

Minutes
Architectural Review Board
May 28, 2025 at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on May 28, 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. Dr. Satesh Raju arrived at 6:45 pm.

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

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

April 28, 2025 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Luis Rodriguez, to approve the April 28, 2025 Architectural Review Board Meeting Minutes. The motion passed unanimously (6-0). Dr. Satesh was not present at the vote.

I. ADDITIONS & DELETIONS

Ms. Ferraiolo welcomed Dr. Satesh Raju to the Architectural Review Board.

II. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

III. NEW BUSINESS

Exparte Communication: John Greene spoke with Jonathan Cameron Hays, Jon Schmidt, Patrick Marinelli, Stephan Clarin, Marcus Shultz, and site visit, and can be fair and impartial. Luis Rodriguez is a member of NPC and can be fair and impartial.

Petition No. 2025-0008-ARB National Polo Center (3667 120th Avenue South) Exterior Elevations

Kelly Ferraiolo made a presentation on the request for the proposed exterior elevations and material for the National Polo Center.

Jon Schmidt, agent, and Stephan Clarin, architect, presented the proposal, emphasizing the need for modernized structures and increased shaded seating. The design includes a new roof structure that connects three sections of the stadiums and provides adequate shade without exceeding the existing footprint.

Ms. Wolfe asked about the gutter system. Mr. Clarin stated they are tying the gutter system to an underground storm system so there will not be any water pooling. They will be concealed as much as possible. Mr. Van Casteren asked about wind mitigation for the roofs. Ms. Ferraiolo stated they will need to get building permits where they will make sure the roof meets the building code requirements. Mr. Clarin stated they included a structural engineer during the design phase and is designed to withstand the loads that are required.

Mr. Greene asked if the roof material captures heat. Mr. Clarin stated it is designed to have minimal heat that will go through. Concerns were raised about the variety of roofing materials on the property and the visual impact of adding new materials.

Mr. Greene struggled with the additional roof material introduced onsite as there are six (6) different roof materials onsite now. Mr. Clarin stated the shade material is more of a panel than a roof material. The terra cotta metal roof is an homage to the existing color. Mr. Greene would like to see commitment to maintain the terra cotta tile over portions of the structure instead of the metal roof material. Mr. Schmidt stated the new ownership is committed to have consistent roof materials as the previous structures were constructed under previous ownership. A condition was included that required all future roofs to match. The barrel life expectancy is much less than the metal. If there was a vote to change the recommended condition, then he asked to separate the two requests so they can proceed with the shade structure. Mr. Clarin stated the barrel clay tiles are obsolete. We would need to explore other options if the metal is not approved.

Ms. Raspanti asked what staff recommends. Ms. Ferraiolo stated staff recommended approval as is with the condition that all future reroofs shall be metal terra cotta. She stated that a lot of reroofs have been transitioning to the metal standing seam from the barrel tile. We are allowing the transition as long as it is the same color as the other structures on site. Mr. Rodriguez stated his concern with the barrel tile is that a palm frond were to fall and break the tile and the tile would hit a bystander. The tiles could also be a projectile during a hurricane. Mr. Van Casteren asked if they knew the timeline as to when the other structures will be reroofed. Mr. Marinelli stated the terra cotta barrel tile roofs are nearing their life expectancy. He did not know the expectancy of the silver or green metal roofs, but when need to be replaced, they will match the others.

Dr. Raju asked if it was the material or the color. Mr. Greene stated he doesn't care for the metal material and there are six (6) different roof materials on site, and now they are introducing two (2) more. Dr. Raju stated they inherited the roof materials from the previous owners. Mr. Schmidt stated they recently reroofed the neighboring property to the west with the metal terra cotta roof and provided pictures.

A motion was made by John Greene to approve the translucent Kalwall roof system only and to direct the agent to provide additional options for the terra cotta roof other than metal. The motion failed due to a lack of a second.

Mr. Greene asked the Board to require the applicant to provide additional options for roof materials. Mr. Clarin stated they looked at metal, concrete tile in different shapes, and asphalt shingle. There are metal roofs that look like tile and in his opinion they look cheap. Mr. Green stated they didn't see the different options that were reviewed and he would like to be able to review those options. Discussion continued on the proposed motion.

A motion was made by Dr. Raju, seconded by Maria Raspanti, to approve Petition No. 2025-0008-ARB National Polo Center Roof and Exterior Elevations with the conditions recommended by staff. The motion passed (5-2). John Greene and Maria Wolfe dissented.

Petition 2025-0001-ARB Lotis 1 Lazy Dog Elevations

Damian Newell made a presentation on the elevations and signage requests for the Lazy Dog within Lotis 1.

Jared Taylor, architect, provided a presentation on the request. The design of the Lazy Dog restaurant has been revised to include a tower feature and a takeout door for improved functionality. The proposal includes a takeout sign and minor modifications to the wall signs for the Lazy Dog restaurant. The restaurant aims to maintain its brand identity while adapting to post-COVID dining trends.

Ms. Raspanti asked why the windows were reduced and why they added back the "beacon of light". Mr. Taylor stated the elevation was missing the tower and looked like all other restaurants. The original tower was an enormous cost but has been redesigned. Discussion continued on the take door relocation. Mr.

Taylor stated the previous beer garden concept has been eliminated as it did not align with the Lazy Dog brand, based on experiences from other locations.

A motion was made by Maria Raspanti, seconded by Luis Rodriguez, to approve Petition No. 2025-0001-ARB Lotis 1 Lazy Dog exterior elevations, signage, colors, and materials with the conditions recommended by staff. The motion passed unanimously (7-0).

Petition No. 2025-0003-ARB Lotis 1 Retail Building Signage

Mr. Newell made a presentation of the proposed signage for Lotis 1 Retail Building. Rich Kasser, applicant, also made a presentation on the request. The project consists of multiple buildings (Buildings 3, 4, 5 and 7), including retail, restaurant, and office spaces, with specific requests for signage on the east facade for second-floor tenants. The proposed signage will be channel letters on the canopy and walls, with staff recommending conditions for approval. The signage includes specific font. If the tenant has brand specific signage, they can come to ARB as a technical deviation for their font. Ms. Wolfe asked if this would set a precedent for second floor signage for other buildings. Ms. Somers stated that each request is reviewed on a case-by-case basis and does not set a precedence. Mr. Kasser provided a construction update on Lotis.

A motion was made by Luis Rodriguez, seconded by Dr. Raju, to approve Petition No. 2025-0003-ARB Lotis 1 Retail Building Signage with conditions recommended by staff. The motion passed unanimously (7-0).

Petition No. 2025-0009-ARB Lotis 2 Residential

Mr. Newell made a presentation of the proposed elevations, colors, and materials for the residential portion of Lotis 2. Thomas Chmielewski, Insite Studios, also made a presentation on the request. The residential development will feature multiple model types and color schemes, meeting the required architectural standards. The square footage for townhomes is approximately 2,681 square feet for end units and 2,213 square feet for interior units. Single-family homes range from 2,016 square feet for the smallest unit to 3,346 square feet for the largest unit. The lots are 120' x 45'.

A motion was made by Luis Rodriguez, seconded by Maria Raspanti, to approve Petition No. 2025-0009-ARB Lotis 2 Residential with the conditions recommended by staff. The motion passed unanimously (7-0).

IV. COMMENTS FROM THE PUBLIC

None

V. COMMENTS FROM THE STAFF

The next ARB meeting is scheduled for June 25, 2025 at 6:30 pm.

VI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 8:01 pm.

Stacy Somers, Chairman

Date