

Minutes
Architectural Review Board
June 19, 2019 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on June 19, 2019 at 7:00 p.m. at the Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Ron Shamash called the meeting to order at 7:07 p.m.

Members Present: Ron Shamash, Stacy Somers, William Klein, Miguel Alonso, Ryan Mishkin, Roger Grave de Peralta and Thomas Wenham. Miguel Alonso arriving late.

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

II. PLEDGE OF ALLEGIANCE

III. REMARKS BY CHAIRMAN

None

IV. ELECTION OF CHAIR AND VICE-CHAIR

A motion was made by Tom Wenham, seconded by William Klein, to elect Ron Shamash as Chair. The motion passed unanimously (7-0).

A motion was made by Ron Shamash, seconded by William Klein, to elect Tom Wenham as Vice-Chair. The motion passed unanimously (7-0).

V. APPROVAL OF MINUTES

ARB-182 May 15, 2019 Architectural Review Board Meeting Minutes

A motion was made by Tom Wenham, seconded by William Klein, to approve the May 15, 2019 Architectural Review Board Meeting Minutes. The motion passed unanimously (7-0).

VI. ADDITIONS & DELETIONS

Mr. Damian Newell pointed out the election of Chair and Vice-Chair is on the agenda.

VII. SWEARING IN OF WITNESSES

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

VIII. NEW BUSINESS

ARB-184 19-60 (ARB 19-11) McDonalds at Village Green Center Signage with Technical Deviations.

EX-PARTE DISCUSSION —. None

Damian Newell, Senior Planner, presented the request for approval of a drive-thru menu board and preview menu signs with technical deviations for the McDonalds within the Village Green Center project. Mr. Newell stated the project is located on the west side of State Road 7, between Stribling Way and NuVista Ave. Mr. Newell gave a history of the parcel and advised the Board of their previous approval for the site. Mr. Newell reviewed the requests with the Board, including illustrations of the location and appearance of the signs. Staff recommended approval with the conditions listed in the staff report. Staff entered this petition into the record.

Gigie Simeon, representative of MasTec Network Solution, on behalf of McDonalds, presented the request to the board. The signs will be digital and will dim at night. Mr. Shamash inquired on the timing of the removal of the existing signs. Mr. Newell pointed out one of the signs was not on the Board's original approval, it is separate from the menu board sign. Ms. Simeon stated they would wait to remove the signs until the permit is approved and will be done during the construction. Mr. Newell explained to the Board using the illustration, which signs have to be removed.

A motion was made by Tom Wenham, seconded by Miguel Alonso, to approve Petition 19-60 (ARB 19-60) McDonalds at Village Green Center Signage with Technical Deviations based on staff recommendations. The motion passed unanimously (7-0).

IX. DISCUSSION

ARB-184 White Vinyl Fences Discussion

Mr. Newell introduced the discussion regarding white vinyl fences, per the Board's request. Mr. Newell advised the Board of the research from other municipalities with no other municipality having restrictions on the color of fences. Mr. Newell informed the Board that Wellington had 978 code cases between 2017 and 2018 that include Homeowner Association Communities. Mr. Newell presented the current permitted fence types. It was pointed out that wood fences are allowed to be painted. The restriction on white fencing was only for PVC fences. Mr. Newell presented PVC fences with hedge material, the different PVC fence colors, the different fences next to each other, the costs of the PVC fences and indicated that white vinyl PVC fence cost less than the alternative colors.

Mr. Newell advised the Board that at the July meeting staff will be making a presentation on different hedge materials. Mr. Newell stated the hedge discussion will be done by Brian Hopper and David Flinchum.

Mr. Shamash stated the discussion started back in 2013 and the maintenance of the white fencing was the main issue.

William Klein stated there is nothing wrong with the material but the degradation of the fence and the enforcement of that. Mr. Klein advised the Board that he was informed by code compliance that there are around 500 cases per year related to fences and landscaping. Mr. Klein had staff research other municipalities on white PVC fences and staff confirmed Wellington is the only municipality that prohibit the use of white vinyl fences. Is this Board taking away a cost effective option for the residents? Mr. Klein believes it is a code compliance issue.

The Board discussed the aesthetic of white vinyl fences and the degradation of wood fences. The Board discussed the patchwork of fences and landscaping requirements on the major thoroughfares. Mr. Newell explained how code enforcement handles violations. Stacy Somers stated the white fences always stand out and Wellington being all about nature and takes pride in that. Wellington is unique and a lot of it is aesthetics. Ryan Mishkin agreed with Ms. Somers and that is what this Board decides. Mr. Newell stated staff does receive complaints from property owners who want the white fences. Mr. Newell suggested the Board could decide not to have white fences on major thoroughfares as an option. Another option is in gated communities to give them the option of the color and obtain an approval from their Board. Ms. Somers commented that if this Board does not want to see this type of fence on the main thoroughfares, the residents might not want to see that same look inside of their community.

A motion was made by William Klein, seconded by Tom Wenham, to allow the white vinyl/PVC fencing to be used on residential lots that are not on major thoroughfares or the associated side street with all the existing landscaping requirements stay in place.

Ron Shamash asked to amend to include any new development not to have any PVC fencing around the development. Mr. Klein accepted the amendment to his motion.

Mr. Klein withdrew his motion.

A motion was made by William Klein, seconded by Tom Wenham, to permit the use of white vinyl/PVC fencing to be used on residential application with the current landscape guide for fences that are not on major thoroughfares or the associated side streets and white PVC fences will be continued to be prohibited on any developments around the perimeter. The motion failed by a vote of (2-5), with Ron Shamash, Miguel Alonso, Stacy Somers, Ryan Mishkin and Roger Grave de Peralta dissenting.

Mr. Shamash stated the fences stays as it currently stands.

X. COMMENTS FROM THE PUBLIC

None

XI. COMMENTS FROM THE STAFF

Mr. Newell stated at the July ARB meeting the hedges will be presented, but only if there is a petition to be presented

XII. COMMENTS FROM THE BOARD

Mr. Shamash congratulated Mrs. Ferraiolo on the birth of her child.

XIII. ADJOURN

Meeting adjourned at 8:15 pm.