

Minutes
Architectural Review Board
October 17, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on October 17, 2018 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

CALL TO ORDER

Mr. Shamash called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Ryan Mishkin, Roger Grave de Peralta, Ron Shamash, Miguel Alonso, Thomas Wenham, William Klein and Stacy Somers.

Staff Present: Kelly Ferraiolo, Senior Planner, and Olga Prieto, Senior Planner

REMARKS BY CHAIRMAN

PLEDGE OF ALLEGIANCE

MINUTES

A motion was made by Thomas Wenham, seconded by Stacy Somers, to approve the September 24, 2018 Architectural Review Board Meeting Minutes. The motion passed 7-0.

ADDITIONS & DELETIONS

Staff requested Petition 18-090 (ARB 18-04) Capitol Carpet and Tile at Isla Verde Signage with Technical Deviations be reordered to be first item under New Business.

SWEARING IN OF WITNESSES

Mr. Shamash swore in all those who would testify before the Board.

OLD BUSINESS

18-082 (ARC 18-011) 1619 WILTSHIRE VILLAGE DRIVE HOUSE COLOR

EX-PARTE DISCUSSION – Mr. Klein drove by the property.

Staff provided a brief update on the property as the item was postponed from the September 24, 2018 ARB meeting in order for the owner to provide options on how they would improve the gable side of the house. The owner has since painted the garage and front door a dark brown faux wood color and will be installing shutters on the windows along the gable side.

Tatiana Messerole, owner, apologized for painting without receiving approval as they were unaware they needed to get Village approval. She listened to the recommendations of the September meeting and painted the garage and will be adding the shutters to break up the gable side.

Mr. Alonso stated at the last meeting they weren't able to see the additional window on the gable side as it was hidden. The changes will help break up the green color on the gable side.

Mr. Shamash stated it is regrettable that homeowners are unaware that they need approval from the Village prior to painting. Mr. Shamash finds it difficult to approve. He asked if the motion doesn't pass could they paint a lighter color to soften the color up. Ms. Messerole wasn't sure as she would have to get more paint.

Mr. Wenham asked if the color was on the color chart. Ms. Ferraiolo stated it is not, that is why the homeowner is here tonight. The approval will be specifically for the house in questions, it will not be placed on the color chart. There is another house the same color on the agenda tonight, but the Board needs to look at each house individually to determine if the color compliments the architecture, landscape, elevations, roof, etc. Anyone else that wants to paint their house the same color will have to come back to ARB. Mr. Wenham was concerned that if they approved the one color, it would open it up to anyone in the Village to paint their house that color. Ms. Ferraiolo stated it is on a case by case basis for all color approvals. Mr. Wenham stated what if they financially can't afford to repaint their house. Ms. Ferraiolo stated then the case would be turned over to Code Compliance. This situation they deal with all the time, not just for paint colors, but for all code related cases. Ms. Ferraiolo stated this isn't the first color that has gone to the Board that may look better on one house and not others. Staff informs the public that the colors are approved on a case by case basis just like many applications that come in front of this Board. This is a board that reviews architecture and they must determine if the color is pleasing to the eye and if it is not, that is the board's determination. Staff only received one complaint for the color which complained about a few houses in the neighborhood which included the navy blue house on same street that ARB approved in April. This house has been painted since 2016 and no other complaints have ever been received. If the board decides to not approve the color, she will have a compliance date, and if she doesn't repaint by the compliance date, then they start the process to appear before the special magistrate.

Ms. Messerole stated she has not heard of it being a problem until almost three (3) years after she painted. Ms. Shamash stated just because it has been three (3) years doesn't make it right. The homeowner still needs to follow the rules.

Mr. Alfonso asked if staff has a problem with how the garage door was painted. Staff agreed it looked very nice and it lessened the impact of the green which is what the board was looking for. Once the shutters are installed it will lessen the green even more and match nicely with the front elevation. Mr. Alfonso would have thought the darker door would make the color look worse, but he thinks it looks much better. He stated the color looks better in person than what the pictures indicate.

Mr. Alonso asked if they can revise the motion to not allow the homeowner to repaint the same color in the future. Ms. Messerole stated that was noted and she learned her lesson.

A motion was made by Roger Grave de Peralta, seconded by Ryan Mishkin, to approved Petition 18-082 (ARC 18-011) 1619 Wiltshire Village Drive House Color with the condition that shutters be installed on the windows on the gable side. The motion passed 5-2. Ron Shamash and Thomas Wenham dissented.

18-100 (ARB 18-018) BINK'S COMMERCIAL CENTER (LOTS 5, 6, 12 AND 13)

EX-PARTE DISCUSSION – Mr. Klein and Mr. Alonso drove by the property.

Staff provided a brief presentation of the request of the applicant to approve the revised color palette and elevations for Bink's Commercial Center Lots 5, 6, 12 and 13 that was approved by ARB in 2017. During construction of the buildings, revisions were made without consulting staff or receiving additional approvals from ARB. Those changes include changing the color scheme from a brown to a gray scheme, reducing the size of the dormers above the entrance way and eliminating the mullions in the windows.

Rett Waldman, owner, explained why he made the changes he did. He originally wanted a gray color palette but when the color was painted on the building, it did not look good, so he changed it out in the field to match the roof color (Cadet and Misty).

Rett Waldman stated the mullions included in the renderings were just for artistic purposes. None of the buildings within the development have mullions. The plans he submitted were the original plans that were built within the plaza. In reality, the dormers go over the roofline and do not look proportionate. The dormer roofline stays below the other roofline. He personally thinks the signs within the plaza that are on the larger dormers are too big. The dormers on the Home Away From Home building are lower like the ones they constructed.

Ms. Ferraiolo stated the colors Mr. Waldman is requesting are similar to colors that are on the board.

Mr. Grave de Peralta asked if there was a drawing that was approved that showed the elevations. He stated he cannot see the changes on the pictures that provided.

Mr. Klein asked when the architectural drawings were approved that allowed for the lower dormers. Mr. Waldman said there were no changes as it is the same truss system, it just got put on a little lower.

Mr. Alonso said there is construction details that were changed that were never reviewed or approved by the building department. Mr. Klein asked if the CO has been issued yet. Ms. Ferraiolo stated that they will not be receiving a CO because they are just building a shell and it will only be a building permit final. The tenant that builds out the space will receive a CO. There is an inspection tomorrow to final out the building permit.

Mr. Klein stated they are accessed from an interior road, not from Binks Forest Drive. The buildings are not very visible from the right-of-way. He was not offended by the colors or revised elevations. Mr. Shamash asked when they have revisions to an approved plan, can staff provide when was approved vs. what they are changing. Ms. Ferraiolo stated staff does not accept 3D renderings anymore as part of the packet because the architects were embellishing them and making the drawings look beautiful and when it was built, it looked nothing like the renderings. On the approval letter, Exhibit A and the black and white drawings are the approved drawings and they should submit the exact drawings with their building permit for approval. She explained the building permit approval process to the board.

Ms. Somers stated she drove by and aesthetically, she didn't feel it was out of place. Mr. Alonso says proportionately it looks better and the color looks okay. Mr. Grave de Peralta agrees with the dormers and removing the mullion.

A motion was made by Stacy Somers, seconded by Miguel Alonso, to approve Petition 18-100 (ARB 18-018) Binks Commercial Center (Lots 5, 6, 12 and 13) Revised Elevations and Colors. The motion passed 7-0.

NEW BUSINESS

18-090 (ARB 18-014) CAPITOL CARPET AND TILE AT ISLA VERDE SIGNAGE WITH TECHNICAL DEVIATIONS

EX-PARTE DISCUSSION – Mr. Klein drove by the property

Staff provided a presentation of the proposed signage with technical deviations for Capitol Carpet and Tile at Isla Verde. Staff recommended approval of a sign height not to exceed 3 feet 1 inch to be comparable to other tenants that have received approval within the same plaza. Ms. Somers stated the size staff is recommending is the same size as the secondary wall signs that were approved for Sprouts. Staff reviewed their other sign visibility options throughout the plaza which includes a multiple tenant sign, however, the property owner chose to install an identification wall sign that includes Sprouts and the name of the plaza only. Staff feels having a larger wall sign only visible internal to the plaza will not fix their problem with limited visibility.

Louis Moreno, applicant, changed their brand in 2005 to Capitol Carpet and Tile and Window Fashions. Since they changed the signs on three (3) of their five (5) stores, they have increased their window fashion sales. It is imperative to have that amount of copy. The tenant space they will be located in will not be seen on the right-of-way or internal with a smaller sign. He stated that the property asked for a multiple tenant sign but was turned down.

Ms. Ferraiolo stated the site has received an approval for a project identification sign for Isla Verde which includes Sprouts. Isla Verde copy had to be larger than the Sprouts copy. The plaza is entitled to a multiple tenant sign if it meets separation requirements. If they don't meet separation, they can always ask for a technical deviation for reduced separation. This plaza does not have many monument signs. Evan Rosenblad, representing the owner, stated they originally asked for a multiple tenant sign when they applied for Sprouts. Staff didn't recall a multiple tenant sign, but they could always

convert the existing sign to a multiple tenant sign. Mr. Rosenblad stated the market has changed since the project has been built and they no longer have a 40,000 square foot tenant in that space anymore and they had to split it up. Mr. Moreno stated the tenant space is in the worst space within the center and has no visibility within the plaza unless they are going to Sprouts.

Mr. Alonso asked why the sign doesn't match the font on the letterhead. Mr. Moreno stated the font on the letterhead is older letterhead and all other signs have the proposed font.

Mr. Shamash agreed the location is a very bad spot with limited visibility. The square footage of the store is smaller it doesn't allow for a larger sign. He doesn't think the larger sign will clash. He stated commercial business is very tough and he agrees that a larger sign is the key to success. Mr. Moreno preferred Option 1, and his second preference would be Option 3.

Mr. Mishkin asked why none of the sign options are centered. Mr. Moreno stated there will be more glass. Ms. Ferraiolo stated the glass installation will need to come back to ARB.

Lino DeFeo, Signarama, stated another reason why the sign is not centered is because of the protrusion of the tower feature to the left of the sign. Mr. Alonso clarified that there will be another submittal to revise the elevation so eventually the sign will be centered. Ms. Ferraiolo stated if the proposed window gets approved, they would be able to have window signs. Mr. Rosenblad was still working on the details of how large the window opening will be and negotiating the lease. They agreed to come to ARB to see what they could get approved to see if they could be successful in the location. The tower feature is a double tilt wall construction so it is not economically feasible to take the tower down. Mr. Moreno stated in order to make the store successful is signage that people can see and glass from top to bottom.

Ms. Somers wanted to clarify that 24 inches is what is allowed, 37 inches is what staff is recommending and consistent within the plaza, and the applicant is requesting a 48 – 51 inch sign. Staff confirmed. Mr. DeFeo stated if a sign is approved at 37 inches, the actual letter size would be approximately 15 inches. Mr. Moreno stated a 15 inch letter you will not be able to see. Mr. Grave de Peralta asked for clarification on the lines on the elevation. Mr. Rosenblad explained where the lease line was located on the plans.

Mr. Moreno stated even if they place a sign that says "Window Fashions" in the window, they have done that in other stores and it still doesn't have much sales impact if they were to put it on the wall sign.

Mr. Grave de Peralta was having a hard time looking at the sign that was not centered and too big for the space without the window. The problem he had was the sequencing of the application. Mr. Moreno wanted to get approval for the sign before working on the glass. Mr. Shamash believed he could approve it with the condition that once there is a window that it would be somehow centered.

A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 18-090 (ARB 18-014) Capitol Carpet and Tile at Isla Verde Signage with

Technical Deviations as recommended by staff. The motion failed due to a lack of majority (1-6). William Klein, Ron Shamash, Miguel Alonso, Stacy Somers, Roger Grave de Peralta and Ryan Mishkin dissented.

Mr. Klein asked how long it would take to put together a rendering that shows the glass and an appropriately sized sign above it. Ms. Ferraiolo stated that the deadline is three weeks prior to the meeting date. They will need to submit elevations, landscaping because Sprouts was approved based on the landscaping and the multiple tenant sign. The application before the Board tonight was only for a technical deviation for the signage and did not include elevations. If the applicant wants elevation changes as well, then he needs to apply for that additional application. Mr. Shamash suggested approving the sign with the sign on hold until the glass is approved. Ms. Ferraiolo didn't agree as the applicant would not be able to get a building permit for the sign and still would need to come back before the board. Due to the conditions of the Sprouts approval, staff didn't feel comfortable reviewing the elevations at their level. Mr. Grave de Peralta stated in theory the elevation will only get better with the bigger store front. Mr. Shamash suggested tabling the item to the next meeting.

A motion was made by William Klein, seconded by Thomas Wenham, to table Petition 18-090 (ARB 18-014) Capitol Carpet and Tile at Isla Verde Signage with Technical Deviations to the November 28, 2018 ARB meeting in order for the applicant to submit revised elevations and an additional multi-tenant sign (if desired). The motion passed 7-0.

18-089 (ARC 18-013) 2630 BEDFORD MEWS DRIVE HOUSE COLOR

EX-PARTE DISCUSSION – Mr. Shamash, Mr. Klein and Ms. Somers drove by the property.

Staff provided by a brief presentation of the request for an exterior body color (Oregon Spice) that is not on the approved color board for 2630 Bedford Mews Drive.

Christopher Wilson, owner, stated when he looked at the color board, he got the trim and the body color backwards. He is a detective with the Special Investigation division. He painted the house 4-5 months ago. Mr. Klein thought it looked nice. Mr. Grave de Peralta stated even though it is the same color, the house makes a difference: the roof color, architecture, windows, landscaping, etc. There are house conditions that make the color look better or worse. The board agreed. Mr. Wilson put the fence up because the yard was not nicely maintained. He is working with his landscaper to properly trim the bushes so they are more of a two tier hedge.

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to approve Petition 18-089 (ARC 18-013) 2630 Bedford Mews Drive House Color as recommended by staff. The motion passed 7-0.

18-093 (ARC 18-017) 12662 GUILFORD CIRCLE HOUSE COLOR

EX-PARTE DISCUSSION – Mr. Klein, Ms. Somers and Mr. Shamash drove by the property.

Staff provided by a brief presentation of the request for an exterior body color (English Hollyhock) that is not on the approved color board for 12662 Guilford Circle.

Staff brought the color chart to the Board so they could compare the color to the chart. Mr. Grave de Peralta asked if the garage door was blue. Claudia Pena, owner, stated it was white. She agreed the landscaping is lacking which they have purchased shrubs that will be installed as soon as they paint the house.

Mr. Klein stated when the Board was created in 1999, it described what the Board was to approve and not approved. Landscaping was not one of those issues. He did not think it was within the ARBs prevue to approve or deny landscaping which is a possible code enforcement issue. The board is approving the color is based on its merit. He thought as the chair, Mr. Shamash should defer this issue to the Code Compliance department. Ms. Ferraiolo stated they added the condition to enhance the color because the house is quite bare and they are not meeting the minimum code requirements. Based on the conditions, if she does not install the plants within 90 days then they would forward the case to code enforcement. She gave the example of Sprouts, the Board looked at the entire elevation including landscaping because the portion of the wall was bare and needed the landscaping to break it up. Mr. Klein stated the code says the ARB is to adopt by resolution various schedules of approved material, designs and colors. Ms. Ferraiolo stated they can add conditions to enhance the architecture. Ms. Prieto suggested making a note regarding the landscaping. Mr. Ferraiolo stated if the condition is applied that would force the applicant to plant shrubs that their property is lacking.

Mr. Grave de Peralta stated for this instance, the property owner is not asking for help because she didn't paint yet, but because the color isn't on the color board, the Board is saying the only reason they would approve the color is for the extra enhancement of the landscape, trim, shutters, etc. which is why it should be part of the approval. Mr. Klein stated that the staff report implies that whenever an applicant becomes before the Board, staff is to look at any other deviations that exist on the property. Ms. Ferraiolo stated the condition is put in place to enhance the property. Ms. Pena stated she already purchased the plants to install. She stated she didn't know they had a requirement for the number of trees in the front. She has no problem enhancing the landscaping because she agrees they lack, but she is worried about the size of the trees. Staff stated there is currently not a code compliance case on the property for the lack of planting. The same applies for building inspections and tree removal inspections, if the property builds something without a permit or is lacking landscaping, the property will need to come in to compliance.

Mr. Grave de Peralta stated the landscaping will help the building appear better. Most municipal appearance boards he and Mr. Alonso go to, a majority of the discussion is about landscaping.

A motion was made by Miguel Alonso, seconded by Thomas Wenham, to approve Petition 18-093 (ARC 18-017) 12662 Guilford Circle House Color as recommended by staff. The motion passed 6-1. William Klein dissented.

Mr. Klein dissented solely because of the landscaping conditions.

18-092 (ARB 18-016) VERIZON AT ISLA VERDE SIGNAGE WITH TECHNICAL DEVIATIONS

EX-PARTE DISCUSSION – Mr. Klein drove past the property.

Staff provided by a brief presentation of the request for signage with technical deviations for Verizon at Isla Verde. Staff is recommending the same size signs as the other signs in the same building for a maximum height of 34 inches. The applicant is requesting 36.75 inches to the very tip of the check mark. The original approval was approved in 2011 for a 31 inch sign. The applicant is requesting equal treatment on both sides.

Jennifer Ronnenburger, agent, stated there is a lot of negative space on the Verizon sign. The letters are only 24 inches in height. The sign is going from 42 square feet, to 27 square feet. Mr. Grave de Peralta asked how tall the sign was to the top of the “i”. Ms. Ronnenburger didn’t have that measurement. Mr. Alonso stated the sign is a front lit sign, even though the sign is a little smaller, it will be brighter. Ms. Ronnenburger said they are changing the company name from Verizon Wireless to just Verizon which will be a much smaller letterset.

A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 18-092 (ARB 18-016) Verizon at Isla Verde Signage with Technical Deviations as recommended by staff. The motion passed 7-0.

18-091 (ARB 18-015) FORNO BRAVO AT VILLAGE GREEN ELEVATION AND SIGNAGE WITH TECHNICAL DEVIATIONS

EX-PARTE DISCUSSION – Mr. Wenham and Mr. Klein drove by the property.

Staff provided by a brief presentation of the proposed elevations and signage with technical deviations for Forno Bravo at Village Green Center located in the former Flakowitz tenant bay. Ms. Ferraiolo pulled up a street view of the location within the plaza. The east elevation faces the parking lot and the south elevation faces the chess board in between the two buildings.

Pete Russo, Metro Architecture Group, represents the owner that’s moving the concept into the United States. The sign will cover the faux window on the tower and the elevation will use more of the stone accent. Mr. Shamash asked if the living wall will be maintained, but Mr. Russo stated the wall faces south so it will get adequate sunlight. The landlord will also require the wall to be maintained. Mr. Russo explained each of the main in-line buildings had two tower features, one on each end of the building and they are all the same. Ms. Ferraiolo stated the entranceways underneath each tower are different. The stone would be new to the tower, but not new to the plaza.

Mr. Alonso stated the plans are showing a retractable awning, but the elevation it looks more permanent. Mr. Russo stated the awning looks from the front it looks flat and you don’t see the covering material from the front. The correct awning is the one on the elevation. The awning will be fabric.

Ms. Ferraiolo asked if the outriggers were meant to be painted and Mr. Russo stated they are to remain as is.

A motion was made by Ryan Mishkin, seconded by Thomas Wenham, to approve Petition 18-091 (ARB 18-015) Forno Brave at Village Green Elevations and Signage with Technical Deviations as recommended by staff and to update the outriggers on the tower feature to remain brown. The motion passed 7-0.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

The next regularly scheduled Architectural Review Board Meeting is November 28, 2018.

COMMENTS FROM THE BOARD

A motion was made by William Klein, seconded by Thomas Wenham, to add English Hollyhock to the ARB Approved Color Board. The motion passed 7-0.

The Board discussed possibly replacing one of the blue colors that was on the board with the new blue. Staff asked if the color could remain as there is a house in question that matches that blue.

Mr. Klein asked if a homeowner chooses to replace the front of their elevation with a brick veneer, would they need to come to ARB, and staff said only if it is a commercial property.

Mr. Grave de Peralta asked if the applicant is required to supply context photos. It is hard for them to make a decision because there are no pictures of existing conditions of the site. Staff agreed that they will include that on the checklist to supply pictures of how the site looks today.

Ms. Ferraiolo pointed out a new condition that staff added to the staff recommendations; they are going to add this condition to all approvals as many applicants unfortunately do not follow ARB approval. Binks Commercial made many changes and was caught by Damian Newell who was doing a landscape inspection and noticed the color.

Mr. Grave de Peralta asked if they see something in the field that looks different in the field, what should they do. Ms. Ferraiolo stated they should call staff so they could look into it. Ms. Ferraiolo mentioned Simon Orthodontics as it looks different than what was submitted to ARB. It was installed at 24 inches, but the rendering looks different than what was installed. Staff would look into the sign further.

Mr. Alonso stated he was concerned how Capitol Carpet was going to put a window on the tenant space because of the way the tilt wall construction. Ms. Ferraiolo stated unfortunately the applicant applied for everything backwards. He should have included the window with the sign so the board could see how it looked like all together rather

than submitting a sign that was off centered. Mr. Alonso felt the font was too blocky and that he liked the font on the letterhead better.

The next meeting is scheduled for November 28, 2018.

Meeting adjourned at 9:04 pm.

Ron Shamash, Chairman

Date