

Minutes  
Architectural Review Board  
November 2, 2022 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on November 2, 2022 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, Luis Rodriguez, Miguel Alonso, Thomas Wenham, Ryan Mishkin, and Maria Raspanti.

Staff Present: Kelly Ferraiolo, Senior Planner; Damian Newell, Senior Planner, Christian Santa-Gonzalez

**II. PLEDGE OF ALLEGIANCE**

**III. ELECTION OF CHAIR AND VICE CHAIR**

**A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to nominate Stacy Somers as Chair. The motion passed unanimously (6-0).**

**A motion was made by Stacy Somers, seconded by Ryan Mishkin, to nominate Maria Raspanti, as Vice Chair. The motion passed unanimously (6-0).**

**IV. APPROVAL OF MINUTES**

Approval of the July 27, 2022 Architectural Review Board Meeting Minutes

**A motion was made by Thomas Wenham, seconded by Luis Rodriguez, to approve the July 27, 2022 ARB Meeting Minutes. The motion passed unanimously (6-0).**

**V. ADDITIONS & DELETIONS**

None

**VI. SWEARING IN OF WITNESSES**

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

**VII. EX-PARTE COMMUNICATION**

None

**VIII. OLD BUSINESS**

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

Ms. Ferraiolo provided a presentation on the request for window signs with technical deviations for Equiline located off Fairlane Farms Road in Commerce Park East.

Mr. Wenham made a motion to open for public comment. Kelli Malinari, owner of Equiline, stated she has been in this location for eight (8) years. When they moved in they had dark windows, but a lot of the inventory got damaged. A few years later, they upgraded their windows to a darker tint, and inventory still got damaged. Then they consulted with a sign company and they suggested installing a white film. They did not know the film would not be in compliance, as other tenants have similar tint. In addition, the film is good for security as one cannot see in from the outside, but if inside one can see outside. Ms. Malinari frequently works late and she feels safer with the white tint. the white tint has reduced the electric bill and reduced bird strikes to the windows. Prestige Italia, which is down the street, received approval a few months ago to keep their white film.

Mr. Alonso asked if signage or tinting required a permit, and staff stated they do, however it is rarely done. Mr. Rodriguez asked what removal of the 25% of the façade looks like, and Ms. Ferraiolo stated one panel and a door.

Mr. Mishkin stated it should be kept as is.

**A motion was made by Thomas Wenham, seconded by Miguel Alonso, to approve Petition 2022-0005-ARB Equiline Window Signs with Technical Deviations, as recommended by staff. The motion failed (2-4) due to a lack of majority. Maria Raspanti, Ryan Mishkin, Luis Rodriguez, and Stacy Somers dissented.**

Ms. Malinari stated that they didn't have to discard any product since the installation of the white tint. Mr. Alonso asked if there was any limitation on interior shading devices, and Ms. Ferraiolo stated no. Ms. Malinari stated she has tried interior shades twice and then all-natural lighting was restrictive. Mr. Alonso stated there are more options out there that will work. Ms. Malinari asked why would her neighbor be allowed to have it and she wouldn't.

**A motion was made by Ryan Mishkin, seconded by Luis Rodriguez, to approve Petition 2022-0005-ARB Equiline Window Signs with Technical Deviations as requested by the applicant. The motion passed (4-2). Thomas Wenham and Miguel Alonso dissented.**

**Petition 2022-0021 ARB LIM USA, Inc. (DBA CWD Boutique and Devoucoux) Window Signs with Technical Deviations**

Ms. Ferraiolo provided a presentation on the request for window signs with technical deviations for CWD Boutique and Devoucoux located off Fairlane Farms Road in Commerce Park East.

Julie Jarden, LIM USA, Inc, sell leather goods and saddles. The window signage helps with security and the quality of the leather. There are offices in the middle of the building and the tint blocks the sun and reduces the amount of energy used.

Mr. Mishkin asked when the window film was installed and the applicant stated 2018. He also asked what is behind where staff is recommending removal of the covering. Ms. Jarden stated offices and part of the boutique. Staff is recommending removal of the coverings under the awning, and 50% of the coverings on the north side. Once removed, they can install tint with up to 50% opacity or internal window coverings.

Mr. Alonso stated there is a fine line between window tint and billboards, and this is looking more of a billboard. Ms. Somers and Mr. Mishkin stated this request is different from the other applications as there are a lot of graphics on the coverings. Mr. Rodriguez stated conserving energy and preventing bird strikes is a movement forward. Most of the front doors are covered by the sun. Ms. Ferraiolo stated the awnings are not very big, the other tenants had larger awnings and less graphics. The board continued to discuss the window coverings. Ms. Ferraiolo stated the new sign code reduces the amount of window signage.

**A motion was made by Maria Raspanti, seconded by Luis Rodriguez, to approve Petition 2022-0021-ARB LIM USA, Inc. (DBA CWD Boutique and Devoucoux Window Signage with Technical Deviations as requested by the applicant. The motion passed (4-2). Miguel Alonso and Stacy Somers dissented.**

#### **Petition 2022-0022-ARB Color Board Modification**

Ms. Ferraiolo provided a presentation on the request to update the ARB Approved Color Chart to add Lobelia (SW6809) and Rhythmic Blue (SW6806) as a primary and secondary wall color.

Jesica Ibarrola, applicant, stated the house was originally painted green. They did a lot of exterior improvements to the siding prior to painting. They sent an email to the HOA and they never told them to check with the Village. The blue looks bright in the picture but it doesn't look that bright in person. There are many homes in the neighborhood and throughout the community.

**A motion was made by Miguel Alonso, seconded by Luis Rodriguez, to amend the ARB Color Board to allow Lobelia (SW6809) and Rhythmic Blue (SW6806) as a primary and secondary wall color. The motion passed unanimously (6-0).**

#### **Petition 2022-0023 ARB 3846 Grand Prix Drive Alternative Design - Flat Roof**

Mr. Santa-Gonzalez provided a presentation on the request for a flat roof at 3846 Grand Prix Drive.

The architect designed the building with a Greek design and felt it was appropriate. All of the volumes are fairly low because the roof doesn't rise. All roofs will have a parapet and no part of the flat roof will be visible unless they were design to show. There are limestone accents. He is working with landscape architects to soften the volumes of the building. Mr. Alonso complimented the design of the building and how the landscape was incorporated.

**A motion was made by Miguel Alonso, seconded by Ryan Mishkin, to approve Petition 2022-0023-ARB 3846 Grand Prix Drive Alternative Design - Flat Roof as recommended by staff. The motion passed unanimously (6-0).**

Mr. Wenham asked if the applicant had to follow the colors on the board and staff stated it is included in the conditions of approval.

## **IX. NEW BUSINESS**

### **Petition 2022-0024-ARB Dunkin' at Wellington Country Plaza**

Mr. Newell provided a presentation on the proposed elevations, material, and signage with technical deviations for Dunkin' at Wellington Country Plaza.

Steve Herman, owner, is requesting to refresh the current building to align with the new Dunkin' branding.

Mr. Alonso asked if the letters on the wall sign were backlite and the owner confirmed. The monument sign is not lit.

**A motion was made by Thomas Wenham, seconded by Luis Rodriguez, to approve Petition 2022-0024-ARB Dunkin' at Wellington Country Plaza. The motion passed unanimously (6-0).**

## **X. DISCUSSION**

### **Architectural Review Board Standards Discussion**

Staff provided a brief presentation on the proposed ARB Standards language. The previous LDR had development standards that were inadvertently removed. Staff went over the standards and asked if the board had any recommended changes that would like to incorporate to the standards prior to going through the process of getting them readopted through a Zoning Text Amendment. Ms. Ferraiolo also discussed the proposed flat roof requirements and the history of the flat roofs and why the board is seeing so many applications.

Mr. Alonso suggested on the flat roof requirement to removing number II of the proposed standards regarding the landscape berm.

### **Wellington Color Chart and Materials Modifications**

Staff provided direction to the Board to be prepared to discuss how they would like to modify the ARB Color and Materials Board at the next meeting.

## **XI. COMMENTS FROM THE PUBLIC**

None

## **XII. COMMENTS FROM THE STAFF**

Staff provided alternative meeting dates for the December meeting.

## **XIII. COMMENTS FROM THE BOARD**

Mr. Mishkin asked if we can make the HOA accountable for not informing their residents properly. Staff will give the final approved color board to all of the HOAs once the update board is approved.

## **XIV. ADJOURN**

**Meeting adjourned at 8:18 pm.**

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**Stacy Somers, Chairman**

**Date**