

Minutes
Architectural Review Board
January 22, 2025 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 22, 2025 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, Maria Raspanti, Maria Wolfe, John Greene, Luis Rodriguez, and Ryan Mishkin

Board Members Absent (Excused): Sal Van Casteren

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

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS & DELETIONS

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

V. SWEARING IN OF WITNESSES

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

VI. OLD BUSINESS

Petition 2024-0028-ARB Canter Signage

Mr. Newell provided a presentation on the request and changes to the entry feature sign for Canter. Thomas Chmielewski, Insite Studios, agent, provided an additional presentation on the changes.

Ms. Wolfe asked about the lighting. Mr. Chmielewski stated they will be installing up lighting and landscape lighting. There will not be any lighting inside the tower. They reduced the height of the tower to 24 feet. The height of the palm trees will be a minimum of 12 feet clear trunk and the wall will be six (6) feet. The image shown at the meeting was six (6) feet above ground level looking at the sign.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition 2024-0028-ARB Canter Signage as requested with the conditions recommended by staff. The motion passed unanimously (6-0). Sal Van Casteren had an excused absence.

VII. NEW BUSINESS

Petition 2024-0032-ARB 13646 Barberry Drive Alternative Fence Design

Stacy Somers had exparte communication as she saw the fence being built and noticed it was not being built to Wellington requirements. She informed the owner at the time that they needed approval. She could be fair and impartial.

Ms. Ferraiolo made a presentation on the request for an alternative fence design for 13646 Barberry Drive.

Mark McKinnon, owner, spoke before the Board. They were not aware of the requirements when the fence was installed. They received a stop work order.

Mr. Greene asked why this item comes to ARB as this is a code and building issue. Ms. Ferraiolo stated the owner received a stop worker and was cited for not having a building permit. The owner applied for the building permit, but was returned for corrections from zoning as the fence was not an approved fence type and taller than 6 feet. The options at that point were to change the request on the building permit, or to ask ARB for approval of an alternative design for the fence. Mr. Greene stated it puts the Board in an awkward position as staff and the Board spent a lot of time coming up with the requirements.

Ms. Raspanti asked who installed the fence. Mr. McKinnon stated he hired a fencing company and they said it wasn't necessary to get a permit as they were replacing an existing fence. They installed eight (8) feet on the rear because the height of the property to the rear is higher than theirs. They stepped the fence down on the sides to seven (7) feet. He only did seven (7) feet so it would step down, he didn't mind installing the sides at six (6) feet. He was unaware that the finished side had to be flipped.

Mr. Greene asked if there was that much of a height variation between properties. Ms. Ferraiolo stated they were probably built in different decades with different requirements. Ms. Somers stated there are homes within Sugar Pond that have higher elevations.

Ms. Ferraiolo went over staff recommendations for the fence – style, height, and installation.

Mr. Raspanti asked if the neighbors had fences. Mr. McKinnon stated none of the neighbors around them had fences and the neighbors love the new fence as the previous fence was falling apart.

The Board continued discussion on the different options. Ms. Ferraiolo provided a history of the approval of horizontal fences throughout the years. Ms. Ferraiolo stated they didn't need to modify the inside of the fence. Any update would require the fence to meet pool barrier requirements.

Mr. Rodriguez stated he appreciated the homeowner replacing the fence and that they are trying to determine the best cost-effective option to alleviate the issue. He asked if there was a limitation on how wide the boards need to be. Ms. Ferraiolo stated there is no limitation, however it would need to be a built to meet pool barrier requirements.

A motion was made by John Greene, seconded by Maria Wolfe, to deny Petition 2024-0032-ARB 13646 Barberry Drive Alternative Fence Design. The motion failed (2-4). Luis Rodriguez, Ryan Mishkin, Stacy Somers, and Maria Raspanti dissented. Sal Van Casteren had an excused absence.

Ms. Ferraiolo asked if it would be easier to go through each request to see what the Board is comfortable with.

A motion was made by Luis Rodriguez, seconded by Maria Raspanti, to approve Condition 1 to add vertical slats to the fence that faces the front. The motion passed (5-1). John Green dissented. Sal Van Casteren had an excused absence.

Mr. McKinnon stated that the neighbors on the sides both have hedges so they won't be able to see the unfinished side.

A motion was made Luis Rodriguez, seconded by Maria Raspanti, to approve the sides and rear at 7 feet, to not flip the fence, and to add the vertical slat to cover the unfinished

portion of the fence. The motion failed (3-3). Stacy Somers, John Greene, and Maria Wolfe dissented. Sal Van Casteren had an excused absence.

Discussion continued amongst the Board Members on the various motions and what they would be comfortable approving.

A motion was made by Ryan Mishkin, seconded by Luis Rodriguez, to approve based on staff's recommendation on the heights, style, and to cover the unfinished portion of the fence. The motion passed (4-2). Maria Wolfe and John Greene dissented (4-2). Sal Van Casteren had an excused absence.

A motion was made by Luis Rodriguez, seconded by Ryan Mishkin, to approve all other conditions of approval recommended by staff that were not included in the motions. The motion passed (4-2). John Greene and Maria Wolfe dissented. Sal Van Casteren had an excused absence.

Petition 2024-0033-ARB Wellington Tennis Center - Padel Facility

Ms. Ferraiolo provided a presentation on the proposed Padel Facility elevation, colors, materials and signage.

Juan C. David, agent, provided a brief presentation on the request. Mr. Rodriguez asked when the Tennis Facility was constructed and Ms. Ferraiolo stated it was constructed in 2015. Mr. Greene asked if the proposed colors were the exact colors on the existing building and Ms. Ferraiolo confirmed. Mr. Greene asked questions about programming.

Mr. Mishkin stated the "10 by 20" sign looked like it said "1oby20" and they discussed the spacing of the sign.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition 2024-0033-ARB Wellington Tennis Center - Padel Facility with the conditions recommended by staff. The motion passed unanimously (6-0). Sal Van Casteren had an excused absence.

Petition 2024-0034-ARB Fifth Third Bank at Isla Verde Wellington ATM Sign

Mr. Newell made a presentation on the request for the requested signage for Fifth Third Bank.

Greg Walden, BDG Architect, provided a brief presentation and background on the request.

Mr. Rodriguez wanted to clarify that the third-party vendor made the ATM cut out and he didn't realize the ATM would have signage on it at the time of the original request. Discussion continued on how the signage copy size was calculated. Mr. Greene asked about the neon color light. Mr. Walden said the light is white, but reflecting off the coloring makes it a different hue. Discussion continued on the logo and colors. Staff was unaware of the lighting around other ATMs. Staff has no issues on the lighting on the ATM. Mr. Newell stated the sign is not prohibited.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition 2024-0034-ARB Fifth Third Bank at Isla Verde Wellington ATM Sign. The motion passed unanimously (6-0). Sal Van Casteren had an excused absence.

VIII. COMMENTS FROM THE PUBLIC

None

IX. COMMENTS FROM THE STAFF

The next ARB meeting is scheduled for February 26, 2025.

X. COMMENTS FROM THE BOARD

Mr. Greene asked for an update on JC Penney. Ms. Ferraiolo stated she would provide an update tomorrow via email on the status.

ADJOURN

Meeting adjourned at 8:27 pm.

Stacy Somers, Chairman

Date