

Minutes
Architectural Review Board
February 21, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on February 21, 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, Ron Shamash and Roger Grave de Peralta.

STAFF PRESENT

Kelly Ferraiolo, Senior Planner

Olga Prieto, Senior Planner.

MINUTES

A motion was made by Thomas Wenham, seconded by William Klein, to approve the January 17, 2018 Architectural Review Board Minutes. The motion passed unanimously (7-0).

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

NEW BUSINESS

18-013 (ARB 18-002) 738 Cindy Circle Lane Roof Pitch

EX-PARTE DISCUSSION – None

Staff provided a presentation of the request for a flat roof at 738 Cindy Circle Lane.

Mr. Klein asked if staff has ever considered input from adjacent residents. Ms. Ferraiolo stated that resident input is not sought and has never been for ARB applications. Mr. Wenham asked what type of applications require notification to abutting/adjoining property owners. Ms. Prieto stated variances and other applications require notification. Ms. Ferraiolo stated that staff does require documentation from an HOA that they approve the request being sought when the subject property is located within an HOA.

Mr. Shamash asked if the flat roof will be visible. Ms. Ferraiolo stated the parapet will screen the flat roof from view as required by code. Mr. Shamash asked how big the property was. Ms. Ferraiolo stated it's about two (2) acres in size. Mr. Grave de Peralta stated the roof top terrace is not shown on the plans. Ms. Ferraiolo stated the stairwell is shown on the floor plan that leads up to the terrace. Maria Lopez, agent, stated the roof access is next to the master bedroom. Mr. Grave de Peralta asked how large the roof terrace is. Ms. Lopez stated the roof terrace is approximately 1,000 square feet and located on the left side of the house.

Mr. Robling asked if the only thing they are approving is the flat roof and Ms. Ferraiolo confirmed. Mr. Grave de Peralta stated he was a little concerned that if they start approving flat roofs that we will start approving them all over the Village like they do signs. Sometimes flat roofs can look like a box and not architecturally interesting. In this instance it is on a larger lot so it is not much of a concern. He liked that they activated part of the roof for the terrace, but it is hard for him to tell if this will be a good modern building. Mr. Klein asked if his concern went away with the landscaping plan they are proposing. Ms. Grave de Peralta stated no, as a bad modern building is a bad modern building like what was scene in the 1960's and 1970s. Ms. Sundook asked if staff was looking into changing the code to allow the different pitches for the roofs. Ms. Ferraiolo stated they are in the process of rewriting the Land Development Regulations and has expressed to staff that the ARB would like to provide input on the design standard section of the code which includes roof pitch requirements. She stated she has told staff that the ARB has had many applications within the past year for requests of homes with lower roof pitches. Flat roofs will not be incorporated into the rewrite and will be approved by ARB on a case by case basis. The lowest pitch the code will allow without additional ARB approval will most likely be 3:12.

Mr. Grave de Peralta asked when we can approve an Alternative Design Standard. Ms. Ferraiolo stated they have to follow the criterion that was explained in the staff report. She stated a zero-lot line home requesting a flat roof would most likely be injurious as the buildings are so close together, but in this case, the property is large and the house is setback to accommodate the request. Approval is on a case by case basis. Mr. Prieto stated the equestrian lots are not cookie cutter homes and they strive for uniqueness.

Mr. Robling stated he can critique the design all day, however, it is consistent, modern and flat.

A motion was made by Damon Robling, seconded by William Klein, to approve Petition 18-013 (ARB 18-002) 738 Cindy Circle Lane Roof Pitch with the conditions listed in the staff report. The motion passed unanimously (7-0).

17-046 (ARB 17-003) Village Green Center Building F (Starbucks) Elevation and Signage with Technical Deviations

EX-PARTE DISCUSSION – None

Staff provided a presentation on the requested elevations, material and site amenities for Building F and signage for Starbucks located within the Village Green Center.

Mr. Wenham questioned the location of the dumpster and whether it would be screened. Ms. Ferraiolo stated the applicant had a slide that showed the additional landscaping that is required. There will be landscaping along the entire enclosure and additional landscaping along Stribling Way to screen the drive-thru lane.

Kate DeWitt, agent, provided a presentation of their requested elevations, materials and site amenities for Building F and signage for Starbucks located within the center. Ms. DeWitt stated all the menu boards assist with the queuing process to ensure there are no delays and reduce internal congestion throughout the plaza. She stated the request for a 36 square foot menu board is consistent with what was previously approved for the Wellington Plaza Starbucks. The larger sign would allow the ability to list out all the menu items to the patrons so they had all the information in front of them to make the decision process easier. This site is unique and none of the other drive-thrus within the plaza are screened like this with the right-of-way landscape buffer, berming, foundation planting and additional landscaping to make the visibility from the right-of-way limited. She stated the Pre-Menu Board sign is a key element to the decision making process and expediting the drive-thru process eliminating possible delays. It will not be visible from the right-of-way and will not be visible internally within the center.

Mr. Shamash asked what would be on the Pre-Menu Board. Ms. DeWitt stated it would have items that they are promoting for the season and other items to order. Ms. Ferraiolo stated there was another tenant within the center, PDQ, which requested an additional sign underneath their window which was either denied by the ARB or staff recommended denial and they removed their request. PDQ is even more unique because they don't order at the sign, they order at the window. At the ordering window, there is a vinyl sign on the window. She stated staff is recommending the 32 square feet maximum sign area for the menu board to be consistent with the plaza approvals as it could cause negative impacts to those other tenants with drive-thrus. However, staff would not be opposed to allowing the 36 square foot sign like the Wellington Plaza Starbucks. She stated that just because they have landscaping, doesn't mean they could have many signs. The Wellington Country Plaza Starbucks also has additional landscaping and their request for a Pre-Menu Board sign was denied as well.

Mr. Shamash asked if we had a picture of the Drive-Thru Menu Board sign at Wellington Plaza. Staff did not but they did mention it is one of the largest menu board signs that are within the Village. Ms. Sundook stated if they were to approve the larger sign and an existing tenant with a drive-thru left, then a new tenant could request the 36 square foot sign because Starbucks has it and they are in the same plaza. Mr. Grave de Peralta asked if there was a south elevation showing all the signs and Ms. Ferraiolo stated there was not. Mr. Grave de Peralta stated he liked that all the signs were lined up on the south elevation as it breaks up the elevation. Ms. DeWitt stated what is different with the Starbucks is that they don't have internal visibility where all of the other drive-thrus within the center are visible 360 degrees. The enlarged 36 square foot menu board is extremely important.

A motion was made by Thomas Wenham, seconded by William Klein, to approve Petition 17-046 (ARB 17-003) Village Green Center Building F Elevations and Signage (Starbucks) with staff conditions as listed in the staff report.

Ms. DeWitt asked if it were possible to withdraw the request for the pre-menu board sign in order to allow for the enlarged 36 square foot menu board sign. Mr. Wenham

stated it was now the Board's discuss on the motion. Ms. Ferraiolo stated staff would not be in objection to the agent's new request.

The motion passed unanimously (7-0). The new request by the agent was not considered or part of the motion.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

None

COMMENTS FROM THE BOARD

Meeting adjourned at 7:45 pm.

Kimberly Sundook, Chairwoman

Date