

Minutes  
Architectural Review Board  
May 17, 2017 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on May 17, 2017 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

CALL TO ORDER

Ms. Sundook called the meeting to order at 7:00 p.m.

ROLL CALL

Kimberly Sundook, William Klein, Roger Grave de Peralta, Deidre Newton, Ron Shamash, Damon Robling and Thomas Wenham were in attendance at roll call and a quorum was confirmed.

STAFF PRESENT

Olga Prieto, Senior Planner

Kelly Ferraiolo, Planner

MINUTES

**A motion was made by Thomas Wenham, seconded by William Klein, to approve the April 19, 2017 ARB Meeting Minutes. The motion passed with a 7-0 vote.**

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

Ms. Sundook swore in all those who would testify before the Board.

NEW BUSINESS

**17-055 (ARB 17-005) Wellington Office Parc Commercial Exterior Elevations and Signage**

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the proposed elevations and signage for Joe DiMaggio Children's Hospital located at Wellington Office Park.

Mr. Shamash asked if the adjacent residential neighborhood was notified of the petition. Ms. Ferraiolo stated ARB applications are not required to send out public notices to abutting properties.

Frank Corrado, architect for the applicant, stated they wanted the elevations to fit into Wellington's design criteria, but also incorporate the Joe DiMaggio brand. The entrance in the center would give the building a non-institutional look. He was concern because

on the west side, which is the rear of the building, they would lose the proposed baseball silhouette per staff recommendations. Ms. Shamash stated he would like to keep the rear baseball silhouettes. Ms. Ferraiolo stated signs are not permitted on the rear and technical deviations are not allowed to be given for prohibited type signs. She stated that if there was a tenant who had a main entrance on the rear, then that would be permitted, but because this is a single tenant building with the main entrance facing SR7, the east façade would be the primary façade, the north and south would be the secondary facades and the west would be the rear. Mr. Shamash asked who would be authorized to change the code. Ms. Ferraiolo stated staff would have to do a zoning text amendment which would be approved by Council.

Alan Beneson, owner, asked if the silhouettes can be considered decorative features like the medallions that on the previous elevations. Ms. Ferraiolo stated if they were to remove the text under the silhouette, staff can verify with the Director to determine if it would be considered a decorative feature.

Ms. Newton asked about the art piece Mr. Corrado stated they do not have an art structure commissioned for the building. Ms. Ferraiolo stated that if we keep the art structure in the approval, then they won't have to come back before the board if or when they decide to commission the art.

Mr. Shamash asked how many signs they are removing in total. Ms. Ferraiolo reviewed the locations and types of signs that would remain. Kristen Druck, representing Joe DiMaggio, asked if they could keep the internal directional signs for modality to identify staff parking, main entrance, deliveries, etc. Staff agreed to allow the three internal directional signs.

Mr. Wenham asked when the Palomino entrance will be open. Mr. Beneson stated they will open that entrance towards the end of construction.

If it is determined that the rear silhouettes are considered signage and must be removed, Mr. Grave de Peralta wanted more architectural detail to replace the silhouettes. The Board was in agreement that staff could review the changes to the elevations without having to come back to ARB if the silhouettes were removed.

**A motion was made by Ron Shamash, seconded by Deidre Newton, to approve Petition 17-055 (ARB 17-005 Wellington Office Parc Commercial Exterior Elevations and Signage based on Staff Recommendations with the following revisions: 1. Staff is to review with the Planning and Zoning Director to determine if the silhouettes on the rear elevation would not be considered signage if the "Joe DiMaggio" text was removed. If it is determined that it is not a sign, the two silhouettes can remain. If it is determined that they are signage, additional architectural detail must be put in place to enhance the area where the signage was removed; 2. The three internal directional signs shall remain and be changed to direct the traffic to the different modality entrances i.e. deliveries, main entrance, employee parking, etc.; 3. A future art piece may be placed in front of the main entrance. The motion carried with a 7-0 vote.**

**17-059 (ARB 17-006) 14926 Rolling Rock Place – Doeblner**

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the proposed elevations and roof pitch for 14926 Rolling Rock Place.

Mr. Shamash asked if there are metal roofs within the residential areas. Ms. Prieto stated there are metal roofs everywhere. Mr. Shamash asked if there were any instances where there were issues with leaves and fronds being stuck on the roof due to the low pitch. Ms. Prieto stated being that this is a larger lot; the concentration of planting will not be close to the structure like you would see on smaller lots so it would most likely be a non-issue.

Mr. Grave de Peralta asked if the other buildings that had a 3:12 roof pitch were approved by the ARB. Ms. Prieto stated they were approved during building permit. The pitch requirements do not apply to Palm Beach Point. The property in Palm Beach Polo was approved by staff accidentally.

Ms. Newton liked the architecture. She thought it would be more energy efficient and the pitch was not a problem.

Mr. Grave de Peralta stated the design does not resemble a prairie style home and is a poor example of that style. He doesn't have a problem with the roof, just didn't like them comparing it to a prairie type house.

**A motion was made by Thomas Wenham, seconded by William Klein, to approve 17-059 (ARB 17-006) 14926 Rolling Rock Place. The motion carried with a 7-0 vote.**

#### COMMENTS FROM THE PUBLIC

None

#### COMMENTS FROM THE STAFF

None

#### COMMENTS FROM THE BOARD

Ms. Sundook stated that Mr. Shamash will not be able to attend the June and July ARB meeting. Ms. Newton will not be able to attend the June meeting.

**Meeting adjourned at 7:40 pm.**

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**Kimberly Sundook, Chairwoman**

**Date**