

Minutes  
Architectural Review Board  
April 20, 2022 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on April 20, 2022 in Village Hall at 12300 Forest Hill Boulevard.

**I. CALL TO ORDER/ROLL CALL**

Thomas Wenham called the meeting to order at 7:00 p.m.

Board Members Present: Thomas Wenham, Ryan Mishkin, Luis Rodriguez, and Dayna Bertola.

Board Members Absent (Excused): Miguel Alonso Stacy Somers, and Roger Grave de Peralta.

Staff Present: Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; and Damian Newell, Senior Planner

**II. REMARKS BY CHAIRMAN**

**III. PLEDGE OF ALLEGIANCE**

**IV. ADDITIONS & DELETIONS**

Due to the limited number of members in attendance and that an application needs four (4) affirmative votes to pass, staff gave each applicant the option to stay on the agenda, or move to a later meeting date. The following items have been moved:

Items moved to the May 18, 2022 meeting:

- Petition 2022-0004 ARB 16754 Norris Road Alternative Design - Flat Roof
- Petition 2022-0007 ARB Publix at Courtyard Shoppes Elevations and Signage with Technical Deviations
- Petition 2022-0009 ARB Prestige Italia Window Signs with Technical Deviations
- Petition 2022-0010 ARB Crunch Fitness Elevations and Signage

Item moved to June 15, 2022 ARB Meeting:

- Petition 2022-0005 ARB Equiline Window Signs with Technical Deviations

**V. SWEARING IN OF WITNESSES**

Cory Lyn Cramer swore in all those who would testify before the Board.

**VI. OLD BUSINESS**

**Petition 2022-0004 ARB 16754 Norris Road Alternative Design - Flat Roof**

This item was postponed to the May 18, 2022 ARB Meeting.

## **VII. NEW BUSINESS**

### **Petition 2022-0005 ARB Equiline Window Signs with Technical Deviations**

This item was postponed to the June 15, 2022 ARB Meeting.

### **Petition 2022-0006 ARB Lotis Wellington Medical Office Buildings 8 and 9 Exterior Elevations and Signage**

Ex-parte Communications - None

Damian Newell and Richard Kasser, agent, provided presentations on the request for the exterior elevations and signage for the Medical Office Building 8 and 9 of Lotis Wellington.

Luis Rodriguez asked about the different blue colors. Mr. Kasser stated that the navy compliments the wood on the building and the other blues within the project.

Dayna Bertola asked about the walnut colored wood accents and why the lighter wood color for Cooper's Hawk is not being used. James Gilda, Lotis Group, stated they decided to propose materials that are complimentary to each other, rather than the same as the rest. It gives the buildings their own identity. The wood tones are spread between different buildings in different areas of the project.

Mr. Rodriguez stated he prefers to mix textures and wood and not have the project monochromatic. He agreed that they need to see the actual sample of the wood as the print out looks different on each rendering provided. A physical sample was not available at the meeting. Mr. Gilda stated the sheen, size, and layout of the wood cladding is similar throughout the entire project. The rendering by Tech Visual is the most accurate rendering that was provided to the board.

Ryan Mishkin asked staff to confirm how many lines of copy the signage would have. Mr. Newell confirmed there were only two (2) lines of copy for each sign.

**A motion was made by Luis Rodriguez, seconded by Ryan Mishkin, to approve Petition 2022-0006 ARB Lotis Wellington Medical Office Buildings 8 and 9 Exterior Elevations and Signage. The motion passed unanimously 4-0. Stacy Somers, Miguel Alonso, and Roger Grave de Peralta had excused absences.**

### **Petition 2022-0007 ARB Publix and Courtyard Shoppes Elevation and Signage with Technical Deviations**

This item was postponed to the May 18, 2022 ARB Meeting.

### **Petition 2022-0008 ARB 15565 Sunset Lane Alternative Design - Flat Roof**

Ex-parte Communication – None

Kelly Ferraiolo and Jack Carruthers, representing the architect, provided presentations on the proposed elevations and material for the flat roof design for 15565 Sunset Lane.

Ms. Ferraiolo stated the code requires a minimum of a 3:12 pitch roof and anything below that would require ARB approval. A flat roof still has equipment and other things that need to be screened so a two (2) foot parapet wall is required.

Mr. Rodriguez asked is the HOA approved the project, and Mr. Carruthers confirmed they have approved it.

**A motion was made by Ryan Mishkin, seconded by Luis Rodriguez, to approve Petition 2022-0008 ARB 15565 Sunset Lane Alternative Design - Flat Roof with staff recommendations. The motion failed for a lack of majority of the Board (3-1). Dayna Bertola dissented. Stacy Somers, Miguel Alonso, and Roger Grave de Peralta had excused absences.**

Mr. Carruthers asked why the item was rejected and Mr. Wenham stated he didn't have that privilege.

Ms. Cramer asked if they could clarify if the motion was with or without prejudice. Otherwise, they would need to wait a year before coming back to the board or they would need to make significant changes to the application in order to be heard again. Ms. Ferraiolo asked if they could have an opportunity to postpone the item. Mr. Wenham stated the motion was made and it failed so the item was denied. Mr. Newell stated a motion did not pass or get denied, so there is still an option to continue to the next meeting to provide feedback. Mr. Wenham stated the board already made their motion and already heard the item so no further action should be allowed. Ms. Cramer explained that the motion was not for denial, it was for approval and it did not pass, so no motion passed. Mr. Carruthers stated the owner has spent an extraordinary amount of money on this project and this will be their primary residence. They were hoping to have the project ready by next horse season.

**A motion was made by Luis Rodriguez, seconded by Ryan Mishkin, to table Petition 2022-0008 ARB 15565 Sunset Lane Alternative Design - Flat Roof. The motion failed for a lack of majority of the Board (3-1). Dayna Bertola dissented. Stacy Somers, Miguel Alonso, and Roger Grave de Peralta had excused absences.**

Ms. Cramer stated that staff would need to discuss this with legal and management to see additional action is necessary.

#### **Petition 2022-0009 ARB Prestige Italia Window Signs with Technical Deviations**

This item was postponed to the May 18, 2022 ARB Meeting.

#### **Petition 2022-0010 ARB Crunch Fitness Elevations and Signage**

This item was postponed to the May 18, 2022 ARB Meeting.

### **VIII. COMMENTS FROM THE PUBLIC**

None

**IX. COMMENTS FROM THE STAFF**

The next ARB meeting is scheduled for May 18, 2022. Staff reminded the Board to respond to the Clerk's office as to whether they wanted to be reappointed to the Board. Ms. Ferraiolo stated the color chart may not be on the May meeting because the agenda is so long.

**X. COMMENTS FROM THE BOARD**

None

**XI. ADJOURN**

**Meeting adjourned at 7:47 pm.**

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**Stacy Somers, Chairman**

**Date**