

Minutes
Architectural Review Board
January 15, 2020 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on January 15, 2020 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.

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

Board Members Absent (Excused): Ryan Mishkin

Staff Present: Kelly Ferraiolo, Senior Planner, and Olga Prieto, Senior Planner

I. REMARKS BY CHAIRMAN

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

December 18, 2019 Architectural Review Board Meeting Minutes

A motion was made by Thomas Wenham, seconded by William Klein, to approve the December 18, 2019 Architectural Review Board Meeting Minutes. The motion passed unanimously (6-0).

IV. ADDITIONS & DELETIONS

None

V. SWEARING IN OF WITNESSES

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

VI. OLD BUSINESS

Petition 2019-004 ARB Wellington Marketplace Exterior Color Scheme

Ms. Ferraiolo provided a summary of the request and the new colored renderings that were submitted. At the December 18, 2019 ARB meeting, the Board requested colored renderings of the movie theater view and the real estate tenant view that showed the earth tone and gray color scheme with different colored awning options (black, terra cotta, and turquoise). The applicant used a lighter body color for the earth tone and a lighter trim color for the gray color scheme than what was presented at the December meeting.

Paul Frahm, property manager for Bruce Strumpf, stated at the last meeting they mentioned they did not have a preference on the color scheme. Due to the maintenance required on the lighter gray color scheme, the applicant now prefers the earth tone color scheme as it would require less maintenance. They also preferred the turquoise awnings as there still is life left in the 26 awnings.

Mr. Shamash liked all renderings except for the turquoise awnings. Thomas Cannon, owner, stated they want to keep the turquoise as it matches the existing signs. The tenants prefer the turquoise awnings as well.

Mr. Alonso asked why staff is recommending them to replace the awnings. Ms. Ferraiolo stated that if they are coming in to paint the plaza and a new color scheme, the intent was to make the plaza more modern as the turquoise is out dated.

Mr. Grave de Peralta asked if the board had the right to pick colors for them as the Board is not their designer. Mr. Shamash suggested approving both schemes. Ms. Somers liked Exhibit F as the terra cotta awnings tied in the colors of the plaza. She feels once the plaza is painted, the molded, discolored awnings will stand out more.

Mr. Shamash asked if the color board that was approved was only for residential and if turquoise was on that board. Ms. Ferraiolo stated the color board is for the entire Village and awning colors are not addressed on the board.

Mr. Frahm stated they would need about six (6) months to complete the project. He also stated the turquoise signs are part of their Master Sign Plan. Mr. Cannon stated in other plazas have been changing out black awnings. These black awnings attract heat and fade faster.

A motion was made by Thomas Wenham, seconded by William Klein, to approve the Earthtone color palette. The motion was tabled. The awning color was not included in this motion.

Mr. Alonso suggested approving both color schemes and let the applicant decide. Mr. Grave de Peralta didn't believe the turquoise awnings matched any better as the sign and awning colors were different turquoises. It actually points out that they don't match. He thought the black and terra cotta looked better.

Ms. Somers didn't agree of approving both color schemes. She preferred the earthtone with terra cotta awnings.

Mr. Klein didn't want to force the applicant to drive up their costs to replace the awnings.

Ms. Somers asked if there was a code issue with the awnings. Ms. Ferraiolo stated the applicant submitted color schemes. At the time they submitted, they preferred the gray color scheme. To make the color scheme work, staff recommended the color of the awnings be changed.

Mr. Klein asked if a new building was being approved, would it be in the ARBs charter to comment on the colors of their awnings. Staff replied yes. Mr. Klein stated this was a back fit. The applicant is changing the color palette and the board would force them to change the awnings and have them incur new costs when there is still life left on the awnings.

Ms. Ferraiolo stated the recommendation at the last meeting was for the black awnings because the applicant preferred the gray color scheme. The gray didn't really match with the red roof and the turquoise awnings. This was only recommended for the gray color scheme. For the earth tone color scheme, staff recommended that if in the future they were to replace the awnings, they were to replace them with black. The recommendation for the earth tone color was not to replace the awnings. Mr. Klein stated realistically the awnings are not going to be replaced at the same time.

A motion was made by William Klein, seconded by Roger Grave de Peralta to approve Exhibit B - Earthtone Color Palette. The motion was amended to approve

Exhibit D - Earthtone Palette with Turquoise Awnings. The motion passed unanimously (6-0).

VII. COMMENTS FROM THE PUBLIC

None

VIII. COMMENTS FROM THE STAFF

Staff advised the Board the next meeting is February 19, 2020. There will be two items scheduled for the meeting - a retail building within MUPD F of Wellington Green at the Macaroni Grill site and an alternative design for a residential fence.

IX. COMMENTS FROM THE BOARD

None

X. ADJOURN

Meeting adjourned at 7:27 pm.

Ron Shamash, Chairman

Date