

Minutes
Architectural Review Board
February 20, 2019 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on February 20, 2019 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, Ron Shamash, William Klein and Thomas Wenham.

Members Absent: Miguel Alonso (excused) and Stacy Somers (excused)

Staff Present: Damian Newell, Senior Planner; Kelly Ferraiolo, Senior Planner; and Olga Prieto, Senior Planner.

REMARKS BY CHAIRMAN

PLEDGE OF ALLEGIANCE

MINUTES

A motion was made by Thomas Wenham, seconded by William Klein, to approve the November 28, 2018 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Miguel Alonso and Stacy Somers had an excuse absence.

ADDITIONS & DELETIONS

None

SWEARING IN OF WITNESSES

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

NEW BUSINESS

**19-010 (ARB 19-01) Wellington Green Master Sign Plan (MUPD "B"
Fairfield Inn and Suite Marriott)**

EX-PARTE DISCUSSION – Many of the board drive past the project frequently.

Staff provided by a brief presentation of the request to modify the existing monument sign located in the median of Wellington Green Drive and Forest Hill Boulevard to change a panel and allow the Fairfield Inn and Suites Marriott panel.

Jennifer Vail, Agent, and Gary Koolick, Applicant, arrived late and were sworn in before the Board.

Mr. Grave de Peralta asked if the monument sign was two-sided. Staff confirmed it was and is stated in the staff report. Mr. Grave de Peralta stated on the graphic and elevation it says that there is a 7 feet width dimension. There was a discrepancy so he wanted to require that the panel be no larger than the existing Hampton Inn panel. Staff indicated the lettering area is 6 feet 10 inches in height. Mr. Grave de Peralta was OK with the panels looking like the rendering, he just felt there was a discrepancy in the measurements shown or it wasn't to scale. He asked if there was a different color background on the panel. Mr. Newell stated that it is on a white panel and mounted on the stucco. Mr. Grave de Peralta stated the monument sign is sort of confusing because it looks like the center is called Estates at Wellington Green with two tenants underneath it.

Mr. Grave de Peralta asked if he could amend the motion to require the panels to be same size. The panel lettering is the same height and width as the existing panel. There was no need to amend the motion.

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to approve Petition 19-010 (ARB 19-01) Wellington Green Master Sign Plan (MUPD B Fairfield Inn and Suites Marriott). The motion passed unanimously (5-0). Miguel Alonso and Stacy Somers had an excused absence.

PRESENTATION

White Vinyl Fence Discussion

Ms. Ferraiolo provided a summary of the discussion of the last meeting regarding the White Vinyl Fences and that the Board tasked staff with bringing them more information so they could make a determination on whether or not to allow them again or not. Staff reviewed the four (4) meetings in 2013 that discussed the white vinyl fence issues which ultimately prohibited them. The discussion started with the approval of Wellington Parc which proposed a white vinyl fence along the perimeter. The neighboring community of Versailles came to the ARB meeting in opposition of the white vinyl fence. Discussion continued for the next three (3) meetings.

In June 2016, staff brought attention to residents that have existing white vinyl fencing on one side that faces a right of way but not on the other maybe due to money constraints and staff did not have the ability to allow them to install it administratively. The Board allowed staff to approve administratively white vinyl fences that face a right of way on properties that already had a portion already facing a right of way.

Staff requested the item be postponed to the March ARB meeting when more of the Board is present because it requires a majority of the Board (4 votes), not the majority of those present, for an item to pass. The Board agreed but still wanted to discuss the item amongst them.

Mr. Shamash mentioned the resident that sent in an anonymous email expressing their opinions on the topic. Mr. Klein stated he spoke with legal and they said it is up to the Board whether they would want to take that email into consideration being that it was anonymous. Mr. Shamash stated he felt that if they are voting on anything, it needs to be on the agenda so residents are aware and have the option to attend the meeting if they so desire.

Mr. Klein stated if the issue is what the deterioration of the fence looks like, then it's more of a code compliance issue than anything that pertains to ARB. If it is built structurally and meets all the building codes, then he felt it should be something that is allowed in the Village. They would be forcing residents into a more expensive option as white is the cheapest color to install. Staff stated the example of linear feet given was for a small lot similar to those in Olympia. Ms. Ferraiolo stated whatever the ARB decides will apply to all of Wellington and the HOA's can decide whether they would want to be more restrictive. HOA's cannot be less restrictive. Staff observed when taking pictures that there were a lot of nice fences and a lot of not nice fences of all fence types and it really came down to if the homeowner maintained it.

Mr. Grave de Peralta asked when a hedge is required. Staff pulled up a slide that showed the fences that require hedging. Board on Board, PVC/Vinyl and Shadow Box fences all require a hedge every two feet on center when facing a right of way. A vinyl coated chain link fence is required to have a hedge the entire length of the fence. Aluminum rail fences are not required to have a hedge at all. When they were creating the regulations for Wellington, they felt that aluminum rail was a nicer material than the other fence types so they didn't require hedging. Mr. Klein asked if there were restrictions on hedging the inside of their property. Staff stated they would need to hedge the entire length even when internal to the property. Mr. Klein asked if there was a point in time where that wasn't a requirement. Ms. Prieto stated that chain link fences that were permitted during the county days may have not had the follow up, but the fences that are installed now must have hedging. Ms. Prieto stated the only other place where you do not install hedging is within maintenance easements. Ms. Ferraiolo stated the code officers can only cite residents from what they can see from the road.

Mr. Shamash wanted to separate to possibly only allow it for residential and when it is a requirement within a buffer. He doesn't like restricting the material, however, the material is very intrusive in his opinion. He felt there could be some sort of compromise to only allow the white vinyl during certain circumstances. He did feel it is a code compliance issue. Mr. Klein stated that a discolored wood fence looks like a tree and doesn't stand out as much as a white fence. Ms. Ferraiolo suggested not allowing white vinyl on major thoroughfares.

Mr. Klein asked if there was any discussion about installing more pink walls along the thoroughfares. Ms. Ferraiolo stated she didn't know of any discussion. Mr. Grave de Peralta asked if the rust stain come off easily off of a white vinyl fence. Ms. Ferraiolo stated she would find out.

Mr. Grave de Peralta stated he was on the west coast and it was all different fence types along the roadway. He would send the video he recorded to staff to put in the PowerPoint.

Ms. Ferraiolo observed instances where there were three (3) different fence types in the back yard because the white vinyl wasn't allowed at the time of installation of their portion of the fence. Mr. Mishkin felt that the white fences still stood out. Mr. Grave de Peralta commented that when properly maintained, they look good. Ms. Prieto stated the hedge needs to be installed prior to closing out the permit. Mr. Shamash asked if staff could do a site visit to see if the fence esthetically would look good prior to issuing a permit. Ms. Ferraiolo stated they don't have enough staff to do that as they issue over 5,000 permits a year. Staff will add the agenda item at the next meeting.

Mr. Mishkin asked if they can put conditions on how they can allow the white fences. Staff believes the board can allow conditions, but they will get back to the Board on that. Ms. Ferraiolo stated if they don't do anything on the topic, a resident can still apply to the board and be issued on a case by case basis.

Mr. Klein asked if an aluminum rail fence can be installed around a pool. Ms. Ferraiolo stated it can be used as a pool barrier fence but they need to meet certain standards in order to be a pool barrier. They do not need to come to the Board before installation.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

None

COMMENTS FROM THE BOARD

Staff will look into alternative meeting dates for March being that the scheduled March 20 meeting date conflicts with public schools spring break and some board members will be out of town.

Meeting adjourned at 7:47 pm.

Ron Shamash, Chairman

Date