

Minutes
Architectural Review Board
July 27, 2022 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on July 27, 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: Miguel Alonso, Thomas Wenham, Ryan Mishkin, and Maria Raspanti.

Board Members Absent: Stacy Somers, Luis Rodriguez

Staff Present: Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF CHAIR AND VICE CHAIR

The election of the Chair and Vice Chair was postponed to the August ARB meeting.

V. APPROVAL OF MINUTES

Approval of the May 18, 2022 Architectural Review Board Meeting Minutes

A motion was made by Ryan Mishkin, seconded by Miguel Alonso, to approve the May 18, 2022 Architectural Review Board Meeting Minutes. The motion passed unanimously (4-0).

VI. ADDITIONS & DELETIONS

None

VII. SWEARING IN OF WITNESSES

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

VIII. OLD BUSINESS

Petition 2022-0012-ARB Chili's Restaurant at Wellington Green MUPD F

Mr. Newell provided a presentation on the request for modifications to the exterior elevations for Chili's at Wellington Green MUPD F.

Mr. Alonso stated there was not much that changed and was in favor of the new elevations.

A motion was made by Miguel Alonso, seconded by Ryan Mishkin, to approve Petition 2022-0012-ARB Chili's Restaurant at Wellington Green MUPD F as recommended by staff. The motion passed unanimously (4-0).

Petition 2022-0015 ARB Sleep Number at Wellington Green MUPD F Signage with Technical Deviations

Mr. Newell provided a presentation on the signage with technical deviation for Sleep Number at Wellington Green MUPD F.

Patience Shaffer, Go Permit, agent, provided a presentation on the request. She stated the increase of size is required to house the illumination equipment.

Mr. Alonso and Ryan Mishkin stated they had no objection with the increased size of the rear sign as it faces the commercial plaza and a dumpster.

A motion was made by Ryan Mishkin, seconded by Maria Raspanti, to approve Petition 2022-0015-ARB Sleep Number at Wellington Green MUPD F Signage with Technical Deviations as recommended by staff. The motion passed unanimously (4-0).

Petition 2022-0018-ARB Hampton Inn at Wellington Green MUPD A Color Palette

Mr. Newell provided a presentation on the request to update the exterior color palette for Hampton Inn at Wellington Green MUPD A.

Ms. Raspanti asked if the south elevation will be painted as well. Ms. Newell stated it will be painted the same color scheme.

Mr. Mishkin asked about the color "Friar's Brown" that was shown on one of the elevations. Mr. Newell stated that was a color from a previous submittal that staff asked them to change.

Ms. Alonso asked if they were changing the color of their sign as well because it will be very dark. Robert Colletti, applicant, stated the sign has to be red due to branding. He believed that portion was going to be a lighter brown. Mr. Alonso would like staff to work with the applicant to come up with a lighter color for the background of the signage.

A motion was made by Miguel Alonso, seconded by Maria Raspanti, to approve Petition 2022-00018-ARB Hampton Inn at Wellington Green MUPD A Color Palette as recommended by staff and with the direction for the applicant to work with staff to come up with another color around the red Hampton Inn sign on the east elevation as the color was too dark. The motion passed unanimously (4-0).

Petition 2022-0019 ARB 2257 Seaford Drive Alternative Fence Design

Ms. Ferraiolo provided a presentation on the request for an alternative fence design for 2257 Seaford Drive.

Cheryl Anders, owner, stated the metal material is the same color as the bronze two-rail fence. This material is much sturdier than the standard PVC. She will be following all the guidelines for planting hedges, etc.

Mr. Alonso asked if Wellington required HOA approval prior to permit approval, and Ms. Ferraiolo stated no.

Mr. Alonso asked if the gates had to meet building requirements. Ms. Ferraiolo stated that the building department will review whether they need a self-latching gate based on whether it is considered a pool enclosure.

A motion was made by Ryan Mishkin, seconded by Miguel Alonso, to approve Petition 2022-0019 ARB 2257 Seaford Drive Alternative Fence Design as recommended by staff. The motion was passed unanimously (4-0).

Petition 2022-0022 ARB Lazy Dog (Building 2) at Lotis Wellington

Mr. Newell provided a presentation on the proposed elevations, material, and signage with technical deviations for the proposed Lazy Dog restaurant in Lotis Wellington.

Mr. Alonso asked if the monument sign is allowed to have logos. Mr. Newell stated they are allowed to have logos and colors. He asked if staff would be agreeable to have signage on the east or the north, but not both. Mr. Newell agreed.

Jared Taylor, Lazy Dog Restaurants, provide a presentation on the request.

Ms. Raspanti asked to expand on the "beacon of light" and would it be visible from SR7. Mr. Taylor said there are windows, but there are not lights coming out of it. He stated it would be on the opposite side of the building from SR7. It will not be obtrusive. Mr. Newell stated there is a light proposed at the intersection the south west corner is the tower feature. Ms. Raspanti says the tower feature will be very visible once you get into Lotis and that another sign would not be needed on the north side. Mr. Alonso agreed and asked would they rather have the north or east sign. Mr. Taylor stated the east sign is a must. Ms. Raspanti stated that everyone will know that Lazy Dog will be there even without the sign on the north side.

Dwayne Mitchell, Lazy Dog Restaurant, stated with the monument sign, they can give up the north sign, reluctantly.

Mr. Wenham stated he does agree with the west sign because once the user is in Lotis, then you can find the restaurant. Ms. Raspanti did not agree and thought the west sign was important for the internal user. Mr. Taylor stated having the sign over the front door is very important and will help drive the internal users and people from the hospital to the restaurant. Mr. Newell stated Lotis will eventually be connected to the hospital. To the north is the storage building and will block much of the north sign. Rich Casser, Lotis

Wellington, stated there will be access along SR7 and through the hospital. Phase 2 will have another access on SR7 and within Lotis. Based on the access, they saw the need for the west elevation sign. The hospital access will have vehicular and pedestrian connection.

Mr. Alonso stated there is signage for Take Out and To Go orders. He wanted to know if it was planned for the restaurant and if it was included in the request. Mr. Mitchell stated it will be installed at the Wellington location and Mr. Newell stated it was not included in the request.

Mr. Mishkin stated they are within what they are allowed by code with the proposed signs. He wasn't sure there were many buildings in Wellington that are situated like Lazy Dog. Mr. Taylor stated their goal is to get approved as submitted tonight and not to come back. Mr. Newell stated that the code does allow for auxiliary wall signs. The Board can allow the signs be approved at staff level as long as they meet the requirements of the code.

A motion was made by Miguel Alonso, seconded by Maria Raspanti, to approve Petition 2022-0022 ARB Lazy Dog (building 2) at Lotis Wellington Elevations and Signage as recommended by staff to remove the north wall sign and for the applicant to work with staff on the size and location of the Auxiliary Wall Sign (Take Out Sign) that was not included in the request and to ensure it meet code requirements. The motion passed unanimously (4-0).

X. PRESENTATION

Discussion of 2023 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$200,000 for improvements to the Town Center Phase II Project.

Staff provided a presentation on the proposed submittal of a grant application requesting \$200,000 for awnings and picnic benches for the Town Center Phase II project.

A motion was made by Ryan Mishkin, seconded by Maria Raspanti, in support of the grant submission. The motion passed unanimously 4-0.

Discussion of 2023 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$50,000 for improvements to Primrose Park.

Staff provided a presentation on the proposed submittal of a grant application requesting \$50,000 for improvements to Primrose Park.

A motion was made by Ryan Mishkin, seconded by Miguel Alonso, in support of the grant submission. The motion passed unanimously 4-0.

XI. COMMENTS FROM THE PUBLIC

None

XII. COMMENTS FROM THE STAFF

Staff discussed upcoming petitions for the August ARB Meeting, including the color chart.

XIII. COMMENTS FROM THE BOARD

None.

XIV. ADJOURN

Meeting adjourned at 8:20 pm.

Stacy Somers, Chairman

Date