



## 3846 Grand Prix Dr Alternative Design - Flat Roof STAFF REPORT

**Petition Number(s)/Types:**

2022-0023 ARB

**Property Owner/  
Applicant:**

Meralex Grand Prix LLC  
3846 Grand Prix Drive  
Wellington, FL 33414

**PCN(s):**

73-41-44-20-19-000-0160

**Future Land Use Designation (FLUM):** Residential B

**Zoning Designation:**

Equestrian Overlay Zoning  
District/Sub-area D (EOZD/Sub-  
area D)

**Acreage:**

5.0 Acres

**Request:**

Meralex Grand Prix, owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design standard for a flat roof for the proposed residence at 3846 Grand Prix Drive.

**Project Manager:**

Christian Santa-Gonzalez, Planner  
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Adjacent Property	FLUM	Zoning
North	Residential B	EOZD/Sub-area D
South	Residential A	EOZD/Sub-area F
East	Residential B	EOZD/Sub-area D
West	Residential B	EOZD/Sub-area D

**Site History and Current Request:**

The property is located within the Grand Prix Farms South PUD. The owner purchased the property in January 2022. The property is currently vacant (Exhibit A – Existing Site Conditions). The property owner is proposing flat roofs for two (2) barns with groom quarters and a freestanding garage. Per Section 6.4.4.A.5.a of Wellington's LDR, at least 70% percent of the footprint of the air conditioned space 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 property will consist of three (3) buildings - two (2) stables and one (1) detached garage, as shown in Exhibit B – Proposed Site Plan. The owner is requesting flat roofs for the three (3) buildings (Exhibit C – F). Wellington's LDR is not accommodating to the trend of Greek architectural styles which is why an alternative design standard is being sought. The design includes flat and barrel vaulted roof lines, battered buttresses, and simple clean shapes. The structure will be surrounded by timber pergolas covered in bougainvillea and

exterior walls will be covered with creeping fig. The proposed stables and freestanding garage will be constructed of the following materials as shown in Exhibit G – Proposed Materials:

- Exterior Wall – Medium Texture Stucco, Simply White BM OC117
- Pergola Ceiling- Rough Stained Timber
- Patio Floor- Random Pattern Limestone
- Shutter, Window and Door Frames– Blue Jean 2062-50
- Accent/Siding – Kasota Limestone
- Driveway Surface- Crushed Oyster Shell

***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 roofs 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 community where no model homes/structures are provided and all homes are architecturally different. Other properties within Wellington have received approval of lower pitched barns and accessory structures, including 15565 Sunset Lane.

The three (3) buildings are proposed to meet the minimum setback requirement of 50 foot front structure and 25 foot side interior. The property abuts 40<sup>th</sup> Street South right-of-way and canal to the south. The property will also be heavily landscaped screening the property from view once matured.

***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 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 2022-0023 ARB to allow flat roofs for two (2) barns with groom residences and a freestanding garage at 3846 Grand Prix Drive with the following conditions of approval:

1. The building shall be constructed as shown in Exhibit C – F in the colors and materials as shown in Exhibit G – Proposed Materials and as provided below:
  - Exterior Wall – Medium Texture Stucco, Simply White BM OC117
  - Pergola Ceiling- Rough Stained Timber
  - Patio Floor- Random Pattern Limestone
  - Shutter, Window and Door Frames– Blue Jean 2062-50
  - Accent/Siding – Kasota Limestone
  - Driveway Surface- Crushed Oyster Shell
2. The request is for the two (2) barns and freestanding garage only. Any additional buildings with flat roofs will require ARB approval.
3. A building permit shall be approved for all structures prior to construction.
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 from view and that the parapet is finished to match the material of the principal structure. 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	Current Site Conditions
Exhibit B	Proposed Site Plan
Exhibit C	Proposed Renderings
Exhibit D	Proposed Elevations
Exhibit E	Proposed Floor Plan
Exhibit F	Proposed Roof Plan
Exhibit G	Proposed Material Board
Exhibit H	Justification Statement