

Minutes
Architectural Review Board
April 18, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on April 18, 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 Mr. Wenham, seconded by Mr. Klein, to approve the February 21, 2018 Architectural Review Board Meeting Minutes. The motion passed (7-0).

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

NEW BUSINESS

18-030 (ARB 18-004) 1479 Wiltshire Village Drive House Color

EX-PARTE DISCUSSION – Mr. Shamash and Mr. Grave de Peralta drove by the house.

Staff provided a presentation of the request for an exterior body color not on the approved color board for 1479 Wiltshire Drive.

Mr. Shamash asked if a neighbor complained and Ms. Ferraiolo stated code compliance received an anonymous complaint. She stated that the proposed color is very similar to the house color approved by ARB for Brightwood Way and White Pine Drive a few years ago.

Mr. Klein asked if they approved this petition, does that close the code case and staff confirmed that it will.

Mr. Grave de Peralta stated on the conditions of approval, it states that the paint finish shall be non-glossy, but the paint looks glossy. The owner, Michael Kane, stated the finish is satin. Ms. Ferraiolo stated the intent of requiring a “non-glossy” paint was for the semi-gloss and gloss finishes, but satin and egg shell were acceptable. Mr. Grave de Peralta stated dark colors show the shine more.

Mr. Kane stated he had a lot of compliments that his neighbors do like the color.

Mr. Grave de Peralta asked if painters not know they have to get approval or the color needs to be on the color board before they start painting. Ms. Ferraiolo stated lately it has been happening frequently because we don't require the homeowner to get approval anymore due to the House Bill that was passed in July 2017. She stated it's rare that a municipality requires approval, usually it is a requirement of the HOA, and this particular property is not within an HOA. She stated it's the homeowner's responsibility.

Mr. Shamash asked how hard it would be to paint one coat to make it the color that is on the color board. Mr. Kane said they have spent a lot of money on the interior and exterior so that wouldn't be feasible. Mr. Robling stated he liked the color and that the sheen will fade over time. Mr. Kane stated the sunsets over the lake so it will definitely fade. He also stated that the landscaping was bare in the pictures; they are installing more landscaping which will cover the color. Ms. Ferraiolo stated if you pass the house today, more landscaping was installed since the pictures were taken.

Mr. Shamash stated the black door looks nice. He did not think the white door would make the house look better. Mr. Robling agreed with the black door.

A motion was made by Mr. Shamash, seconded by Mr. Robling, to approve Petition 18-030 (ARB 18-004) 1479 Wiltshire Village Drive House Color and to allow the front door to remain black. The motion passed (7-0).

18-021 (ARB 18-003) 14432 Rolling Rock Place Roof Pitch and Material

EX-PARTE DISCUSSION – Mr. Shamash drove by the site to see how it would impact Wellington Trace.

Staff provided a presentation on the requested roof pitch and alternative material for the covered arena for 14432 Rolling Rock Place.

Mr. Klein asked since the property is within the EPA, is a building permit required for a barn. Ms. Ferraiolo stated it depends if they pull an Agricultural Exemption for the building. But because they are within the PUD and the Urban Service Area, they are required to meet the development standards of the LDR. Mr. Grave de Peralta asked if there are other covered arenas in this area and Ms. Prieto stated there are and that those roof pitches met the development standards (5:12). Ms. Ferraiolo stated the covered arena's height is proposed at 19 feet.

Mr. Shamash asked if ARB can provide input on the architecture of the single family residence, specifically the black boxes on the side of the house. Ms. Ferraiolo stated the

board does not have input on the architecture on the house as it meets the minimum Design Point System required for this property. Mr. Shamash asked if the agent if they are worried about debris getting stuck on the roof due to the low pitch. Mr. Paoli, agent, stated they are not worried about debris getting stuck and the roof will be metal.

Ms. Prieto stated that you will be able to see the covered arena are it is abutting Wellington Trace. Mr. Grave de Peralta liked the design of the covered arena and the modern design of the house, however, he asked why was the barn has a traditional design. Mr. Grave de Peralta stated it would look more cohesive if the barn had more of a modern design like the other structures. Mr. Paoli stated the architects are working on the cubical looking features on the home.

A motion was made by Mr. Shamash, seconded by Mr. Wenham, to approve Petition 18-021 (ARB 18-003) 14432 Rolling Rock Place Roof Pitch and Material with staff recommendations and with the request to remove the cubical looking architectural features on the single family residence. The motion passed (7-0.).

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

Ms. Ferraiolo reminded the Board that the deadline to reapply to be considered for reappointment to the ARB by Council is May 7, 2018. Council will make their appointments on May 22, 2018. There is a meeting on May 15, 2018 which will be the final meeting with this group of Board Members. She stated McDonald's on Greenview Shores and Wellington Trace is on the schedule for the May meeting.

COMMENTS FROM THE BOARD

Mr. Grave de Peralta asked if the code changes were adopted by Council. Ms. Ferraiolo stated there are different articles (2, 8 and 9) that have gone through First Hearing. They are on hold because they are waiting for the other articles to catch up. Article 6, Design Standards, is supposed to come to the Board for review, however, the staff member that was working on the code recently resigned. The sign code is to come back to the Board for final review as well.

Meeting adjourned at 7:30 pm.

Kimberly Sundook, Chairwoman

Date