

Minutes
Architectural Review Board
September 25, 2024 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on September 25, 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, John Greene, Maria Raspanti, Luis Rodriguez, Sal Van Casteren, and Ryan Mishkin

Board Members Absent (Excused): Maria Wolfe

Staff Present: Kelly Ferraiolo, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the August 28, 2024 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Luis Rodriguez, to approve the August 28, 2024 Architectural Review Board Meeting Minutes. The motion passed unanimously (6-0). Maria Wolfe had an excused absence.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

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

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

Petition 2024-0019-ARB Sushi Yama Signage - Wellington Green MUPD D

Ms. Ferraiolo provided a presentation on the requested signage for Sushi Yama within the Wellington Green MUPD D.

Mike Frank, agent, was present to answer any questions. Mr. Greene asked if the sign was consistent with other Sushi Yama restaurant. Mr. Frank said it is consistent with other locations and brand. Mr. Greene asked if they had Wellington's specifications prior to designing the size of the sign. Mr. Frank was not part of that process. Mr. Greene stated the landscape does limit the visibility of the sign. He asked if there is a marque sign for this tenant. Ms. Ferraiolo stated there is no monument sign. Mr. Greene was concerned with the scale of the sign and if there was any flexibility. Ms. Ferraiolo stated Option 2 does look better as far as the scale and the area where the sign was installed may not have been designed to have a sign.

Ms. Ferraiolo explained the differences between a Major vs Minor tenant and the history of the sign code updates. Mr. Van Casteren didn't have an issue with Option 2.

A motion was made by John Greene, seconded by Sal Van Casteren, to approve Petition 2024-0019-ARB Sushi Yama Signage - Wellington Green MUPD D as recommended by staff for the west and south elevations, and option 2 for the north elevation. The motion passed unanimously (6-0). Maria Wolfe had an excused absence.

Petition 2024-0020-ARB 11691 Whitemarsh Drive Alternative Fence Design

Mr. Ferraiolo provided a presentation on the alternative fence design request for 11691 Whitemarsh Drive. She had a sample of the actual fence from the property.

Ms. Somers asked if there was a permit pulled, and Ms. Ferraiolo stated there was not. Mr. Van Casteren asked if a similar fence has been approved in Wellington and she stated there has not. He asked if the homeowner was aware that a permit was needed for this fence. Joaguin Castro, owner, was not aware he needed a permit as he pulled a permit for the original fence when he installed it years ago. He installed the metal fence in the same exact location. He stated the wood fence was falling down within two (2) months of installation. The metal fence is much better quality. Mr. Van Casteren asked if something struck the fence, would something happen to it. Mr. Castro stated it would probably dent where a wooded fence would be broken. There is not even rust when it has been there for 5 years. Mr. Van Casteren stated the owner is asking the ARB to approve something that was denied previously. Mr. Castro put the fence up himself and purchased the material from Miami. He chose this material because it matched the neighborhood.

Mr. Van Casteren asked if we have heard anything from the neighbors. Ms. Ferraiolo stated we don't ask for approval or support letters from neighbors as they can always change. When she was taking pictures, the neighbor was outside and she was able to speak with them. They stated they couldn't even see if from their lot and they didn't even know it was there.

Mr. Mishkin asked how much linear feet in the front would be replaced. Ms. Ferraiolo stated there is about 50 feet visible from the street. A hedge would be required to be installed and maintained at the height of the fence. The only portion that would be visible would be the gates which is 12 feet. Mr. Mishkin stated that the previous request for the brown galvanized fence wasn't approved because of all of the grooves and it looked like a hurricane shutter.

Mr. Greene stated from the street it doesn't look industrial. Mr. Castro stated there is no HOA. Mr. Greene stated he understands with Wellington permitting as he is remodeling a home and has had to get various permits for his hardscape. He asked if the building department had inspected the installation of the fence. Ms. Ferraiolo stated he will need to get a building permit especially since this is considered a pool barrier fence. The owner was given a stop work order. He will need to submit all paperwork with the building permit. The inspector will need to inspect once the building permit is issued. Ms. Ferraiolo stated that fences can be installed right on the property line. Its not common that they have two (2) fences abutting each other, but it clears indicates whose fence is whose. Mr. Castro stated the fence is not attached to the neighbor fence, it is attached to the posts. Ms. Ferraiolo stated this is the first step for zoning to approve the material. He would need to continue to get the permit issued and get all the proper inspections to close out the permit.

Mr. Greene asked if approving this fence would set precedent. Ms. Ferraiolo stated the fences are approved on a case by case basis. In this instance, it was installed almost five (5) years ago. A code case was issued four (4) years ago for the hedge in front of the fence and not the actual fence material. The fence does hold up well which we didn't know when the brown fence came through. This material looks much better then the brown that was requested. Also, the previous request didn't have the proper representation at the meeting. Mr. Greene doesn't want to set an example where you ask for forgiveness later.

Mr. Greene asked about the different color garage door. Ms. Ferraiolo stated they do not require permits for painting anymore. He stated that from the front of the house it doesn't look as bad.

Mr. Van Casteren stated that a few weeks ago they were shown fences that were approved and now they are being asked to approve a completely different product. He wasn't comfortable approving the material without the Village doing an in-depth look at the material itself. He was concerned that the other homeowner who got denied will come back and say "you have to approve me because you approved him". Ms. Ferraiolo stated she felt that the material that was previous requested was more industrial looking. Mr. Van Casteren asked if it the quality was different. Ms. Ferraiolo stated that reviewing the quality is more of a building permit process because they make sure it is Miami Dade certified and it has all the proper approvals. That is their responsibility. ARBs responsibility is to make sure the material is consistent with the neighborhood, not injurious, etc. The building permit process has to take place after ARB, if approved. Ms. Somers stated the ARB handles the aesthetics of the fence, and the other departments review the actual material. She stated that we have had similar requests in the past where one gets approved and then the other gets denied. The ARB has never said "yes" to one (1) person and felt they needed to say "yes" to the others. It is done on a case by case basis. We just approved the fence materials a few weeks ago. It took months of review. Ms. Ferraiolo stated horizontal fences were recently added because ARB was getting a lot of requests consistently throughout the years. So, if ARB does get a lot of requests in the future of the faux wood galvanized fence, it may be something for ARB to consider adding it to the approved fence list or they can continue approving on a case by case basis.

Mr. Rodriguez stated he drove by and didn't realize it was galvanized as it looked like a wood fence. He has been using a lot of aluminum or metal products lately because of the fact that they don't need to be changed out as frequently. He didn't want to impose a financial constraint for the homeowner to replace the fence with something wood that would fall apart in a few years.

Ms. Raspanti stated that they need to keep up with the trends and we might be seeing more of these requests as a lot of upgrades to the older homes throughout the community are occurring. Ms. Ferraiolo stated said this fence is stockade, however, there is dimensions with the ridges, and dimension with the faux-wood color which is a completely different look than what was previously requested.

Mr. Greene wanted to be careful about looking at new material and trends. We dedicate a lot of resources to make sure the materials being installed have the look and feel of Wellington. He stated when he did look at it from the street he had a different feeling from when he looked at the packet. His biggest issue is asking forgiveness later. Residents need a permit for pretty much anything and to call Wellington to ask.

Mr. Castro stated in his justification statement he stated he wanted the rest of the community to have this type of fence as it is a very good option (esthetically and durability). He shared a story of a fire starting next to the fence and the fence did not get ignited. He will do anything the Board recommends if approved.

Mr. Greene asked if staff really want the front changed. Ms. Ferraiolo stated the fence has to be hedged either way, and the vote does not have to follow staff recommendation. Mr. Van Casteren said if he approved it, he would approve the entire fence, and not a portion of it. Ms. Ferraiolo stated that the installed hedge needs to start growing or they need to replace the hedge to be clusia. Discussion continued on the motion and the proposed conditions.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve Petition 2024-0020-ARB 11691 Whitemarsh Drive Alternative Fence Design with the conditions of the approval listed in the staff report with the modification that the fence can stay as is and that a clusia hedge shall be planted along the fence that faces Whitemarsh Drive. The motion passed unanimously (6-0). Maria Wolfe had an excused absence.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is Monday, October 28, 2024. There is a full agenda expected.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:57 pm.

Stacy Somers, Chairman

Date