

Minutes
Architectural Review Board
July 19, 2017 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on July 19, 2017 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

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

STAFF PRESENT

Olga Prieto, Senior Planner

Kelly Ferraiolo, Senior Planner

Damien Newell, Senior Planner

MINUTES

A motion was made by Thomas Wenham, seconded by William Klein, to approve the June 21, 2017 Architectural Review Board Minutes. The motion passed 5-0. Ron Shamash and Deidre Newton were absent.

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

OLD BUSINESS

17-072 (ARB 17-008) Wellington Green MUPD B Hotel (Fairfield Inn and Suite Marriott's)

EX-PARTE DISCUSSION – None

Staff provided a summary of the changes to the elevations and signage options that were requested at the previous meeting for the proposed Fairfield Inn and Suites.

Mr. Wenham stated the revised elevations are much better and commended Mr. Grave de Peralta and Mr. Shamash for their suggestions at the last meeting. Mr. Grave de Peralta asked if there still was a technical deviation required for the smaller signage and Mr. Newell confirmed a technical deviation was required.

A motion was made by Thomas Wenham, seconded by Roger Grave de Peralta, to approve Petition 17-072 (ARB 17-008) Wellington Green MUPD B Hotel (Fairfield Inn and Suite's Marriot). The motion passed 5-0. Ron Shamash and Deidre Newton were absent.

NEW BUSINESS

17-085 (ARB 17-010) 14307 Laurel Trail Roof Material

EX-PARTE DISCUSSION – Ms. Sundook spoke with the agent and owner on the approval process and what they would be discussing.

Staff provided a brief summary of the proposed elevations for 14307 Laurel Trail. Mr. Grave de Peralta asked how many buildings were on the property. Ms. Ferraiolo stated there is the residence, the barn and a future accessory dwelling. The barn will be constructed of the standing seam metal roof and the residence and the accessory structure will be constructed of both the asphalt shingles and the standing seam metal roof. Mr. Grave de Peralta asked if the standing seam metal roof portion on the residence and accessory structure was over a porch or living space. The applicants confirmed it was only over the porch. Mr. Grave de Peralta asked if the metal roof tied back into the shingles and the applicant stated the roofs were separate.

Mr. Wenham asked if different roof materials have been approved in the past by the Board and Ms. Ferraiolo stated a thatched accent roof was approved by the Board a few months ago. Ms. Ferraiolo stated the roof will still need to meet all building code standards.

A motion was made by William Klein, seconded by Thomas Wenham, to approve Petition 17-085 (ARB 17-010) 14307 Laurel Trail Roof Material. The motion passed 4-1. Roger Grave de Peralta dissented. Ron Shamash and Deidre Newton were absent.

17-086 (ARB 17-011) Veterinary Clinic at Binks Commercial Center

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the proposed elevations and signage for the Veterinary Clinic at Binks Commercial Center.

Mr. Wenham asked who is building the new access point and Mr. Newell stated the veterinary clinic will be responsible for constructing. Mr. Wenham stated there is an FPL junction box in the middle of the lot. Jennifer Vail, agent, stated there are existing utilities that are within easements. The building will be built outside of the easements. The lot line goes to the centerline of Professional Way, parking will be on both sides of the building and there will be two access points onto Professional Way. There are conditions of approval that require screening of all mechanical equipment. They are currently undergoing review of their Land Development Permit.

Mr. Grave de Peralta asked what the determination was for the signage for Joe DiMaggio and if the signage was considered art. Ms. Ferraiolo stated it was considered

art. Staff has determined this veterinary logo is a sign and requires approval for technical deviation.

Mr. Grave de Peralta asked if staff had the actual color swatches. Mr. Newell stated staff has the actual samples and they match the approved color board.

A motion was made by Roger Grave de Peralta, seconded by Thomas Wenham, to approve Petition 17-086 (ARB 17-011) Veterinary Clinic at Binks Commercial Center. The motion passed 5-0. Ron Shamash and Deidre Newton were absent.

17-087 (ARB 17-012) Mizner Place Master Sign Plan Amendment

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the proposed changes to the Mizner Place Master Sign Plan.

Mr. Wenham stated the revised elevations with the new signs look much better than what is existing today.

Mr. Grave de Peralta asked what the “lease expiration term” was. Ms. Ferraiolo stated that it should be included in the lease, but it requires the tenant to remove their sign when their lease is terminated.

A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 17-087 (ARB 17-012) Mizner Place Sign Plan Amendment. The motion passed 5-0. Ron Shamash and Deidre Newton were absent.

17-089 (ARB 17-013) Beauty and the Beeeef Restaurant Elevation and Signage at the Mall at Wellington Green

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the proposed elevations and signage for The Beauty and the Beeeef Restaurant Elevations.

Mr. Klein asked what the technical deviation was that they were requesting. Ms. Ferraiolo stated the technical deviation is adding two signs to the mall as the code only allows a total of six (6) signs but all tenants with external entrances are permitted a sign on each façade and will be counted towards the maximum number of signs for the mall.

Mr. Grave de Peralta asked if the rendering from the sign company is what is actually going to be installed because all elevations are different. The architect, Dwight Ellington, stated the sign company drawings are correct. He stated it is hard on some AutoCAD programs to get the correct font. Mr. Grave de Peralta asked if the sign was the logo of the company. The owner stated that is not the logo. The purpose of the lights underneath the sign is to look like Broadway lights.

Chuck Millar, Kimley Horn, thanked staff for all their help. The owner came down from Canada and this is the first restaurant of its kind in the USA. He has eight (8) restaurants in Canada.

A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 17-089 (ARB 17-013) The Beauty and the Beeeef Restaurant Elevations and Signage at the Mall at Wellington Green. The motion passed 5-0. Ron Shamash and Deidre Newton were absent.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

None

COMMENTS FROM THE BOARD

Meeting adjourned at 7:39 pm.

Kimberly Sundook, Chairwoman

Date