

Minutes
Architectural Review Board
September 2, 2025, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on September 2, 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, Sal Van Casteren, Maria Wolfe, Maria Raspanti, Dr. Satesh Raju

Board Members Absent (Excused): John Greene and Luis Rodriguez

Staff Members Present: Kelly Ferraiolo, Senior Planner, and Jonathan Sandoval, Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

May 28, 2025, Architectural Review Board Meeting Minutes

A motion was made by Maria Raspanti, seconded by Maria Wolfe, to approve the May 28, 2025, Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

June 25, 2025, Architectural Review Board Meeting Minutes

A motion was made by Sal Van Casteren, seconded by Maria Raspanti, to approve the June 25, 2025, Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

V. ADDITIONS & DELETIONS

None

VI. PRESENTATION/DISCUSSION

Discussion of the 2026 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$200,000 for improvements to Foresteria Park.

The Board Member discussed the submission of the FRDAP grant application for Foresteria Park.

Discussion of the 2026 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$200,000 for improvements to Primrose Park.

The Board Member discussed the submission of the FRDAP grant application for Primrose Park.

VII. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers that were providing testimony.

VIII. EX-PARTE COMMUNICATION

Maria Wolfe and Stacy Somers drove by 1789 Pierside Circle and can be fair and impartial.

IX. OLD BUSINESS

Petition No. 2025-0007-ARB Farrell Estates Elevations and Materials

Kelly Ferraiolo provided a presentation on the elevations and materials for Farrell Estates. Michael Sanchez, Farrell Estates, also provided a presentation. Mr. Van Casteren asked if they had to get approval from the Palm Beach Polo HOA. Mr. Sanchez stated that ARC in Palm Beach Polo is a new group, and they had to make changes based off their comments prior to coming to ARB. Mr. Van Casteren asked Mr. Sanchez opinion on the different types of roof materials. Mr. Sanchez stated this makes it more semi-custom and allows for variation throughout the community.

A motion was made by Sal Van Casteren, seconded by Dr. Satesh Raju, to approve the Petition No. 2025-0007-ARB Farrell Estates Elevations and Materials with the conditions recommended by staff. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

X. NEW BUSINESS

Petition No. 2025-0016-ARB 11667 Manatee Bay Lane Alternative Design

Jonathan Sandoval made a presentation on the request for the proposed alternative design for a flat roof pergola at 11667 Manatee Bay Lane. Ashwin Proddutoor, owner, provided a brief presentation on his request. The pergola will not have electric and will be on a concrete slab. Mr. Van Casteren asked about the color. Mr. Proddutoor preferred the bronze color versus matching the principal structure. The HOA has provided approval. Mr. Van Casteren asked about the hedges that need to be installed. Ms. Ferraiolo stated the hedge need to be maintained at six to eight feet within two years upon planting. Mr. Van Casteren asked if the HOA requires neighbor consent. Mr. Proddutoor stated that he was unaware of such requirement.

Ms. Raspanti asked about the different colors of the structure. The columns are bronze, and the roof and lattice siding are white. She asked if any other homeowner has a similar structure. Mr. Proddutoor stated there are others within the neighborhood. Mr. Sandoval recommended approval with the installation of hedging along the east and front side. Hedging is not required along the back. The board asked how the neighbors feel about the structure. Mrs. Proddutoor stated their neighbors had no issues. Discussion continued amongst board members.

A motion was made by Dr. Satesh Raju, seconded by Maria Wolfe, to approve the Petition No. 2025-0016-ARB 11667 Manatee Bay Lane Alternative Design with the conditions recommended by staff. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

Petition No. 2025-0018-ARB 1789 Pierside Circle Alternative Design

Jonathan Sandoval made a presentation on the requests for the proposed alternative roof design for 1789 Pierside Circle. Ms. Fresia Caban, owners, was present to answer questions. Mr. Sandoval stated the request is for the corrugated clear plastic roof material. Ms. Ferraiolo added that the owner did get engineered drawings of the roof, and the building department is tasked with reviewing those drawings. She stated the structure can be there as it meets setbacks, it's just the matter of the roof material used. The structure looks much different in person as you cannot see the corrugated material from the adjacent roadway.

A motion was made by Maria Wolfe, seconded by Sal Van Casteren, to approve the Petition No. 2025-0018-ARB 1789 Pierside Circle Alternative Design with the conditions recommended by staff. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

Petition No. 2025-0013-ARB Arcade Time at Wellington Green MUPD G Signage

Jonathan Sandoval made a presentation on the request for signage with technical deviations for Arcade Time at Wellington Green MUPD G. Jonathan Demar, owner of Arcade Time, provided a brief presentation of the request and the expansion of Arcade Time in the previous Ford's Garage tenant space.

A motion was made by Sal Van Casteren, seconded by Dr. Raju Satesh, to approve the Petition No. 2025-0013-ARB Arcade Time at Wellington Green MUPD G Signage with the conditions recommended by staff. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

Petition No. 2025-0015-ARB LA Medical Wellington at Iorizzo

Kelly Ferraiolo made a presentation of the proposed roof material for the covered porch at LA Medical Wellington at Iorizzo (aka Cheddars building). Troy Holloway, agent, provided a presentation on the request. Ms. Raspanti asked if they had the existing roof tile to match. Mike Leed, LA Medical, stated the general contractor was able to locate the same tile. The existing roof is about 11 years old. The board was concerned that even though the tile may be the same manufactured color, the sun exposure over time alters the color. Mr. Van Casteren asked why staff recommended the installation of the metal as opposed to the tile. Ms. Ferraiolo stated it balances out the building as the same material exists on the other side of the building. The discussion continued regarding the size of the proposed covered porch.

A motion was made by Maria Raspanti, seconded by Maria Wolfe, to approve the Petition No. 2025-0015-ARB LA Medical at Iorizzo with the conditions recommended by staff including the metal roof material. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

Petition No. 2025-0017-ARB Lotis 2 Daycare Signage

Kelly Ferraiolo made a presentation of the proposed signage with technical deviations for the daycare at Lotis 2. Rich Kasser, Lotis Group, also made a brief presentation and provide a project update.

A motion was made by Maria Raspanti, seconded by Dr. Satesh Raju, to approve the Petition No. 2025-0017-ARB Lotis 2 Daycare Signage with the conditions recommended by staff. The motion passed unanimously (5-0). John Greene and Luis Rodriguez had excused absences.

XI. COMMENTS FROM THE PUBLIC

None

XII. COMMENTS FROM THE STAFF

The next scheduled ARB meeting is September 24, 2025. Staff will be coordinating new meeting dates for the October, November, and December ARB meetings.

XIII. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:57 pm.

Stacy Somers, Chairman

Date