

Minutes
Architectural Review Board
January 17, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 17, 2018 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

Members Present: Kimberly Sundook, Damon Robling, William Klein, Thomas Wenham, Ryan Mishkin and Ron Shamash. Members Absent: Roger Grave de Peralta.

STAFF PRESENT

Kelly Ferraiolo, Senior Planner

Damian Newell, Senior Planner.

MINUTES

A motion was made by Thomas Wenham, seconded by Ron Shamash, to approve the December 20, 2017 Architectural Review Board Minutes. The motion passed unanimously (6-0). Roger Grave de Peralta was absent.

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

OLD BUSINESS

None

NEW BUSINESS

Petition 17-170 (ARB 17-15) Taco Bell at Wellington Marketplace Elevations and Signage

EX-PARTE DISCUSSION – None

Staff provided a presentation of the proposed exterior elevations, materials, color palette and signage for the Taco Bell located within the Wellington Marketplace.

Mr. Shamash stated the building looked boring. He suggested adding a chair rail or some architectural feature to break up the blank walls on the rear and side elevations

(east and west) to make it look less institutional. Mr. Robling stated that the rust wall will have a big impact on the façade and the tower. The material isn't depicted very well on the colored elevation as he felt it was a pretty attractive building.

Mr. Shamash suggested placing the Taco Bell logo on top of the proposed sign on the east elevation. Mr. Wenham asked why the sign on the east elevation is not above the door, but rather pushed to the side. Michael Palmer, agent, stated that normally they don't have the secondary tower to the north of the sign, but they had to add that to end the existing tower roof. The barrel tile roof element towards the north of the building ties together the existing center. Normally, the door is where the center slat walls are. The sign may look better if it is moved to the front of the building on the east elevation rather than where it is.

Mr. Palmer stated there are a lot of elements to the building and materials being used: metal, rust wall, brick, tile, etc. It may seem that it looks boring, but there is depth to the building that isn't portrayed in the elevations. On the top of the parapet is a metal coping that will be painted charcoal.

Mr. Robling stated the rust wall is very classy and a great element.

A motion was made by Ron Shamash, seconded by Thomas Wenham, to approve Petition 17-170 (ARB 17-015) Taco Bell at Wellington Marketplace Elevations and Signage with staff's conditions and to allow the signage on the east elevation to be moved to the front of the building and to include the Taco Bell logo if the applicant wants. The motion passed unanimously (6-0). Roger Grave de Peralta was absent.

Petition 18-004 (ARB 18-001) 13700 Quarter Horse Trail Roof Pitch

EX-PARTE DISCUSSION – None

Staff provided a brief summary of the petition to allow a 4:12 roof pitch for the residence, 15-stall barn, manure bin and security caretakers quarters located at 13700 Quarter Horse Trail.

Mr. Shamash asked why they were requesting a lower pitch. Ms. Ferraiolo stated they are requesting it for the architectural style they are seeking as the code doesn't really account for modern type architecture. She stated that in the LDR rewrite, they are taking into account the modern type architecture and possibly reducing the minimum roof pitch.

A motion was made by William Klein, seconded by Ryan Mishkin, to approve Petition 18-004 (ARB 18-001) 13700 Quarter Horse Trail Roof Pitch for the residence, 15-stall barn, security/caretakers quarters and manure bin. The motion passed unanimously (6-0). Roger Grave de Peralta was absent.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

Ms. Ferraiolo advised the Board that staff is finalizing the sign code and will most likely be scheduled for the next agenda for final recommendation.

COMMENTS FROM THE BOARD

Meeting adjourned at 7:23 pm.

Kimberly Sundook, Chairwoman

Date