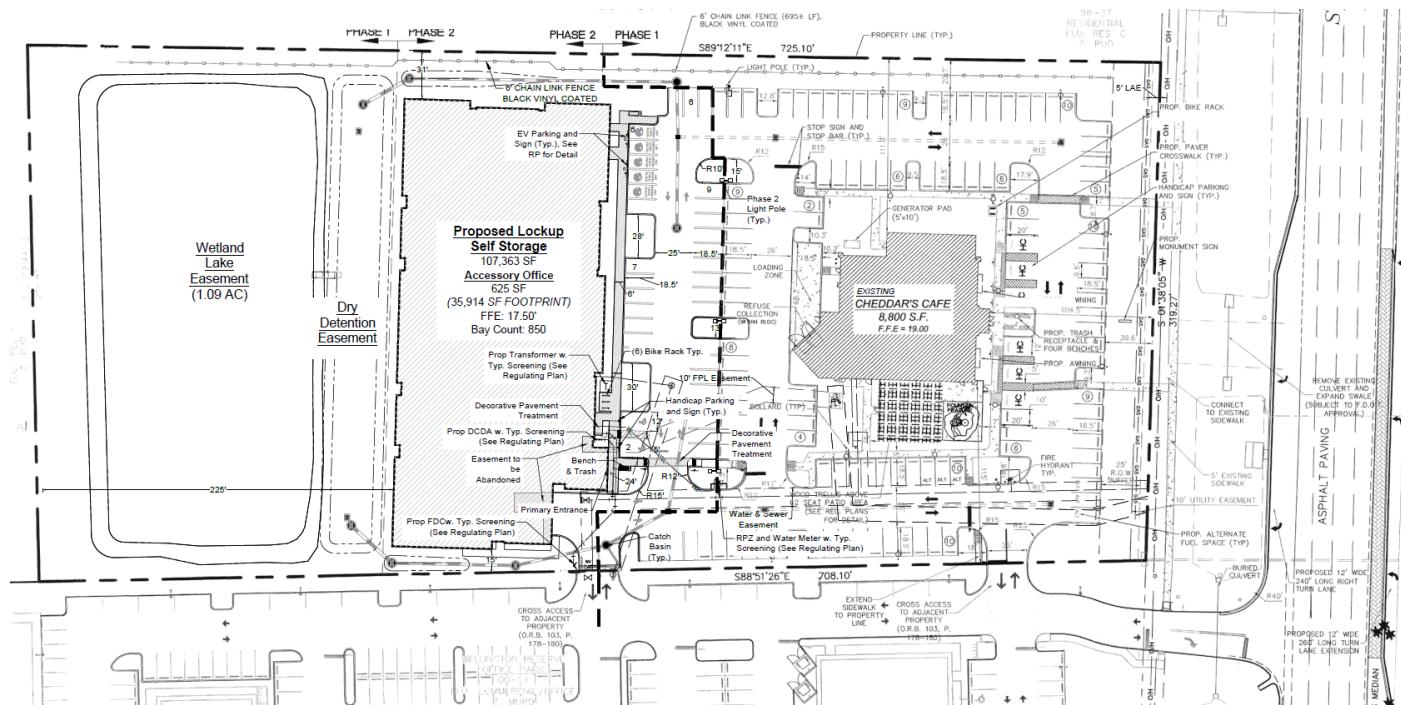


Site History and Current Request:

The 5.45-acre Iorizzo (AKA Cheddars) project was annexed into Wellington on September 9, 2003, by Ordinance No. 2003-24. The Future Land Use Map designation of Commercial (FKA Community Commercial) was adopted on June 28, 2005, by Ordinance No. 2005-06. The Rezoning (Ordinance No. 2007-01) and Master Plan (Resolution No. 2007-01) were both adopted on August 28, 2007. A Comprehensive Plan Amendment (Ordinance No. 2011-02) and Master Plan Amendment (Resolution No. 2011-18) were approved by Council in 2011 to allow a single 8,800 square foot quality restaurant (Phase I) and a 20,000 square foot two-story medical office building (Phase II). The Cheddars Casual Café Site Plan for the restaurant building was approved in 2011. Architectural Review Board (ARB) approval (ARB 11-17) was obtained in 2011, and construction was completed in 2012.

Phase II (western section) of the project/parcel remained vacant until the Wellington Council approved a Comprehensive Plan Amendment (Ordinance No. 2023-07), Master Plan Amendment, and Conditional Use (Resolution No. 2023-03) to allow development of the vacant portion of the site with a self-storage building. In 2023, the ARB approved (2023-0016-ARB) the self-storage building architectural details/features, materials, exterior color scheme, and signage.

Below is an illustration of the overall site plan showing the existing building (formerly the Cheddars restaurant, now LA Medical) along the east and the proposed self-storage building (currently under construction) along the west.



This request (2025-0024-ARB) is for ARB approval to amend the color scheme of the proposed self-storage to add a green color, within the western section of the Iorizzo project.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026

**Analysis:**

Staff reviewed the applicant's request for ARB approval to add the green color (Exhibit A) for consistency/compatibility with Wellington's Land Development Regulations (LDR), the surrounding area, Wellington's approved ARB Color Board/Chart, and the overall approved color/material palette for the existing building within the Iorizzo project. The self-storage building color palette scheme was approved with beiges and browns for the walls, and off-white accent color for trim, banding, parapet cap, louvers, shutters, etc., which are colors on the ARB Color Chart.

The prior approval included awnings finished in a blue color that was not on the approved ARB Color Chart, but was approved specifically for this commercial building only. The illustration below is of the prior ARB approval for the self-storage building's east elevation, with the blue awnings.



The blue color is not on the ARB Color Chart, but is similar to other blue colors on the chart, not unique or limited to a specific tenant, so it was supported by staff.

The current request is to change the color of the awnings and wall sign from blue to green and black, and add green as a banding/trim color on the building, as illustrated below and on Exhibit A.



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



The proposed green color, as shown on the above illustrations and Exhibit A, is not on the approved ARB Color Chart or similar to another green on the chart. This green color is unique, more limited to a specific tenant (like the proposed Extra Space self-storage tenant), is being used as branding, and is not consistent/compatible with the surrounding area or the existing building colors within the Iorizzo project. It's recommended that the awnings be finished in black and the banding/trim color remain as was approved with the prior ARB approval (2023-0016-ARB). Staff did request that the applicant provide an elevation drawing to illustrate the black awnings for review/ARB, but it was not provided. The wall sign color change from blue to green and black may be allowed without requiring ARB approval if it's a trademark color and they already have ARB approval for a wall sign.

The proposed green for the awnings and banding/trim is not a consistent/compatible color, and is not recommended for the reasons below.

- Does not enhance the building or the overall project design/style.
- If allowed, will be considered branding/signage, which will require deviations.
- Not on the ARB Color Chart, and too specific for the self-storage tenant branding.
- The tenant has other new/recent locations that do not use the proposed green on the building.

The complete Architectural Review Board application (2025-0024-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings, the Planning and Zoning Division recommends approval of Petition 2025-0024-ARB with the following conditions:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. The self-storage building exterior color scheme is amended to allow black color for the awnings, and the green color for the wall sign, as illustrated on Exhibit A (Modify as conditioned). All other exterior colors and materials shall be consistent with the prior ARB approval (2023-0016-ARB) for the self-storage building.

Exhibits:

Exhibit A

Proposed Color Scheme/Palette

Exhibit A

2025-0024-ARB



DATE: 10/29/25

ELEVATION LEGEND

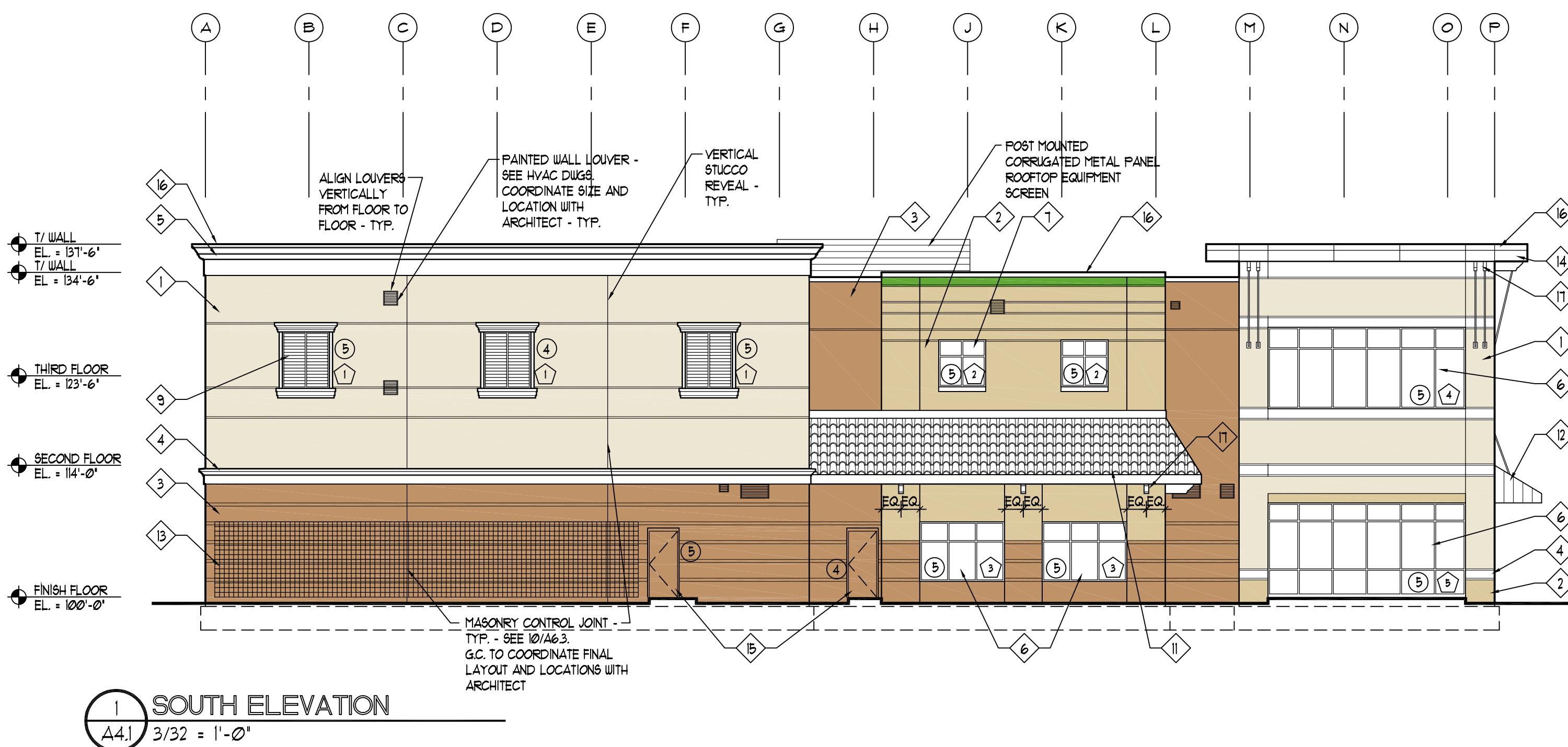
	CEMENT STUCCO WALL COLOR 1: SHERWIN WILLIAMS SW 7568 NEUTRAL GROUND
	CEMENT STUCCO WALL COLOR 2: CUSTOM COLOR MATCH PER FORMULA CCE COLORANT OZ 32 64 128 B1-BLACK - 4 - 1 R2-MAROON - 1 - - Y3-DEEP GOLD - 10 1 1
	CEMENT STUCCO WALL COLOR 3: SHERWIN WILLIAMS SW 6115 TOTALLY TAN
	CEMENT STUCCO TRIM/ CORNICE COLOR 4: SHERWIN WILLIAMS SW 6259 SPATIAL WHITE
	COLOR 5: EXTRA SPACE GREEN MATCH PANTONE COLOR - PMS 376

- ① CEMENT STUCCO WALL
COLOR 1
- ② CEMENT STUCCO WALL
COLOR 2
- ③ CEMENT STUCCO WALL
COLOR 3
- ④ CEMENT STUCCO TRIM/ BAND
COLOR: WHITE - SW 6259, SPATIAL WHITE
- ⑤ CEMENT STUCCO CORNICE
COLOR: WHITE - SW 6259, SPATIAL WHITE
- ⑥ ALUMINUM FRAMING W/ CLEAR INSULATED GLAZING
- ⑦ ALUMINUM FRAMING W/ INSULATED SPANDREL GLAZING
- ⑧ INTERNALLY ILLUMINATED WALL MOUNTED BUILDING SIGN
SEE DETAIL B/A4.3
- ⑨
- ⑩ INSULATED ALUMINUM OVERHEAD SECTIONAL DOOR W/
INSULATED GLASS LITES.
- ⑪ CONCRETE BARREL TILE - SPANISH "S" CONCRETE ROOF
TILE BY WESTLAKE ROYAL ROOFING (BARCELONA 900)
OR APPROVED EQUAL - WITH METAL FASCIA
COLOR : KHAKI BLEND
- ⑫ PREFINISHED STANDING SEAM METAL AWNING
COLOR: COLOR 5
- ⑬ LIVING VEGETATION WALL - SEE LANDSCAPE DRAWINGS
- ⑭ ALUMINUM COMPOSITE PANEL OVERHANG
- ⑮ PAINTED, INSULATED HOLLOW METAL DOOR AND FRAME
- ⑯ PREFINISHED METAL COPING
COLOR: BONE WHITE
- ⑰ PAINTED HOLLOW PVC RAFTER TAIL (EKENA MILLWORK, OR
EQUAL)

SEE CHART ON S02

GLAZING NOTES:

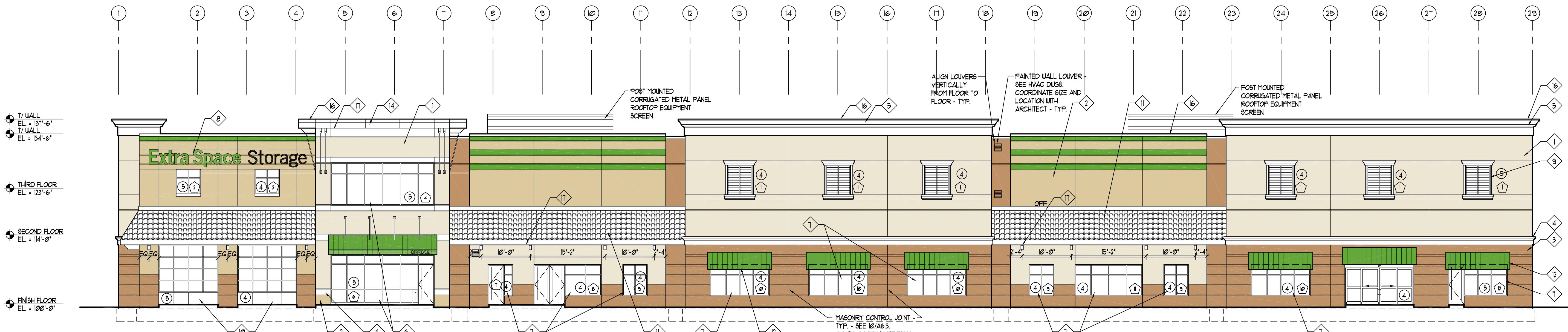
1. ALL WINDOWS SHALL BE FRAMED IN CLEAR ANODIZED ALUMINUM. GLAZING SHALL BE TEMPERED 1" INSULATED WITH LOW 'E' GLASS.
2. TYPICAL GLASS SHALL BE CLEAR UNTINTED GLAZING UNLESS NOTED OTHERWISE.
3. SPANDREL GLAZING SHALL HAVE A BLACK CERAMIC FRIT.
4. ALL EIFS TRIM AROUND ALUMINUM FRAMING AND LOUVERS TO BE SW 6259 SPATIAL WHITE





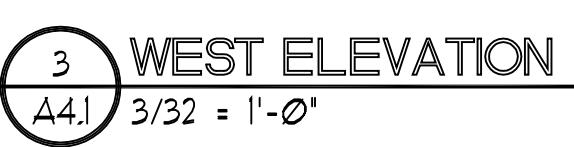
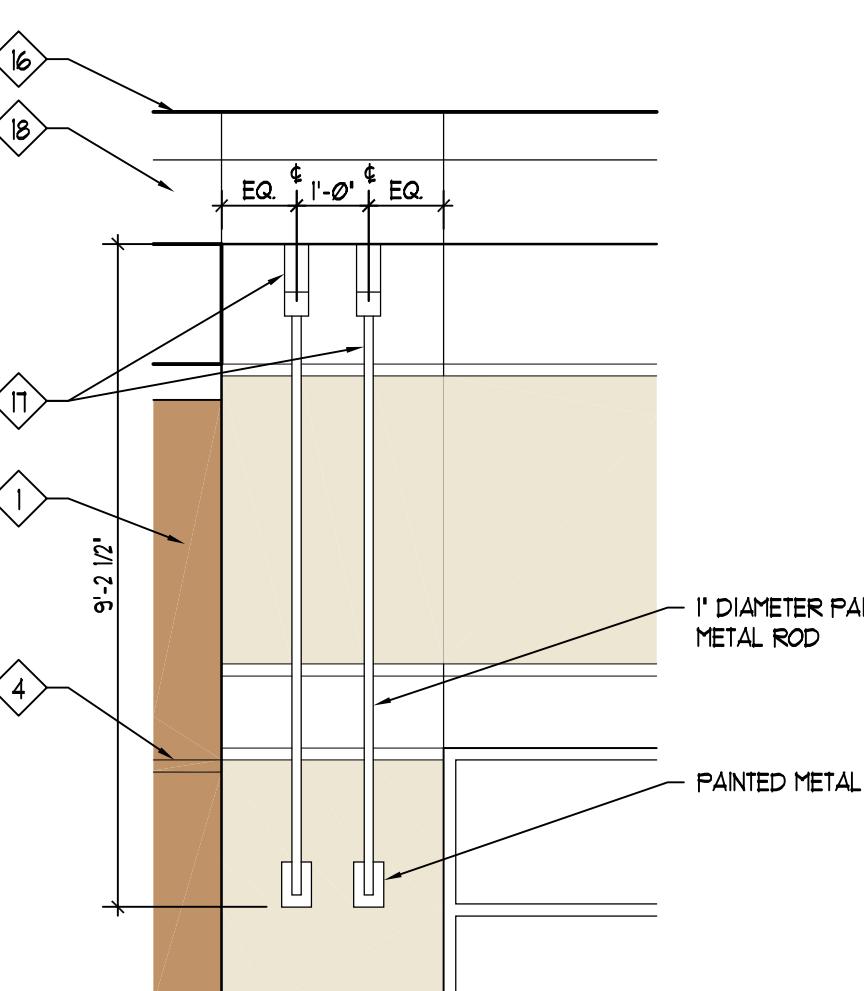
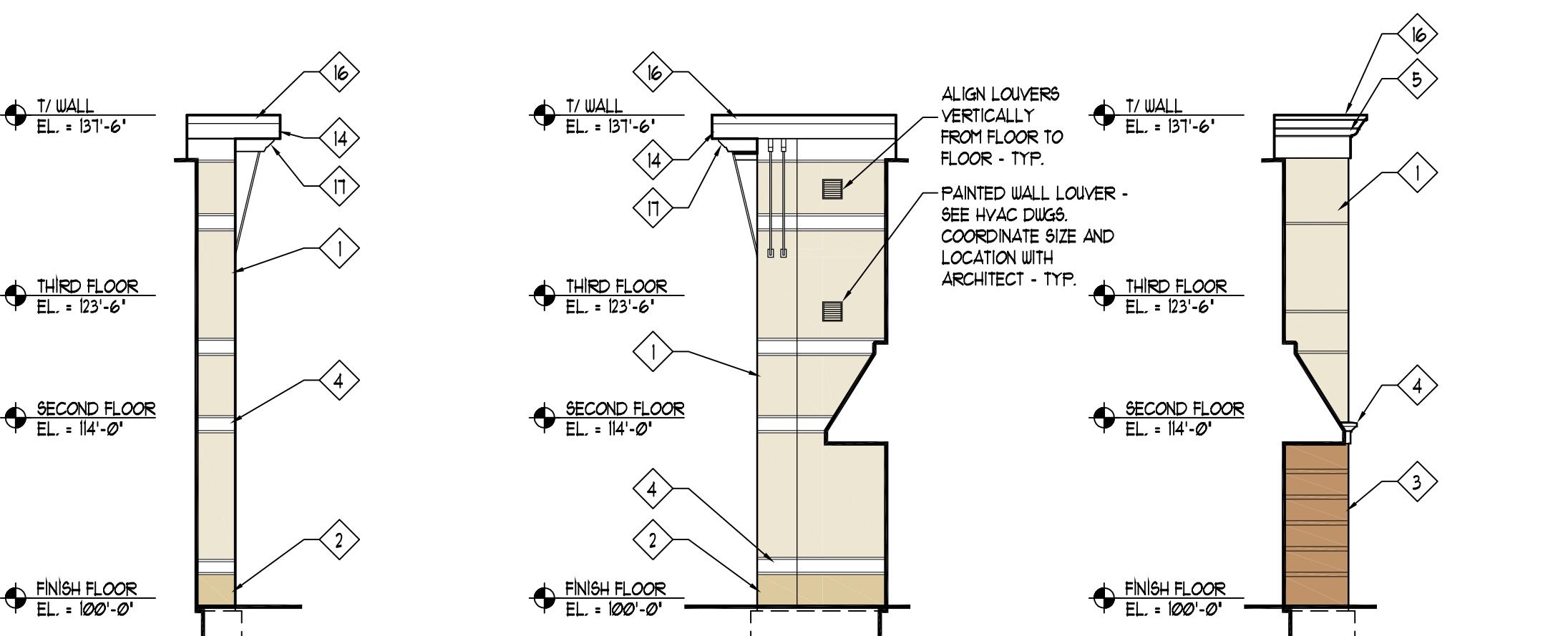
1 SOUTH ELEVATION

$$\Delta 4.1 \quad 3/32 = 1' - 0.000$$



2 EAST ELEVATION

A4.1 3/32" = 1'-0"



4
A4.1 3/32 = 1'-0"

NORTH ELEVATION

5
A4.1 3/32 = 1'-0"

SOUTH ELEVATION

6 TYP. RAFTER TAIL ELEVATION
A4.1 $3/8 = 1'-0"$

© 2025 Partners in Design Architects, Inc.

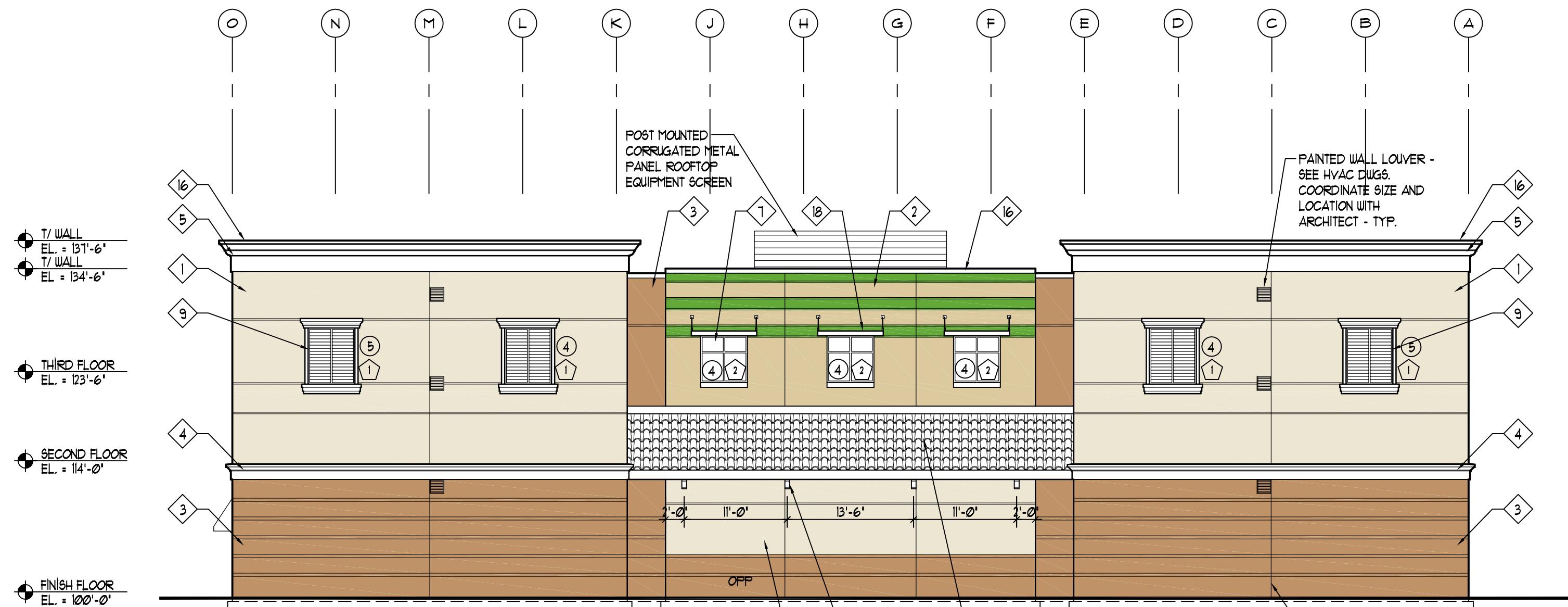
The logo for BRB Self Storage. It features the letters 'BRB' in a large, bold, blue sans-serif font, with a thick red horizontal line underneath. To the right, the words 'THE LOCKUP' are written in blue, with a red padlock icon integrated into the letter 'O'. Below this, the words 'Self Storage' are written in blue. The entire logo is set against a white background with a thin black vertical border on the left side.

THE LOCKUP SELF STORAGE
931 S. State Road 7, Wellington, Florida

THE LOCKUP SELF
931 S. State Road 7, V
EXTERIOR EVALUATIONS

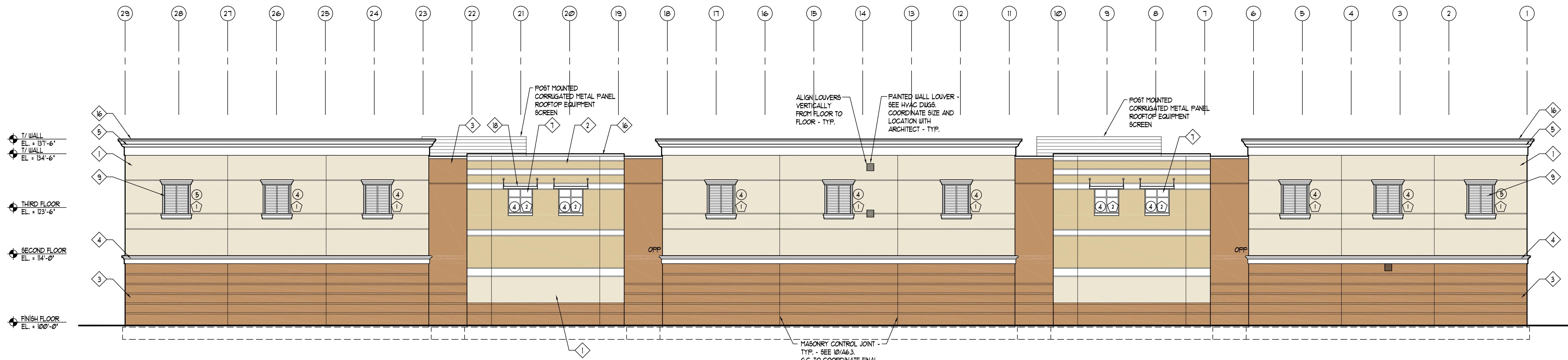
22610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300

A4.1



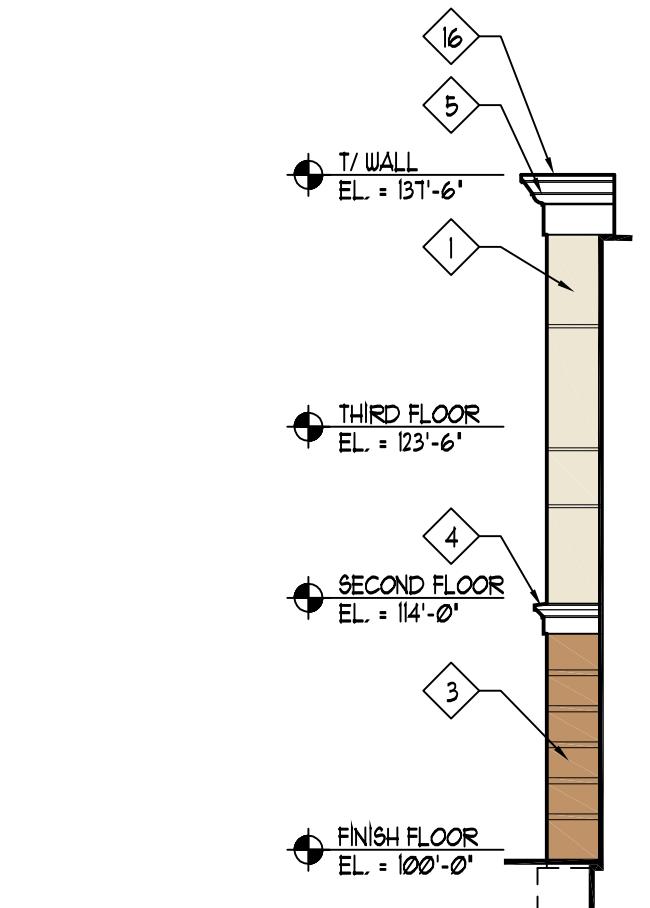
1 NORTH ELEVATION

A4.2 3/32" = 1'-0"



2 WEST ELEVATION

A4.2 3/32" = 1'-0"



3 WEST ELEVATION

A4.2 3/32" = 1'-0"

ELEVATION LEGEND

	CEMENT STUCCO WALL COLOR 1: SHERWIN WILLIAMS SW 7568 NEUTRAL GROUND
	CEMENT STUCCO WALL COLOR 2: CUSTOM COLOR MATCH PER FORMULA CCE COLORANT 02 - 32 - 64 - 128 B-MARBLE - 4 - 1 R-MARBLE - 10 - 1
	CEMENT STUCCO WALL COLOR 3: SHERWIN WILLIAMS SW 6115 TOTALLY TAN
	CEMENT STUCCO TRIM/ BAND COLOR: WHITE - SW 6259, SPATIAL WHITE
	CEMENT STUCCO CORNICE COLOR: WHITE - SW 6259, SPATIAL WHITE
	ALUMINUM FRAMING W CLEAR INSULATED GLAZING
	ALUMINUM FRAMING W INSULATED SPANDREL GLAZING
	PREFINISHED STANDING SEAM METAL AWNING COLOR: COLOR 3
	LIVING VEGETATION WALL - SEE LANDSCAPE DRAWINGS
	ALUMINUM COMPOSITE PANEL OVERHANG
	PREFINISHED HOLLOW METAL DOOR AND FRAME
	PREFINISHED METAL COPING COLOR: BONE WHITE
	PAINTED HOLLOW PVC RAFTER TAIL (EKENA MILLWORK OR EQUAL) COLOR: SW 6259, SPATIAL WHITE
	PREENGINEERED, PREFINISHED SUNSHADE WITH HANGER ROD ASSEMBLY (MAPES SUPERSHADE HANGER ROD CANOPY, OR EQUAL)

NOTE: AWARDED GC SHALL SUBMIT THE FOLLOWING FOR ALL EXTERIOR WINDOWS, DOORS AND GARAGE DOORS TO WELLINGTON PRIOR TO ISSUANCE OF BUILDING PERMIT:
1. MANUFACTURER'S INSTALLATION SPECIFICATIONS
2. MANUFACTURER'S TESTING DATA OR MANUFACTURER'S NOTICE OF ACCEPTANCE LETTER (NOA)

GLAZING NOTES:

1. ALL WINDOWS SHALL BE FRAMED IN CLEAR ANODIZED ALUMINUM. GLAZING SHALL BE TEMPERED & INSULATED WITH LOW E GLASS.
2. TYPICAL GLASS SHALL BE CLEAR UNINTENED GLAZING UNLESS NOTED OTHERWISE.
3. SPANDREL GLAZING SHALL HAVE A BLACK CERAMIC PRINT.
4. ALL EIPS TRIM AROUND ALUMINUM FRAMING AND LOUVERS TO BE SW 6259 SPATIAL WHITE



DATE: 10/23/25

BRB
THE
LOCKUP
Self Storage

THE LOCKUP SELF STORAGE
931 S. State Road 7, Wellington, Florida
EXTERIOR ELEVATIONS

610 Lake Cook Road
Suite 260
Riverview, FL 33575
Ph. (813) 940-3300
www.pidarchitects.com

Partners in Design
ARCHITECTS



PROJECT NO.: 50922.048
DRAWN BY: JJJ
CHECKED BY: WHB
DATE: 10/22/25
SHEET NO.:

A4.2



1 SOUTHEAST CORNER VIEW
443



2 EAST ELEVATION VIEW
443



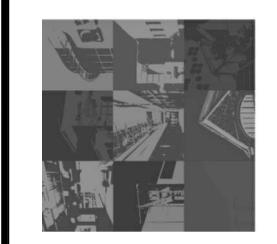
REVISIONS:
BRB THE LOCKUP Self Storage

THE LOCKUP SELF STORAGE
931 S. State Road 7, Wellington, Florida

RENDERS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph. (847) 940-3300
www.pidarchitects.com

Partners in Design
ARCHITECTS



PROJECT NO.: 50922.048
DRAWN BY: JH CHECKED BY: WHB
DATE: 10/22/25 SHEET NO.: A4.3



EIFS WALL COLOR 1



EIFS WALL COLOR 2



EIFS WALL COLOR 3



EIFS WALL COLOR 4



ALUMINUM WINDOW FRAMING



METAL AWNINGS



BARREL ROOF TILE

BRB
THE LOCKUP
 **Self Storage**

THE LOCKUP SELF STORAGE

Wellington, Florida



Partners in Design
ARCHITECTS

262.652.2800
 Kenosha, WI

847.940.0300
 Riverwoods, IL



Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Legislation Text

File #: ARB-374, **Version:** 1

ITEM: Petition No. 2025-0025-ARB LA Medical Signage

EXPLANATION: Architectural Review Board (ARB) approval of a wall sign with a Technical Deviation for LA Medical (clinic) at 925 South State Road 7.

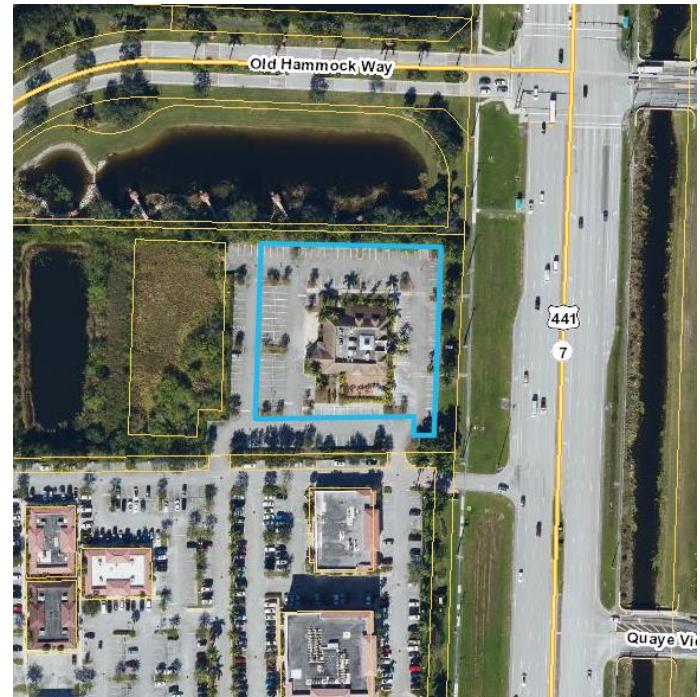
LA Medical

STAFF REPORT

Petition Number:	2025-0025-ARB
Owner:	Ancor Enterprises, LLC. 2326 S Congress Ave, Suite 2D West Palm Beach, FL 33406
Applicant:	M. Troy Holloway - 2GHO, INC 1907 Commerce Lane, Suite 101 Jupiter, FL 33458
Agent:	Pat Lentini 1907 Commerce Lane, Suite 101 Jupiter, FL 33458 Pat@2gho.com
Site Address:	925 South State Road 7 Wellington, FL 33414
PCN(s):	73-41-44-12-23-000-0010
Future Land Use Map (FLUM) Designation:	
Commercial	
Zoning Designation:	
Multiple Use Planned Development (MUPD)	
Acreage:	1.56 Acres
Request:	Architectural Review Board (ARB) approval of a wall sign with a Technical Deviation for LA Medical (clinic) at 925 South State Road 7.
Project Manager:	Jonathan Sandoval, Planner jsandoval@wellingtonfl.gov (561) 868-8634

Location/Map:

LA Medical is located along State Road 7 on the corner of Old Hammock Way and South State Road 7.

**Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South	Commercial	MUPD
East	Mixed-Use	PUD
West	Residential C	MUPD

Site History and Current Request:

The subject site, located at 925 S. State Road 7, is situated on the southwest corner of State Road 7 and Old Hammock Way. The subject tenant space is an 8,800-square-foot commercial space that Cheddar's Scratch Kitchen previously occupied. The request is for a Technical Deviation of one (1) primary façade wall sign.

Analysis:

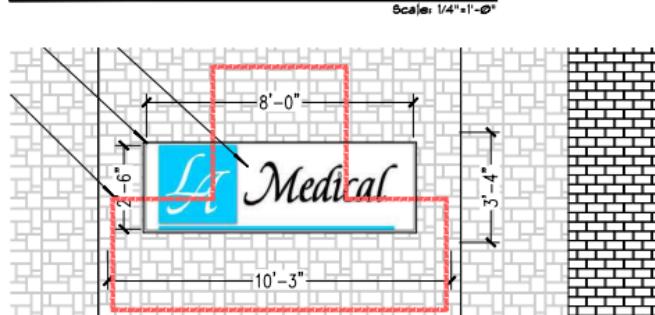
Staff reviewed the request for ARB approval of the proposed Minor Tenant Wall Sign (tenant with under 10,000 SF of indoor space) for consistency with Wellington's Land Development Regulations (LDR), Section 7.9.8.A., Permanent Wall Signs. The request is for a Technical Deviation of one (1) primary façade wall sign.

Per the LDR, one (1) primary façade wall sign is allowed per tenant primary façade with a maximum sign area of two (2) square feet per foot of primary façade length (tenant bay/unit), not to exceed 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The tenant is within a building with a primary façade length of 200 feet. The table below illustrates what is allowed per the LDR, what is being requested, and the deviation for the tenant's proposed primary façade wall sign.

Primary Wall Sign (East Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	150 sq. ft. (Max per LDR)	48 sq. ft.	0
Height (Boxed)	30 in. (Minor Tenant)	87 in.	57 in.
Length	120 in. (80% Façade Length of 200')	10 ft.	0

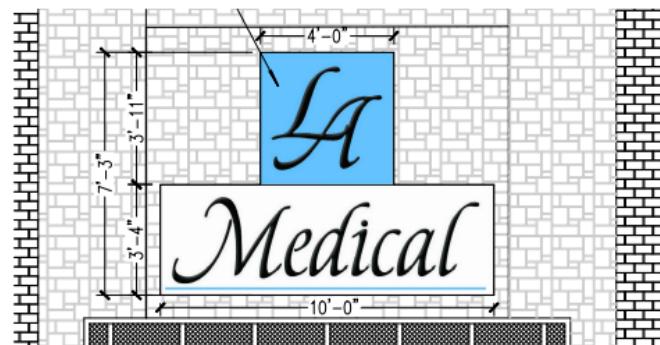
Below is an illustration of the proposed primary façade wall sign on the east façade/elevation of the building.

Wall Sign (Proposed)



Wall Sign (Code Compliant & Proposed) Blow-Up (22 s.f.)

Scale: 1/2" = 1'-0"



Wall Sign (Proposed) Blow-up (48 s.f.)

Scale: 1/2" = 1'-0"

Technical Deviation

An applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and decision criteria provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation.

As indicated in the above table, the request is to allow the primary wall sign height at 87", which is 57" more than what is allowed by the LDR (30" allowed).

2. No deviation may be granted that has the effect of permitting a sign that is specifically prohibited by the sign regulations.

The requested sign height deviation, as shown in the above table, will allow a sign that is proportional to the area of the building wall where the sign will be attached. Requiring a wall sign that does not exceed the standard code requirements (30" height) will not be in proportionate scale with the tenant's wall area of the building on the primary (east) façade. The proposed wall sign will also help with the overall building aesthetics. With the deviation requested for the height, due to the shape, the sign does not exceed the maximum sign area allowed. The sign will be significantly shorter than the 200" allowed. Also, due to the size of the façade in which it will be placed, it is already limited in size.

3. The technical deviation must not cause any negative off-site impacts.

The requested height of the sign will allow customers clear visibility of the tenant location without having a negative impact on the surrounding tenants and traffic. With the location of the tenant space being alongside State Road 7, the proposed sign height will have no negative off-site impact.

The applicant's complete Architectural Review Board application (2025-0025-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2025-0025-ARB:

1. The LA Medical tenant space wall sign on the outer building located at 925 S State Road shall be consistent with Exhibit A, and as approved below:
 - a) Shall be consistent with the below approved standards per the tenant façade length of 200 feet:

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 27, 2025



Primary Wall Sign (East Façade)		
Standards	Approved	Deviation
Number of Signs	0	1
Sign Area (Boxed)	48 sq. ft	0
Height (Boxed)	87 in	57 in
Length	10 ft	0

2. Permit approval is required before the construction/installation of the sign.
3. Any modifications to this approval during permitting and/or construction shall require ARB approval.
4. The applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of the sign.

Exhibits:

Exhibit A Proposed Wall Sign

Exhibit B Applicant Justification Statement

Exhibit A – Proposed Wall Sign

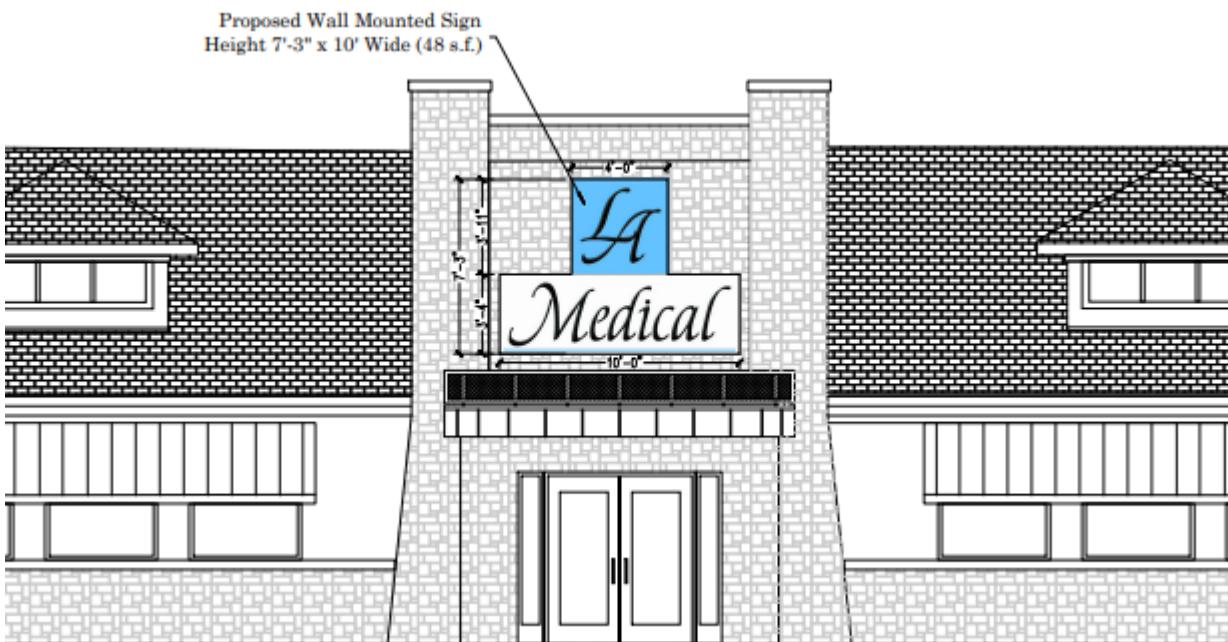
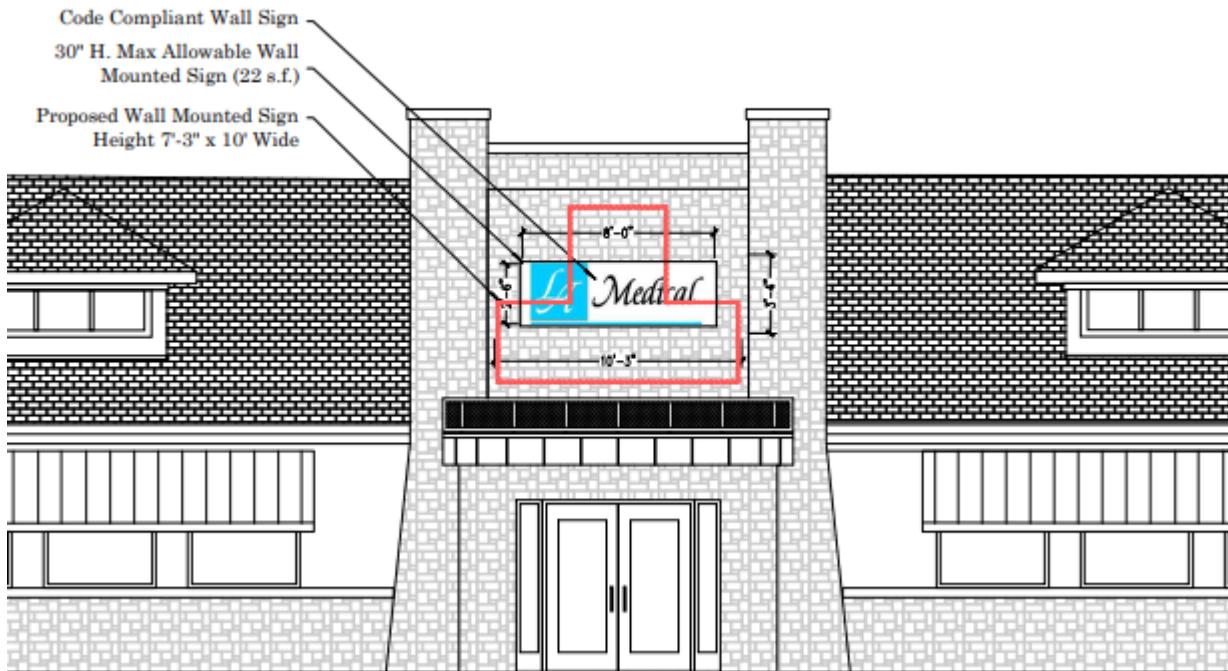


Exhibit B – Applicant Justification Statement

➤ Goals

Land Use & Community Design 3 - Protect Our Investment. Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

Response: *The proposed wall mounted sign will provide the business with more visibility to their customers to locate the medical office building.*

Land Use & Community Design 4 - Sustainability. Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability and reduces public facility and service costs.

Response: *The proposed medical office will provide a needed service to the surrounding community that will also be a reduction in traffic generation, reduction in demand for water and sewer services, and reduction in impacts on public safety (fire rescue and police) services from the previously established restaurant use.*

Objective LU&CD 2.5 - SR 7 Corridor Development

Facilitate the continued development and reinvestment in the properties along State Road 7 as a mixed-use corridor with businesses, job creation, and residential development consistent with the regional focus of the corridor.

Response: *A larger sign is easier for customers—especially visitors unfamiliar with the area—to see from a distance. Better wayfinding means more foot traffic, higher revenue potential, and increased vibrancy for the surrounding commercial district. The proposed use of a medical office is directly consistent with the above-mentioned*

- That the proposed request is not in conflict with any portion of Wellington's Land Development Regulations (LDR), and is consistent with the purpose and intent of the LDRs.

Response: *Note, in a previous application, the Village approved a use change to medical office for the subject site. This application only requests to modify the previous wall mounted sign that has been removed, by adding a wall mounted sign for LA Medical proposed to be 48 s.f. The Owner's proposal will remain consistent with the Village's land development regulations.*

- 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.

Response: *As the proposal only contains an external modification to an existing building, it will remain compatible and consistent with the existing surrounding properties, in addition to enhancing the aesthetics in the general area.*

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

Response: *As a traditional and popular architectural element, porches are often seen as enhancing a structure's character and curb appeal rather than detracting from it. When designed thoughtfully to complement the existing style, and materials of the existing structure. The proposed wall mounted sign will add aesthetics to the building.*



Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414

Legislation Text

File #: ARB-375, **Version:** 1

ITEM: Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: Approval of restroom buildings and stadium seating for the Showgrounds at Pod F.

Showgrounds at Pod F – Seating and Restrooms

STAFF REPORT

Petition Number:	2026-0001-ARB
Owners/Applicants:	Far Niente Stables (IV, XXV, XXVI), LLC
Site Address:	3400, 3418, 3440, 3462, 3510, 3580, 3650, and 3780 Gene Mische Way, 3609 Equestrian Club Road
PCNs:	73-41-44-20-20-001-0000 73-41-44-20-20-000-0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090
Future Land Use Designation (FLUM) Equestrian Commercial Recreation (ECR)	
Zoning Designation:	Equestrian Overlay Zoning District/Planned Unit Development (EOZD/PUD); EOZD Subarea D
Acreage:	114.65 acres
Request:	Approval of restroom buildings and stadium seating for the Showgrounds at Pod F
Project Manager: Kelly Ferraiolo, Senior Planner kferraiolo@wellingtonfl.gov (561) 753-5268	

Location/Map:

Pod F Phases V, VI, VII of the Wellington CountryPlace PUD ("Subject Property") at the northeast corner of Gene Mische Way and Gracida Street.



Adjacent Property	FLUM	Zoning
North	Residential B & C, Equestrian Commercial Recreation (ECR)	EOZD/PUD
South	Residential A	EOZD
East	Residential B & C, ECR	EOZD/PUD
West	Residential B & ECR	EOZD/PUD

Site History:

The subject site is located within Pod F of the Wellington CountryPlace PUD. In 2024, Council approved a series of Resolutions/Ordinances for a Major Equestrian Venue within Pod F of Wellington CountryPlace directly south of the Wellington International showground. The new showground was approved for the following:

- 84,000 SF Covered Arena
- 1,108 Stalls; maximum of 1,500 stalls may be provided with an administrative site plan amendment
- 3,000 Seat International Arena

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



- 1,500 Seat VIP Hospitality Area
- 1,000 Seat Special Events Pavilion
- 210 Seat Restaurant
- Derby Field
- School Areas, Lunging Rings
- 5,100 SF Retail
- Other ancillary buildings/facilities including restrooms, administrative offices, shade structures (viewing and vendor), maintenance/storage, parking, and manure bins
- Project Standards Manual (PSM) that provides design standards, landscape requirements, circulation, lots sizes, setbacks, etc. for a development.

Included in the approvals was a condition that required all non-agricultural structures to obtain ARB approval prior to building permit. The applicant is requesting approval for the design and elevations for the restroom buildings that will be installed throughout the property and the stadium seating structure surrounding the main arena.

STAFF ANALYSIS:

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, and materials for consistency with Section 6.4.4.B of Wellington's Land Development Regulations (LDR) and the adopted PSM.

The intent of the ARB review and approval is to ensure the architectural character and design conform to and be compatible with the general architectural character of the proposed project and surrounding area. Below are the proposed renderings of the Restroom and Stadium Seating structures and analysis of each:

Restrooms:

The 646-square-foot permanent restroom facilities will be located throughout the showgrounds and not adjacent to neighboring properties. If approved, additional restroom facilities may be constructed as long as

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



they meet the above elevation. The exterior materials include composite façade slat cladding, elastometric stucco, and composite slat beam panels for overhang area. The structure is sleek and modern and will complement the new showground facility. Landscape will surround each structure, which will soften the appearance.

Stadium Seating

The stadium seating will be located around the main International Arena within the center of the venue. The structure is approximately 20 feet tall and 272 feet long. It will feature 13 rows and 1,554 permanent seats with a powder-coated guardrail. Seating will be hunter green to match the branding of the showgrounds. The open-air structure will have a cladding around the base of the metal structure with a pedestrian pathway underneath, enhancing the look of the structure.

Signage is not included in this request as a Master Sign plan will be submitted at a later date.

RECOMMENDATION:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0001-ARB:

1. Exterior elevations and materials shall be consistent with Exhibit C.
2. Location of the structures may be altered during the site plan process as long as there are no changes to the elevations.
3. Signage is not included in this approval. A Master Sign Plan will be required.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

January 28, 2026



4. Permit approval is required prior to construction/installation of proposed improvements.
5. Prior to the close out of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.

Exhibits:

Exhibit A	Existing Site Conditions
Exhibit B	Site Plan
Exhibit C	Proposed Elevations
Exhibit D	Justification Statement

Exhibit A - Existing Site Conditions



POD F PROGRESS IMAGES

JANUARY 2026

POD F AT A GLANCE



POD F AT A GLANCE



GRASS DERBY FIELD



GRASS DERBY FIELD



GRASS DERBY FIELD & COVERED ARENA



COVERED ARENA



COVERED ARENA & RINGS



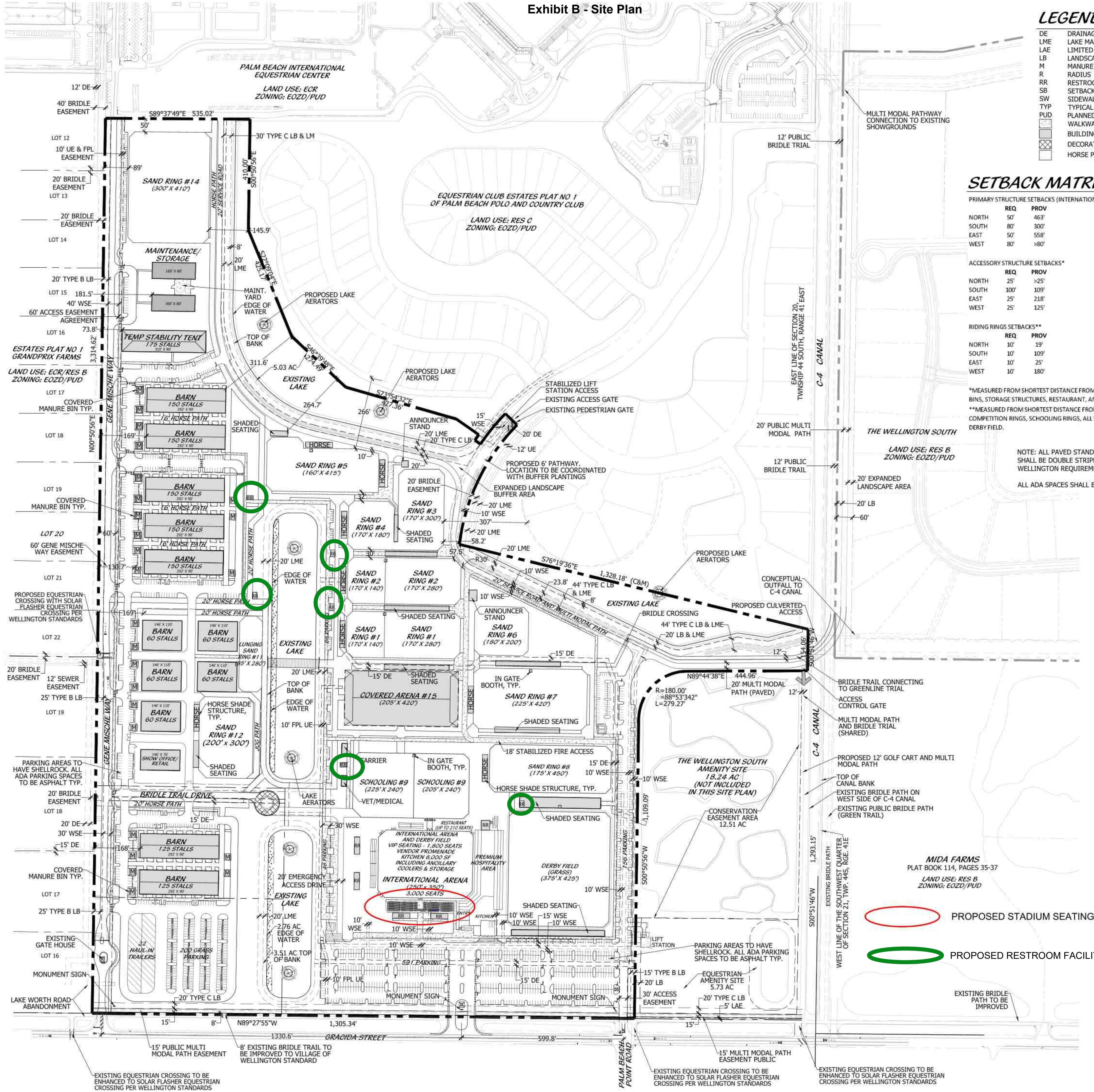
PERMANENT BARN CONSTRUCTION



PERMANENT BARN CONSTRUCTION



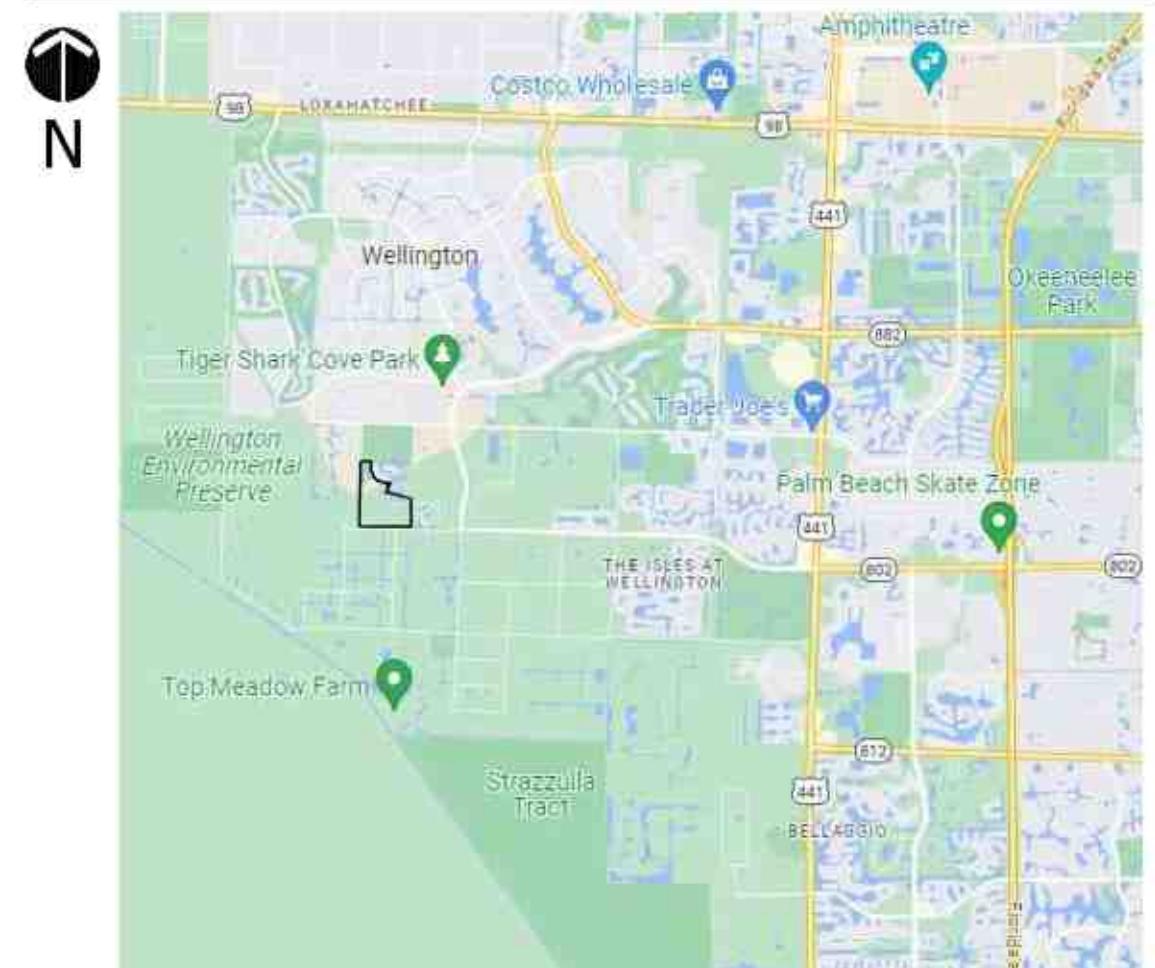
Exhibit B - Site Plan



LEGEND

DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LAE	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER
M	MANURE BIN
R	RADIUS
RR	RESTROOMS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
PUD	PLANNED UNIT DEVELOPMENT
	WALKWAYS/GOLF CART PATHS
	BUILDINGS AND STRUCTURES
	DECORATIVE PAVERS
	HORSE PATHWAYS (MILLINGS)

LOCATION MAP



SETBACK MATRIX

PRIMARY STRUCTURE SETBACKS (INTERNATIONAL & COVERED AREA)		
	REQ.	PROV.
NORTH	50'	463'
SOUTH	80'	300'
EAST	50'	558'
WEST	80'	>80'

ACCESSORY STRUCTURE SETBACKS*		
	REQ	PROV
NORTH	25'	>25'
SOUTH	100'	109'
EAST	25'	218'
WEST	25'	125'

RIDING RINGS SETBACKS**		
	REQ	PROV
NORTH	10'	19'
SOUTH	10'	109'
EAST	10'	25'
WEST	10'	180'

*MEASURED FROM SHORTEST DISTANCE FROM ALL BARNs, MANURE BINS, STORAGE STRUCTURES, RESTAURANT, AND OFFICE BUILDINGS.

**MEASURED FROM SHORTEST DISTANCE FROM ALL LUNGING RINGS, COMPETITION RINGS, SCHOOLING RINGS, ALL WEATHER RINGS, AND

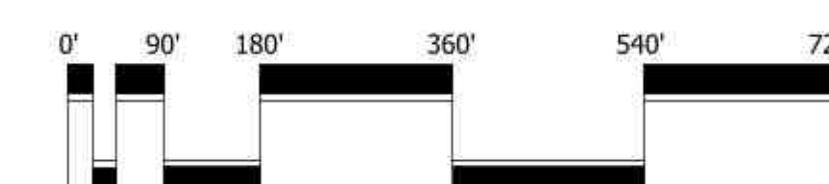
NOTE: ALL PAVED STANDARD PARKING STALLS
SHALL BE DOUBLE STRIPED PER VILLAGE OF
WELLINGTON REQUIREMENTS.

NOTE: ALL PAVED STANDARD PARKING STALLS
SHALL BE DOUBLE STRIPED PER VILLAGE OF

WELLINGTON REQUIREMENTS.

SITE DATA TO BE UPDATED

PROJECT NAME	POD F NEW SHOWGROUNDS	
RANGE 41, TOWNSHIP 44, SECTION 20		
PROPERTY CONTROL NUMBERS	73-41-44-20-20-001-0000 73-41-44-20-20-000-0010 73-41-44-20-20-000-0020 73-41-44-20-20-000-0030 73-41-44-20-20-000-0040 73-41-44-20-20-000-0050 73-41-44-20-20-000-0060 73-41-44-20-20-000-0070 73-41-44-20-20-000-0080 73-41-44-20-20-000-0090	
PETITION NUMBER	2025-0002-SP	
FUTURE LAND USE		
EXISTING	EQUESTRIAN COMMERCIAL RECREATION	
ZONING		
EXISTING	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)	
SUBJECT PARCEL	SF	AC
WELLINGTON SOUTH AMENITY SITE	4,993,343.32	114.63
	794,547.61	18.24
BUILDING DATA	MAX.	PROV.
MAXIMUM BUILDING HEIGHT	25 FEET	25 FEET**
BUILDING LOT COVERAGE (EXCLUDES SHADE STRUCTURES)	8.79%	
FLOOR AREA RATIO	0.093	
PERMANENT STRUCTURES	0.076	
TENTS, SHADE STRUCTURES, ETC	0.017	
COVERED ARENAS	84,000 SF	
OFFICE (ADMINISTRATION)	10,000 SF	
BARNs/STABLES (1,500 STALLS)	222,900 SF	
QUARANTINE (9600 SF SHOWN)	18,000 SF	
RESTAURANT/CANTEEN (210 SEATS)	6,000 SF	
RETAIL	5,100 SF	
MAINTENANCE/STORAGE	19,200 SF	
SPECIAL EVENTS PAVILION (1000 SEATS)	24,000 SF	
VIP HOSPITALITY (1500 SEATS)	30,000 SF	
RIDING VIEWING AREA	14,500 SF	
RESTROOMS (5 - 400 SF AVG)	5,000 SF	
VENDOR SHADE STRUCTURES (50-144 SF AVG.)	7,500 SF	
MISC SHADE STRUCTURES	16,400 SF	
TOTAL	462,600 SF	
FIELDS AND ARENA		
INTERNATIONAL ARENA (3,000 SEATS)	102,000 SF	
OUTDOOR COMPETITION AND SCHOOLING RINGS	335,420 SF	
LUNGING RINGS/AREA	42,000 SF	
DRESSAGE COMPETITION RING	96,600 SF	
ALL WEATHER RINGS	149,250 SF	
DERBY FIELD	159,375 SF	
PARKING DATA	REQ	PROV
INTERNATIONAL ARENA (3000 SEATS - 1/3 SEATS)	1000	
COVERED AREA (200 SEATS - 1/3 SEATS)	67	
VIP HOSPITALITY TENT (1500 SEATS- 1/3 SEATS)	500	
SPECIAL EVENT PAVILION (1000 SEATS- 1/3 SEATS)	333	
STALLS (1 SP/2 STALLS) (1,500)	750	
OFFICE/ADMINISTRATION (1 SP/250 SF)	40	
RETAIL (1 SP/250 SF)	20	
RESTAURANT (210 SEATS - 1/3 SEATS)	70	
EMPLOYEE PARKING (1 SP/EMPLOYEE - 150)	150	
VENDOR, PRODUCTION, MEDIA PARKING (1 SP/PERSON -100)	100	
STANDARD	1209	
GOLF CART	343	
SUB-TOTAL	3,030	1552*
OVERFLOW/EVENT PARKING ****	1619	
TOTAL	3,171	
* PROVIDED PARKING TOTAL FOR PERMANENT SPACES. ADDITIONAL PARKING SPACES WILL BE AVAILABLE IN DESIGNATED ARENAS.		
** BUILDING HEIGHTS EXCEEDING 25 FEET SHALL BE REVIEWED BY VILLAGE COUNCIL		
*** LOCATIONS OF FUTURE EV CHARGERS TO BE DETERMINED DURING FINAL BUILD-OUT		
**** SEE TRAFFIC OPERATIONAL MANAGEMENT PLAN FOR OVERFLOW/EVENT PARKING		
NOTE: A MINIMUM 2% ADA PARKING WILL BE PROVIDED THROUGH OUT THE NEW SHOWGROUNDS. LOCATION TO BE DETERMINED AT TIME OF FINAL SITE PLAN		



Scale: 1" = 180'

North





MB

DESIGN GROUP

SCHEMATIC DESIGN
1/6/2026 1:46:48 PM

**WELLINGTON HORSE GR
WELLINGTON INTL.
3609 Equestrian Club Dr.
Wellington, FL 33414**

RENDERS

A700



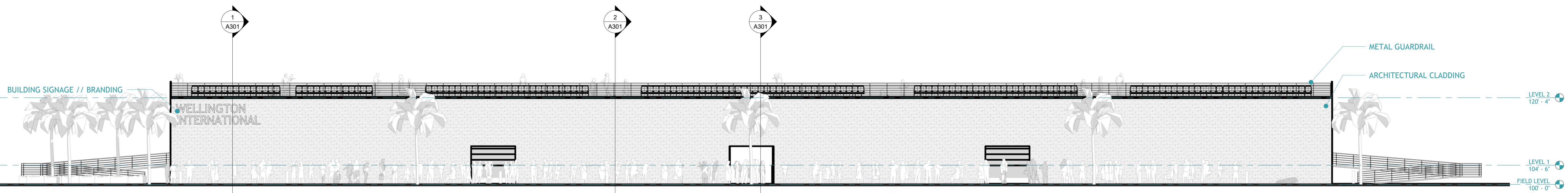
The image features large, bold, black letters 'MB' on a white background. To the left of the 'M', there is a small graphic element consisting of a thin black horizontal line with a grey square at its end, and a vertical grey bar extending downwards from the line's intersection with the 'M'.

SCHEMATIC DESIGN
1/6/2026 1:46:49 PM

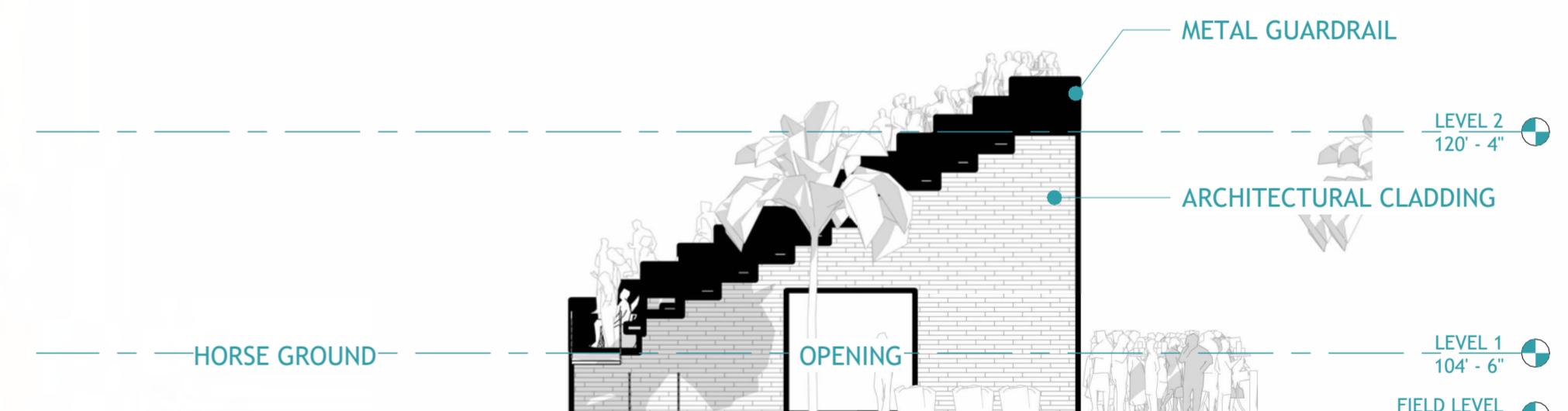
**WELLINGTON HORSE GRO
WELLINGTON INTL.
3609 Equestrian Club Dr.
Wellington, FL 33414**

RENDERS

A702



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

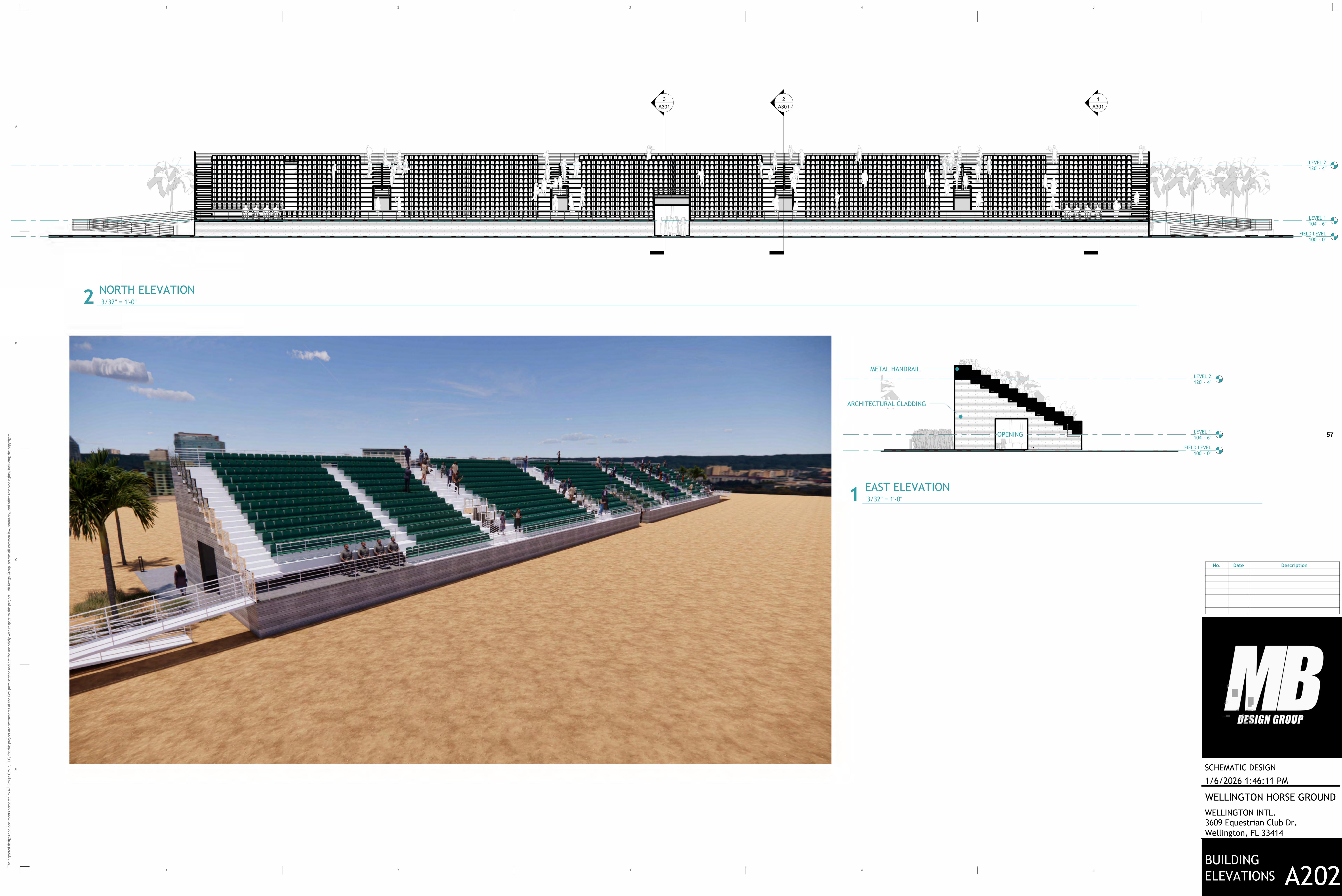
No.	Date	Description

MB
DESIGN GROUP

SCHEMATIC DESIGN
1/6/2026 1:45:59 PM

WELLINGTON HORSE GROUND
WELLINGTON INTL.
3609 Equestrian Club Dr.
Wellington, FL 33414

BUILDING
ELEVATIONS A201

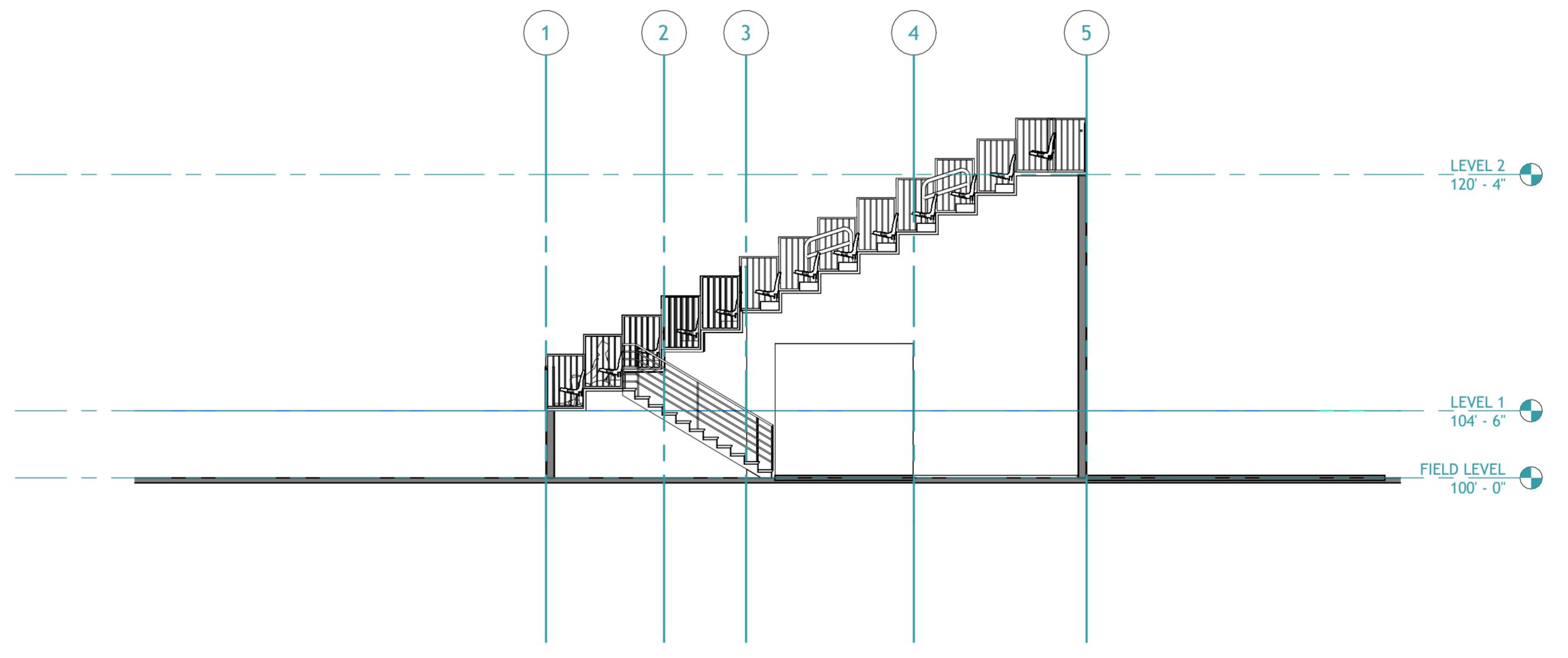
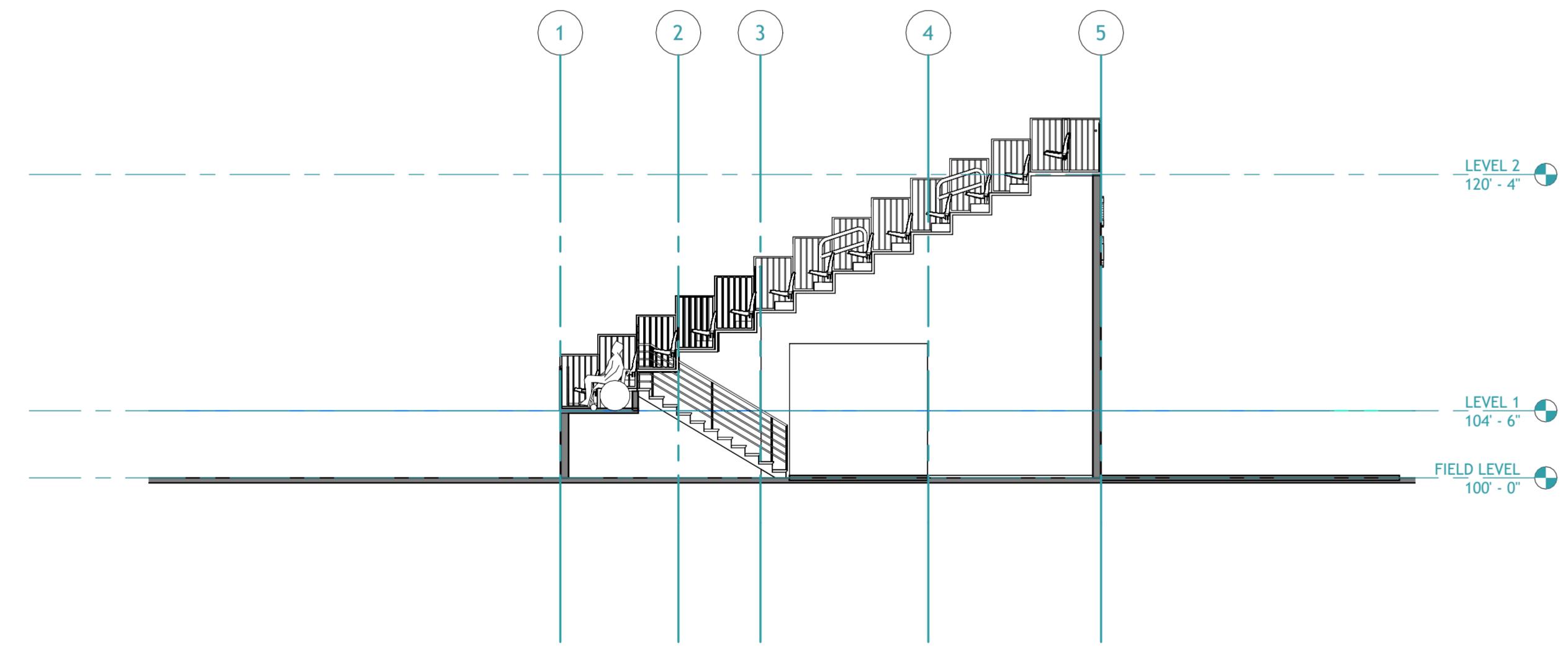
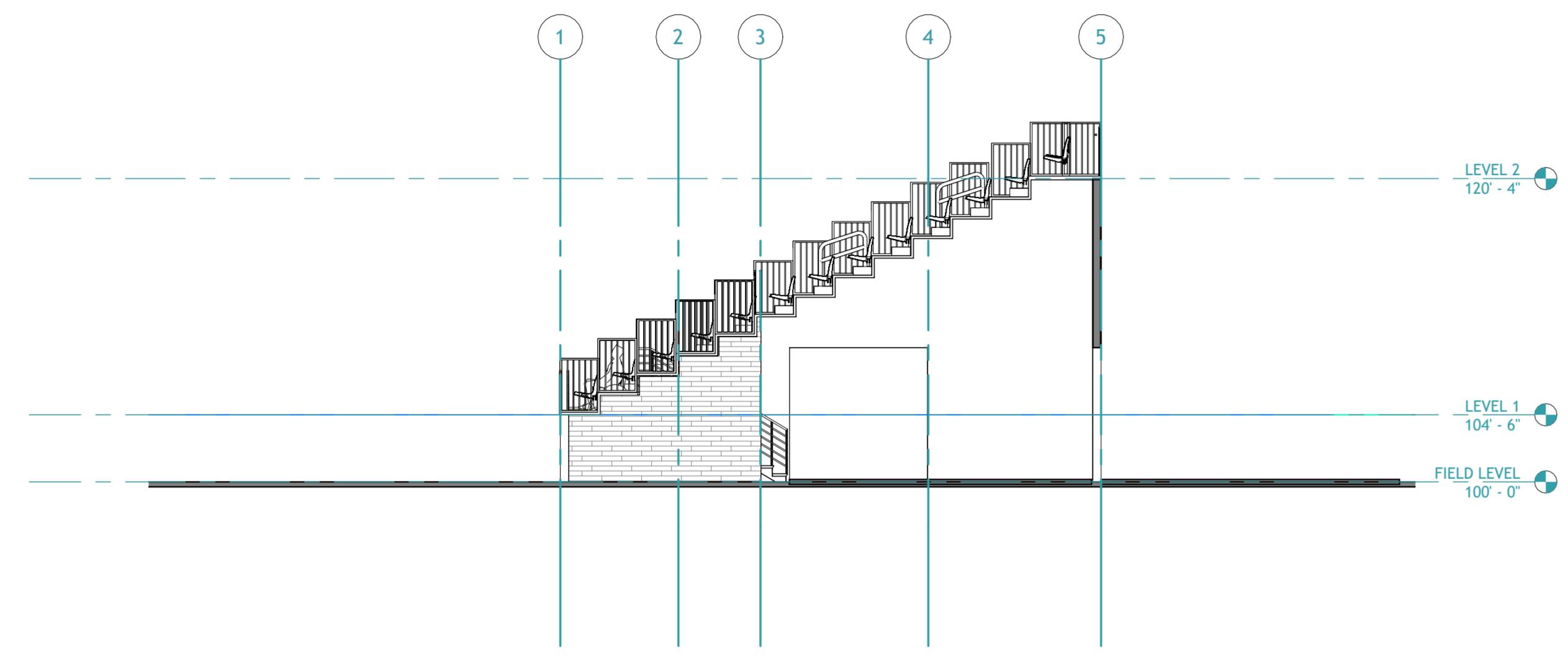


3 GRANDSTAND SECTION

1 GRANDSTAND SECTION

1/8" = 1'-0"

2 GRANDSTAND SECTION



The logo for MB DESIGN GROUP. It features the letters 'MB' in a large, bold, black font. Below 'MB', the words 'DESIGN GROUP' are written in a smaller, bold, black font. The 'D' in 'DESIGN' and the 'G' in 'GROUP' are partially cut off on the left side. There are two small, dark gray rectangular blocks on the left side of the 'M' in 'MB', and a small dark gray horizontal bar on the left side of the 'D' in 'DESIGN'.

SCHEMATIC DESIGN
1/6/2026 1:46:46 PM

**WELLINGTON HORSE GROUND
WELLINGTON INTL.
3609 Equestrian Club Dr.
Wellington, FL 33414**

BUILDING SECTIONS A301

Keynote Legend		GENERAL
Keynote	Description	1. Verify
		2. Implement

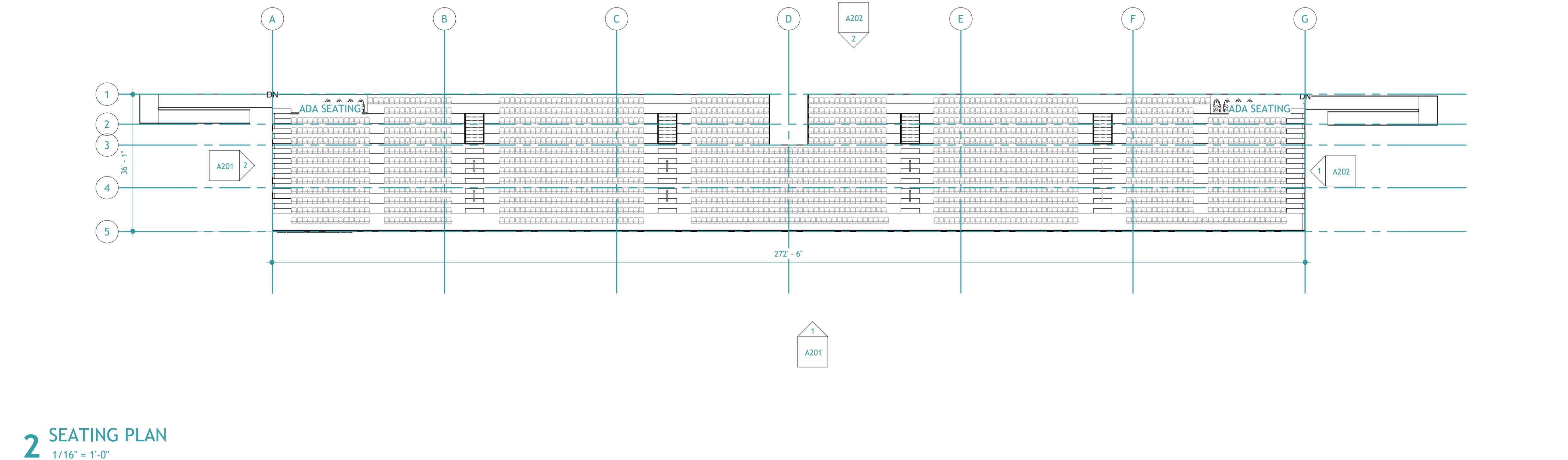
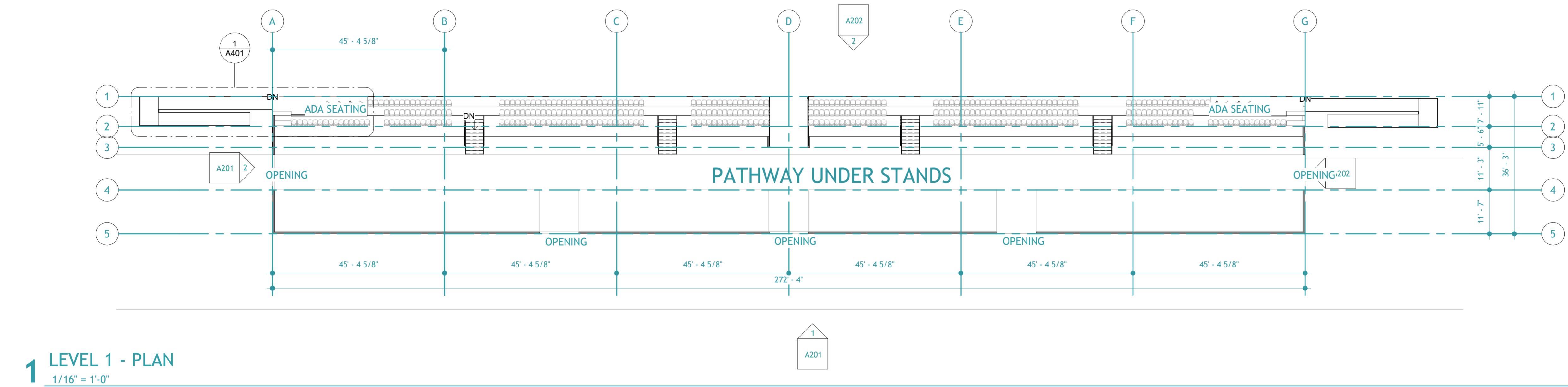
ynote Legend

GENERAL BUILDING SECTION NOTES:

1. Verify Dimensions & Conditions: Contractor shall verify all dimensions, elevations, and existing conditions in the field prior to construction. Report discrepancies to the Architect before proceeding.
2. Construction Documents: Sections are diagrammatic. Refer to details, plans, schedules, and specifications for complete requirements.
3. Structural Coordination: Coordinate locations of beams, joists, trusses, deck, and columns with architectural sections. Do not scale drawings for structural sizes or dimensions.
4. Thermal & Moisture Protection:
Provide continuous air/vapor barrier at exterior envelope as detailed.
Insulation shall be continuous and unbroken across floor lines, roof lines, and wall assemblies.
Seal all penetrations with compatible sealant to maintain integrity of weather barrier.
Flashing & Sealants: Provide flashing at all window heads, sills, roof/wall intersections, horizontal joints, and other water-penetration-prone conditions. All joints shall be sealed watertight.
5. Fire-Resistance:
Maintain required continuity of fire-rated assemblies as noted.

All penetrations of rated walls, floors, or roofs shall be sealed with tested and listed firestopping systems.

Coordinate fire ratings of doors, frames, and glazing with building code requirements.
6. Acoustics: Provide acoustic sealant at partitions extending to structure where sound control is required (gym, music, fitness, offices). Seal all gaps and voids.
7. Accessibility: Construction shall comply with current ADA Standards and local accessibility codes. Maintain required clearances at doors, corridors, restrooms, and changes in level.
8. Provide tapered insulation to achieve positive drainage.
9. Roof penetrations shall be properly flashed and sealed.
10. Coordinate roof drains with structural deck and plumbing locations.
11. Provide control joints, expansion joints, and weep systems per details.
12. Coordinate brick ties, anchors, and cavity insulation as detailed.
13. Ensure proper drainage plane is maintained behind veneer systems.
14. Interior Partitions: Extend partitions to structure above unless otherwise noted. Seal at top and bottom for sound, smoke, and fire protection as required.
15. Mechanical, Electrical, Plumbing Coordination:
58
16. Penetrations through assemblies shall be coordinated and sealed.
17. Maintain required fire, smoke, acoustic, and vapor barrier integrity.
18. MEP trades are responsible for protection of assemblies and finishes during installation.
19. Openings: Coordinate size, type, and location of all doors, windows, louvers, and storefront assemblies with schedules and details.
20. General: Contractor shall provide all items necessary to complete assemblies shown, whether or not each item is specifically called out.



No.	Date	Description



SCHEMATIC DESIGN

1/6/2026 1:45:48 PM

WELLINGTON HORSE GROUND

WELLINGTON INTL.
3609 Equestrian Club Dr.
Wellington, FL 33414

FLOOR PLANS A101



KH KATANA HOUSE
ORIGINAL CONCEPT AND DESIGN BY: KATANA HOUSE ©KATANA-HOUSE CORP WWW.KATANAHOUSE.COM KATANAHOUSE@KATANAHOUSE.COM +1-850-774-9911 3311VS DIXIE HWY WEST PALM BEACH, FL 33405
THIS DOCUMENT, THE IDEAS, AND DESIGN CONCEPTS CONTAINED HEREIN IS AN INSTRUMENT OF SERVICE, CAN NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT THAN THIS, WITHOUT THE WRITTEN AUTHORIZATION OF KATANA HOUSE CORPORATION.
DRAWING: EAST ELEVATION
DATE CREATED: 10.27.2025
WEF RESTROOMS Address: 3400 Equestrian Club Dr, Wellington, FL 33414
A1
SCALE: 17x11



ORIGINAL CONCEPT AND DESIGN BY:
KATANA HOUSE
©KATANA-HOUSE CORP
WWW.KATANAHOUSE.COM
KATANAHOUSE@KATANAHOUSE.COM
+1-850-774-9911
3311VS DIXIE HWY
WEST PALM BEACH, FL 33405

THIS DOCUMENT, THE IDEAS, AND
DESIGN CONCEPTS CONTAINED
HEREIN IS AN INSTRUMENT OF
SERVICE, CAN NOT BE USED IN
WHOLE OR IN PART FOR ANY OTHER
PROJECT THAN THIS, WITHOUT THE
WRITTEN AUTHORIZATION OF
KATANA HOUSE CORPORATION.

DRAWING:
WEST ELEVATION

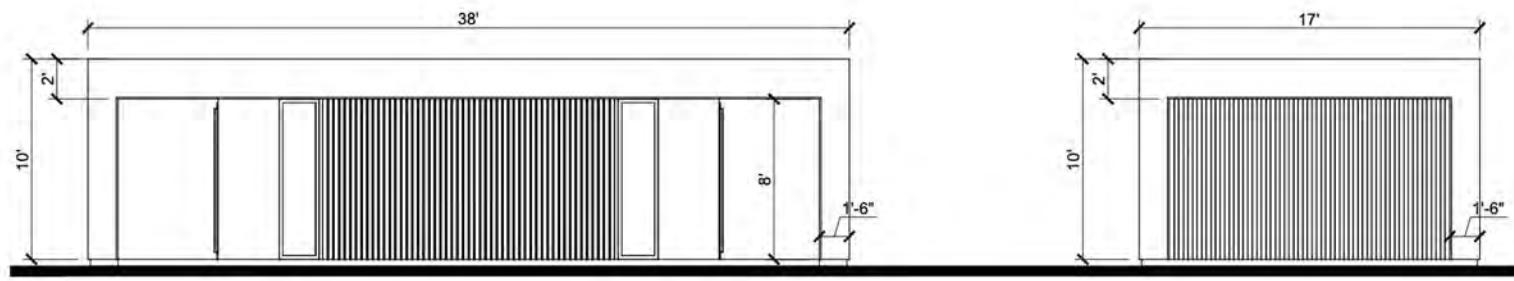
DATE CREATED:
10.27.2025

WEF
RESTROOMS

Address: 3400
Equestrian Club Dr,
Wellington, FL 33414

A1
SCALE:
17x11

Dimensions, for soffit / parapet & columns, proposal



KH KATANA HOUSE
PROJECT: WLP SHOWGROUND RESTROOMS
Wellington, Florida
DRAWING: ELEVATIONS
FLAT ROOF
ARCHITECT: KATANA HOUSE
DATE:
NOTES:
Address: 3400 Equestrian Club Dr, Wellington, FL 33414

Exterior materials: Composite facade slat cladding, elastomeric stucco, composite slat beam panels for overhang area

December 29, 2025

Village of Wellington
Architectural Review Board
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Architectural Review Board Justification Statement – Stadium Seating

Dear Architectural Review Board Members,

This justification statement is submitted in support of Architectural Review Board approval for accessory stadium seating structures proposed within the approved Pod F New Showgrounds development. The scope of this request is limited exclusively to architectural review of the stadium seating, including its form, materials, scale, and visual compatibility. No changes to site layout, land use, development intensity, or previously approved site plan elements are proposed as part of this request.

The proposed stadium seating consists of tiered, open-air bleacher-style seating located adjacent to competition arenas and oriented to provide clear sightlines for spectators. As illustrated in the submitted images and architectural renderings, the seating is designed as a low-profile, linear structure, integrated into the landscape and arena edge rather than appearing as a standalone building. Guardrails, stair access, and tiering are incorporated into the structure in a clean, functional manner consistent with equestrian venue design.

Consistency with the Comprehensive Plan

The accessory stadium seating is consistent with the Village of Wellington Comprehensive Plan, particularly the Land Use & Community Design Element and the Equestrian Preserve Element, which support equestrian-oriented facilities and high-quality design that reinforces Wellington's role as a premier equestrian community. The seating supports the functional needs of equestrian competition and spectators while remaining visually subordinate to the overall showgrounds, consistent with Goal LU&CD 1 (Land Uses) and Policy LU&CD 1.1.1, which require compatibility with existing natural and built conditions.

The seating also advances Objective LU&CD 2.6 (Equestrian Community) and Policy LU&CD 2.6.2, which promote development patterns, facilities, and design elements that directly support equestrian uses within the Equestrian Overlay Zoning District.

Consistency with Land Development Regulations

The proposed stadium seating is consistent with the Village's Land Development Regulations governing accessory structures within the Wellington CountryPlace PUD and the Equestrian Overlay Zoning District. Architecturally, the seating is open in character, modest in height, and clearly accessory to the primary arenas and event facilities. The structure does not introduce enclosed massing, excessive height, or architectural features that would conflict with the intent of the Land Development Regulations.

Compatibility with Surrounding Uses and Zoning

The accessory stadium seating is compatible with surrounding uses and zoning within the Pod F New Showgrounds and adjacent equestrian properties. As shown in the submitted images, the seating is positioned parallel to the arenas, integrated with pedestrian circulation, and visually softened through adjacent landscaping. Its open design allows views through and beyond the structure, minimizing visual bulk and ensuring compatibility with surrounding barns, rings, and open areas. The seating functions as supporting infrastructure for spectator viewing and does not operate independently of the equestrian venue.

Consistency with Wellington Community Character and Aesthetics

The architectural expression of the stadium seating reflects Wellington's equestrian and agricultural character through simple structural forms, durable materials, neutral tones, and an emphasis on function over ornamentation. The tiered seating, railings, and stair elements shown in the images convey a clean, utilitarian aesthetic commonly associated with high-quality equestrian facilities. This approach supports Goal LU&CD 3 (Protect Our Investment) by maintaining high aesthetic standards while reinforcing established land use patterns within the Equestrian Preserve.

Conclusion

The proposed accessory stadium seating represents an appropriate and necessary architectural component of the New Showgrounds development. The seating is open, modest in scale, visually integrated into the site, and architecturally consistent with Wellington's equestrian character. As demonstrated in this justification statement, the proposed accessory stadium seating satisfies the Architectural Review Board justification criteria by being consistent with the Village of Wellington Comprehensive Plan, not in conflict with the Land Development Regulations, compatible with surrounding uses and zoning, and consistent with Wellington's community character and aesthetic expectations. For these reasons, the applicant respectfully requests approval from the Architectural Review Board.

Sincerely,

Zach Ciciera
Senior Land Planner
Cotleur & Hearing
561.406.1033
zciciera@cotleur-hearing.com

December 29, 2025

Village of Wellington
Architectural Review Board
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Architectural Review Board Justification Statement – Accessory Restroom Structures

Dear Architectural Review Board Members,

This justification statement is submitted in support of Architectural Review Board approval for a series of accessory restroom structures proposed within the approved Pod F New Showgrounds development. The scope of this request is limited exclusively to architectural review of the restroom buildings, including their form, materials, scale, and visual compatibility. No changes to site layout, land use, development intensity, or previously approved site plan elements are proposed as part of this request.

The proposed restroom buildings are small-scale, standalone accessory structures, each measuring approximately 16 feet by 25 feet, with an approximate floor area of 400 square feet per building, as depicted in the approved master plan. Their size and footprint are intentionally modest and subordinate to the primary showgrounds facilities.

Consistency with the Comprehensive Plan

The proposed accessory restroom structures are consistent with the Village of Wellington Comprehensive Plan, particularly the Land Use & Community Design Element and the Equestrian Preserve Element, which emphasize architectural compatibility, high-quality design, and preservation of Wellington's equestrian character. The structures support the functional needs of a major equestrian venue while remaining architecturally subordinate and visually integrated into the overall showgrounds environment, consistent with Goal LU&CD 1 (Land Uses) and Policy LU&CD 1.1.1, which require new development to be compatible with existing natural and built conditions.

The design of the restroom buildings also supports Objective LU&CD 2.6 (Equestrian Community) and Policy LU&CD 2.6.2, which encourage development within the Equestrian Overlay Zoning District to reinforce equestrian-oriented uses and design patterns. The buildings are utilitarian, restrained, and consistent with the operational and architectural expectations of equestrian facilities, supporting the Comprehensive Plan's intent to preserve the Village's equestrian identity while accommodating necessary support infrastructure.

Consistency with Land Development Regulations

The accessory restroom buildings are consistent with the Village's Land Development Regulations governing accessory structures within the Wellington CountryPlace PUD and the Equestrian Overlay Zoning District. Architecturally, the buildings are modest in scale and utilitarian in nature, with materials, proportions, and roof forms that align with the approved architectural framework for the New Showgrounds. The proposed

structures do not introduce excessive height, visually dominant massing, or architectural treatments that would conflict with the purpose or intent of the Land Development Regulations.

Compatibility with Surrounding Uses and Zoning

The proposed restroom structures are compatible with surrounding uses and zoning within the Pod F New Showgrounds and adjacent equestrian properties. The buildings are distributed throughout the site to serve spectators, participants, and staff while avoiding visual concentration or massing impacts. Their accessory scale and cohesive architectural treatment ensure that they function as supportive infrastructure elements and remain visually subordinate to primary showgrounds facilities, arenas, and barns, consistent with the surrounding equestrian context.

Consistency with Wellington Community Character and Aesthetics

The architectural design of the accessory restroom structures reflects Wellington's established equestrian and agricultural aesthetic through simple building forms, durable materials, neutral color palettes, and rooflines consistent with accessory and service structures commonly found within equestrian facilities. This approach supports Goal LU&CD 3 (Protect Our Investment), which emphasizes maintaining high aesthetics and protecting established land use patterns. Landscaping and spacing further integrate the structures into the showgrounds setting and soften their visual presence, ensuring consistency with Wellington's community character.

Conclusion

The proposed accessory restroom structures represent an appropriate and necessary architectural component of the New Showgrounds development. They are consistent with the Village of Wellington Comprehensive Plan, comply with all applicable Land Development Regulations, and are compatible with surrounding uses, zoning, and community aesthetics. The buildings are modest in scale, architecturally appropriate, and well-integrated into the equestrian context of the site. For these reasons, the applicant respectfully requests approval from the Architectural Review Board.

Sincerely,

Zach Ciciera
Senior Land Planner
Cotleur & Hearing
561.406.1033
zciciera@cotleur-hearing.com