

Minutes
Architectural Review Board
October 23, 2025, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on October 23, 2025, in Village Hall at 12300 Forest Hill Boulevard.

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, and Dr. Satesh Raju

Board Members Absent (Excused): Maria Raspanti, Maria Wolfe, 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

September 2, 2025, Architectural Review Board Meeting Minutes

A motion was made by Luis Rodriguez, seconded by John Greene, to approve the September 2, 2025 Architectural Review Board Meeting Minutes. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

V. ADDITIONS & DELETIONS

Petition No. 2025-0019-ARB Wild Cherry Lane Hedge Height Waiver was moved to the end of the agenda.

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VII. EX-PARTE COMMUNICATION

VIII. NEW BUSINESS

Petition No. 2025-0020-ARB 109 Pacer Circle Alternative Color - Gate

Jonathan Sandoval made a presentation on the request for a proposed alternative color for black powder coated gate located at 109 Pacer Circle that is not included on the ARB approved fence designs and materials list. Owner, Ronen Tish, was present to address questions and clarified to John Greene that when the gate opens, it will be positioned behind the hedges.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to approve Petition No. 2025-0020-ARB 109 Pacer Circle Alternative Gate Color with the conditions recommended by Staff. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0005-ARB Wellington Green MUPD E (Building A Expansion)

Damian Newell presented a request to amend elevations, exterior colors, materials, and wall signage, including a technical deviation, for the proposed Building A expansion within MUPD E of the Wellington Green project. Michael Rem, representing JBL—the applicant—responded to John Greene’s questions regarding which tenants have signage rights and which are requesting additional signage in greater detail. Mr. Rem also provided a brief presentation outlining the proposed expansion, new window, storefront entry doors in addition to the requested signage.

A motion was made by John Greene, seconded by Dr. Satesh Raju, to approve Petition No. 2025-0025-ARB Wellington Green MUPD E Building A Expansion with the conditions recommended by Staff and a condition that the secondary wall signs on the east elevation be uniform in appearance with a white halo light, channel lettering, and a contrasting border. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0021-ARB Canter Orange Point PUD

Damian Newell presented a request for approval of the elevations, exterior colors, and materials for a new model within the approved single-family residential project known as Canter. Thomas Chmielewski of Insite Studio provided a brief presentation. Aimee Carlson from Pulte Homes, addressed John Greene’s concerns regarding driveway colors.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2025-0021-ARB Canter Orange Point PUD with the conditions recommended by Staff and to include the color of the paver driveway. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

Petition No. 2025-0019-ARB 1148 Wild Cherry Lane Hedge Height Waiver

Jonathan Sandoval presented a request seeking approval of a waiver to maintain a hedge exceeding the maximum allowed height of three (3) feet at 1148 Wild Cherry Lane. The property owner, Paul Berndt, noted that the hedges have been taller than the required height since before they purchased the home. Kelly Ferraiolo added that, because the owner has a side yard rather than a backyard, the increased hedge height provides additional privacy.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition No. 2025-0019-ARB 1148 Wild Cherry Lane Hedge Height Waiver with the conditions recommended by Staff. The motion passed unanimously (4-0). Maria Wolfe, Maria Raspanti, and Stacy Somers had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next meeting is scheduled for January 28, 2026. Staff will be in contact if a meeting is required prior to January.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:42 pm.

Stacy Somers, Chairman

Date