

Exhibit B - Letter to ARB

Design Inspiration

Paul Fischman grew up in Vero Beach, Florida before going on to pursue his bachelor's degree in Environmental Design from the University of Colorado. Eager to become part of the redevelopment of South Florida, he chose to complete his higher education at the University of Miami, where he earned a Master of Architecture degree. Fischman has worked on notable high-rise residential projects such as Regalia and SLS Hotel in Miami and Faria Lima in Sao Paolo, Brazil.

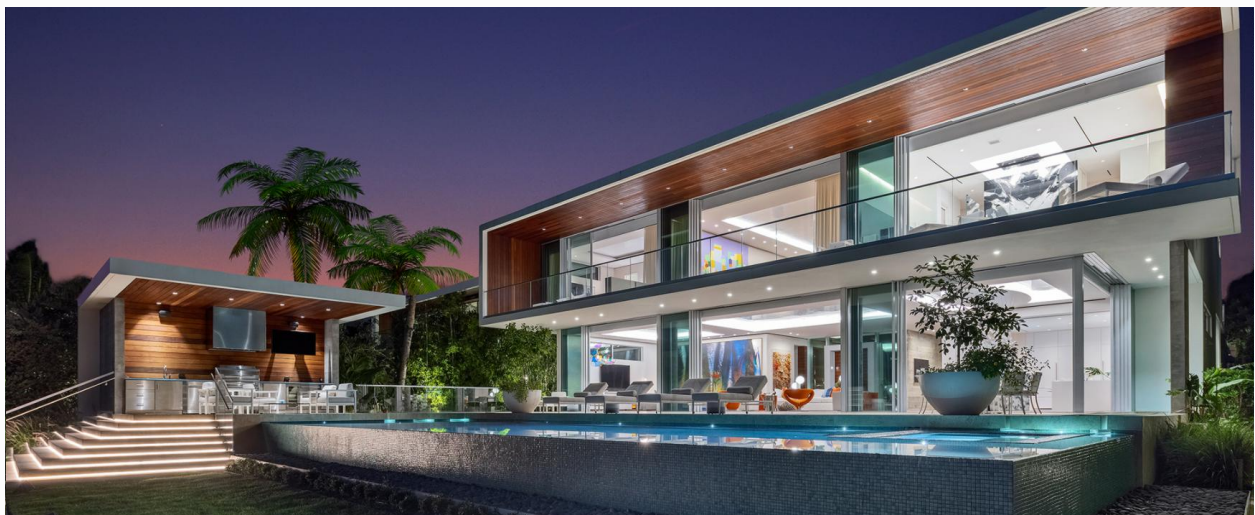
While still a student in 2002, Paul began working with Ralph Choeff, in which a working relationship continued for over a decade before officially joining the firm as a partner in 2012. Paul is an active member of the AIA, NCARB and USGBC and is a LEED Accredited Professional.

Choeff Levy Fischman is an award-winning, Miami-based architecture and design firm specializing in high-end custom residential homes, multi-family developments and hotels. Principals Ralph Choeff, Raphael Levy, and Paul Fischman have elevated the firm's quality of design to garner the attention of global entrepreneurs, C-suite executives, NFL players, MLB players, and Hollywood celebrities.

Experts in the field of Modern and Tropical Modern architecture, combining indoor-outdoor living design and environmental architecture, the trio focuses on the melding of the elements surrounding an individual site. Although well-known in the South Florida luxury real estate market, Choeff Levy Fischman has expanded its work across Florida, California and the mid-Atlantic region. The firm's signature Tropical Modern design style has won the hearts of homeowners in all climates wanting to experience an indoor-outdoor luxury lifestyle.

Choeff Levy Fischman has been recognized in various publications including Architectural Digest, Dwell, Interior Design, The Wall Street Journal, Forbes, Robb Report, Mansion Global, Town & Country, and many others.

As realtors we have had the privilege of touring some of their home and We absolutely love their style!!!



Considerations

1-During our talks with Bernard Jones (our architect), we debated at length the design of the elements and elevations of the back of the home and decided to go with the design above (previous page), which resulted on the final rendering as shown below.



However, one of the designs we contemplated, was to split the terrace on the second level to add design elements that could break the monotony of the second floor outdoor space as shown below.



2- The East and West walls of the house were environmentally designed so that the amount of light will minimize sun light, hence lower energy demand from the HVAC.

3- As it relates to the front of the home, we felt we had enough design and elevation design around the middle of the home's front elevation as follows:



- A. The floating stairs have a glass case throughout the first and second level, in a way that doesn't flush with the main front wall. It bumps out.
- B. The main Pivot door, the glass around it and the outside foyer, are invertedly bumped in as it relates to the outside glass case that surrounds the floating stairs and it does not flush with the main front wall or the stair glass bump.
- C. In other words we feel the elevation design flows in and out, yet the remaining of the main wall has the signature Tropical Modern design style including the incorporation of Glass, Stucco and wood-like siding accents.

Compatibility

- 1- The lots adjacent to the subject property have no buildings on them.
- 2- The lot on Norris Rd, two doors west from ours, has a no pitch roof 24 stall barn, very modern looking (barns are not subject to ARB).

- 3- The lot on Norris Road three doors east from us has a Castle built on it (I know it was not subject to ARB by I'm stating this for compatibility purposes).

Request for Suggestions

I have gone through the design elements, design articulation, design plan and elevations of our project and I've compared it to the other flat roof homes already approved (I have to use something as a point of reference) and I can NOT find a difference as it relates to design elements, design articulation, design plan and elevations.

Exhibit-A 738 Cindy Cr Lane



Exhibit-B 11802 Acme Road





Petition No.: 2020-0003 ARB

Cert. Date: 10/21/2020 by ARB

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

West Elevation



Petition No.: 2020-0003 ARB

Cert. Date: 10/21/2020 by ARB

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

South Elevation



Exhibit-C 16754 Norris Road

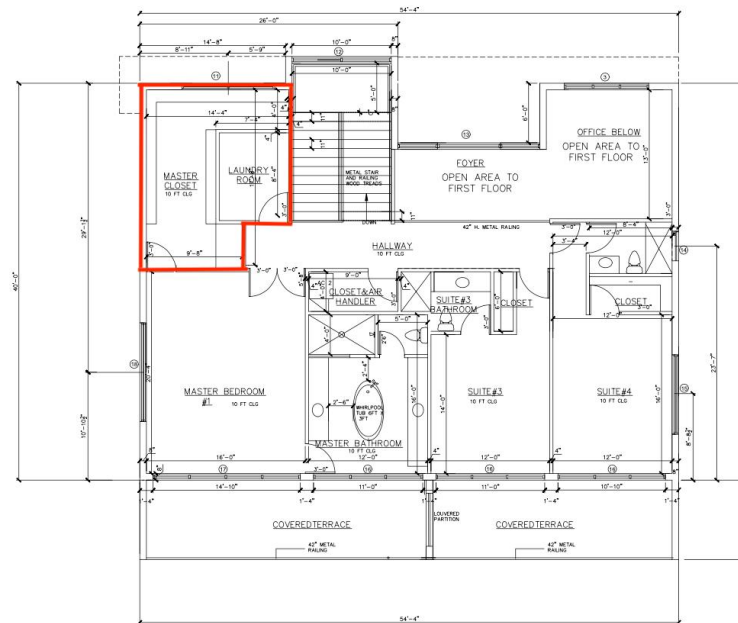


As a result, I'd like to request advice/guidance from you regarding the following changes:

- 1- Change the second floor outdoor space by splitting the balconies and creating space as shown below:



- 2- Change the height on the second floor area outlined in red from 10 feet to 9 feet, hence ending up with 3 roof planes and adding another element of design to the front elevation and right elevation.



Conclusions

ARB must adhere to Florida Sunshine rules and cannot “articulate” what they would like changed outside of the board meeting. However, I can seek advice/guidance from any of the members, which is what I’m requesting.

Kelly has giving me until 04-04-22 to introduce the revised plans, so that they can be presented at the next ARB meeting, so I’m requesting your feedback or suggestions ASAP, so that we have enough time to revise plans and renderings.

Respectfully,

Mauricio Urbina
561-542-4584