

14817 Paddock Drive - Flat Roof **STAFF REPORT**

Petition Number: 2024-0007-ARB

Property Owner: Bellca Homes
 8084 NW 48th Trail
 Doral, FL 33166

Agent/Applicant: George Fraker
 George Fraker GC, Inc
 242 SW Fernleaf Drive
 Port Saint Lucie, FL 34953

PCN: 73-41-43-32-03-023-0110

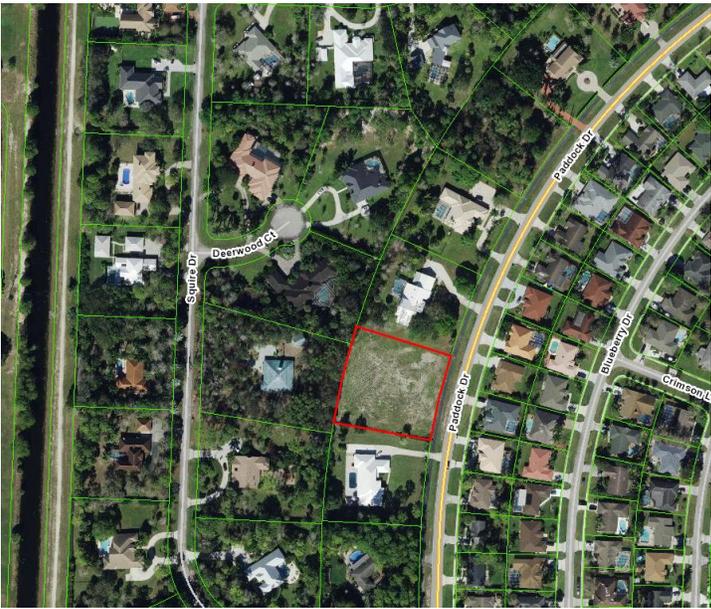
Future Land Use Designation (FLUM): Residential B

Zoning Designation: Planned Unit Development (PUD)

Acreage: 1.02 Acres

Request: George Fraker, agent, on behalf of Bellca Homes, owners, is seeking Architectural Review Board (ARB) approval to allow an alternative design for a flat roof for the proposed single-family residence located at 14817 Paddock Drive.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Adjacent Property	FLUM	Zoning
North	Residential B	PUD
South	Residential B	PUD
East	Residential D	PUD
West	Residential B	PUD

Site History and Current Request:

The property is located within the Paddock Park No. 1 subdivision within the Wellington PUD approximately 750 linear feet north of the Paddock Drive and Greenview Shores Boulevard intersection. The owner purchased the property in July of 2023 and the lot is currently vacant. The property owner has applied for the following permits and are currently in Plan Check:

- UTL24-0004 – Water and sewer service
- ENG24-0018 – Land Development Permit for site
- BP23-5493 – Single Family Residence

The Building Permit was returned by Zoning as the portico and the garage was designed with a flat roof visible from the right-of-way and required ARB approval. Per Section 6.4.4.A.5.a of Wellington’s LDR, at least 70% percent of the footprint of the air-conditioned space plus attached garage must be covered by a roof with a minimum pitch of 3:12. In addition, per Section 6.4.4.A.5.b of Wellington’s LDR, flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB.

Staff Analysis:

Per the Section 6.4.3.B of Wellington's LDR, alternatives to Development Standards may be allowed by the ARB for buildings and structures that do not meet the minimum development standards if the request meets certain criteria as provided for in the Development Review Manual as follows:

Special Conditions and circumstance which are peculiar to the land, structure or building involved:

The owner is requesting a portion of the proposed single-family residence to be designed with a flat roof on the portico and garage only. The remainder of the house will have a 5:12 pitched roof. The flat roof will have a minimum ¼ inch pitch roof and will be screened from view by a 1'4" parapet wall. Wellington's LDR is not accommodating to the trend of contemporary type architectural styles which is why an alternative design standard is being sought. The proposed residence will be constructed of the following materials as shown in Exhibit E – Proposed Colors and Materials:

- Stucco – White Sherwin Williams Paint
- Exterior Tile Finishes – Dark Gray Matte Porcelain
- Window and Door Frames – Dark Bronze Aluminum
- Roof – Black Cement Tile or Black Metal

The approval of alternative development standards will be consistent with the general intent and purpose of these regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare: The approval of a flat roof would be consistent with the general intent and purpose of the LDR and would not be injurious to the neighborhood or otherwise detrimental to the public welfare. The property is located within a subdivision where no model homes are provided and all homes/building are architecturally different. The overall design and appearance for the structures will represent contemporary architecture.

Section 6.5.19.E.1 of the LDR previously stated that properties located within Type A or B land use categories were exempt from the design standards allowing flat roofs without ARB approval. In 2020, the LDR was repealed and replaced and that section was modified to and required all land use types to meet the design standard and design point system. Other homes within Wellington have received approval of lower pitched roofs by the ARB, including 3205 Blue Cypress Lane, 11802 Acme Road, 738 Cindy Lane, 15565 Sunset Lane, 3846 Grand Prix Village Drive, and various models within the Farrell West subdivision. In addition, the flat roof will be screened from view with a 1'4" parapet wall which many of these approvals did not have.

The approval of alternative development standards, if granted, is the minimum alternative that will make possible the reasonable use of the land, building or structure: The proposed request is the minimum alternative needed to accomplish the esthetic look the owner is attempting to achieve. The flat roof portion of the house will only be for the portico and the garage which equals 18.6% of the roofed area which is below the minimum required by Section 6.4.4.A.5 of Wellington's LDR. The property will be required to meet all other requirements of the LDR that are not included in this approval.

RECOMMENDATION:

Staff recommends approval of Petition 2024-0007-ARB to allow a flat roof for the portico and garage of the proposed single-family residence located at 5221 Laredo Way with the following conditions of approval:

1. The buildings shall be constructed as shown in Exhibit B in the colors and materials as shown in Exhibit E – Proposed Colors and Materials and as provided below:
 - Stucco – White Sherwin Williams Paint
 - Exterior Tile Finishes – Dark Gray Matte Porcelain
 - Window and Door Frames – Dark Bronze Aluminum



- Roof – Black Cement Tile or Black Metal
- 2. A building permit shall be approved for all structures prior to construction.
- 3. The approval is for the portico and garage portion of the single-family residence only.
- 4. 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. Any roof top mechanical equipment and shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

Exhibits:

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| Exhibit A | Survey |
| Exhibit B | Existing Site Conditions |
| Exhibit C | Proposed Elevations and Colors/Materials |
| Exhibit D | Landscape Plan |
| Exhibit E | Justification Statement |