

Minutes
Architectural Review Board
March 22, 2023 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on March 22, 2023 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, Jeffrey Browning, Maria Antuña, and Maria Raspanti.

Board Members Absent: Ryan Mishkin and Miguel Alonso

Staff Present: Kelly Ferraiolo, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the January 25, 2023 Architectural Review Board Meeting Minutes

A motion was made by Maria Raspanti, seconded by Maria Antuña, to approve the January 25, 2023 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0).

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

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

VII. OLD BUSINESS

Petition 2023-0002-ARB Vetco Total Care at Isla Verde

Ms. Ferraiolo provided a presentation on the proposed signage with technical deviations for Vetco Total Care at Isla Verde.

Gregory Davis, agent, was available for questions. The sign will be located above where the vet will be located in the building.

Mr. Browning asked if there are similar signs within the plaza. Ms. Ferraiolo stated Wellington recently modified the sign code. Petco has received technical deviations in the past. The primary wall sign is much smaller than what the code allows. Sprouts has a few primary wall signs. Ms. Antuña asked what the reasoning was for making the sign bigger.

Mr. Davis stated not every Petco has a veterinarian in the store. Signage is the best way to display to the public that there is a vet inside.

A motion was made by Jeff Browning, seconded by Luis Rodriguez, to approve Petition 2023-0002-ARB Vetco Total Care at Isla Verde as recommended by staff. The motion passed unanimously (5-0).

Petition 2023-0003-ARB 2329 Merriweather Way Alternative Design

Ms. Ferraiolo provided a presentation on the proposed alternative design for a detached flat roof shade structure located at 2329 Merriweather Way.

Joe S, representing the homeowner, was present to answer any questions. He stated there is electric running to the structure. Ms. Ferraiolo stated the building is constructed of aluminum and it is a prefabricated/pre-engineered kit online. The homeowner is pulling an owner builder building permit to construct the structure themselves. They will get the proper inspections as well.

Mr. Browning asked if the HOA approves the structure first. Ms. Ferraiolo stated the building department does not ask for proof of HOA approval. Ms. Ferraiolo explained the different types of detached pergola/shade structures and how the planning staff interprets each one.

A motion was made by Jeff Browning, seconded by Luis Rodriguez, to approve Petition 2023-0003-ARB 2329 Merriweather Way Alternative Design as recommended by staff. The motion passed unanimously (5-0).

VIII. NEW BUSINESS

Petition 2023-0004-ARB 5221 Laredo Way (AKA Discovery Ranch) - Flat Roof

Ms. Ferraiolo provided a presentation on the request for an alternative design of a flat roof for the residence, covered arena/barn, and covered walker at 5221 Laredo Way, aka Discovery Ranch. She stated the go cart track was approved on the Site Plan and staff did get HOA approval prior to site plan certification.

Annie Carruthers and Fransisco Yaro, architects, provided a presentation on the proposed elevations.

Mr. Browning asked what the material is on covered walker. Mr. Yaro stated it was polished concrete. He asked who was building the project. They replied J5.

A motion was made by Luis Rodriguez, seconded by Maria Raspanti, to approve Petition 2023-0004-ARB 5221 Laredo Way (AKA Discovery Ranch) – Flat Roof as recommended by staff. The motion passed unanimously (5-0).

Petition 2023-0006-ARB Isla Verde Outparcel Building Elevations and Signage with Technical Deviations

Ms. Ferraiolo provided a presentation on the elevations and signage with Technical Deviations for the Isla Verde outparcel building.

Brett Coleman, agent, was available for any questions. Ms. Somers asked what way the Fifth Third Bank sign will be facing. Ms. Ferraiolo stated the west and north elevation is proposing the same size Fifth Third Bank sign.

A motion was made by Maria Raspanti, seconded by Luis Rodriguez, to approve Petition 2023-0006-ARB Isla Verde Outparcel Building Elevations and Signage with Technical Deviations as recommended by staff. The motion passed unanimously (5-0).

X. COMMENTS FROM THE PUBLIC

None

XI. COMMENTS FROM THE STAFF

Staff welcomed the new ARB board members, Jeffrey Browning and Maria Antuña.

XII. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:58 pm.

Stacy Somers, Chairman

Date