

Minutes
Architectural Review Board
June 15, 2016 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on June 15, 2016 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

The Board welcomed the newest member, Rick Westwood.

Kimberly Sundook, Ron Shamash, William Klein, Deidre Newton, Damon Robling, Roger Grave de Peralta and Thomas Wenham were in attendance at roll call and a quorum was confirmed.

STAFF PRESENT

Olga Prieto, Senior Planner

Kelly Ferraiolo, Planner

Ryan Harding, Planner

ELECTION OF CHAIR AND VICE CHAIR

A motion was made by Ron Shamash, seconded by Tom Wenham, to elect Kimberly Sundook as Chair of the Architectural Review Board. The motion passed unanimously (7-0). A motion was made by Ron Shamash, seconded by William Klein, to elect Tom Wenham as Vice Chair of the Architectural Review Board. The motion unanimously passed (7-0).

MINUTES

A motion was made by Vice Chair Thomas Wenham, seconded by William Klein, approved (7-0) to approve the April 20, 2016 Architectural Review Board Meeting Minutes.

ADDITIONS & DELETIONS

Staff requested Petition 16-075 (ARB 2016-005) Bethesda Health at The Plaza at Wellington Green (MUPD E) be reordered to be heard first.

SWEARING IN OF WITNESSES

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

NEW BUSINESS

16-075 (ARB 2016-005) Bethesda Health at The Plaza at Wellington Green (MUPD E) Signage with Technical Deviations

EX-PARTE DISCUSSION – Some Board members stated they frequently drive by the plaza. Mr. Klein spoke with the agent.

Staff provided a summary of the request and staff recommendations for the proposed signage with technical deviations for Bethesda Health at The Plaza at Wellington Green (MUPD E).

Mr. Thomas Wenham stated there is a palm tree that exists that is not shown in the south elevations where the sign would be. Ms. Ferraiolo stated they would need to get a tree removal permit in order to remove the tree prior to installation of the sign if required. The Agent, Robert Hilterbrink, Bach Sign Group, stated the landlord is aware of the tree and the process needed in order to remove it.

Mr. Hilterbrink stated all previous tenants have received approval for the proposed sign size in the past and approval does not transfer to future tenants. Approval is required for each new tenant wanting a larger sign. It is consistent to what has been approved in the past. Ms. Prieto confirmed the previous tenant had the same size sign that the applicant is requesting on the south elevation.

Mr. Hilterbrink stated the landlord will be applying separately to the ARB to amend the Master Sign Plan to allow for a fifth panel on the multiple tenant monument sign.

Mr. Hilterbrink stated it is impossible to construct illuminated channel letters the size that the code allows for a secondary sign shown in Image 2 which is why the applicant needs a larger size sign. Mr. Wenham was in favor of the proposed sign and was not in favor of Image 2.

A motion was made by Ron Shamash, seconded by Vice Chair Thomas Wenham, unanimously approved (7-0) to approve Petition 16-075 (ARB 2016-005) Bethesda Health at The Plaza at Wellington Green (MUPD E) Signage with Technical Deviation as recommended by staff.

16-040 (ARB 16-003) Hansen Alternative Fence Design – 12740 Kingsway Road

EX-PARTE DISCUSSION – Some Board members stated they have driven past the property.

Staff provided a summary of the request and staff recommendations for the alternative fence design for 12740 Kingsway Road.

Ms. Sundook provided a history to the Board as to why they no longer allow white PVC fences.

Mr. Klein stated Areca hedges are not listed on the 2011 ARB Approved Hedge Material listing but was recommended by staff to use as the hedge material. Ms. Ferraiolo stated Arecas are used frequently as a privacy hedge and because the white color is not favored by the Board, staff suggested a fast growing material.

Mr. Grave de Peralta asked if hedging a fence is required and Ms. Ferraiolo stated any solid type or chainlink fence requires hedging if it faces a right of way. Gates are not required to be hedged. The property owner has a double gate that faces the right of way.

Mr. Hansen stated he has a Portocarpus hedge on the existing fence and would like to use the same material. The proposed location of the gate opening that staff is recommending will not work because he wouldn't be able to open the gate due to the knee high wall if he installed the fence five (5) feet from the front plane of the residence. The knee wall will not be removed. Ms. Ferraiolo stated staff's recommendations can be changed as they are only recommendations. Staff only suggested the proposed placement to further screen the fence.

Mr. Shamash suggested planting the Portocarpus at 48 inches upon planting. He also was in favor of allowing the fence because there is already a white vinyl fence existing and because there is no objection from his neighbors.

A motion was made by William Klein, seconded by Deidre Newton, unanimously approved (7-0) to approve Petition 16-040 (ARB 16-003) Hansen Alternative Fence Design - 12740 Kingsway Road with the following conditions of approval: (1) The alternative fence design shall be maintained in good order and repair and shall be subject to the standards of Section 6.6.4 of Wellington's LDR; (2) A building permit is required prior to installation; (3) A hedge material selected from the Architectural Review Board 2011 Approved List of Hedge Material shall be placed every two feet on center at a minimum height of 48 inches upon planting for all fencing facing the Right-of-Way (Kingsway Road); (4) The fence shall be placed a minimum of five (5) feet from the front plane of the residence; (5) The front gate shall be attached to the fence on the east side of the property line; 6) Replacement of the fence in the future would require use of ARB approved materials and colors.

16-076 (ARBC 16-006) 761 Brightwood Way House Color

EX-PARTE DISCUSSION – Some Board members stated they have driven past the property.

Staff provided a summary of the request and staff recommendations for the proposed exterior house color for 761 Brightwood Way.

Ms. Sundook asked if the yellow door color was allowed for the proposed blue color palate. Ms. Ferraiolo stated the color board was not grouped into color combinations. Staff approves color combinations under their own discretion. Mr. Klein suggested revisiting the color board. The proposed yellow door and white trim is on the color board. If approved, this color will only be approved for the applicant's property. It will not be placed on the approved color board.

Mr. Robling asked why staff is recommending the owner to use flat paint. Ms. Ferraiolo stated the department gets a compliant approximately once a month that a resident painted a house and it is very bright. When staff performs a site visit, they observe the color was approved, however, the paint was glossy making the color appear brighter. Mr. Robling suggested a satin color as it is more durable. Staff will update the Residential Color Application to specify the applicant shall not use "Glossy" paint.

Mr. Brian Arlotta, owner, apologized for painting without approval. He stated he researched Wellington's website and it stated he didn't need approval. His neighbors frequently stop to admire the color. The yellow door will accent the color nicely.

Mr. Shamash was not in favor of the proposed yellow. Ms. Ferraiolo stated it will only be a single door that will be painted yellow. Ms. Sundook believed it will not be as bright as the house is two stories and the door is setback within a covered porch area. Mr. Arlotta's neighbor stated he is a contractor and that the color will fade after time.

A motion was made by Deidre Newton, seconded by William Klein, unanimously approved (7-0) to approve Petition 16-076 (ARBC 16-006) 761 Brightwood Way House Color of Salt Box Blue (Behr Ultra as recommended by staff.

16-077 (ARBC 16-007) 1373 and 1375 White Pine Drive House Color

EX-PARTE DISCUSSION – Some Board members stated they have driven past the property.

Staff provided a summary of the request and staff recommendations for the proposed exterior house color for 1373 and 1375 White Pine Drive.

Ms. Nicole Snyder stated they will be using satin paint. The board was in favor of the use of satin paint. Ms. Snyder stated she would like to paint the front doors yellow as well. Staff suggested using a toned down yellow. Both units will need to have the same front door color. The yellow color will need to be approved administratively by staff.

A motion was made by Ron Shamash, seconded by Vice Chair Thomas Wenham, unanimously approved (7-0) to approve Petition 16-077 (ARBC 16-007) 1373 and 1375 White Pine Drive exterior wall color Salt Box Blue (Behr Ultra, Base 4853) with the following conditions of approval: (1) the exterior colors shall be painted with a non-glossy paint; (2) the exterior shall be painted the following color scheme: Exterior Wall - Saltbox Blue (Behr Ultra, Base 4853), Accent/Trim - White,

Garage Door - White, Front Door - White; (3) a toned down yellow front door is permitted for both units. A color sample must be approved by the Planning and Zoning Department; (4) Duplexes are not permitted to be painted different colors. Both units must be painted at the same time with the same colors.

16-73 (ARB 16-004) Everglades Farm Equipment Exterior Elevations and Signage

EX-PARTE DISCUSSION – Some Board members stated they have driven past the property.

Mr. Klein asked if the applicant is not requesting any deviations, then why do they need ARB approval. Ms. Ferraiolo stated all commercial elevations need to be approved by ARB.

Staff provided a summary of the request and staff recommendations for the proposed exterior elevations and signage for Everglades Farm Equipment located in Bink's Commercial Center.

Bob Kuoppola, Kuoppola and Associates, Inc., agent, stated this building will be the administrative offices to Everglades Farm Equipment which is located on South Boulevard. The footprint matches the footprint that was approved on the original site plan. The architecture is similar to the existing buildings within the commercial center.

A motion was made by William Klein, seconded by Vice Chair Thomas Wenham, unanimously approved (7-0) to approve Petition 16-073 (ARB 16-004) Everglades Farm Equipment Exterior Elevations and Signage as recommended by staff.

COMMENTS FROM THE PUBLIC -

None.

COMMENTS FROM THE STAFF

The Board discussed allowing staff to approve white vinyl PVC fences administratively through building permit on properties that already have a minimum of two sides of white PVC fencing. Fencing facing a right-of-way will only be allowed administratively if there is already one side installed that faces a right-of-way. Properties that do not have existing white vinyl fence will not be eligible.

Ms. Newton asked if property owners can paint a fence. Ms. Ferraiolo stated a fence can be painted.

Ms. Robling suggested requiring homeowners to install a rust inhibitor on the fence on properties that have wells.

The Board also discussed revising the color board in the future. Staff will begin to collect color samples and create a display board that has house color combinations that will include wall, trim, front door and garage door colors for residents to choose from.

A motion was made by Ron Shamash, seconded by Vice Chair Tom Wenham, unanimously approved (7-0) to add the Saltbox Blue color to the ARB Approved Color Board and to add on the ARB Approved Color Board and the Residential Color application that the paint cannot be glossy.

Ms. Prieto reminded the Board to complete their Ethics Acknowledgement forms.

COMMENTS FROM THE BOARD

None

Meeting adjourned at 8:11 pm.

Kimberly Sundook, Chairwoman

Date