

Minutes  
Architectural Review Board  
December 9, 2024 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on December 9, 2024 in Village Hall at 12300 Forest Hill Boulevard.

**I. CALL TO ORDER/ROLL CALL**

Maria Raspanti called the meeting to order at 7:00 p.m.

Board Members Present: Maria Wolfe, Maria Raspanti, John Greene, Luis Rodriguez, Sal Van Casteren, and Ryan Mishkin

Board Members Absent (Excused): Stacy Somers

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 October 28, 2024 Architectural Review Board Meeting Minutes

**A motion was made by John Greene, seconded by Luis Rodriguez, to approve the October 28, 2024 Architectural Review Board Meeting Minutes. The motion passed unanimously (6-0). Stacy Somers had an excused absence.**

**V. ADDITIONS & DELETIONS**

**Petition 2024-0027-ARB 4354 Siena Circle Alternative Design was moved to the end of the agenda.**

**VI. SWEARING IN OF WITNESSES**

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

**VII. NEW BUSINESS**

**Petition 2024-0028-ARB Canter (Pod I) Orange Point PUD**

Mr. Newell provided a presentation on the request for elevations, color, material and signage for the 42-unit Canter subdivision. Thomas Chmielewski, Insite Studios, agent, provided an additional presentation on the request.

Mr. Greene asked who the owner of the property was. The representative stated the property was recently purchased by Pulte Homes. Mr. Greene asked for clarification on what the size of the entry feature sign that they are requesting was. Mr. Newell stated they are requesting a height deviation of 9 feet and length of 11 feet 9 inches. Mr. Newell went over the conditions that were recommended. The entry feature sign limits what other signs they have as they won't be able to have a monument sign as well. It is a reasonable request as they are only request one sign structure.

Mr. Greene asked if they wanting to get direction on all coastal or farmhouse elevations. Mr. Chmielewski stated it will be up to the homeowner of what elevation they would like which will be a mixture. Price range from \$1 - \$1.5 million.

Mr. Greene asked about the proposed roundabout. Mr. Newell stated the Council approved the Master Plan with the roundabout as a traffic calming measure. Mr. Greene had an issue with the size of the monument as it is pretty large, but no other objections. Ms. Raspanti agreed with Mr. Greene on the size of the sign. Mr. Newell went over the size of the sign structure. The actual copy of the sign is much smaller then what is allowed by code. The structure is providing attention to the project. Mr. Chmielewski stated the sign is a circle so the text will be visible from the north and south, but both signs will not be visible at once. Mr. Rodriguez asked how far the sign was from the edge of curb. Mr. Newell stated it is approximately 25 feet from the back of curb. Brian Terry, Insite Studio, stated they are culverting the canal and sodding that area. The sign will be in the foreground. They eliminated other architecture details at the entrance like a guardhouse and simplified everything in one area. The sign is circular so it might be hard to visually see the sign based on the graphics provided.

Mr. Greene stated 30 feet is not a typical height you see in the equestrian corridor. He stated there is a lot of maintenance requirements for this structure. Mr. Greene asked what the height of the tower outside was. Mr. Newell stated is was about 35 feet.

Ms. Raspanti asked if the sign was like a half circle and not straight. She envisioned the sign as a wall. Mr. Terry showed the site plan to explain the layout of the sign and location of the text, landscaping, and tower structure. The tower structure is separated from the six (6) foot wall by landscaping. Staff was not aware that the sign is shown on both the north and south approach on the sign. A deviation is required for the additional sign text. Mr. Terry stated there will be up lighting on the tower, but no lighting within the tower itself. There should be two (2) signs as it needs to be identified from both approaches. Mr. Greene asked if it would be considered two (2) marques and Mr. Newell stated it would.

Mr. Rodriguez agreed with Mr. Greene's comments. Discussion continued on the two (2) sign areas on the sign. Ms. Wolfe agreed that the height of the structure was too tall for that area. Mr. Terry requested the Board table the sign portion of the motion in order to come back with updated elevations at a later meeting.

**Petition 2024-0028-ARB Canter (Pod I) Orange Point PUD. The motion only included the colors, materials, designs for the model homes, and site amenities as recommended by staff. The entry feature sign was tabled in order to redesign and discuss at a later date. The motion passed unanimously (6-0). Stacy Somers had an excused absence.**

#### **Petition 2024-0030-ARB Wellington Regional Medical Center**

Mr. Newell made a presentation on the updated exterior elevations for the Wellington Regional Medical Center.

Jim Dunscomb, UHS, applicant, stated the hospital was painted a few years ago and they weren't able to get the exact color matches, but are very similar. Mr. Greene asked for actually color chips when reviewing color approvals.

**A motion was made Luis Rodriguez, seconded by John Greene, to approve Petition 2024-0030-ARB Wellington Regional Medical Center Exterior Elevations with the conditions recommended by Staff. The motion passed unanimously (6-0). Stacy Somers had an excused absence.**

#### **Petition 2024-0027-ARB 4354 Siena Circle Alternative Design**

Ms. Ferraiolo provided a presentation on the proposed detached flat roof pergola located at 4254 Siena Circle. Ms. Ferraiolo swore in the agent. Wendy Eilemberg, agent, stated the current pavers are in sand, but they are putting in the footers for the pergola. Mr. Greene asked if neighbors wanted to install a pergola, would they need to go to ARB. Ms. Ferraiolo stated anything larger than 120 SF has to look like the principal structures. She explained the pergola policy.

**A motion was made by Maria Raspanti, seconded by John Greene, to approve Petition 2024-0027-ARB 4354 Siena Circle Alternative Design with the conditions recommended by staff. The motion passed unanimously (6-0). Stacy Somers had an excused absence.**

#### **VIII. COMMENTS FROM THE PUBLIC**

None

#### **IX. COMMENTS FROM THE STAFF**

The next ARB meeting is scheduled for January 22, 2025.

#### **X. COMMENTS FROM THE BOARD**

None

#### **ADJOURN**

**Meeting adjourned at 8:01 pm.**

---

**Stacy Somers, Chairman**

**Date**