

4210 Siena Circle Alternative Design

STAFF REPORT

Petition Number: 2025-0022-ARB

**Property Owner/
Applicant:** Mohamed Babssi
4210 Siena Circle
Wellington, FL 33414

PCN(s): 73-41-44-13-08-000-1000

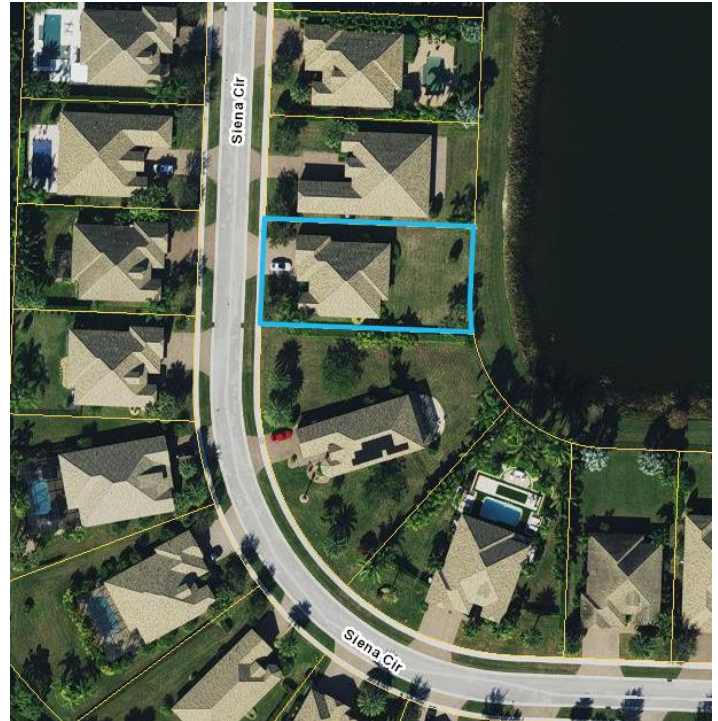
Future Land Use Designation (FLUM): Residential C

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.2716 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative design for a 16' x 20' solid flat roof detached aluminum pergola that does not match the design of the principal structure.

Project Manager:
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Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South	Residential C	PUD
East	Residential C	PUD
West	Residential C	PUD

Site History and Current Request:

The subject property is located at 4210 Siena Circle within the Castolina subdivision. The property was purchased by the applicant in 2015. The property consists of a single-family residence that was built in 2015 and is currently constructing a pool. The owner has applied for a permit to construct a freestanding pergola shade structure (BP25-0410) on January 31, 2025. The freestanding pergola permit was returned by Zoning as the pergola had a solid flat roof, was detached, was greater than 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 320 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 10 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). A thick clusia hedge exists on the south property line that belongs to the neighbor. If in the future the clusia is removed, the owner will be required to install additional landscaping along the southern property line in

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

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order to screen the structure from view of the neighbor. The property owner is currently installing a pool. The owner intends to install additional landscape when the pool and pergola is installed, however, a landscape plan has not been determined.

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve and would cause little to no visual effects on the neighboring properties once landscaping is installed and to Siena Circle. Prefabricated solid roof aluminum pergolas have been very popular over the last few years. The design and engineering of the structure is not meant to have 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 only 9% of the size of the principal structures roofed area, which if it were attached to the house, would be permitted without ARB approval as a covered porch. HOA approval has not been requested yet as the owner wanted to get Wellington ARB approval prior to submittal to the HOA.

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 pergola shall be completely screened from view from Siena Circle.
2. If the existing clusia hedge on the southern property line is removed by the neighbor, then the property owner will be required to install a hedge along the southern property line to screen the structure from view.
3. The approval is for 16' x 20' 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.

Exhibits:

Exhibit A	Survey
Exhibit B	Proposed Pergola Structure
Exhibit C	Existing Site Conditions
Exhibit D	Justification Statement

Exhibit A - Survey

