

Minutes
Architectural Review Board
March 28, 2019 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on March 28, 2019 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

CALL TO ORDER

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

ROLL CALL

Members Present: Ryan Mishkin, Roger Grave de Peralta, Ron Shamash, Stacy Somers and Thomas Wenham.

Members Absent: Miguel Alonso (excused) and William Klein (excused)

Staff Present: Damian Newell, Senior Planner; Kelly Ferraiolo, Senior Planner; and Branden Miller, Planner.

REMARKS BY CHAIRMAN

PLEDGE OF ALLEGIANCE

MINUTES

A motion was made by Thomas Wenham, seconded by Stacy Somers, to approve the February 20, 2019 Architectural Review Board Meeting Minutes. The motion passed unanimously (5-0). Miguel Alonso and William Klein had an excuse absence.

ADDITIONS & DELETIONS

Kelly Ferraiolo, Senior Planner requested the White Fence Discussion to be removed due to not having a full Board in attendance.

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to approve the revised agenda removing the White Vinyl Fence Discussion. The motion passed unanimously (5-0). Miguel Alonso and William Klein had an excuse absence.

SWEARING IN OF WITNESSES

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

NEW BUSINESS

19-024 (ARB 19-003) The Poke Company at Wellington Green MUPD D Signage with Technical Deviations

EX-PARTE DISCUSSION – None.

Damian Newell, Senior Planner, presented a request to approve a wall sign with a Technical Deviations for height and lines of copy for The Poke Company located within MUPD B at the Wellington Green Mall. The code allows a maximum sign height of 30 inches and two (2) lines of copy. The applicant is requesting to allow one wall sign height of 47 inches and three (3) lines of copy. Staff recommends approval with three (3) conditions, listed in the staff report. Staff would like to enter the file into the record.

Mr. Shamash inquired if there were any public comments. There were none.

Tom Wenham asked staff for an explanation of the Technical Deviation. Mr. Newell explained the first Technical Deviation is for the height, going from what the code allows (30 inches) to 47 inches. The second is to allow to three (3) lines of copy where the code allows for two (2) lines of copy.

Roger Grave de Peralta inquired if staff verified the size. Mr. Newell stated visually, but staff did not measure.

Stacy Somers commented that the other signs in the center are all different.

A motion was made by Thomas Wenham, seconded by Stacy Somers, to approve Petition 19-024 (ARB 19-003) The Poke Company at Wellington Green MUPD D Signage with Technical Deviations. The motion passed unanimously (5-0). Miguel Alonso and William Klein had an excused absence.

19-025 (ARB 19-004) Palm Beach International Academy Professional Center at Wellington Signage with Technical Deviations

EX-PARTE DISCUSSION-None.

Mr. Newell presented a request to approve a wall sign with a Technical Deviations for height and lines of copy for Palm Beach International Academy at Wellington Professional Center, which is located at the NW corner of South Shore Boulevard and Greenview Shores Boulevard. Staff recommends a sign length of 36 feet to be aligned with the arch opening and the conditions listed in the staff report. Mr. Newell asked the file be entered into the record. The applicant agreed to the 36 feet in length and are in attendance to give a presentation and address any further questions.

Gil Strelac, a media consultant with Signarama, stated they are in agreement with staff's recommendations. Mr. Strelac brought a sample of the sign letter. The staff's recommendation of black is consist with the approved sign master plan. The logo being a trademark is not required to be black.

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to approve Petition 19-025 (ARB 19-004) Palm Beach International Academy at Professional Center at Wellington Signage with Technical Deviations. The motion passed unanimously (5-0). Miguel Alonso and William Klein had an excused absence.

19-026 (ARB 19-005) The Window Guys at Commerce Park Lot 3 Signage with Technical Deviations.

Branden Miller, Planner, presented a request to approve a secondary end wall sign on the north elevation with Technical Deviations. The location is on the northeast corner of Fortune Circle in Commerce Park. Staff recommends approval with the conditions listed in the staff report.

Gil Strelac presented a sample to the Board. Mr. Shamash confirmed the sign would not be neon. Staff clarified the location of where the secondary sign would be installed. Mr. Shamash commented that the sign looks very tight on the building. Mr. Strelac stated it is the company's logo, he would rather reduce the sign than change their client's logo. The Board discussed changing the sign's parameters.

A motion was made by Thomas Wenham to approve Petition No. 19-026 (ARB 19-005) The Window Guys at Commerce Park Lot 3 Signage with Technical Deviations with the condition that the sign shall have 4 inches clear space above and below the sign. The motion failed due to a lack of a second.

Mr. Grave de Peralta expressed he would like to view the entire elevation and how the sign would be displayed on the elevation. Mr. Strelac stated his client is acceptable with one line of copy.

A motion was made by Roger Grave de Peralta, seconded by Thomas Wenham, to postpone Petition No. 19-026 (ARB 19-005) The Window Guys at Commerce Park Lot 3 Signage with Technical Deviations to provide a photo of the entire north elevation so the Board could see exactly where the sign will be mounted and how it would look in relation to the facade. A motion failed due to a lack of majority of the Board members (3-2). Ron Shamash and Stacy Somers dissented and William Klein and Miguel Alonso had an excused absence.

Mr. Newell gave the Board suggests for their approval. The Board followed Mr. Newell's suggestions.

EX-PARTE DISCUSSION-None

A motion was made by Stacy Somers, seconded by Thomas Wenham, to approve Petition No. 19-026 (ARB 19-005) The Window Guys at Commerce Park Lot 3 Signage with Technical Deviations with the following additional conditions: 1. The sign will be one (1) line of copy a maximum of 28 inches in height, 2. "Of Florida" shall be a maximum height of 7 inches, 3. The sign is limited to a length of 30 feet, 4. There shall be a minimum clearance of 4 inches above and below the sign, and 5. The sign shall be centered on the top white portion of the building facade of the north elevation. The motion passed (4-1). Roger Grave de Peralta dissented and William Klein and Miguel Alonso had excused absences.

19-029 (ARB 19-006) Designers Touch Jewelry at Village Green Signage with Technical Deviations

EX-PARTE DISCUSSION-None

Mr. Miller presented the request for approval of a secondary wall sign with technical deviations for Designer Touch Jewelry. The location is the west side of State Road 7 in the Village Green Shopping Center. Staff recommends approval with conditions listed in the staff report.

The Board discussed the location of the second sign

A motion was made by Stacy Somers, seconded by Ryan Mishkin, to approve Petition 19-029 (ARB 19-006) Designer's Touch Jewelry at Village Green Signage with Technical Deviations. The motion passed unanimously (5-0). Miguel Alonso and William Klein had an excused absence.

19-022 (ARB19-002) Wellington Green Congregate Living Facility (CLF) (F.K.A. Devonshire CLF)

EX-PARTE DISCUSSION-None

Mr. Newell provided a presentation of the request to approve the building elevations, exterior colors, materials and site amenities for the proposed Congregate Living Facility (CLF). The location is Pod "A" of the Wellington Green project located half a mile south of Forest Hill Boulevard and State Road 7. The covered parking, trellis, gazebo, shade structure, entry wall and signage will be submitted as a separate request in the future. Mr. Newell reviewed the background of the Wellington Green DRI. The proposed CLF includes eight (8) one-story villas, five (5) three-story garden flat buildings with detached parking garage building, one (1) four-story assisted living building, two (2) six-story Independent Living buildings with a two-story Commons building in the center, clubhouse office building and entry feature building. Mr. Newell reviewed the recommendations for each building. The applicant was in attendance and had a presentation for the Board. Staff would like to enter the file into the record. Staff recommends approval with the conditions listed in the staff report.

Jennifer Vail, with WGI, the agent for the applicant, gave a brief presentation to the Board. The applicant agreed with staff's recommendations with the exception of the additional dormer on the garage buildings and the railing detail for the Independent Living building.

The Board discussed the elevations. The applicant explained the plan wall with no architectural features was to break up a busy architect. Mr. Newell received the renderings being presented to the Board the morning of the meeting, after his recommendations were issued.

Mr. Wenham expressed his pleasure for this project finally coming back to Wellington. The Board discussed the Villa elevations, asking staff to work with the applicant on the elevations and the railing.

A motion was made by Stacy Somers, seconded by Thomas Wenham, to approve Petition No 19-022 (ARB19-002) Wellington Green Congregate Living Facility (CLF) (fka Devonshire CLF) with the following revisions to the staff recommendations: (1.) The proposed railings can remain. (2.) No modifications to the building elevations for the Independent Living Facility and (3.) Staff to review the revised elevations for the Villas. The motion passed unanimously (5-0).

OLD BUSINESS

White Vinyl Fence Discussion

The item was postponed

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE STAFF

The next ARB meeting is scheduled for April 17, 2019 at 7:00 pm.

COMMENTS FROM THE BOARD

None

Meeting adjourned at 8:34 pm.

Ron Shamash, Chairman

Date