

Minutes
Architectural Review Board
May 22, 2024 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on May 22, 2024 in Village Hall at 12300 Forest Hill Boulevard.

I. CALL TO ORDER/ROLL CALL

Stacy Somers called the meeting to order at 7:00 p.m.

Board Members Present: Stacy Somers, Jefferson Browning, Ryan Mishkin, Miguel Alonso, Luis Rodriguez and Maria Raspanti.

Staff Present: Kelly Ferraiolo, Senior Planner; and Damian Newell, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the April 24, 2024 ARB Meeting Minutes

A motion was made by Luis Rodriguez, seconded by Miguel Alonso, to approve the April 24, 2024 ARB Meeting Minutes. The motion passed unanimously (6-0).

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all those in attendance that would be providing testimony.

VII. NEW BUSINESS

Petition 2024-0010-ARB 13576 Jonquil Place Alternative Fence Design

Ms. Ferraiolo provided a presentation on the requested alternative fence material for 13576 Jonquil Place.

Ethan Bennett, on behalf of the owner, stated the product is galvanized so it does not rust. It meets Miami-Dade code so it is able to withstand 150 MPH winds and the panels are easy to replace. Also, the owner offered to replace the entire fence including the sides internal to the property.

Mr. Alonso asked if there is another design in the metal material that doesn't have that profile. Mr. Bennett was not aware of another design. Mr. Bennett stated it will have three (3) planks for durability. Mr. Alonso stated he would have a better chance of ARB approving if it was flat and had a different profile. Ms. Somers stated they also look at how the material will look in the surrounding neighborhood, and not just this property.

Mr. Alonso asked staff what their issues were with the design. Ms. Ferraiolo stated she has seen this material installed in a neighboring city and it resembles a hurricane shutter when put together. If the Board was going to approved the design, she suggested allowing it horizontally with framing on the top like the picture. He would not recommend approval of it installed vertically.

Mr. Alonso asked if he agrees on a flat profile, could they approve it now and Ms. Ferraiolo stated they would need to see the material first before approving. Mr. Browning is not opposed to the horizontal fences. Ms. Ferraiolo stated the ridges make it look very industrial.

Ms. Ferraiolo stated the good thing is that you would only see a small portion from the right-of-way, but it will be visible to the adjacent neighbors. Board discussion continued.

A motion was made by Maria Raspanti, seconded by Jefferson Browning, to deny Petition 2024-0010-ARB 13576 Jonquil Place Alternative Fence Design as recommended by staff. The motion passed unanimously (6-0).

Petition 2024-0014-ARB Wellington Bay Revised Elevations

Mr. Newell provided a presentation on the revised elevations for Wellington Bay.

Mr. Rodriguez asked if the changes are based on feedback from the current residents. The developer, Zom, made changes based on feedback from residents and future residents which include better views (water, wetlands, etc). He gave a brief description of all the changes. Ms. Raspanti stated her mother lived there and stated the water view was key as many of the residents don't have places to go and it improves their quality of life. Mr. Rodriguez appreciated the changes.

A motion was made by Ryan Mishkin, seconded by Luis Rodriguez, to approve Petition 2024-0014-ARB Wellington Bay Revised Elevations. The motion passed unanimously (6-0).

VIII. Old Business

Wellington Aquatics Center Elevations

Ms. Ferraiolo provided a brief explanation of the proposed changes to the Wellington Aquatics Center elevations. After ARB approved the elevations, Council provided feedback and requested changes to make the complex have more of a resort-like feel.

The athletics complex is also moving to this area, which was not located there when the original elevations were approved. Modifying the colors would allow some similarities between the two buildings. Council also requested to change a roof line which is shown on the updated elevations.

A motion was made by Ryan Mishkin, seconded by Maria Raspanti, to approve the updated Wellington Aquatics Center Elevations, Colors and Materials. The motion passed unanimously (6-0).

Review Horizontal Fence Options

Ms. Ferraiolo stated that she will be bringing the proposed color chart and fence designs to Council on June 10 for their discussion and expects approval by ARB after that at the June meeting. She reviewed the history for of the various fences that were approved throughout the years. Staff suggested allowing Shadow Box and Board on Board horizontally. Any other design would continue to require ARB approval. The Board continued discussion on design, construction, etc. of the various fence types.

A motion was made by Luis Rodriguez, seconded by Jefferson Browning to modify the ARB Approved Fence Designs and Materials with the following changes:

- **Allow horizontal options for vinyl, shadowbox and board on board fence design.**
- **Specify that there shall be no unfinished edges**

- Vinyl privacy fence can also be constructed of powder coated metal
- Add White Vinyl as "Prohibited"
- Add Stockade wooden design as "Prohibited"

The motion passed unanimously (6-0).

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is June 26, 2024. Ms. Ferraiolo thanked all members for the continued service and their valuable feedback.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 8:00 pm.

Stacy Somers, Chairman

Date