

Minutes  
Architectural Review Board  
June 20, 2018 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on July 18, 2018 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

CALL TO ORDER

Mr. Shamash called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Ryan Mishkin, Roger Grave de Peralta, William Klein, Ron Shamash, Miguel Alonso, Stacy Somers

Members Absent: Thomas Wenham (excused)

Staff Members Present: Jim Barnes, Assistant Village Manager; Kelly Ferraiolo, Senior Planner; Olga Prieto, Senior Planner

REMARKS BY CHAIRMAN

PLEDGE OF ALLEGIANCE

MINUTES

**A motion was made by William Klein, seconded by Stacy Somers, to approve the June 20, 2018 Architectural Review Board Meeting Minutes. The motion passed (7-0).**

ADDITIONS & DELETIONS

Staff advised the Board that an item was added, Discussion of 2018 Florida Recreational Development Assistance Program, and a revised Agenda was emailed to members.

SWEARING IN OF WITNESSES

Mr. Shamash swore in all those who would testify before the Board.

DISCUSSION

**Discussion of 2018 Florida Recreational Development Assistance Program (Children's) Grant Application**

Mr. Jim Barnes provided a presentation on the 2018 Florida Recreational Development Assistance Program which provides grants to assist with funding for new children's facilities. The Village has secured funding in the past from this program. The state announced potential funding last week. The Village will apply for the following:

- \$150,000 for the improvements to Folkestone Park (a linear park on the corner of Folkestone Circle and Carlton Drive) which is currently being budgeted and if the grant is awarded to Wellington, it will allow the Village to recoup some of those expenditures.
- \$250,000 for the improvements to the Waterfront Park Water Playground which could include the spray area within the Aquatics Center or possibly a splash pad within Town Center.
- \$250,000 for the improvements to the Waterfront Park Playground which could include Scott's Place or possibly another playground within Town Center.

They will also be securing letters of support from local community groups and organizations to submit with the grant application.

Mr. Shamash thanked Mr. Barnes for applying for these grant applications. He liked the idea of an open fountain like those on Clematis.

## NEW BUSINESS

### **18-057 (ARB 18-009) Winding Oaks of Palm Beach Polo Alternative Design for Privacy Wall**

EX-PARTE DISCUSSION – Ron Shamash and William Klein drove by the site.

Staff provided a presentation of the request for the alternative design standard to allow an eight (8) foot high CBS privacy wall within the Winding Oaks subdivision along Pierson Road and the C-23 canal which will match the wall on the neighboring property (2929 Winding Oaks Lane).

Marty Miller, agent, disclosed the color of the wall will not be pure white as indicated on the plan; it will be a very light gray to match the existing conditions of the neighboring property.

Mr. Klein asked how tall the pink walls are along Big Blue Trace and South Shore and Ms. Ferraiolo stated they are six (6) feet tall. He asked if the existing eight (8) foot wall they are matching on the neighboring property was approved by ARB. Ms. Ferraiolo stated the wall was approved with a building permit and was not approved by ARB. Mr. Klein was concerned that if they approve this wall at eight (8) feet that the owners of the golf course will want to put a wall that high along Stribling Road where they removed all the foliage. He felt that this would be opening a can of worms if approved. He felt a six (6) foot wall was adequate. Ms. Ferraiolo stated that the Village has approved eight (8) feet tall fences before. The last one approved was in Palm Beach Little Ranches a few years ago for a property that abutted the bridge trail and wanted a taller fence so the riders wouldn't look over the fence into their backyard. That property abutted a canal and a residential subdivision of the Wellington PUD. Mr. Klein felt that the noise generated along Pierson Road is not any worse than the noise along Forest Hill Boulevard. Ms. Ferraiolo stated that Pierson Road does get backed up pretty bad during sports season and during all the Wellington events. Mr. Klein stated there is more traffic generated along Forest Hill Boulevard than Pierson Road.

Stacy Somers asked for clarification on how the existing privacy wall on 2929 Winding Oaks Lane was approved. Ms. Ferraiolo stated it was built in 2005 and was missed during the building permit process when there was a lot of development. The wall was inspected in the field and they approved it.

Mr. Grave de Peralta asked the length of the existing wall. Ms. Ferraiolo stated it wasn't indicated, but it is shown in Image 2 in the Staff Report. Mr. Miller stated it is attached to a garage structure so the wind walls are constructed both east and west of the garage. The wall will disappear once the bougainvillea's along the Pierson Road side are mature.

Mr. Grave de Peralta asked how the wall will be landscaped. Ms. Ferraiolo stated the survey shows the landscape has the hedge inside the wall, and the bougainvillea on the outside of the wall.

Mr. Alonso stated the grade at the crown of the road is about a foot taller than the grade where the wall is going to be installed. Ms. Ferraiolo stated the wall height is measured at the average grade. Mr. Alonso stated realistically it will look like a seven (7) foot wall because at the crown of the road it is taller.

Mr. Shamash did not think approving this would set a precedent. He wants to see the vegetation along Pierson Road. Ms. Ferraiolo stated the wall would be required by code to be landscaped. Usually a bougainvillea is not a normal species to use to fulfill the landscape requirement, but because of the limited space on the property due to easements, the director allowed the alternative plant material to fulfill the requirement.

Mr. Grave de Peralta asked if the wall needed to be articulated at all being that it was such a long wall. Ms. Ferraiolo stated the code does not require the wall to be articulated, only landscaped.

**A motion was made by Roger Grave de Peralta, seconded by Miguel Alonso, to approve Petition 18-057 (ARB 18-009) Winding Oaks of Palm Beach Polo Alternative Design for Privacy Wall. The motion passed (5-1). William Klein dissented.**

#### COMMENTS FROM THE PUBLIC

None

#### COMMENTS FROM THE STAFF

None

#### COMMENTS FROM THE BOARD

**Meeting adjourned at 7:22 pm.**

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**Ron Shamash, Chairman**

**Date**