

Minutes  
Architectural Review Board  
March 27, 2024 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 31, 2024 in Village Hall at 12300 Forest Hill Boulevard.

**I. CALL TO ORDER/ROLL CALL**

Stacy Somers called the meeting to order at 7:00 p.m.

Board Members Present: Stacy Somers, Jefferson Browning, Ryan Mishkin, Miguel Alonso, and Maria Antuña.

Board Members Absent (Excused): Maria Raspanti and Luis Rodriguez

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

**II. REMARKS BY CHAIRMAN**

None

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

**Approval of the November 29, 2023 ARB Meeting Minutes**

**A motion was made by Maria Antuña, seconded by Jefferson Browning, to approve the November 29, 2023 ARB Meeting Minutes. The motion passed unanimously (5-0). Luis Rodriguez and Maria Raspanti were absent.**

**Approval of the January 31, 2024 ARB Meeting Minutes**

**A motion was made by Maria Antuña, seconded by Jefferson Browning, to approve the January 31, 2024 ARB Meeting Minutes. The motion passed unanimously (5-0). Luis Rodriguez and Maria Raspanti were absent.**

**V. ADDITIONS & DELETIONS**

None

**VI. SWEARING IN OF WITNESSES**

Kelly Ferraiolo swore in all those in attendance that would be providing testimony.

**VII. NEW BUSINESS**

**Petition 2024-0003-ARB 95 St Davids Way Alternative Materials**

Ms. Ferraiolo provided a presentation on the requested for alternative roof materials for the accessory structure proposed at 95 St Davids Way.

Mr. Browning stated he didn't have an issue but noted that it is very uncommon to have two different roof types on the same property in Wellington. Ms. Ferraiolo stated there have been requests for cabana type structures to have different roof materials, but noted this request is different as it is pre-engineered structure. Mr. Alonso asked if sometimes there are two different roof materials on primary structures. Ms. Ferraiolo stated there has been a few approved administratively that they were designed specifically to have the aesthetic look of two different

roof materials. For example, in Aeroclub there is a structure where the portico and patio have different roof materials because that was the architectural design. Ms. Antuña asked what the structure was. Ms. Ferraiolo stated it is a garage with an open-air patio. The structure meets all other requirements of the code. They also added siding to the structure as allied steel is not an approved primary material.

**A motion was made by Miguel Alonso, seconded by Maria Antuña, to approve Petition 2024-0003-ARB 95 Saint Davids Way Alternative Materials as recommended by staff. The motion passed unanimously (5-0). Luis Rodriguez and Maria Raspanti were absent.**

### **Petition 2024-0002-ARB Lotis 2 Master Sign Plan (Ground Sign)**

Mr. Newell provided a presentation on the proposed ground signs for Lotis 2. The request was revised as the applicant withdrew their request for the median multi-tenant sign.

Ms. Somers asked if there was an illustration of the signs approved for Lotis 1. Mr. Newell stated Lotis 1 is not directly adjacent to Lotis 2. There is parcel in between the projects. Mr. Newell explained the separation between the ground signs.

A discussion occurred on the entry wall sign and separation between the two signs. Mr. Alonso was concerned of how large the wall signs are. Mr. Newell stated these are wall signs which can be the entire length of the property line. The wall will be within the landscape buffer as well.

Rich Kasser also made a presentation of the proposed request. Discussion continued on the separation of the signs. Mr. Kasser stated they don't have elevations/renderings of the signs yet but it will be similar to Lotis 1. Mr. Alonso asked if the size of the signs are bigger then what was approved at Lotis 1. He was concerned on the length of the entry wall signs. Mr. Newell again stated that the wall can be the entire frontage of the project. There will be landscaping to soften the look of it. Buena Vida is an example of a project that has a wall the entire boundary of the project. Staff requested in Lotis 1 that they extend the sign to be more of a wall sign, then a monument sign. Mr. Kasser stated the sign is 20 feet high, but also steps down. Mr. Newell showed the signs that were approved for Lotis 1 which were a little bigger and had a multi-tenant sign within the median.

**A motion was made by Miguel Alonso, seconded by Maria Antuña, to approve Petition 2024-0002-ARB Lotis 2 Master Sign Plan (Ground Signs) as amended and recommended by staff. The motion passed unanimously (5-0). Luis Rodriguez and Maria Raspanti were absent.**

## **VIII. DISCUSSION**

### **ARB Color Board**

Ms. Ferraiolo provided the final version of the Color Board. The next step is to take the Board to Council prior to final approval. Mr. Alonso asked if there was a way to put maximum square footages for some of the colors. Ms. Ferraiolo stated we don't require permits anymore so we really have no way of doing that.

**A motion was made by Ryan Mishkin, seconded by Maria Antuña, to approve the final version of the ARB Color Board and send to Council for review. The motion passed unanimously (5-0). Luis Rodriguez and Maria Raspanti were absent.**

## **IX. COMMENTS FROM THE PUBLIC**

None

**X. COMMENTS FROM THE STAFF**

The next regularly scheduled ARB meeting is April 24, 2024.

**XI. COMMENTS FROM THE BOARD**

None

**ADJOURN**

**Meeting adjourned at 7:48 pm.**

---

**Stacy Somers, Chairman**

**Date**