

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Wednesday, April 22, 2026

7:00 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**

[ARB-390](#) Approval of the March 25, 2026 Architectural Review Board Meeting Minutes

Attachments: [March 25, 2026 Architectural Review Board Meeting Minutes](#)

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

[ARB-388](#) Petition No. 2026-0012-ARB 14924 Draft Horse Lane Alternative Design

Attachments: [2026-0012-ARB 14924 Draft Horse Lane](#)

[ARB-389](#) Petition No. 2026-0014-ARB 11928 Maidstone Drive Alternative Design

Attachments: [2026-0014-ARB 11928 Maidstone Drive](#)

IX. DISCUSSION

[ARB-391](#) Discussion of Proposed Zoning Text Amendment for Accessory Shade Structures

X. COMMENTS FROM THE PUBLIC**XI. COMMENTS FROM STAFF****XII. COMMENTS FROM THE BOARD****XIII. 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.



Legislation Text

File #: ARB-390, **Version:** 1

ITEM: Approval of the March 25, 2026 Architectural Review Board Meeting Minutes

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

SUMMARY: Review and approve the March 25, 2026 Architectural Review Board Meeting Minutes.

Minutes
Architectural Review Board
March 25, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on March 25, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:39 p.m.

Board Members Present: John Greene, Stacy Somers, Maria Raspanti, and Maria Wolfe

Board Members Absent (Excused): Sal Van Casteren, Luis Rodriguez and Dr. Satesh Raju

Staff Members Present: Kelly Ferraiolo, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the February 25, 2026 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Maria Raspanti, to approve the February 25, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously 4-0. Luis Rodriguez, Dr. Satesh Raju, and Sal Van Casteren had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers providing testimony.

VII. EX-PARTE COMMUNICATION

None

VIII. NEW BUSINESS

Petition No. 2026-0009-ARB 9844 Stover Way

Kelly Ferraiolo presented a resident's request for approval of an alternative design for a 13-foot by 18-foot solid, flat-roof, detached aluminum pergola that does not match the architectural design of the principal structure. Mrs. Ferraiolo explained that because the pergola is detached, it is required to undergo the Architectural Review Board (ARB) process. She also confirmed that the proposed pergola meets all required setback requirements.

John Greene recommended that Planning and Zoning staff initiate a Zoning Text Amendment related to pergolas, noting that such an amendment could simplify the approval process for residents and potentially eliminate the need for ARB review in similar cases.

A motion was made by John Greene, seconded by Maria Wolfe, to approve Petition No. 2026-0009-ARB 9844 Stover Way Alternative Design for Pergola with the addition of Conditions 3 and 4 that are listed on Petition No. 2026-0010-ARB. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

Petition No. 2026-0010-ARB 3506 Turenne Way Pergola

Kelly Ferraiolo presented a resident’s request for approval of an alternative design for a 13.5-foot by 16.25 solid flat roof detached aluminum pergola that does not match the design of the principal structure. Mrs. Ferraiolo stated that, because the fence is not opaque, she will add conditions requiring hedges on both sides of the property.

A motion was made by Maria Raspanti, seconded by Maria Wolfe, to approve Petition No. 2026-0010-ARB 93506 Turenne Way Alternative Design for Pergola. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors

Kelly Ferraiolo presented a request for approval of the proposed exterior color scheme for the Wellington Reserve project. Mrs. Ferraiolo stated that all proposed colors are included on the Architectural Review Board (ARB) approved color chart. She further noted that all accessory structures, including dumpster enclosures and monument signs, will be repainted to match the updated color scheme.

A motion was made by John Greene, seconded by Maria Raspanti, to approve Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is April 22, 2026 at 6:30 pm.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 6:58 pm.

Stacy Somers, Chairman

Date



Legislation Text

File #: ARB-388, **Version:** 1

ITEM: Petition No. 2026-0012-ARB 14924 Draft Horse Lane Alternative Design

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a detached 70' x 30' shade structure to cover a sports court that does not match the design of the principal structure.

14924 Draft Horse Lane Alternative Design **STAFF REPORT**

Petition Number: 2026-0012-ARB

Property Owner: William Wilson
 14924 Draft Horse Lane
 Wellington, FL 33414

Agent: Bartley Builder Group
 9100 Belvedere Road
 Unit 102
 West Palm Beach, FL 33411

PCN(s): 73-41-44-08-01-038-0090

Future Land Use Designation (FLUM): Residential B

Zoning Designation: Equestrian Overlay Zoning District/Planned Unit Development (EOZD/PUD)

Acreage: 2.39 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a detached 70' x 30' shade structure to cover a sports court 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 B	EOZD/PUD
South		
East		
West		

Site History and Current Request:

The subject property is located at 14924 Draft Horse Lane within the Paddock Park subdivision. The property was purchased by the owner in 2023. The property consists of a single-family residence that was built in 1999 and a pool. Various building permits were issued for the property since the property was purchased by the current owner including interior renovations, garage addition, fence replacement, pool refurbishment, window replacement, and sports court relocation. The owner submitted a building permit for a shade cover over the sports court (BP24-1354), but was returned for corrections from zoning as the colors and materials did not match the principal structure requiring ARB approval prior to permit issuance. The existing single-family structure is constructed with stucco siding with a barrel tile roof with a 6:12 roof pitch. The proposed shade structure is a metal frame with a gray metal roof with a 1:12 roof pitch, architecturally similar to the covered arenas seen around the equestrian areas.

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 property is located on the southwest corner of Draft Horse Lane and Paddock Drive. The approval of a 70' x 30' shade structure would not be injurious to the neighborhood as the structure is proposed to be setback 27 feet from the rear property line, directly in line with the existing single-family structure, making it completely screened from view from Draft Horse Lane. The property also has a continuous six (6) foot hedge and palm trees along the north and east property lines and thick line of areca palms along the south and west property line which also reduces visibility from neighboring properties. (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. The Paddock Park No. 2 subdivision is an equestrian residential neighborhood. There are similar buildings within the neighborhood that do not match the principal structure, however, they were constructed via Agricultural Exemption and are not required to match the principal structure as they are exempt from all building and zoning requirements.

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 70' x 30' shade structure only. Any modification to the shade structure 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 Shade Structure
Exhibit C	Existing Site Conditions
Exhibit D	Justification Statement

Exhibit A – Survey

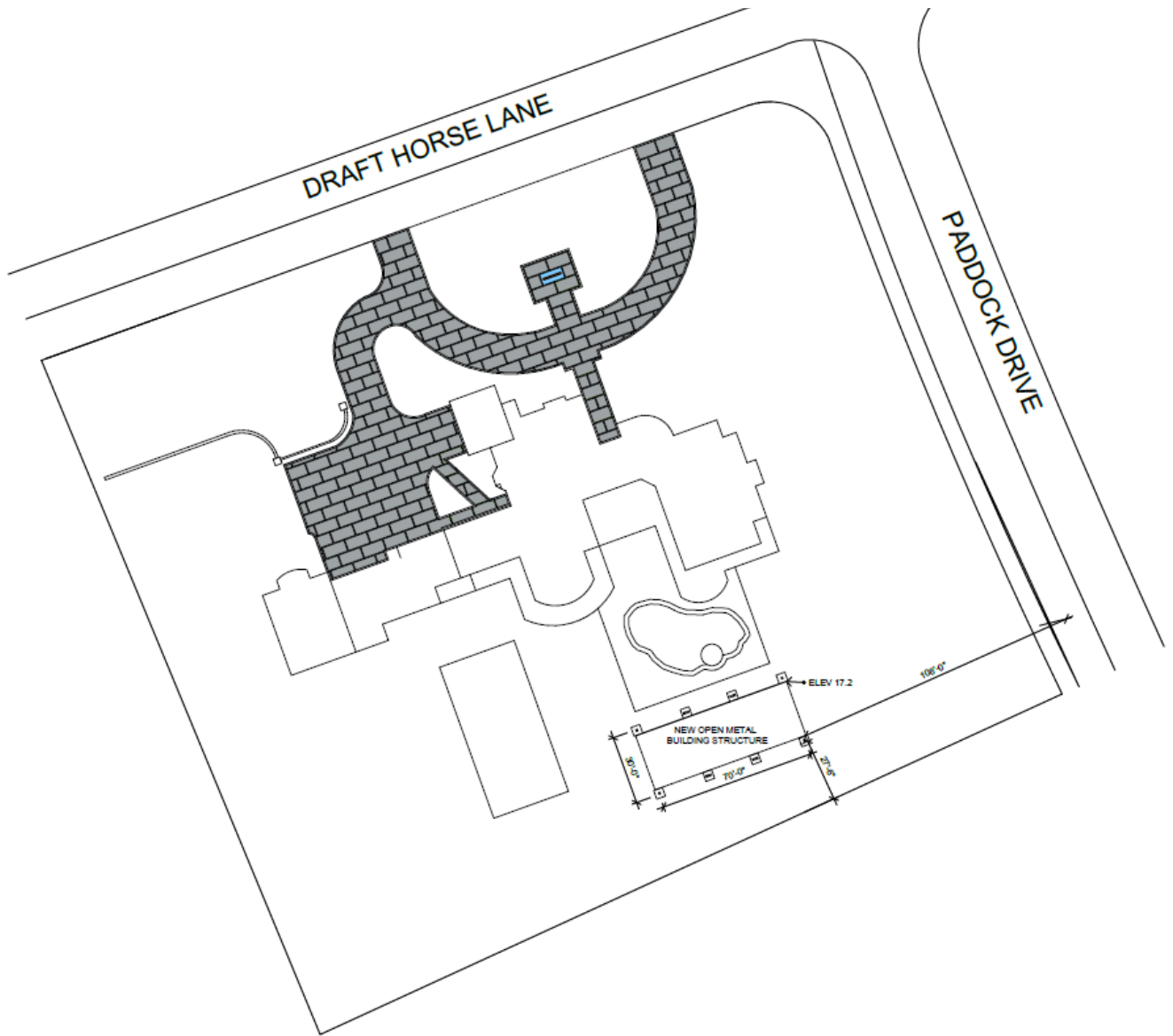
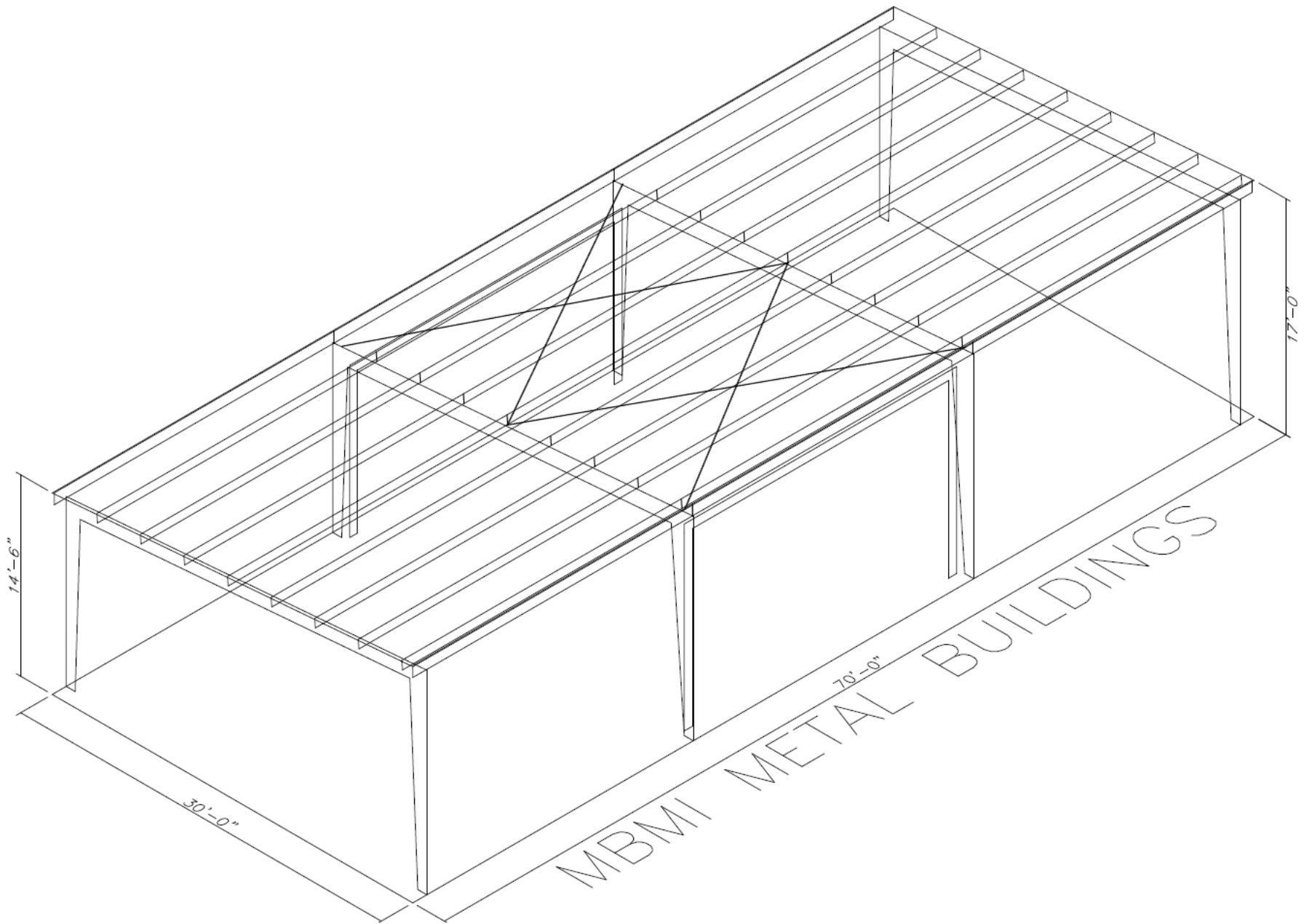
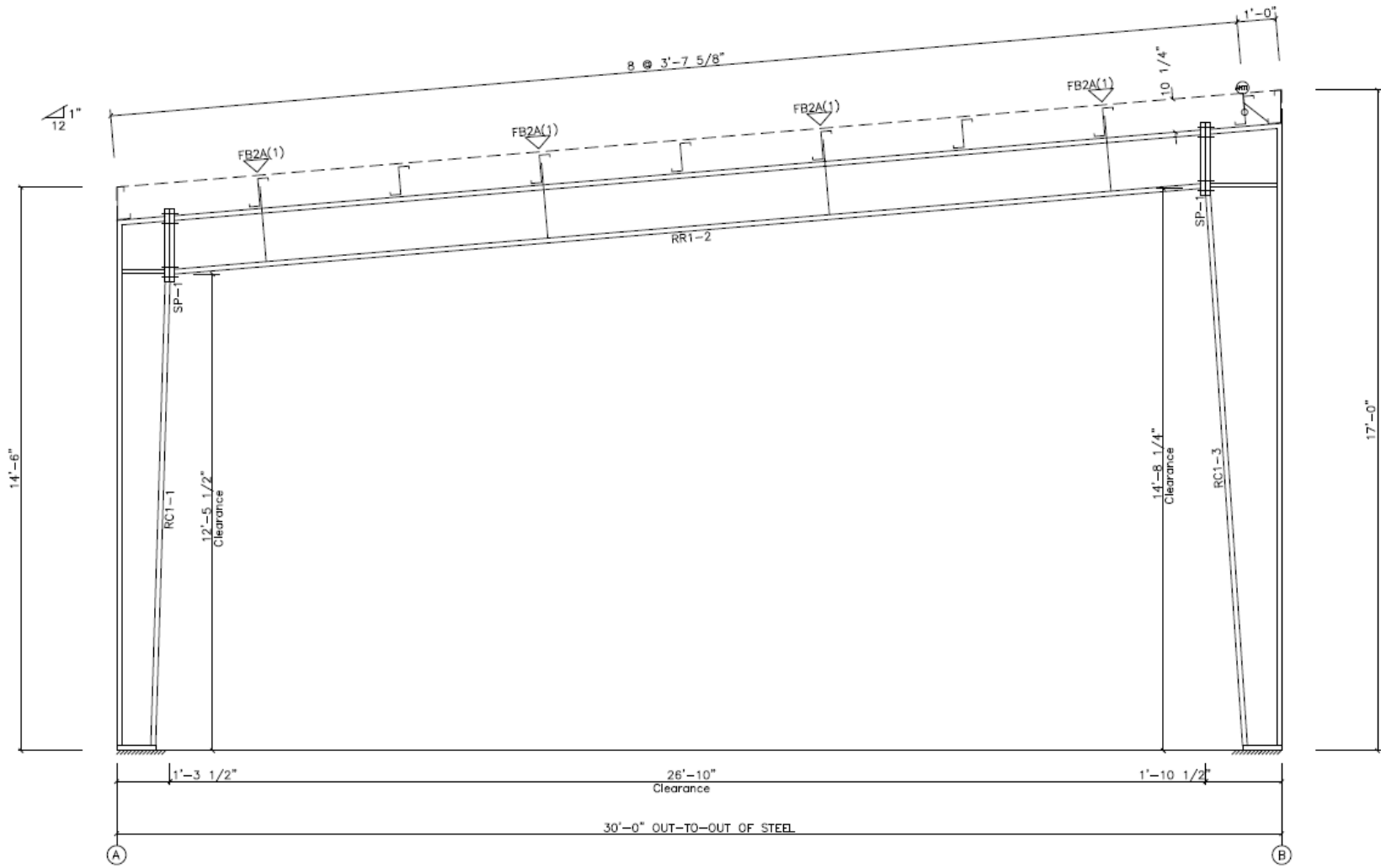


Exhibit B – Proposed Shade Structure







Color Selection Sheet



Old Town Gray

26 GA

Metal Roof – Old Town Grey (Pictured Above)

Metal Columns and Beams – To match existing house color





Exhibit D – Justification Statement



9100 Belvedere Rd. Unit 102
West Palm Beach, FL 33411
Phone: 561-822-3215

To: The Village of Wellington Architectural Review Board
RE: 24-1354

We are requesting approval on a metal structure and roof to cover a sports court on this permit. The metal structure will not match the existing house on the property as it will consist of metal columns holding up a metal roof to provide a covering over the sports court. We are required to seek approval on this variance, but the structure will not be an accessory dwelling nor will it look like it is intended to match the existing structure. We believe that this should not be an issue for a simple roof to cover a small sports court.

Thank You,



Legislation Text

File #: ARB-389, **Version:** 1

ITEM: Petition No. 2026-0014-ARB 11928 Maidstone Drive Alternative Design

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: 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.

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:

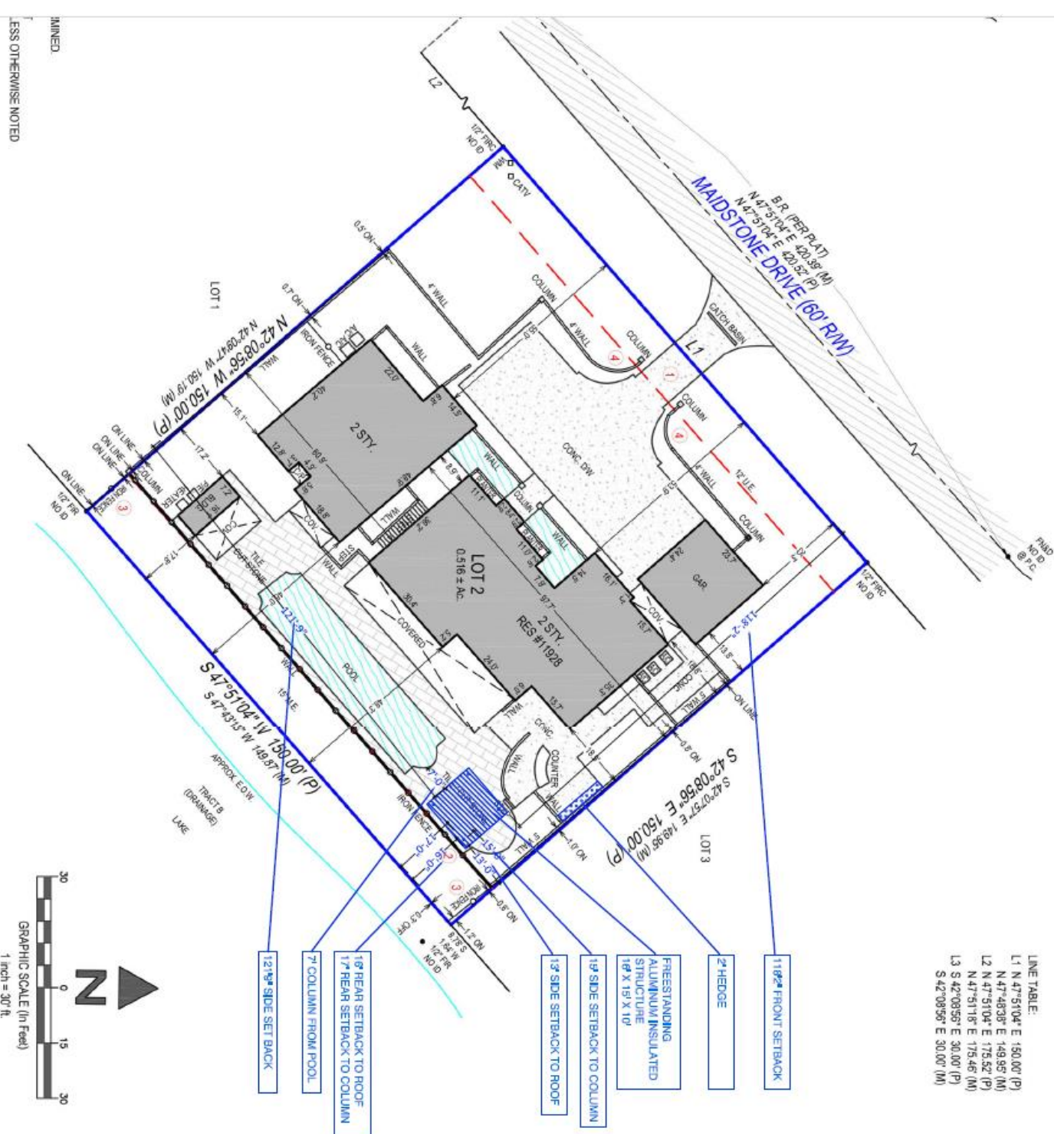
Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

- 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:

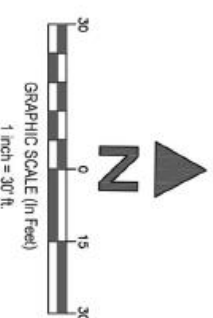
- Exhibit A Survey
- Exhibit B Proposed Pergola Structure
- Exhibit C Existing Site Conditions
- Exhibit D Justification Statement
- Exhibit E HOA Approval

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)



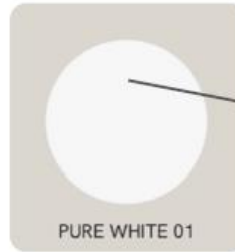
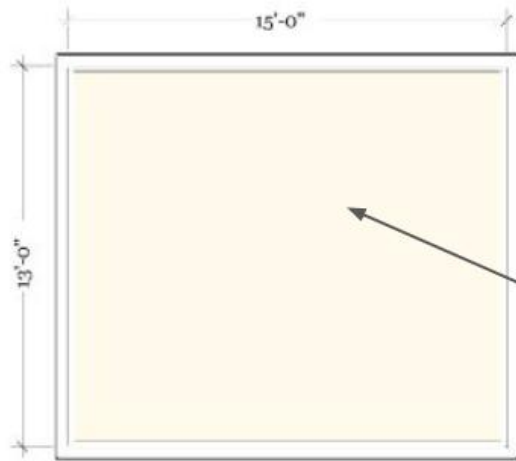
MINED
 LESS OTHERWISE NOTED
 DESCRIPTION
 SHOW ALL PAGES

Exhibit B – Proposed Pergola

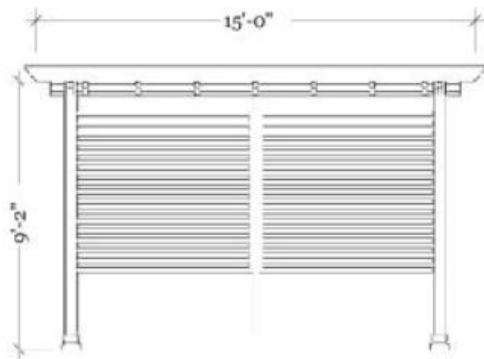
HOWELL RESIDENCE
PROPOSED



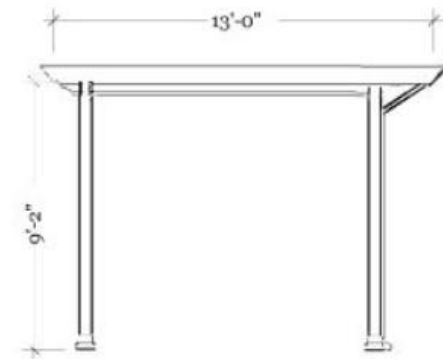
HOWELL RESIDENCE COLOR ELEVATIONS



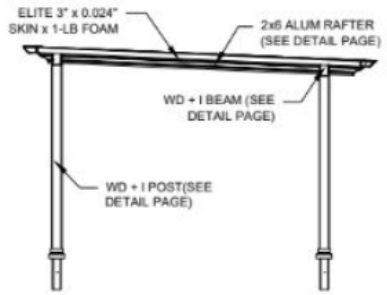
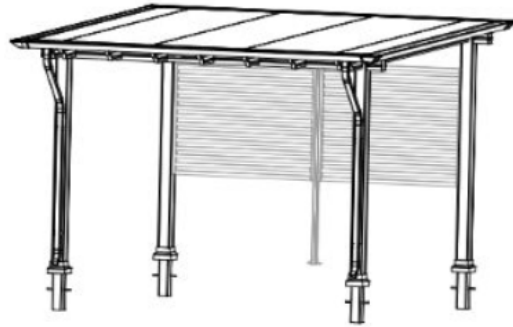
Front View



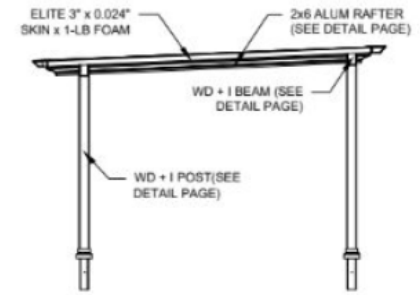
Right View



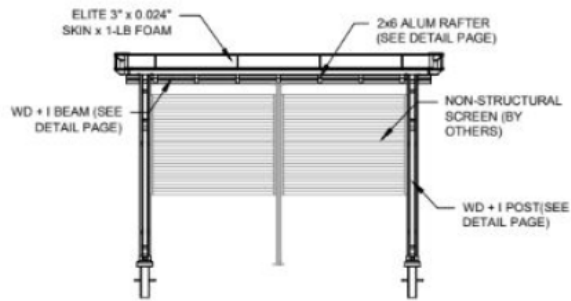
HOWELL RESIDENCE
BLACK AND WHITE ELEVATIONS



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



Legislation Text

File #: ARB-391, **Version:** 1

ITEM: Discussion of Proposed Zoning Text Amendment for Accessory Shade Structures

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

SUMMARY: The Architectural Review Board (ARB) has been getting an increased number of requests for flat roof shade structures. At the March 25, 2026 ARB meeting, the Board expressed interest in modifying the Land Development Regulations to include language that would allow these structures to be allowed without the need for ARB approval. Below is the proposed text in underline (new) format:

Section 6.4.2.A.8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar structures):

- a. Structures 120 square feet or less with a height less than 10 feet do not need to be constructed of the same materials and colors as the principal structure(s) and shall have a rear and side setback of 5 feet.
- b. Structures greater than 120 square feet shall meet the following requirements:
 - i. Structures shall meet the setbacks of the principal structure.
 - ii. All structures, including slat and flat roof, that do not match the materials and colors of the principal structure shall be completely screened from view from the right-of-way/roadway and be located in the side or rear yard. Structures that match the materials and colors of the principal structures do not need require screening.
 - iii. Structures shall not exceed 12 feet in overall height.
 - iv. Structures with a flat roof shall be open on a minimum of three (3) sides. If the structure has fixed, opaque or slatted siding more than three (3) feet in height on one (1) side, not including screen enclosures, then that side shall be completely screened from view (including adjacent lot, public view, etc.) by an opaque hedge/fence/wall.

Section 6.4.4.A.5. All roofs shall meet the following standards:

- a. For all residential structures, 70% of under air footprint plus attached garage shall have a minimum 3:12 roof pitch;
- b. Flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. The overall flat roof area on the entire property (both attached and detached to the principal structure) shall not exceed 30% of the principal structure(s) roofed area; and
- c. Roof planes shall have a minimum of a three (3) foot offset to be considered a separate roof plane.

