

## Farrell West Elevations and Materials

## STAFF REPORT

**Petition Numbers:** 2025-0007-ARB

**Property Owner/ Applicant:** Farrell Florida Wellington Owner  
 PO Box 14  
 Bridgehampton, NY 11932

**Agent:** Michael Sanchez  
 2465 Mercer Avenue  
 Suite 101  
 West Palm Beach, FL 33401

**Site Address:** 11153 Polo Club Road

**PCN(s):** 73-41-44-14-49-002-0000

**Future Land Use Designation:** Residential C

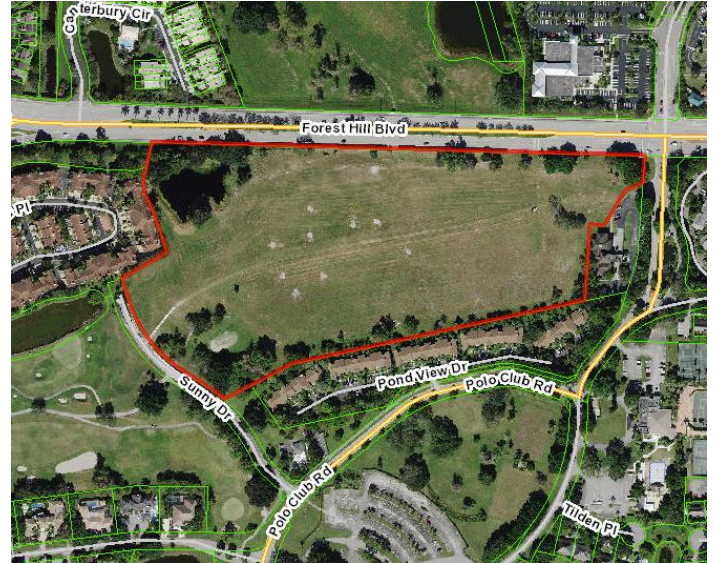
**Zoning Designation:** Planned Unit Development (PUD)

**Acreage:** 22.983

**Requests:** To approve elevations, colors, and materials for the proposed Lots 3 and 4, and revised elevations for Lot 1 (Model 7), Lot 9 (Model 5), Lot 21 (Model 3) and Lot 22 (Model 6) for the Farrell Estates subdivision.

**Project Manager:**  
 Kelly Ferraiolo, Senior Planner  
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 (561) 753-5268

### Location Map:



Adjacent Property	FLUM	Zoning
North	Forest Hill Boulevard	PUD
South	Residential E (5.01 du/ac – 8.0 du/ac)	PUD
East	Open Space Recreation (OSR)	PUD
West	Residential F and OSR	PUD

### Site History and Current Request:

Farrell Wellington Estates (fka Farrell West) is located on the southwest corner of Polo Club Road and Forest Hill Boulevard. The subject site was previously the southern portion of the North Course golf course, also known as East Course, which has been closed since around 2000. On July 11, 2023, Wellington Council approved a Comprehensive Plan Amendment (Ordinance No. 2023-05) to amend the Land Use designation from Open Space Recreation to Residential C (1.01 – 3.0 du/ac) and a Master Plan Amendment (Resolution No. R2023-11) to modify the Wellington PUD to assign 27 dwelling units to the 22.98-acre parcel. Resolution No. R2023-11 also approved a Project Standards Manual which is a governing document, in addition to the master plan and site plan, for a planned development that provides all regulations for the proposed development and provides design standards, landscape requirements, circulation, etc. for a development. A site plan (Exhibit A) has also been approved by staff.

Condition 3 of Resolution No. R2023-11 required Architectural Review Board approval for all single-family models/elevations prior to issuance of building permits, as the applicant will be the master developer for the subdivision. The applicant received approval for 14 various models (Exhibit B)

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and is requesting approval of two (2) additional models for Lot 3 (Exhibit C) and Lot 4 (Exhibit D) and revised elevations for Lot 1 (Exhibit E), Lot 9 (Exhibit F), Lot 21 (Exhibit G), and Lot 22 (Exhibit H) for the subdivision for ARB review and approval:

**New Models:**



Lot 3



Lot 4

**Previously Approved Models/Revised Elevations:**



Lot 1 (Model 7) – Approved 1/2024



Lot 1 (Model 7) - Proposed

Lot 1 (Model 7) was approved in January 2024 and is currently under construction. The applicant is requesting to simplify the front elevation by removing the shutters, mullions, and wooden door as the previous elevation seemed too busy. No other changes are being requested.



Lot 9 (Model 5) – Approved 8/2023



Lot 9 (Model 5) – Proposed

Lot 9 (Model 5) was approved in August 2023 and is currently under construction. The applicant is requesting to modify the materials of the front door, convert to a three-car garage, and lighten the wood material. No other changes are being requested.



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Lot 21 (Model 3) – Approved 8/2023



Lot 21 (Model 3) – Proposed

Lot 21 (Model 3) was approved in August 2023 and is currently under construction. The applicant is requesting a reduction in the amount of wood within the front elevation and introducing a charcoal gray accent feature. The wood elements will be maintained within the eaves. No other changes are being requested.



Lot 22 (Model 6) – Approved



Lot 22 (Model 6) - Proposed

Lot 22 (Model 6) was approved in December 2023 and is currently under construction. The applicant is requesting modification to the front door material, wood color, and remove wood elements on the sides of the structure. No other changes are being requested.

### **Analysis:**

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

*Land Use and Community Design Goal LU&CD 1 – Enhance the quality and character of Wellington’s neighborhoods, Commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown! and,*

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

Palm Beach Polo and Country Club (PBPCC) has over 20 individual subdivision offering a variety of housing types ranging from one (1) bedroom efficiencies, to multi-million-dollar mansions. PBPCC began construction in the late 1970’s with construction continuing today within Blue Cypress. There are various types of architecture throughout PBPCC as the community was constructed over the last five (5) decades. The proposed elevations are modern themed with a mix of pitched and flat roofs. There are modern designed homes throughout the newer subdivisions of



PBPCC.

*Land Use and Community Design Policy LU&CD 2.1.2: 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 single-family subdivision will have a master developer and is required to obtain ARB approval for all model types. The subdivision also has a PSM that was adopted by Resolution which provides design standards, landscape requirements, circulation, etc. for the development.

- 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.

This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The applicant has submitted a Site Plan and Landscape Plan) for Farrell West that has been reviewed for compliance with the zoning standards including landscaping, setbacks, lot dimensions, etc.

Table 6.4-1 of Wellington’s LDR establishes a Design Criteria Point System based on various aspects of architectural design and requires that a minimum if 80 points be achieved, unless an alternative design has been approved by the ARB. Below is a table that identifies each design criteria, the various models, and each criterion that the models qualify for and the overall total points.

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8/12/2025

PROPOSED MODELS POINT SCORES					
LOT 1 REVISION	LOT 3 NEW	LOT 4 NEW	LOT 9 REVISION	LOT 21 REVISION	LOT 22 REVISION
20	20	20	20	20	20
10	10	10	10	10	10
10	10	10	10	10	10
10	10	10	10	10	10
10	10	10	10	10	10
10	10	10	10	10	10
10	10	10	10	10	10
10	10				
		10	10		10
10	10	10	10	10	10
5	5	5	5	5	5
105	105	105	105	95	105

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

Most of the neighborhoods within Wellington that were constructed after 2000 were of a Mediterranean type of architectural theme with stucco walls, ornate archways, barrel roof tiles, etc. The modern themed elevations proposed are reminiscent of other luxury homes recently constructed within Wellington and South Florida. The Palm Beach Polo HOA has approved all elevations.

**Recommendation:**

Based on the findings, consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of Petition No. 2025-0007-ARB Farrell Wellington Estates Elevations, Colors, and Materials with the following conditions of approval:

1. All Models shall be constructed with the colors and materials as shown in Exhibit C – H.
2. No two (2) identical facades shall be placed next to, or across the street from, each other. Identical facades shall mean color, material, and design.
3. A building permit shall be approved for all structures prior to construction.
4. The approval is for the residences (principal structure) only. Any future accessory buildings with flat roofs shall require ARB approval.
5. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened from view. The roof top mechanical equipment and flat roof shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

**Exhibits:**

Exhibit A	Proposed Site Plan
Exhibit B	Previously Approved Models
Exhibit C	Lot 3 Elevations and Materials
Exhibit D	Lot 4 Elevations and Materials
Exhibit E	Lot 1 Elevations and Materials
Exhibit F	Lot 9 Elevations and Materials
Exhibit G	Lot 21 Elevations and Materials

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Exhibit H                      Lot 22 Elevations and Materials

Exhibit I                      Justification Statement