

## Exhibit E – Justification Statement



September 20, 2020

Att: ARB Committee Members  
Planning, Building & Zoning  
Village of Wellington  
12300 Forest Hill Blvd.  
Wellington FL 33414

Ref: 11802 Acme Road  
Burlingham residence  
Permit application 20-0003745

### Justification Statement

There are two issues that need the ARB board consideration. (1) The requirement for 70% pitched roof of the footprint of the residence including garage and (2) the 80-point architectural standard scale.

#### Issue #1

The style of the proposed residence is flat roof, ¼ inch per foot slope. The owner would like for the board to consider allowing this exception to the 70% rule for the following reasons.

- a) The owner has had this property in his family for over 40 years. This is important to note as the owner plans on keeping the property for his forever home. As a child the original home, located closer to the Southern Blvd. canal, had a flat roof and was built with permit from Palm Beach County.
- b) Prior to the annexation of Little Ranches by Wellington this style of home would have been allowed in unincorporated Palm Beach County.
- The previous version of the Wellington land Development Code version ,Oct 28 2019, I believe, gave exception as the zoning spelled out Sec. 6.2.18 PBLROD is consistent with residential "B" and was to preserve its rural character. Further in Section 6.5.19.E.1 (This is the development standards section) it states "These standards shall not apply to those properties located in Type A or B (Rural) land use category"

- The proposed location of the residence would be over 900' from Acme road and would be in the same location as the previous home shown in the satellite photo. There is approx. 5 acres of property between the proposed residence location and Acme Road. The entire site is almost 9 acres
- There is extensive existing vegetation is to remain and would provide almost complete shielding from Acme road
- It is understood that the design features of this residence allow for a very eco-sensitive structure. The flat roof allows for capture of the rainwater for future irrigation purposes. And the coloring of the roof and structure helps with the solar gain and heat island
- The design also allows for usable deck space on the second floor. The 70% rule would affect the owners use of that space
- There are perimeter parapet walls that would allow for shielding of the entire flat roof areas of the residence

## #2 The interpretation of the Development Standard point scale

We are asking the board to give some leeway on the interpretation of the credits for the 80 points required under the development standards.

### Point scale totals

More than 3000 sq ft	20 Points
Entry feature	10 Points
Entry feature is covered carport with circle element	
First floor 9 feet beam	10 Points
Front elevation planes (3 or more)	10 points
Allow flat roofs to count as a plane	
Garage	10 points
Carport is interpreted in gross sq ft on the 70% rule	
And there is an existing garage	
Side entry garage	10 points
Carport is interpreted in gross sq ft on the 70% rule	
And there is an existing garage	
Landscaping	10 points
Allow existing landscaping to credit	
Well over 500 trees on almost nine acres	
Belt banding	5 points
Accent stucco walls to count	

Columns 5 points

Quoins 3 points

Allow accent walls of tile and specialty stucco

Window banding 3 points

Special window elements at windows

Window with special feature 5 points

Allow for circle in carport to count

Total points 101 points

The minimum points allowed are 80. With some interpretation of the plan I feel we could qualify for 101 points or some version thereof.

I do appreciate all the help that staff has given, and I would receive any comments or calls  
561 215 0962

William Bell

Owner's Agent

Project manager

First Florida Development and Construction, Inc