

Minutes  
Architectural Review Board  
May 16, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on May 16, 2018 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

Members Present: Kimberly Sundook, Damon Robling, William Klein, Thomas Wenham, Ryan Mishkin, Ron Shamash and Roger Grave de Peralta.

STAFF PRESENT

Kelly Ferraiolo, Senior Planner

MINUTES

**A motion was made by Thomas Wenham, seconded by William Klein, to approve the April 18, 2018 Architectural Review Board Meeting Minutes. The motion passed unanimously (7-0).**

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

NEW BUSINESS

**18-042 (ARB 18-007) 13733 Folkestone Circle House Color**

EX-PARTE DISCUSSION – Mr. Klein drove by the house.

Staff provided a presentation of the request for an exterior body color and trim color not on the approved color board for 13733 Folkestone Circle.

Mr. Klein did pass the house and compared to the other properties as shown in Exhibit C and noted that they are paler or have significant amount of landscaping. The code compliance case was brought up by a citizen complaint. He felt it was too bright for the landscaping it currently has.

Mr. Patrick Ronayne, owner, stated when they started the process of painting the house, they were told that any beige color would be approved/allowed. He stated that staff said that the color is comparable to one of the colors on the board but it was still too bright. He stated if you google search the example homes that were painted years

ago, they were very bright as well, but have faded overtime. The colors at ACE Hardware that were used on the color board are no longer available at ACE Hardware and staff was unable to tell them what maker or color the swatches were. The color is vibrant which is what they were going for. He asked if the architecture is different or there was more landscaping would the color be ok.

Mr. Wenham asked when they were going to paint there house, did they call the Village to ask if the color scheme was allowed. Mr. Ronayne stated he did not check with the Village as he would have never have known to because they didn't live in an HOA. They checked to see if they needed a permit which they did not. No one told them when they purchased the house that they were to get Village approval to paint.

Mr. Shamash suggested the Village do some kind of PR to tell the residents this information. Ms. Ferraiolo stated they did send out emails to the HOAs that they had contact information for when the House Bill first was passed. She also mentioned that on the Code Compliance webpage, there is a maintenance manual for homeowners that states the homeowner needs to choose an approved color. Ms. Sundook suggested sending information to the hardware stores, real estate agents, etc. to inform them they need to paint the exterior an approved color. Mr. Ronayne wanted to come to the Board to share that being a homeowner, being informed that they need to have an approved color swatch before they painted would have been helpful and would have prevented this from happening.

Ms. Ferraiolo suggested allowing the front door color to remain teal. Mr. Klein asked wouldn't the Board want to see the body color of the house before they allow the teal door to remain. Ms. Ferraiolo stated this will just allow them to keep the door color without having to come back. Mr. Shamash suggested having staff see the new color of the house before allowing the teal door.

**A motion was made by Ron Shamash, seconded by Thomas Wenham, to deny Petition 18-042 (ARB 18-007) 13733 Folkestone Circle House Color with the exception to allow the front door to remain Oceanside if staff approves it based on the new exterior colors the homeowners select. The owners were also given three (3) months to repaint the exterior of the house. The motion passed unanimously (7-0).**

### **18-032 (ARB 18-005) McDonald's At Courtyard Shoppes Elevations and Signage with Technical Deviations**

EX-PARTE DISCUSSION – Most of the Board member drive past the site many times a day.

Staff provided a presentation on the requested elevations, colors and material and signage for the McDonald's located within the Courtyard Shoppes on the southeast corner of Greenview Shores and Wellington Trace.

Mr. Craig McDonald, agent, stated this is a new prototype for McDonalds. The signage is similar to what was requested at the McDonald's on 441. He agreed with all the conditions except for the condition that required them to get owner approval prior to Building Permit submittal. He requested it be changed to "prior to Building Permit issuance". Ms. Ferraiolo stated the problem with changing the condition is that

Wellington's legal department reviewed the ground lease agreement, and it was of their opinion that McDonald's needed owner approval for what they are requesting. So technically, they weren't supposed to be at the hearing tonight because they didn't have the owner sign off yet. Mr. McDonald wants the ability to submit for building permit so other department can start the review process. Ms. Ferraiolo stated that staff is ok with changing the condition, she will just need to advise the zoning reviewer, which is Olga Prieto, to hold off on zoning approval until they get the OK from the Planning and Zoning Department.

**A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 18-032 (ARB 18-005) McDonald's at Courtyard Shoppes Elevation and Signage with Technical Deviations with staff recommendations and to amend condition #12 to require approval from the property owner, Real Subs, LLC, of the new elevations prior to building permit approval. The motion passed unanimously (7-0).**

### **18-038 (ARB 18-006) Sprouts at Isla Verde Elevations and Signage with Technical Deviations**

EX-PARTE DISCUSSION – The Board members drive by the shopping plaza frequently.

Staff provided a presentation on the requested elevations, colors and material and signage for the Sprouts Farmers Market located with Isla Verde. Staff presented a revised Entry Feature Sign that showed Isla Verde and Sprouts with equal size copy.

Donaldson Hearing, agent, provided a presentation of the request. He commended staff on their collaboration with the agent to get this item on the agenda. He reviewed the proposed elevations. He felt the brown awning which is what is shown provides more detail to the façade rather than the black that staff recommended.

Mr. Hearing stated a larger sign is warranted because of the distance from SR7 and being that the façade is partially blocked by CVS. They revised their request and were now asking for a primary wall sign with a total of 159 square feet in sign area with a sign height of 6'2" which is 9 square feet more than what was allowed for Sports Authority. Staff is recommending a sign with a maximum of 140 square feet in sign area with a sign height of 5'9".

Mr. Hearing is requesting the secondary wall signs be half of the primary wall sign which would be 3'1" in height which is what is shown on the elevations. Staff is recommending the secondary wall sign height of 2'10".

Mr. Hearing is requesting the two (2) temporary freestanding hiring signs which will be marketing internal to the center for a total of 80 days. Staff did not recommend approval on these signs.

Mr. Grave de Peralta stated the Sprouts entry has shifted and now there is a blank area in the left corner. There is lacking of an end to the lease space, so he isn't sure how the other tenant will have their own identity. Mr. Hearing stated you are not seeing the landscaping that is covering up this blank area. Eric Hochman, Pebb Enterprises, stated

the future entrance to that tenant is framed by the landscaping. They did not bring a picture of the landscaping.

Mr. Grave de Peralta asked how far the architectural canopy extends out from the building. Mr. Hochman stated it is approximately 5 feet. The main entrance canopy does not have any outriggers or brackets. All of the other canopies have those features. Mr. Grave de Peralta stated the prototype stores have a nicer entrance and is more evenly proportioned. Mr. Hochman stated the reason why there are solid walls versus windows at the entrance is mainly due to the inside layout of the store.

Mr. Grave de Peralta asked how deep the covered area is in front of the store. Mr. Hochman stated approximately 5 ½ to 6 feet. Mr. Grave de Peralta stated the depth of that area makes a difference. He stated there are planes that don't align in the proposed elevation. He would like to see it cleaned up and bring in more elements from the prototype store and see staff's recommendation on the smaller sign. He stated the solid wall could be a fake window and the canopies need to line up. He also wanted to see something to break up the blank wall. He felt that when the entrance was shifted, oddities happened to the elevations. Mr. Hearing asked if they could work with staff on the revised elevations as they don't have an additional 30 days to come back to the Board next month.

Mr. Wenham stated he agreed with staff's and Mr. Grave de Peralta's recommendations. Mr. Grave de Peralta asked if there is any way for Sprouts to proceed, but allow ARB to see what they are doing. Ms. Ferraiolo stated she would need to ask legal. They cannot have an emergency meeting as the Council reappoints new Board members on Tuesday.

Mr. Hearing showed the sign options again to the Board. He stated the sign is proportionate to the area. Ms. Ferraiolo stated that it is proportionate, but unlike any other tenant, this is the only tenant that does not have some architectural detail that breaks up that wall area, so of course a larger sign will be proportionate. Sprouts is not the biggest tenant within the center. Mr. Hearing stated he doesn't want to add detail just to add detail. Ms. Ferraiolo stated that the prototype has a lot of detail to it, and she wasn't sure why this version does not.

Mr. Shamash suggested allowing the freestanding Now Hiring sign for 40 days, he liked the brown awnings, he didn't mind the size of the secondary signs as presented and didn't mind the new proposed sized sign the agent is requesting.

Mr. Mishkin didn't think that adding an element around the sign just to add it was the best way to go.

Ms. Ferraiolo stated there was another tenant that requested a different color awning, but it was stated in the approval when they built the plaza in 2004 that the awnings were to remain black. Ms. Sundook stated that the tenant could have come to the Board and asked for deviations.

Mr. Wenham asked what the other sized signs within the plaza are. Ms. Ferraiolo stated in the staff report there is a table that shows the sized signs for each tenant that was granted a technical deviation.

Ms. Sundook summarized the Boards revisions to staff's recommendation. Ms. Ferraiolo stated that was a lot of staff monitoring for the temporary signs. She stated that tenants ask for temporary signs all the time, and the Village is very strict. Many smaller tenants want their signs past their landscape buffer so they can be seen. There were other ways that they can advertise the Now Hiring by placing a sign in the window or placing an A Frame sign in front of the entrance just like every tenant is entitled to. Ms. Shamash stated you cannot see the tenant so the freestanding signs would benefit them plus it is temporary and only up for 40 days.

Mr. Wenham stated his concern was once they make exceptions, they have no guide anymore. They should abide by the code. He didn't think they came in as well prepared as they should have been and felt that the Board is trying to accommodate them when they should accommodate us. Ms. Ferraiolo stated staff recommends a primary wall sign with a maximum sign area of 140 square feet with additional framing around the sign as there are plenty of signs throughout the plaza for this single tenant.

**A motion was made by Ron Shamash, seconded by Damon Robling, to approve Petition 18-038 (ARB 18-006) Sprouts at Isla Verde Elevations and Signage with Technical Deviations with the following revisions to staff's recommendations: 1. to allow a primary wall sign with a maximum height of 6 feet 2 inches, a maximum length of 26 feet and a maximum sign area of 159 square feet with no additional framing or architectural detail around the sign; 2. to allow two (2) secondary wall signs with a maximum height of 3 feet 1 inch; 3. to allow the requested "Now Hiring" freestanding temporary signs at the locations requested by the applicant for a maximum of 40 days; 4. to resubmit elevations to staff that provides a more uniform entrance with uniform glass and awning heights and to show elevations with landscaping that covers up the blank wall that is north of the main entrance; and 5. to allow the requested Wood Texture Metal Break Awning color instead of black. The motion passed (5-2) with Thomas Wenham and William Klein dissenting.**

#### COMMENTS FROM THE PUBLIC

None

#### COMMENTS FROM THE STAFF

Staff thanked the Board for serving the past two years and informed them that Council will be making all Board and Committee appointments at the next Council Meeting. The Clerk's office will be in touch with the Board Members if they were reappointed.

#### COMMENTS FROM THE BOARD

None

**Meeting adjourned at 8:34 pm.**

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**Kimberly Sundook, Chairwoman**

**Date**