

11928 Maidstone Drive Alternative Design **STAFF REPORT**

Petition Number: 2026-0014-ARB

Property Owner: Howell Smythe Kelly Trust & Smythe William D Jr Trust
 11928 Maidstone Drive
 Wellington, FL 33414

Agent: The Tiki Hut Company USA Inc
 301 SW 1st Street
 Fort Lauderdale, FL 33301

PCN(s): 73-41-44-14-06-000-0020

Future Land Use Designation (FLUM): Residential C

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.52 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 15' x 16' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268



Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South		
East		
West		

Site History and Current Request:

The subject property is located at 11928 Maidstone Drive within the Palm Beach Polo subdivision. The property was purchased by the applicant in 2025. The property consists of a single-family residence that was built in 1985, detached accessory structure, and pool. The outdoor area and pool were recently renovated. The owner has applied for a permit to construct a freestanding pergola shade structure (BP25-5330) with an outdoor kitchen and 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 240 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 15 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 (Exhibit A – Survey). 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 there is a five (5) foot CBS wall surrounding the entire property and an opaque hedge beyond the wall on the north property line which completely

screens the pergola from view from the neighbor. 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 2% 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:

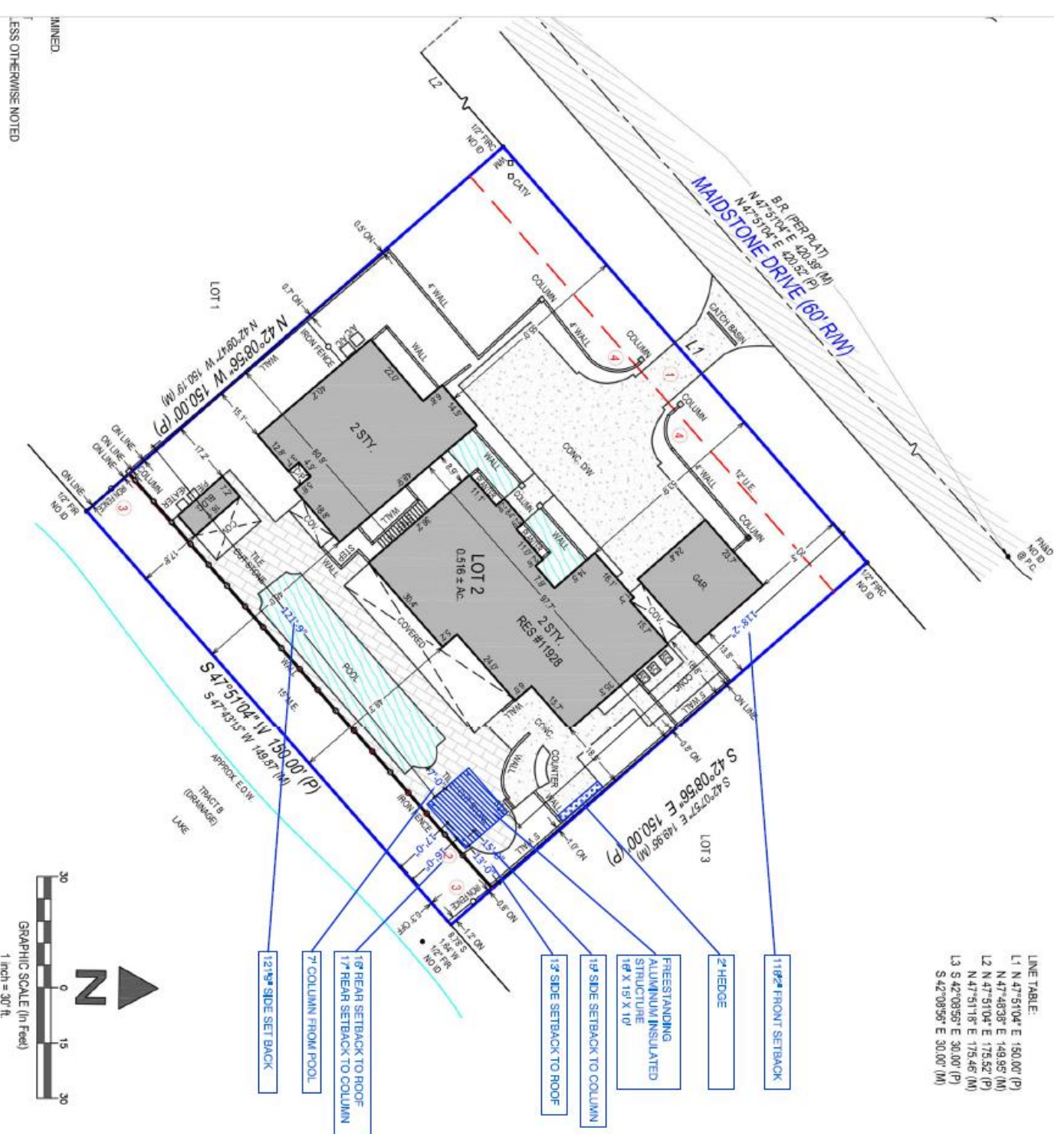
Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. The approval is for a 15' x 16' 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.
2. The owner shall obtain all necessary permits for the shade structure.
3. An inspection by Planning and Zoning is required prior to close out of the Building Permit to ensure all conditions of this approval are met.

Exhibits:

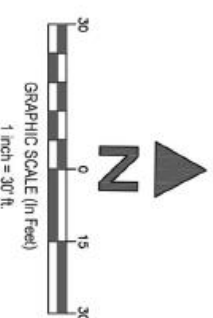
- | | |
|-----------|----------------------------|
| Exhibit A | Survey |
| Exhibit B | Proposed Pergola Structure |
| Exhibit C | Existing Site Conditions |
| Exhibit D | Justification Statement |
| Exhibit E | HOA Approval |

Exhibit A – Survey



LINE TABLE:

L1	N 47°51'04" E 150.00' (P)
L2	N 47°48'30" E 149.95' (M)
L2	N 47°51'04" E 175.52' (P)
L2	N 47°51'18" E 175.46' (M)
L3	S 42°03'56" E 30.00' (P)
L3	S 42°09'56" E 30.00' (M)



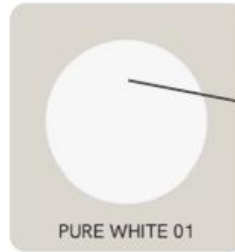
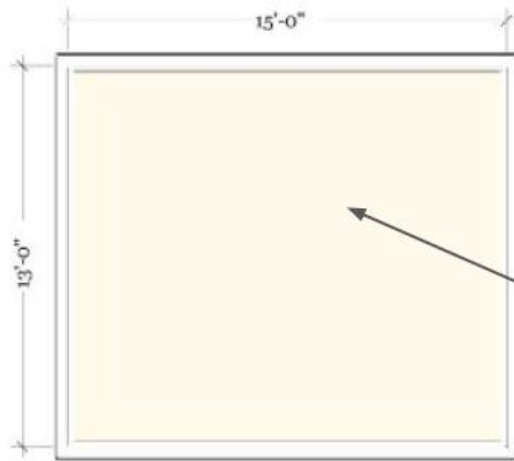
MINED
 LESS OTHERWISE NOTED
 DESCRIPTION
 SHOW ALL PAGES

Exhibit B – Proposed Pergola

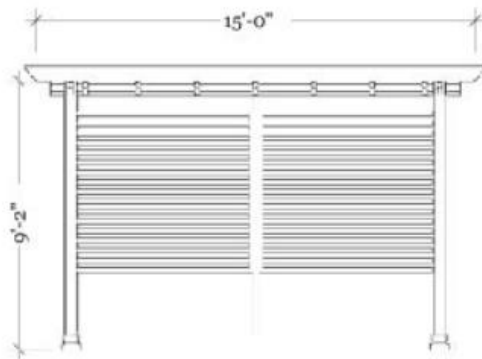
HOWELL RESIDENCE
PROPOSED



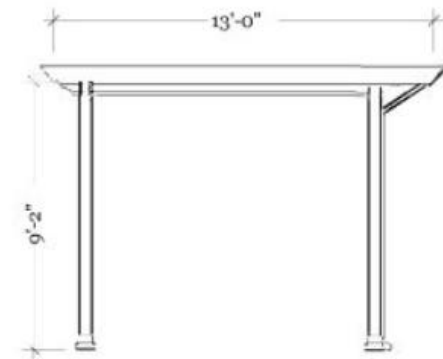
HOWELL RESIDENCE COLOR ELEVATIONS



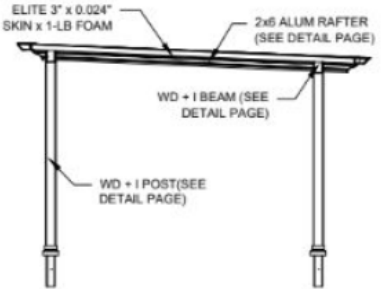
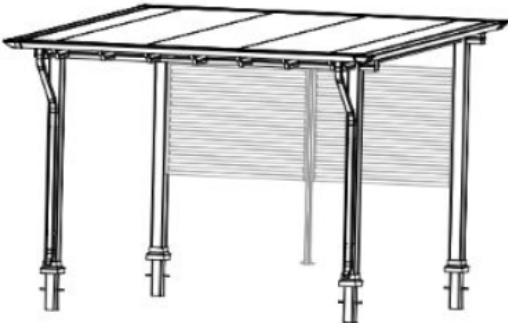
Front View



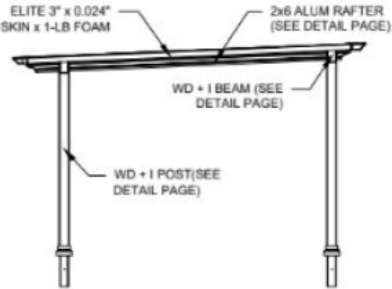
Right View



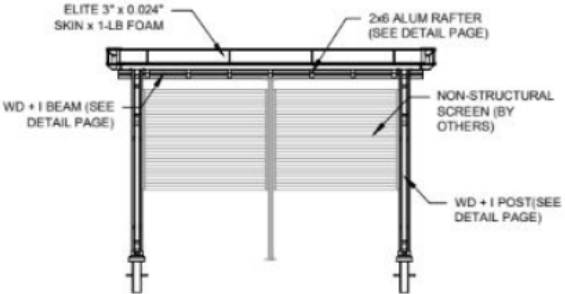
HOWELL RESIDENCE
BLACK AND WHITE ELEVATIONS



LEFT



RIGHT



FRONT

Exhibit C – Existing Site Conditions



Exhibit D – Justification Statement

Justification Statement
Howell Residence

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

Yes

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.

Yes

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.

We received HOA approval. The HOA approved the color, design and location of the pergola and found it to be appropriate for the surrounding area.

Yes, the request is compatible and consistent with existing uses and zoning.

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

Yes. The color and design is consistent with the neighborhood. It was approved by the HOA. We have installed other pergolas in the area that have been approved considering the aesthetics of the home and the neighborhood.

Exhibit E – HOA Approval

JDM PROPERTY MANAGERS LLC.
3380 Fairlane Farms Road Unit 10
Wellington, FL 33414
561-249-1477

The applicant confirms that the application and supporting documents/ information submitted accurately reflects the full scope of the proposed improvements.

Billy Howell

Signature of Property Owner

[Signature]

Signature of Property Owner

ARB Plan Review Decision:

Approved

Approved with conditions:

Structure must meet with windstorm requirements. If permit is required with the VOW, you must submit a copy of the permit once the project is complete.

Denied

Erica Long, Team

on behalf of the Mainstone HOA, Board of Directors.
Property Manager Signature

Erica Long

Property Manager Name

2/25/2024

Date