

Minutes
Architectural Review Board
February 25, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on February 25, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:30 p.m.

Board Members Present: John Greene, Sal Van Casteren, Luis Rodriguez, Dr. Satesh Raju and Maria Wolfe

Board Members Absent (Excused): Maria Raspanti and Stacy Somers

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

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the January 28, 2026 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Luis Rodriguez, to approve the January 28, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers providing testimony.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to allow David Manfredi and Austin Lee, architects for Wellington Village, to participate via zoom. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

VII. EX-PARTE COMMUNICATION

Sal Van Casteren spoke with Laurie Cohen, Lentzy Jean-Louis, and the Village Manager about the Wellington Village item. John Greene spoke with representatives of Related Ross and the Mayor on the Wellington Village item. Dr. Satesh Raju spoke with the Related Ross team, Urban Design Studios, and Lentzy Jean-Louis on the Wellington Village Item. All members can be fair and impartial.

VIII. NEW BUSINESS

Petition No. 2026-0006-ARB Color Board Modification

Kelly Ferraiolo presented a resident's request to introduce darker color options to the community's approved color board. She noted that approving these darker tones would not apply solely to the requesting homeowner but would make them available to all Wellington residents. In response, John Greene expressed his opposition, stating that he does not believe darker colors align with the overall aesthetic of Wellington.

A motion was made by John Greene, seconded by Luis Rodriguez, to deny Petition No. 2026-0006-ARB Color Board Modification to add After the Storm to the color board. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

RESOLUTION NO. R2026-08 Wellington Village (FKA K Park) Conditional Use for Building Height

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2026-0002-CU) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON VILLAGE MIXED USE PLANNED (MUPD) (FKA K PARK), TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 86 FEET FOR BUILDING H (HOTEL), 42 FEET FOR BUILDINGS D1 AND D2 (MIXED USE), AND 47 FEET FOR BUILDING G4 (RESTAURANT) WITHIN POD B; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Kelly Ferraiolo presented a request for several buildings within the Wellington Village project to exceed the current 35-foot height limit. Building H (the hotel) is requesting a height of 86 feet, Building G4 is requesting 47 feet, and Buildings D1 and D2 are each requesting 42 feet. Ms. Ferraiolo also explained the increased setback requirements that would apply should the board approve these height variances. Lentzy Jean-Louis, representing Urban Design Studio, provided a brief overview of the proposed height increases, reiterating the details previously outlined by Ms. Ferraiolo. In addition, Mr. Jean-Louis presented site views illustrating how the buildings would appear within their proposed locations, giving the board a visual understanding of the potential impact of the requested heights.

A motion was made by John Greene, seconded by Sal Van Casteren, to recommend approval of Resolution NO. R2026-08 Wellington Village Conditional Use for Building Height with the recommendation to modify the design so that it more compatible with a suburban-rural environment as the current design is very urban, starch and lacks character and charm. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0002-ARB Family Church Elevations and Materials

Jonathan Sandoval, Planner, presented a request for approval of a new 33,462-square-foot church facility to be constructed at 12700 Forest Hill Blvd. Mr. Sandoval outlined the amenities that will be provided throughout the site and reviewed the proposed material and paint legend for the new building.

Lentzy Jean-Louis with Urban Design Studio gave a brief overview of the project regarding the proposed site plan and elevations. John Greene mentioned his recommendation would be to revert to the original material selection, as it elevates the entire element.

A motion was made by John Green, seconded by Dr. Satesh Rajuto, to approve Petition No. 2026-0002-ARB Life Church Elevations and Materials. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0003-ARB Lotis Wellington 1 Signs (Buildings 3, 4, 6, and 7)

Damian Newell, Senior Planner, presented a request for approval to amend the Lotis 1 Master Sign Plan for tenant signs of the combined retail, restaurant, and general office use building (Buildings 3, 4, 6, and 7 within the commercial pod of the mixed-use project. Approving this petition would remove the requirement for uniform signage, allowing tenants to use their own brand-specific lettering, fonts, and colors in response to recent requests.

Applicant Rich Kasser, representing Lotis Wellington, addressed questions and concerns raised by the board. Damian clarified several points in response to comments from John Greene, noting that the proposed design and color choices would not be restricted for tenants. Mr. Greene acknowledged this explanation and added that he understands the importance of branding in business operations, stating that he is comfortable with allowing tenants flexibility without imposed restrictions.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2026-0003-RB Lotis Wellington 1 Signs (Building 3, 4, 6 and 7). The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No. 2026-0004-ARB Life Church Elevation and Signage

Jonathan Sandoval, Planner, presented a request for approval of the proposed elevations and signage for Life Church. Ryan Walker, the project architect, was present to answer any questions from the board. Both Satesh Raju and John Greene commented that they would like to see greater coordination with the K Park development, specifically regarding design details and color choices, to achieve a softer, more cohesive appearance.

A motion was made by Luis Rodriguez, seconded by Dr. Satesh Raju, to approve Petition No. 2026-0004-ARB Life Church Elevations and Signage. The motion passed unanimously (5-0). Stacy Somers and Maria Raspanti had excused absences.

Petition No 2026-0005-ARB Lewis Prime Grill Signage

Jonathan Sandoval, Planner, presented a request seeking the approval of two (2) wall signs with a Technical Deviation for Lewis Prime Grill. Mike Jackson, owner of Lewis Prime Grill, was present to answer questions. Mr. Jackson mentioned the primary sign was 42 inches, and they are requesting a 37inch sign.

A motion was made by Luis Rodriguez, seconded by Dr. Satesh Raju, to approve Petition No. 2026-0005-ARB Lewis Prime Grill Signage. The motion passed unanimously. Stacy Somers and Maria Raspanti has excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is March 25, 2026 at 6:30 pm.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 8:31 pm.

Stacy Somers, Chairman

Date