

## Exhibit I - Justification Statement

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AR-97156

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**IN-SITE  
DESIGN  
GROUP LLC**

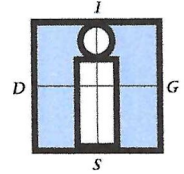
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## JUSTIFICATION STATEMENT

Property Address: 15565 Sunset Lane, Wellington, FL

ARB Committee Members  
Planning, Building & Zoning  
Village of Wellington  
12300 Forest Hill Blvd.  
Wellington FL 33414

Re: Property Address 15565 Sunset Lane, Wellington, FL

To Whom it may concern:

We request that the board considers the following two items for the above mentioned project on behalf of Marigold Farms, owner.

- (1) The requirement for 70% pitched roof of the footprint of the residence including garage and
- (2) the 80-point architectural standard scale.

The property is on 10 acres and is currently vacant. It is located in the Palm Beach Point POA on the cross street of Palm Beach Point Blvd and Sunset Lane.

The proposed project includes a single family residence, 24 stall stable, maintenance building, covered arena, open sand ring, paddocks and other accessory structures standard to the development. The applicant is not seeking any variances or waivers to any city or state regulations or setbacks.

### Requirement for 70% pitched roof

The proposed project adapts the new current contemporary architectural style of tropical modern. This is a cohesive architectural style that exemplifies contemporary homes today throughout the world. The style employs a flat (low slope) roof with a minimum of 1/4" foot. The owner would like the ARB committee to consider allowing this exception to the 70% pitched roof based on the following:

Here we present horizontal plains that has a contemporary connection as well historic references to the mid century modern that is seen in the area. Homes such as 15752 Sea mist lane located also in Palm beach Point are similar and relevant architectural contemporary style. It has historical architectural references as well as modern influences.

It is important to note as well that Prior to the annexation of Little Ranches by Wellington this style of home was allowed by the code in unincorporated Palm Beach County. The previous version of the Wellington land Development Code version ,Oct 28 2019, gave exception as the zoning spelled out Sec. 6.2.18 PBLROD is consistent with residential "B" and was to preserve its rural character. Section 6.5.19.E.1 also states "These standards shall not apply to those properties located in Type A or B (Rural) land use category"

The orientation of the building is consistent with the zoning requirements and substantially setback from the main street Sunset Lane 208'-11" front setback. The structure is proportional to the lot, is consistent with other residences in the neighborhood and will not have a negative impact on adjacent properties. In addition, this project was presented to the POA for Palm Beach Point and was approved and highly regarded for the architectural style and features.

The materials are comprised of stucco with wood veneer accents and natural stone. These materials as well as the colors selected warm up the contemporary composition. The landscaping will be tropical and colorful with indigenous plantings and bug resistant shrubs. See below.



The proposed residence and other structures preserve, the element of privacy and orientation toward the street through landscaping and placement to the street in excess of the required front setback. The roof lines are varied on the main structures with layers and intersecting planes. The stables shall include a perimeter trellis to accentuate additional horizontal elements.



The overall design and appearance of the structure will represent modern architecture today and connect with houses in this neighborhood where there are many examples of modern and contemporary styles and an eclectic source of many styles throughout the neighborhood. The new design will provide a fine example of the neighborhoods diversity of style.

This project proposes to build a new structure and property up to current building code including, but not limited to exterior windows and doors, roof, plumbing, electric, HVAC, structural, finished floor elevation, and landscape. The highest quality materials and installation will be used.

The owner would like to proceed immediately with the plans to build a new home. The homeowner plans to use the structure as a primary residence for their family following completion of the construction project.

The project does not change any setbacks or impose on neighbors' views. The project compliments the adjacent homes and adds value to the neighborhood.

#### Item 2 The interpretation of the Development Standard point scale

We are asking the board to review the credits required under the development standards. The following are applicable points relative to each feature as noted. It is based on Article 6 section 6.5 Table 1A

Point scale totals	
More than 3000 sq ft	20 Points
Entry feature	10 Points
Entry feature at house, all stable entries and covered arena	
First floor 9 feet beam or higher	10 Points
Primary tie beam for residence 11'-9" with additional level of beam at 17'-11"	

Front elevation planes (3 or more)  
points

10



Allow flat roofs to count as a plane, also intersecting architectural stone walls and features.

Paver driveway

10 points

Garage

10 points

Landscaping

10 points

Belt banding

5 points

Accent stone and wood veneered walls to count

Columns

5 points

Roof planes 4 or more

10 points

Quoins

3 points

Allow accent walls of tile and specialty stucco

Window with special feature

5 points

Floor to ceiling windows

Total points 108 points

The minimum points allowed are 80. With some interpretation of the plan I feel this design qualifies.

Overall the project is consistent with local codes and objectives noted in the Comprehensive Plan. It complies with Wellington's LDR and all zoning uses as well compliments the neighborhoods overall aesthetic.

We respectfully request approval of the proposed residential design as shown in this application. Please contact me directly if you should have any questions. My cell phone is 954-655-7483.

Thank you



Annie k  
Carruthers  
2022.03.14  
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Annie Carruthers  
Architect  
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