

9844 Stover Way Alternative Design **STAFF REPORT**

Petition Number: 2026-0009-ARB

**Property Owner/
Applicant:** Jorge Guillen
 9844 Stover Way
 Wellington, FL 33414

PCN(s): 73-42-44-17-02-000-8950

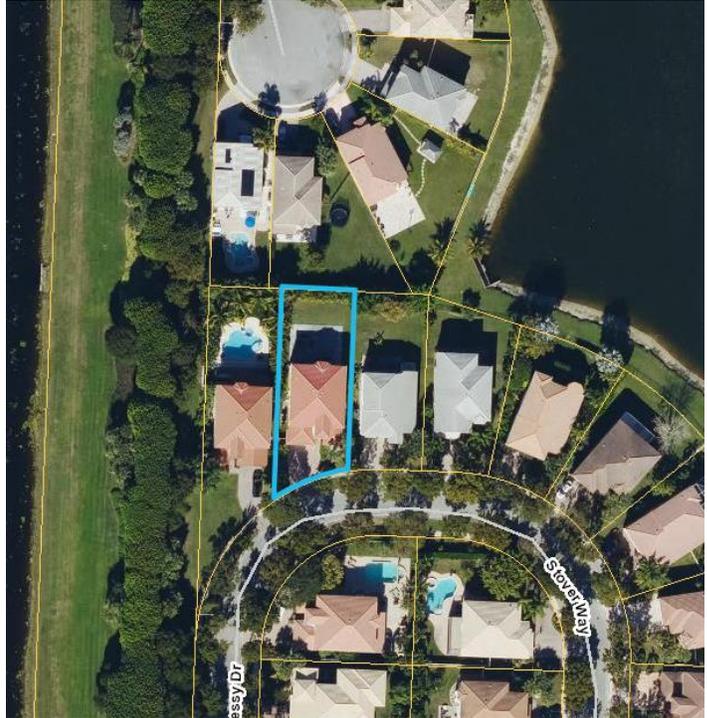
Future Land Use Designation (FLUM): Residential C

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.18 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 13' x 28' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
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Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South	Residential C	PUD
East	Residential C	PUD
West	Residential C	PUD

Site History and Current Request:

The subject property is located at 9844 Stover Way within the Olympia subdivision. The property was purchased by the applicant in 2016. The property consists of a single-family residence that was built in 2005 and has just finished constructing a pool in the rear. The owner has applied for a permit to construct a freestanding pergola shade structure (BP26-0067) on January 9, 2026. The freestanding pergola permit was returned by Zoning because the pergola had a solid flat roof, was detached, exceeded 120 square feet, and was not constructed of the same materials as the principal structure. The pergola would require ARB approval prior to permit issuance.

Staff Analysis:

Per Section 6.4.4.A.2 of Wellington’s LDR, accessory structures such as freestanding garages, cabanas, or accessory dwellings shall match the colors and materials of the principal structure. Any alternative design shall require ARB approval for aesthetic compatibility.

The approval of a 364 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 7.5 feet from the side property line, directly in line with the existing single-family structure, making it completely screened from view from the right-of-way and a minimum of 15 feet from the rear (Exhibit A – Survey). A six (6) foot tall opaque fence surrounds the property, screening the structure from the neighbors. The property owner also has a line of palms to the rear, and the neighbors



also have a thick tree line to the west. The owner intends to install additional landscape when the pergola is installed; however, a landscape plan has not been determined.

The proposed request is the minimum alternative needed to achieve the aesthetic look the owner is seeking and would have little to no visual impact on neighboring properties, as existing conditions screen the structure from neighbors' view and the right-of-way. Solid roof aluminum pergolas have been very popular over the last few years. The structure's design and engineering are not intended to accommodate stucco siding or a heavy tile roof that matches the principal structure. The pergola will meet all required setbacks and will be screened from view. The proposed flat roof structure is approximately 15% of the principal structure's roofed area; if attached to the house, it would be permitted without ARB approval as a covered porch. HOA approval is provided as Exhibit E.

FINDS OF FACT:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. The pergola shall be completely screened from view from Stover Way.
2. The approval is for a 13' x 28' detached solid roof pergola only. Any modification to the pergola that increases the size or changes the alternative design and does not meet the requirements of the LDR would require ARB approval.

Exhibits:

- | | |
|-----------|----------------------------|
| Exhibit A | Survey |
| Exhibit B | Proposed Pergola Structure |
| Exhibit C | Existing Site Conditions |
| Exhibit D | Justification Statement |
| Exhibit E | HOA Approval |



Exhibit A – Survey

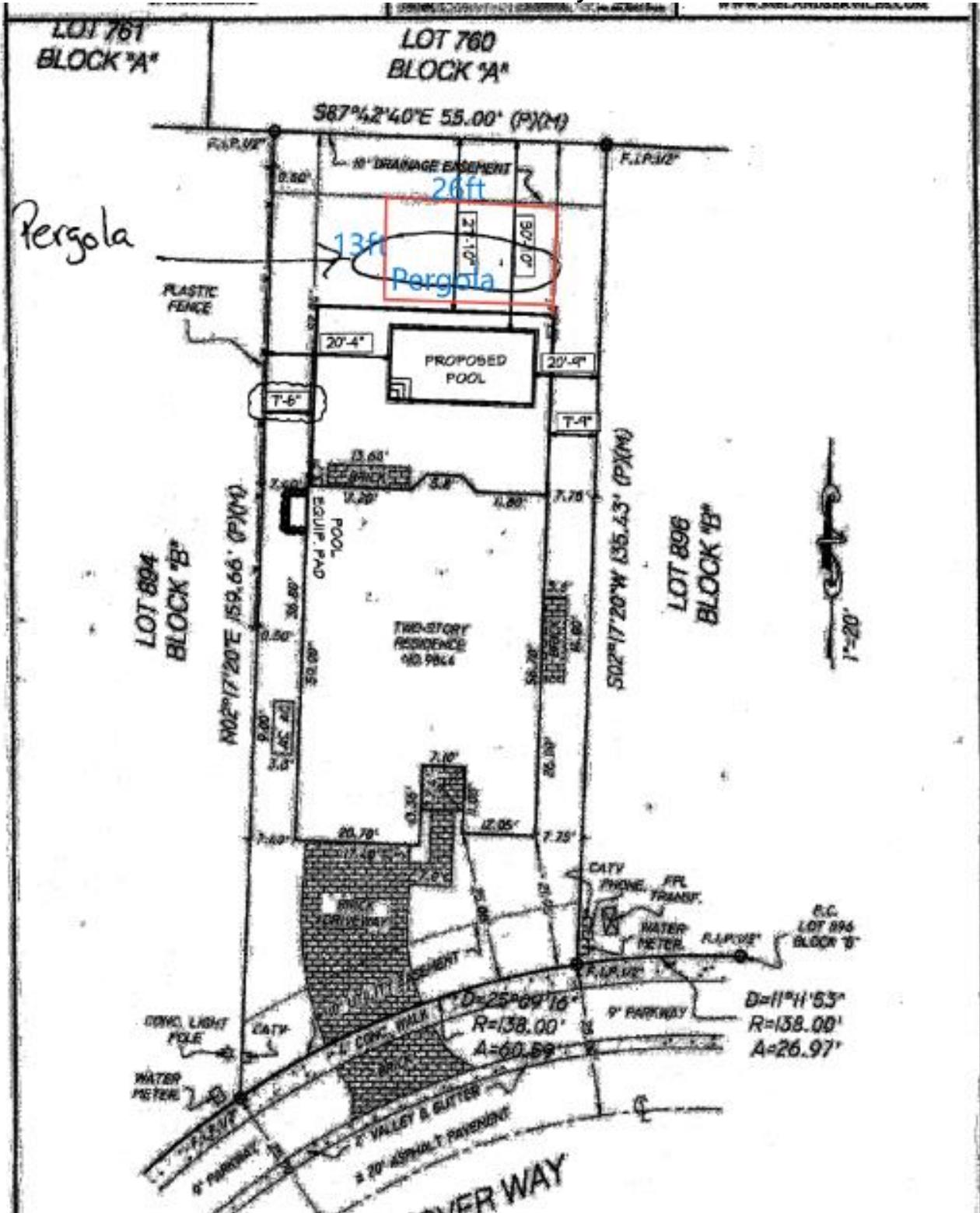
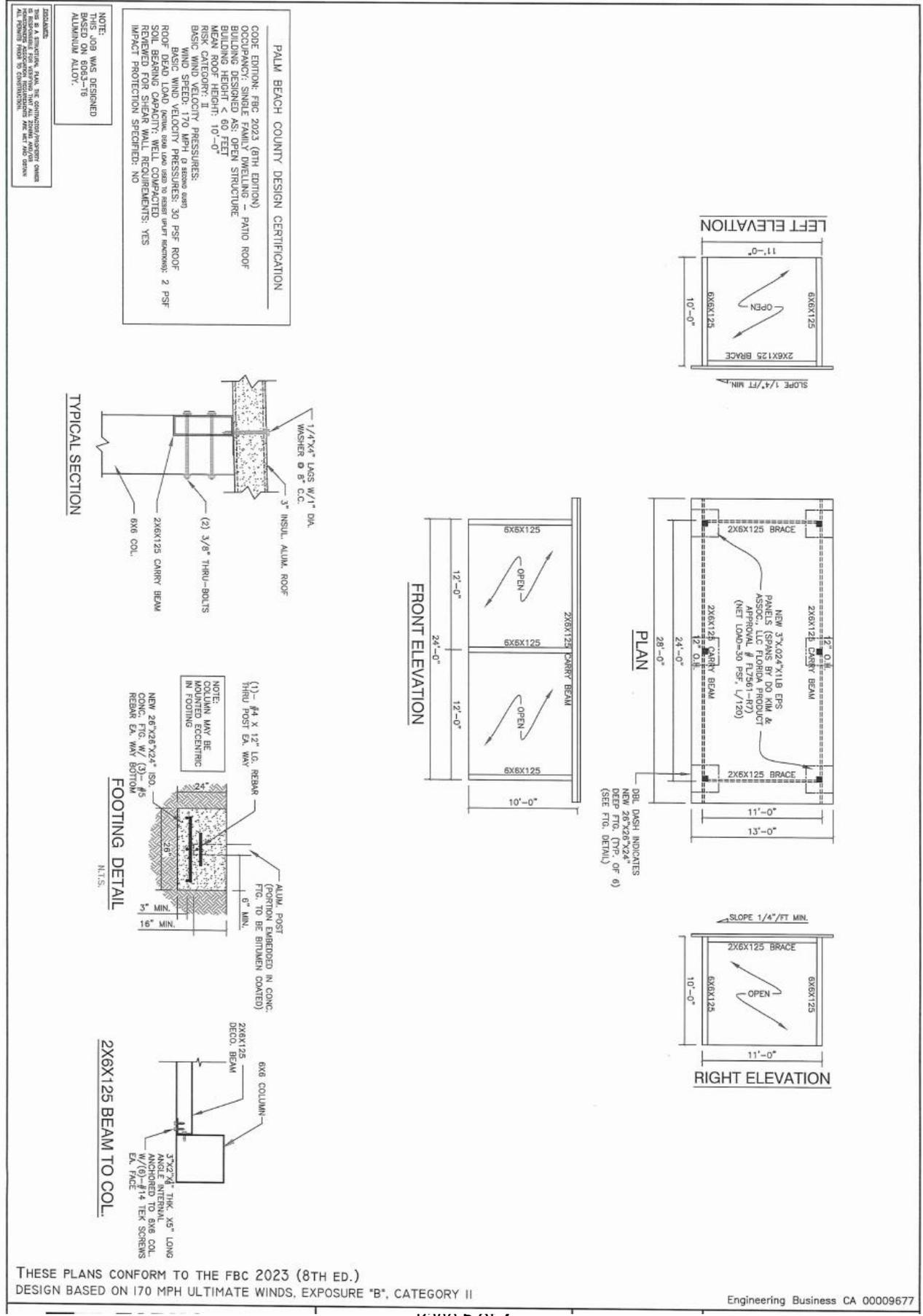


Exhibit B – Proposed Pergola





THESE PLANS CONFORM TO THE FBC 2023 (8TH ED.)
 DESIGN BASED ON 170 MPH ULTIMATE WINDS. EXPOSURE "B", CATEGORY II

Exhibit C – Existing Site Conditions



