



**Architectural Review Board  
STAFF REPORT  
PLANNING & ZONING DIVISION  
April 18, 2018**

**ARB Number:** 18-021 (ARB 18-003)

**Project Name:** 14432 Rolling Rock Place Roof Pitch and Material

**Owner:** FP Equestrians LLP  
14432 Rolling Rock Place  
Wellington, FL 33414

**Agent:** Leopoldo Paoli  
14731 Halter Road  
Wellington, FL 33414

**PCN:** 73-41-44-17-01-057-0040

**Existing Zoning:** AR/PUD/EOZD Subarea B

**Future Land Use Designation:** Residential "B"

**Project Manager:** Kelly Ferraiolo, Senior Planner

**REQUEST:**

Leopoldo Paoli, agent, on behalf of FP Equestrians, owners, is seeking Architectural Review Board (ARB) approval to allow an alternative design standard a 3:12 roof pitch and the use of an alternative roof material for the covered arena for the property located at 14432 Rolling Rock Place.

**LOCATION AND VICINITY:**

The property is located at 14432 Rolling Rock Place is located within the Saddle Trail subdivision. It is within Subarea B of the Equestrian Overlay Zoning District on the southwest corner of Rolling Rock Place and Wellington Trace.



## **BACKGROUND:**

FP Equestrians purchased the property on August 24, 2016. The house was demolished in 2017 and the property is currently vacant. The applicant has applied for building permits to construct a single-family residence (BP# 17-1285), an eight (8) stall barn (BP# 17-1286) and a covered arena (BP# 17-1309) as shown in Exhibit A – Proposed Site Plan.

The covered arena and single family residence are considered principal buildings. Per Section 6.5.19.E.3.a of Wellington's Land Development Regulations (LDRs), at least 70% percent of the footprint of the air conditioned space plus attached garage must be covered by a roof with a minimum 5:12 pitch. Even though the covered arena is not air-conditioned space, it needs to conform to the materials and design of the other proposed principal building. The proposed covered arena as shown in Exhibit D – Covered Arena, has a unique design that utilizes a 3:12 roof pitch. Per Section 6.5.19.E.15.a of Wellington's LDRs, all accessory buildings and structures shall conform to the same color and materials applicable to the principal building. The covered arena is proposed to be constructed of a light gray seamless metal roof when the residence and barn utilize light gray concrete tiles.

## **STAFF ANALYSIS:**

Per Section 6.5.19.D.1, 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. The criteria are as follows:

***Special Conditions and circumstance which are peculiar to the land, structure or building involved:*** The property will consist of a single family residence, eight (8) stall barn, covered arena and manure bin that are required to have the same architectural design and material. The project design takes its inspiration from the shapes of Adolfo Suarez Madrid

Barajas Airport. The arena is proposed as a sculptural structure, rather than simply a large covered roof area. Wellington's code is not accommodating to the current trend of modern/unique type architectural styles which is why an alternative design standard is being sought for the roof pitch.

The arena will utilize the same materials and designs on the sides like the other buildings on the property, but will be unique with its interesting roof design. In order to create such a unique look, the roof needs to be lightweight as the weight of a concrete tile roof to match all other structures will compromise the structural load of the arena.

***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 lower roof pitch and the alternative roof material 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 are provided and all homes are architecturally different. Other homes within the Urban Service Area have received approval of reduced roof pitches and different material in order to not compromise the structure.

The property is located on a heavily traveled intersection with the covered arena abutting Wellington Trace. Staff recommends installation of lush landscaping along Wellington Trace adjacent to the covered arena to visually screen the different roof materials. The additional landscaping will lessen the visual impact the two materials may have on the public. The applicant shall submit landscape plans at the time of building permit and the Development Review Manager shall determine if the proposed landscaping is sufficient.

***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 request only applies to the covered arena requested in this petition.

### **RECOMMENDATION:**

Staff recommends approval of Petition 18-021 (ARB 2018-003) to allow a 3:12 roof pitch and a metal roof material for the proposed covered arena with the following conditions of approval:

1. A building permit shall be approved for all structures prior to construction.
2. The covered arena shall be constructed as shown in Exhibit D with a 3:12 roof pitch. The seamless metal roof shall only apply to the covered arena. All other structures on the property shall utilize the same roof material as the principal structure. The colors of the roofs shall be similar in color.
3. The owner shall install landscaping along Wellington Trace adjacent to the covered arena in order to screen the different materials from view. Landscape plans shall be submitted with the Building Permit and be reviewed and approved by the Development Review Manager. If determined at the time of installation that the landscaping provided

does not provided sufficient screening, the Development Review Manager may require the applicant to install additional landscaping. The additional landscaping shall be required to be maintained in a manner that will provide the visual screening as intended per this approval.

## **Exhibits:**

Exhibit A	Site Plan
Exhibit B	Justification Statement
Exhibit C	Single Family Residence
Exhibit D	Covered Arena
Exhibit E	Barn
Exhibit F	Landscape Plan
Exhibit G	Finishes and Materials