



**FARRELL ESTATES WELLINGTON**

**ARCHITECTURAL REVIEW BOARD SUBMITTAL**

**MINOR REVISIONS TO LOTS 1, 9, 21 & 22 and NEW HOUSE DESIGNS FOR LOTS 3 & 4**

**JUSTIFICATION STATEMENT**

**August 12, 2025**

REQUEST SUMMARY

A request by Farrell Florida Wellington Owner LLC, owner and applicant (the "Applicant"), for approval by the Architectural Review Board of (1) minor updates to the colors and materials for the houses currently under construction on Lots 1, 9, 21 and 22 and (2) new house designs for Lots 3 & 4 of the Farrell Estates Wellington project (the "Project") located on an approximately 23-acre property at the southwest corner of the intersection of Forest Hill Boulevard and Polo Club Road (the "Property") within the Palm Beach Polo and Country Club.

PROJECT BACKGROUND

The Project comprises a 27-lot luxury single family residential development on the Property which was formally a golf course hole (over 20 years ago) and has since been vacant. On July 11, 2023, the Village Council issued final approval of a Future Land Use Map Amendment to change the land use designation of the Property from Open Space Recreation to Residential C and a Master Plan Amendment to establish a residential pod and transfer/assign 27 units to the Property. The final site plan was approved on January 30, 2024, and an amendment to the site plan was later approved in July of 2024, a copy of which is included with this submittal.

FARRELL COMPANIES

Farrell Companies is a diversified real estate development and construction conglomerate with offices in the Hamptons, Upstate New York and West Palm Beach. For nearly three decades, its founding company, Farrell Building Company, has been synonymous with the development of luxury homes constructed with unmatched quality and superb designs. Farrell Building Company has completed close to 450 homes over the past 30 years and is considered THE premier luxury home builder in the Hamptons.



Today, Farrell Companies develops not only luxury homes, but also multifamily residential, commercial and industrial/warehouse projects in New York and Florida including numerous projects in South Florida.

Farrell Companies is very excited to bring its name and reputation to the Village of Wellington and the Palm Beach Polo and Country Club and is confident that the Farrell Estates Wellington project will exceed the standards and expectations of the Village and the Polo Club.

#### MINOR REVISIONS TO LOTS 1, 9, 21 & 22

##### Lot 1

The home currently under construction on Lot 1 was approved by the ARB in January of 2024.

Proposed changes:

- ❖ Removal of awnings on second floor front windows: It was determined that the second floor windows facing the front are required “egress” windows pursuant to the Florida Building Code which means they have to open. Since the window style is a casement window which opens out, the awnings had to be removed to allow the windows to open.
- ❖ Removal of horizontal mullions on windows: Upon further review of the design, the Applicant felt that the horizontal mullions made the appearance of the house too “busy” given all of the other scoring and materials on the house. The updated elevations showing the horizontal mullions removed provide for a much cleaner look.
- ❖ Change rear door from wood to decorative black aluminum door.
- ❖ Updates & corrections to material specifications.

##### Lot 9

The home currently under construction on Lot 9 was approved by the ARB in August of 2023.

Proposed changes:

- ❖ Change doors from wood to decorative black aluminum doors.
- ❖ Revise wood color to less orange tone.
- ❖ Update elevation to reflect correct garage door configuration.
- ❖ Revised wood locations on all elevations including removal on sides.
- ❖ Updates & corrections to material specifications.

##### Lot 21

The home currently under construction on Lot 21 was approved by the ARB in August of 2023.

Proposed change:

- ❖ Reduction in the amount of wood features previously approved on all elevations and the introduction of a charcoal gray accent feature to replace the wood in certain areas. Wood will be retained in the eave feature around the entire home, and a new wood color was selected to better match the gray tones of the house.
- ❖ Updates & corrections to material specifications.

### Lot 22

The home currently under construction on Lot 22 was approved by the ARB in December of 2023.

Proposed changes:

- ❖ Change doors from wood to decorative black aluminum doors.
- ❖ Revise wood color to less orange wood color.
- ❖ Remove wood from side elevations.
- ❖ Updates & corrections to material specifications.

Included as part of this submittal are both the previously approved and the currently proposed 2D color elevations and color and material specs.

### NEW HOME DESIGNS FOR LOTS 3 & 4

The architectural styles, colors and materials of the newly proposed homes for Lots 3 & 4 have been carefully orchestrated to establish timeless architectural designs pulling from Farrell's extensive experience and also considering and incorporating architectural styles of other homes in Palm Beach Polo. These designs vary from each other and from the models previously approved, but all follow a relatively modern design theme with primarily pitched roofs. Colors generally consist of grays and whites with dark door/window frames, cladding and coping and with composite wood accents. Materials generally consist of stucco, composite wood (for soffits and siding accents), extensive glass, metal & flat tile roofs, glass garage doors and stainless-steel cable railings.

### COMPLIANCE WITH ARB APPLICATION CRITERIA

Section II of Part 2 of the ARB Application contains the criteria listed below which are followed by the Applicant's demonstration of compliance with said criteria in *italics typeface*.

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

*The proposed architectural designs are consistent with the following goals, objectives and policies of the Village's Comprehensive Plan:*

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

*The proposed architectural designs do exactly what this standard requires as they are compatible with other designs in Palm Beach Polo, and they will enhance the values of the surrounding neighborhoods.*

**Policy LU&CD 2.1.2**

**High Quality Community Design**

**Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the Land Development Regulations.**

*The proposed designs maintain the highest standards for aesthetic quality of design and appearance as demonstrated in this Justification Statement and in the renderings and plans provided. This development will not be a cookie-cutter development with a few basic models that would be repeated across the development. These are all unique designs to Farrell Wellington Estates, and the quality will be on par with homes in the most luxury developments in the County. The resulting development will be one of the most beautiful neighborhoods in the Village. Compliance with architectural standards is also demonstrated in this Justification Statement.*

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.

*The proposed designs maintain compliance with the dimensional standards of the Village's LDRs. Each model will be situated on lots such that all setback, lot coverage and other site standards are in compliance.*

*Table 6.4-1 of the Village LDRs establishes a design criteria point system based on various aspects of architectural design and requires that a minimum of 80 points be achieved unless an alternative design has been approved by the ARB. The Applicant's demonstration of compliance with said criteria is included with this submittal.*

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.

*Palm Beach Polo has an eclectic mix of architectural designs across a variety of housing types and styles. The mix of architectural designs proposed provides the variety and certainly the quality necessary to maintain compatibility and consistency with adjacent structures and uses within the Polo Club. The low density single-family use is consistent with adjacent residential uses.*

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

*The proposed architectural designs are consistent with the aesthetics of other homes and neighborhoods within Palm Beach Polo and the Village. The architectural styles proposed are reminiscent of other homes within the Village and South Florida, and*

*extensive landscaping and other site features and amenities are proposed to create an aesthetically beautiful neighborhood within the Village.*

### CLOSING

The Applicant feels that the proposed architectural designs will provide a great enhancement to the Village of Wellington and will help to maintain a high standard for design. The Applicant is excited to bring this project to fruition and looks forward to working with the Village to that end.