

Minutes
Architectural Review Board
June 25, 2025 at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on June 25, 2025 in Village Hall at 12300 Forest Hill Boulevard.

I. CALL TO ORDER/ROLL CALL

Stacy Somers called the meeting to order at 6:30 p.m.

Board Members Present: Stacy Somers, Maria Wolfe, John Greene, Salvatore Van Casteren, Maria Raspanti and Luis Rodriguez.

Board Members Absent (Excused): Dr. Satesh Raju

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

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

None

V. ADDITIONS & DELETIONS

Farrell Estates Elevations were postponed to the July 23, 2025 ARB meeting. The appointment of chair and vice chair was moved to the end of the agenda.

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VII. NEW BUSINESS

Petition 2025-0011-ARB Lotis 1 Site Amenities

Exparte Communication - None

Damian Newell provided a presentation on the proposed request to the Lotis 1 site amenities. Rich Kasser, applicant, also provided a presentation. The Lotis 1 project is seeking approval to amend previously approved site amenities, including changes to shade structures, trash bins, bike racks, and benches. The proposed changes to site amenities are consistent with the overall design of the Lotus 1 project, which is a mixed-use development of 64 acres. The applicant presented modifications to site amenities, including a color change for benches and the addition of playground and dog park equipment. The playground equipment and dog park features are designed to be engaging for all ages, with specific amenities for dogs included. Educational boards about wetlands and wildlife will be installed around the Cypress Preserve areas to enhance community engagement.

A motion was made by John Greene, seconded by Maria Wolfe, to approve Petition 2025-0011-ARB Lotis 1 Site Amenities with the conditions of approval recommended by staff. The motion passed unanimously (6-0). Dr. Satesh Raju had an excused absence.

Petition 2025-0014-ARB Lotis 2 Site Amenities

Damian Newell provided a presentation on the proposed request to the Lotis 2 site amenities. Thomas Chmielewski, Insite Studios, also provided a presentation. The Lotis 2 project will include fitness stations, playgrounds, dog park equipment, and decorative pavers, maintaining consistency with Lotis 1. The presentation for Lotis 2 emphasized the importance of using similar materials and designs as Lotis 1 to ensure a cohesive look throughout the development.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition 2025-0014-ARB Lotis 2 Site Amenities with the conditions of approval recommended by staff. The motion passed unanimously (6-0). Dr. Satesh Raju had an excused absence.

Appointment of the Architectural Review Board Chair and Vice Chair

A motion was made by Maria Wolfe, seconded by Maria Raspanti, to nominate Stacy Somers as chair. The motion passed unanimously (6-0). Dr. Satesh Raju had an excused absence.

A motion was made by Luis Rodriguez, seconded by Maria Wolfe, to nominate Maria Raspanti as vice-chair. The motion passed unanimously (6-0). Dr. Satesh Raju had an excused absence.

VIII. COMMENTS FROM THE PUBLIC

None

IX. COMMENTS FROM THE STAFF

The next ARB meeting is scheduled for July 23, 2025 at 6:30 pm.

X. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:09 pm.

Stacy Somers, Chairman

Date