

Minutes
Architectural Review Board
January 28, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 28, 2026.

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, Maria Raspanti and Maria Wolfe

Board Members Absent (Excused): Dr. Satesh Raju 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

Approval of the October 23, 2025 Architectural Review Board Meeting Minutes

A motion was made by John Green, seconded by Luis Rodriguez, to approve the October 23, 2025 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VII. EX-PARTE COMMUNICATION

Maria Wolfe drove by Ousley Hay & Feed, Self-Storage, and LA Medical, but did not speak to anyone. Salvatore Van Casteren drove by Ousley Hay & Feed, ran into an owner, and they spoke briefly about the project. They both can be fair and impartial.

VIII. NEW BUSINESS

Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations

Kelly Ferraiolo presented the request for Ousley Hay and Feed elevations and material selections for the site located at 14833 50th Street. Agent Walter Heid, representing Ousley Hay and Feed, followed with a detailed overview of the proposed elevations. He highlighted key architectural elements, including the water table, formed mortar window castings, traditional sand-finish stucco, and the barn-style pediment. He also discussed the proposed color palette, noting that it features a neutral scheme centered on whites and beiges.

A motion was made by John Greene, seconded by Maria Wolfe, to approve Petition No. 2025-0023-ARB Ousley Hay and Feed Exterior Elevations with the conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

Petition No. 2025-0024-ARB Self-Storage at Iorizzo (Color)

Damian Newell presented a request for approval of the exterior colors and materials for the Self-Storage within the Iorizzo project. The applicants proposed introducing a green tone into their color palette and removing the previously approved blue, along with updating their signage. Mr. Newell noted that the Planning and Zoning Division recommended the awnings be black and did not include the proposed green trim and awnings, and stated that the green does not enhance the building or the overall project design, is not included on the ARB Color Chart, and is too specific to the self-storage tenant's branding. He further explained that if the green were permitted, it would be classified as branding or signage, requiring deviations. Gerard Rippo, representing the applicant, stated that if the Board did not approve the proposed color, the application would be withdrawn as they would rather have the original blue awnings.

The applicant withdrew the request. No motion was taken.

Petition No. 2025-0025-ARB LA Medical Signage

Jonathan Sandoval presented a request seeking approval of a wall sign with a Technical Deviation for LA Medical at 925 South State Road within the Iorizzo project. The request is to allow the primary wall sign height at 87", which is 57" more than what is allowed by the LDR. Ben Dolan, representing the applicant, mentioned that it was also recommended by staff to increase the sign height for more visibility to customers.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2025-0025-ARB LA Medical Signage with the conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating

Kelly Ferraiolo presented a request for approval of restroom buildings and stadium seating for the Pod F Showgrounds. Paul Regal, director of construction for Wellington Lifestyle Partners, was present to answer questions. Loreen Capone, resident, raised concerns about the amount of manure that would be generated at the venue and how it would be managed.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition No. 2026-0001-ARB Pod F Showgrounds Restroom and Stadium Seating with conditions recommended by staff. The motion passed unanimously (5-0). Stacy Somers and Dr. Satesh Raju had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next meeting is February 25, 2026 at 6:30 pm. Elevations for K-Park and other items are scheduled for this meeting.

XI. COMMENTS FROM THE BOARD

The Board thanked Ms. Capone for her public comments and for coming to the meeting to voice her concerns.

ADJOURN

Meeting adjourned at 7:32 pm.

Stacy Somers, Chairman

Date