

## Exhibit B - Justification Statement

March 30, 2018

Village of Wellington  
12300 Forest Hill Blvd  
Wellington, FL 33414

Atte: Architectural Review Board

Dear Sir or Madam:

The following is a Justification Statement to explain the request for approval of Alternative Design Standards for:

1. Metal Roof on Covered Arena, Tiles on Residence and Barn
2. Roof pitch on Covered Arena Lower Than 5:12

### Background

The 2.21-acre property is located at 14432 Rolling Rock Place, on the southwest corner of the intersection of Wellington Trace and Rolling Rock Place. The property was purchased by FP Equestrians LLC, in August 2016, and the house that existed at the time was demolished in 2017 (permit # 16-3559).

A Land Development permit (17-100066) and an Irrigation Intake & Drain permit (17-100067) were issued in 2017 and the construction is in progress.

There are 3 additional permit applications in Plan Check:

- Residential Single-Family Home (17-1285)
- Barn/Stables – 8 Horse (17-1286)
- Covered Arena (17-1309)

An Administrative Variance for an increase of 128 square feet (4.25%) of the allowed barn area has been approved.

### Project Design

The Project proposes a new residence, an 8-horse barn/stable and a new covered riding arena. The Project is designed to add equestrian and architectural value to the area. The project was conceived to look and be understood as a common complex, using the same materials, colors, style and texture as feasible, in all of them 3 structures to maintain a similar look across all 3 proposed structures.



The Project design takes its inspiration from the shapes of Adolfo Suárez Madrid-Barajas Airport, where the movement on the surface of the cover challenges the regular horizontal cover. The arena, in particular, is proposed as a sculptural structure, rather than simply a gigantic cover.

The proposed request is consistent with the goals, objectives and policies of the Comprehensive Plan. The Design is consistent with the general intent of the Land Development Regulations, and the request is compatible with the existing uses and the zoning of properties surrounding the site. The Project is compatible with all developments in the area and is consistent with Wellington neighborhood aesthetics.

Attached are plans for a Concept Proposal where the materials and colors are specified, along with physical samples.

Also attached are the floor plans of the Residence, Barn and Covered Arena, and some elevations.

#### Proposed Alternative Design Standards

Although The Project is consistent with the general intent of the Land Development Regulations, it seeks the approval from the Architectural Review Board for the following two elements:

1. Metal Roof on Covered Arena, Tiles on Residence and Barn:

The proposed covered arena will utilize light grey seamless metal roofing, while the tiles of the proposed residence and barn will utilize light grey roof tiles. In reference to Section 6.5.19 of the Land Development Regulations, The Project requests board approval for an Alternative Development Standard based on the following justification:

- A) Special conditions exist that are peculiar to the structure involved. The covered arena will utilize metal roofing due to its light properties compared to tile roofing. Therefore, utilizing tiles would not be a practical material selection for the covered arena because it would be too heavy.

The arena, in particular, is proposed as a sculptural structure, so the design is more than simply a large cover. It takes its inspiration on the shapes of Adolfo Suárez Madrid-Barajas Airport, where the movement on the surface of the cover challenges the regular horizontal cover. To create such shapes -that in spite of its vanguards and challenging forms it is still integrated to the rest of the structures in the lot- it is mandatory to use light materials that doesn't compromise the structural load. Due to such restrictions for the structural calculations, the cover of the arena roof is proposed as light metallic panels.



- B) The proposed alternative development standard will be consistent with the general intent and purpose of the Land Development Regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The utilization of metal roofing for the covered arena will not have any negative impact on the neighborhood or public welfare.

The project was designed to look and be understood as a common complex. Further, the colors, finishes and materials were selected in order to preserve aesthetic consistency through all 3 structures on the property to the greatest feasible extent. In the pursuit of this goal, the project employs light grey roofing (metal or tiles), white stucco, and light wood accents for all 3 structures. In the process, The Project maintains consistency with the intent to preserve and protect the distinctive characteristics of the individual communities within the Village by ensuring that new development is compatible with the existing character of the individual neighborhoods that make up the community.

- C) The proposed alternative development standard is the minimum alternative that will make possible the reasonable use of the land, building or structure. All other characteristics of the major elements, materials (aside from the metal roofing material of the covered arena), finishes and colors will be consistent across all three structures. Therefore, the roof material of the covered arena is the only deviation from the regulation, thus minimizing deviation while selecting the most practical building materials.

## 2. Roof Pitch on Covered Arena Lower Than 5:12

The roof of the proposed covered arena will contain slopes less than 5:12. However, the covered arena is not "air conditionable space" and thus, is excluded from the pitch slope requirements under Section 6.5.19 of the Land Development Regulations. Further, altering the pitch slope of the covered arena roof would impede on the desired design concept of the complex as a whole, which is to cultivate the fluid shape style inspired by Adolfo Suárez in Madrid. The roof pitch slope of the covered arena is compliant with both the specific requirements and general intent of the Land Development Regulations to maintain a consistent aesthetic throughout the property.

### Additional Comments

The original concept proposal involved a single-floor residence. However, in order to ensure that the proposed covered area is less than 20% of the lot coverage, the plans have been resized based on a two-floor residence. The detailed resized plans with the two-floor residence will be presented to the Building Department when applying for the construction permits. Together, the total covered areas of the two-

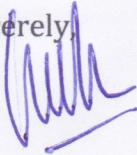


floor residence, barn and covered arena will be less than 19,253.52 square feet (20%) of the 2.21-acre property.

The original single-floor residence was designed with a roof that contained pitch slopes of less than 5:12. This is because the design of the main residence is conceived to be read as 2 structures connected by an interior garden. With such purpose, the design had an interesting double fall down roofs, and is to be read as a butterfly roof with the second structure. The proportion of the pitch was studied so the roofs could meet on specific heights, leaving spaces for natural lighting, or desired elevations on the lowest levels. The pitch of 3:12 would have been necessary to obtain certain height on the mentioned intersections, keeping the same angles for an organized design. The resized two-floor residence (current design) will not contain any pitch slopes less than 5:12.

Thank you for your consideration of our request. Should you have any questions, please feel free to contact me at (561) 573-5436, or leopaoli@gmail.com.

Sincerely,



Leo Paoli

Gerenco Inc.