

11802 Acme Road Flat Roof & Reduced Design Points STAFF REPORT

Petition Number(s)/Types:

2020-0003 ARB

Applicant/Agent:

Bill Bell
 First Florida Development &
 Construction, Inc.
 200 NE Dixie Highway
 Stuart, FL 34994

Property Owner:

William Burlingham IV
 5511 River Cove
 Jupiter, FL 33458

PCN(s):

73-41-43-35-00-000-7080

Future Land Use Designation (FLUM): Residential B

Zoning Designation:

Agricultural Residential /Equestrian
 Overlay Zoning District/Little
 Ranches Overlay Zoning District
 District(AR/EOZD/LROZD)

Acreage:

8.95 Acres

Request:

Bill Bell, agent, on behalf of the owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design standard for a flat roof and to allow for reduced design points for the proposed residence at 11802 Acme Road.

Project Manager:

Kelly Ferraiolo, Senior Planner
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Adjacent Property	FLUM	Zoning
North	Canal	Canal
South	Residential B	AR/EOZD/LROZD
East	Residential B	AR/EOZD/LROZD
West	Residential B	AR/EOZD/LROZD

Site History and Current Request:

The property is located at 11802 Acme Road is located within Palm Beach Little Ranches approximately 600 feet west of Little Ranches Trail.

The property was deeded to Mr. Burlingham in January 2020, but has been in his family since 1977. The property had a single family residence, built in 1997, and a seven (7) car garage/utility building, built in 2010. The single family residence was demolished earlier this year in preparation to build a new structure (Exhibit A – Existing Site Conditions). A building permit was applied for (BP 20-3745) proposing a modern designed single family residence with a flat roof (Exhibit B – Proposed Elevations and Renderings, Exhibit C – Proposed Colors and Materials, and Exhibit D – Proposed Building Plans), however was returned for corrections by Zoning as it didn't meet the requirements of the Land Development Regulations (LDR). Per Section 6.4.4.A.5.a of Wellington's LDR, at least 70% percent of the footprint of the air conditioned space plus attached garage must be covered by a roof with a

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minimum pitch of 3:12. In addition, the proposed design does not meet the minimum 80 points required for design criteria per Section. Architectural Review Board approval is required for both the flat roof design and not meeting the minimum 80 point design criteria.

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 a single family residence as shown in Exhibit B and the existing detached garage/utility building. The owner is requesting a flat roof for a modern type house. Wellington's LDR is not accommodating to the trend of modern type architectural styles which is why an alternative design standard is being sought. Also, the proposed design does not meet the minimum design criteria points shown below as the modern design is not intended to have many of the architectural details that allows for achieving points. The highlighted rows are the criteria that the proposed design meets. At it is currently designed, the proposed structure only meets 55 points. The minimum required is 80 points. The applicant has provided justification on how his design could possibly be interpreted to meet the minimum points (Exhibit E – Justification Statement).

Design Criteria	Points
	Single Family
More than 3,000 SF under air, or	20
2,500 - 3,000 SF under air, or	15
2,000 - 2,499 SF under air, or	10
1,500 – 1,999 SF under air	5
1,200-1,499 SF under air	-
Entry feature	10
First floor tie beam 9 feet or higher	10
Front elevation planes (2 or more)	-
Front elevation planes (3 or more)	10
Garage (two car or more)	10
Side entry garage	10
Paver fabricated driveway	10
Stamped concrete driveway	10
Roof planes (2 or more)	-
Roof planes (3 or more)	10
Roof tiles (clay or cement)	10
Roof metal (standing seam)	10
Landscaping 20% in excess of minimum requirements	10
Architectural details	
Belt banding, minimum 6" wide and ½" deep	5
Columns (two or more – free standing or engaged)	5
Column taper or entasis	3
Quoins, minimum 18" on one side and ½" deep	3
Shutters – decorative	4
Shutters – operative	5
Window banding, minimum 6" wide and ½" deep	3

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In addition, the garage/utility building will not be constructed of the same architectural materials and design. The building is constructed of knockdown stucco with a fiberglass shingle roof. The proposed residence will be constructed of the following materials as shown in Exhibit C:

- Roof - Flat Roof with Single Ply Membrane (White)
- Wall #1 - Stucco Float Sand Finish in Brilliant White (BM PM-4)
- Wall #2 - Ameristone in River Rock (#15)
- Wall #3 - Horizontal Porcelain Tile Veneer in a brown wood finish
- Louvered Divider Panels, Doors, Windows and Posts - Aluminum in Dark Bronze

At the time the garage/utility building was constructed, the code did not require all buildings within Residential B Land Use outside the Urban Service Boundary to match architecturally. Since the LDR re-write that was adopted earlier this year, all structures are required to match unless they are deemed compatible and are approved by ARB. The structures are setback approximately 900 feet from Acme Road and surrounded by mature vegetation. These structures will have limited visibility from the right-of-way.

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 roof 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 community have received approval of lower pitched roofs. In 2018, the ARB approved a flat roof located at 738 Cindy Drive, which is also in the Palm Beach Little Ranches neighborhood.

Per Section 6.4.4.A.5.b., no flat roof shall be visible from the street unless approved by ARB. The proposed structure will be located on the existing pad that is located approximately 900 feet from Acme Road. Hundreds of existing trees screen the structure from view from the right-of-way. The flat roof will also allow the structure to have a roof top terrace as shown in Exhibit D – Building Plans.

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 2020-0003 ARB to allow a flat roof for the proposed residence for 11802 Acme Road with the following conditions of approval:

1. The building shall be constructed as shown in Exhibit B – Proposed Elevations and Renderings in the colors and materials as shown in Exhibit C – Proposed Colors and Materials and as shown below:
 - Roof - Flat Roof with Single Ply Membrane (White)
 - Wall #1 - Stucco Float Sand Finish in Brilliant White (BM PM-4)
 - Wall #2 - Ameristone in River Rock (#15)
 - Wall #3 - Horizontal Porcelain Tile Veneer in a brown wood finish
 - Louvered Divider Panels, Doors, Windows and Posts - Aluminum in Dark Bronze
2. A building permit shall be approved for all structures prior to construction.

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3. The approval is for the residence (principal structure) only. All future building shall have flat roofs and match the same architectural design as the principal structure. If an alternative pitch is requested in the future that doesn't match what exists on the property, then ARB approval will be required.
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. The equipment shall not be visibly seen at 10 feet above grade and/or 200 feet from the structure.

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Exhibits:

Exhibit A	Existing Site Conditions
Exhibit B	Proposed Elevations and Renderings
Exhibit C	Proposed Colors and Materials
Exhibit D	Proposed Building Plans
Exhibit E	Justification Statement