

Minutes
Architectural Review Board
December 18, 2019 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on December 18, 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 7:00 p.m.

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

Staff Present: Olga Prieto, Senior Planner, and Branden Miller, Planner

I. REMARKS BY CHAIRMAN

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

November 20, 2019 Architectural Review Board Meeting Minutes

A motion was made by Thomas Wenham, seconded by William Klein, to approve the November 20, 2019 Architectural Review Board Meeting minutes. The motion passed unanimously (7-0).

IV. ADDITIONS & DELETIONS

None

V. SWEARING IN OF WITNESSES

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

VI. NEW BUSINESS

Petition 2019-0003 ARB The Coach House (AKA The Player's Club Residences)

EX-PARTE DISCUSSION – Mr. Wenham drove by the site. Mr. Grave de Peralta recused himself.

Ms. Prieto presented to the Board the request for exterior elevations, materials, signage and site amenities approval of the new 50-unit multi-family condominium at the former Players Club restaurant site. Staff recommended approval with the conditions listed in the staff report.

Jon Schmidt, Schmidt Nichols, agent, provided a brief presentation of the request including additional renderings, landscaping, signage, site amenities, and materials. Mr. Wenham asked where guest parking is located. Mr. Schmidt stated there are a few guest surface parking spaces and parking within the underground parking garage. There is also valet drop-off as well.

Mr. Shamash asked if they have enough parking. Mr. Schmidt stated they have extra parking spaces. There is one level of parking under each building. The grade of the building will be the same as the existing Players Club building. The parking will be underneath, level with the parking lot that exists today.

Mr. Klein asked what building is under construction on the site now. Mr. Schmidt and Ms. Prieto stated it is the sales center. Ms. Schmidt stated the demolition on the existing building will occur in the near future. Habitat for Humanity is coming and taking out any fixtures within the structure that could be reused. The site is also being used for firefighter training.

Mr. Schmidt stated the building is very high end and will set a standard for other future developments.

Ms. Prieto asked if the glazing on the windows will be reflective. Mr. Schmidt stayed there will be a gray tint but not reflective.

Ms. Prieto put the entire record into the file.

A motion was made by Thomas Wenham, seconded by Stacy Somers, to approve Petition 2019-0003 ARB The Coach House (AKA The Player's Club Residences) as recommended by staff. The motion passed unanimously (6-0). Roger Grave de Peralta recused himself.

Petition 2019-0004 ARB Wellington Marketplace Exterior Colors

EX-PARTE DISCUSSION – Mr. Kline and Ms. Somers drove by the site.

Ms. Prieto presented to the Board the different exterior color scheme options for the Marketplace. Mr. Paul Frahm, agent, stated this request is a result of a code citation. He stated Option A was more modern, but for the record, they did not have a preference. They originally thought of painting the roof dark gray, but then realized that the paint could chip off and the terra cotta tile would show through. They are in agreement with staff recommendations.

Mr. Wenham prefers Exhibit B color scheme. Mr. Frahm's original thinking was that the earthtone colors were a little dated, but they will work with the architecture. Mr. Shamash asked if the pictures that were provided of the Cinema, if it were the colors that were being proposed. Mr. Frahm stated that is what the property looks like today. It has not been painted. Mr. Alonso asked if the scored stucco would be considered trim and Mr. Frahm confirmed.

Mr. Grave de Peralta noticed there are a lot of cast stone accents (columns) throughout the project which are not changing. He couldn't tell if the colors proposed match the architectural accents. He is concerned that the gray may look blue. Ms. Somers stated a lot of the awnings are faded throughout the plaza which also dates it. Mr. Alonso stated painting the cinema dark gray may not turn out nicely. Ms. Prieto suggested requesting the applicant to supply colored renderings of the proposed colors.

Mr. Alonso asked if there was a time frame for the awning replacement if they were to choose Option B. Ms. Prieto stated there is no time frame. Mr. Frahm could commit to replacing the awnings all at one time. Ms. Somers drove around looking at other shopping

centers to see what others had. She stated the example that was provided in the justification statement was located in Boynton Beach. There are no other shopping center within Wellington that uses gray tones. The Courtyard Shoppes recently remodeled and changed their colors from gray to the muted earth tone colors. Mr. Shamash stated the only shopping center that is gray is the Urban Air tenant which he thinks is a little too dark.

Mr. Alonso stated the color palette could work but the trim from the body is such a dramatic difference. The gray trim would need to be lighter. Ms. Somers stated there is a lot of natural accents that could break up the gray color.

Mr. Somers stated with Option B, it would still look dated if they keep the awnings how they are. Mr. Frahm stated it is a sizeable investment to paint the center so he was glad to see that the Village was giving them time to replace the awnings. Mr. Klein liked Option B.

Ms. Mishkin liked Option A although the architecture on the example provided in the Justification Statement was more modern. He wouldn't be opposed to trying something different, but it may be too much for that plaza. He also didn't like Option B as it was very similar to what exists. He suggested possibly a lighter beige body color. Mr. Frahm stated the reason why the colors are so rich is because the colors fade overtime.

Mr. Wenham asked why the black awnings. Ms. Prieto stated the thought was the color would update the plaza. Ms. Somers liked the option of a terra cotta awning to match the roof. Mr. Mishkin preferred Option B and Mr. Alonso preferred Option B if the awnings were changed. Mr. Frahm requested the deadline to replace the awnings be by the end of 2020.

Mr. Shamash liked Option A, but needs to see it. On Option B, the body color is a little dark.

Mr. Alonso requested renderings of the color photo shopped on key areas of the plaza, the cinema and the real estate office.

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to table Petition 2019-0004 ARB Wellington Marketplace Exterior Colors to the January 15, 2020 Architectural Review Board meeting in order for the applicant to submit colored renderings of the color palette options. The renderings shall include the Cinema and the corner real estate office. Renderings shall include Option A with a lighter gray trim color and a black awning and Option B with a lighter body color, the original colors that were submitted, a black awning and a terra cotta awning. The motion passed unanimously (7-0).

VII. COMMENTS FROM THE PUBLIC

None

VIII. COMMENTS FROM THE STAFF

Staff wished all the Boardmembers a happy and healthy holiday.

IX. COMMENTS FROM THE BOARD

Mr. Ron Shamash thanked the staff and the Boardmembers for all of their hard work.

X. ADJOURN

Meeting adjourned at 7:55 pm.

Ron Shamash, Chairman

Date