

Minutes  
Architectural Review Board  
September 16, 2020 at 7:00 p.m.

The regular meeting of the Wellington Architectural Review Board was held on September 16, 2020 virtually by a Zoom conference meeting.

**I. CALL TO ORDER/ROLL CALL**

Thomas Wenham called the meeting to order at 7:00 p.m.

Board Members Present: Miguel Alonso, Roger Grave de Peralta, Ryan Mishkin, Luis Rodriguez, Juanita Shenkman, Stacy Somers, Thomas Wenham

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

**I. PLEDGE OF ALLEGIANCE**

**II. REMARKS BY CHAIRMAN**

**Election of Chair and Vice Chair for 2020-2022 Architectural Review Board Term**

A motion was made by Roger Grave de Peralta, seconded by Luis Rodriguez, to nominate Stacy Somers as Chair of the Architectural Review Board. The vote passed unanimously (7-0).

A motion was made by Ryan Mishkin, seconded by Miguel Alonso, to nominate Roger Grave de Peralta as Vice Chair of the Architectural Review Board. The vote passed unanimously (7-0).

**III. APPROVAL OF MINUTES**

**Approval of February 19, 2020 Architectural Review Board Minutes**

A motion was made by Thomas Wenham, seconded by Ryan Mishkin, to approve the February 19, 2020 Architectural Review Board meeting minutes. The motion was unanimously approved (7-0).

**IV. ADDITIONS & DELETIONS**

**V. SWEARING IN OF WITNESSES**

Ms. Ferraiolo swore in all those who would testify before the Board.

**VI. New BUSINESS**

**2020-0001 ARB K9 Resorts Exterior Elevations and Signage with Technical Deviations**

Ms. Ferraiolo provided a presentation on the request for the K9 Resorts exterior elevations, colors and materials, and signage with technical deviations.

Glen Dowler, owner of K9 Resorts, had no issue with changing the accent color, but asked the Board to consider allowing the additional four (4) inches on the monument sign and

not requiring the mechanical equipment to be screened on all sides. The property is adjacent to a lake with mature trees and other industrial uses.

Mr. Alonso asked what would be the hardship of shortening the monument sign by four (4) inches. Ms. Ferraiolo stated it is a rather large sign and there are not many, if any, single tenant monument signs within the commerce park that are that large. Mr. Dowler wanted to maximize the size of the lettering. The logo is very visible but the lettering is small. Mr. Alonso was in favor of all of staff's recommendations.

Mr. Grave de Peralta wanted to confirm that on the elevations the main building appears one color and wall appears another color. The architect stated it was an issue with the graphic representation of the drawings. The intent was that everything will be the same beige color. Mr. Grave de Peralta didn't have an issue with the EIFS being one color but maybe there could be another color that could compliment the beige. He asked if there was a requirement that the wall have a decoration or cap on top of it to break it up. Ms. Ferraiolo stated the wall is required to have a continuous hedge to be planted a minimum of three feet tall with the intent that it would grow to at least six (6) feet in the next two (2) years.

The architect asked about the roof top mechanical equipment screening requirements. Ms. Ferraiolo stated she could send an example of others that have submitted roof plans showing how the mechanical equipment is screened at an elevation of 10 feet above grade 200 feet from the building on each side. If they are visible, they will need to be screened. However, they may not have to be screened based on placement and what the line of site roof plan shows. Staff will verify that all mechanical equipment is screened upon closing of the building permit.

Ms. Ferraiolo mentioned the applicant will need to send the new trim color and elevations so staff can review before issuing the approval letter.

**A motion was made by Miguel Alonso, seconded by Thomas Wenham, to approve Petition 2020-0001 ARB K9 Resorts Exterior Elevations and Signage with Technical Deviations with the conditions of approval as recommended by staff. The motion passed unanimously (7-0).**

#### **2020-0002 ARB Mohip Roof Material (Lot 10)**

Ms. Ferraiolo provided a presentation on the request for a flat metal panel roof for Mohip Dental located at 250 Professional Way within Binks Commercial Center. This request is an update to the original request of asphalt shingles.

Dr. Mohip, owner, stated when he bought the building in 2005, they have had so many problems with the barrel tile. His father, who is an engineer, stated the metal roof would last longer. Right now, there are leaks in roof. The roof has been through hurricanes and has had four (4) trees fallen on the building. He mentioned there are so many different roof types and materials within Professional Way and next door at the Binks Forest Golf Course (Wellington National), they have a metal panel roof. He has spoken to most of the owners within Binks Commercial and they had no objection.

Mr. Alonso asked there is nothing in the code that would allow the metal roof. Ms. Ferraiolo stated they needed to go to ARB because they are within a commercial center and they are changing their elevations. If they were installing the same or similar material then they could have just gotten a building permit without having to go to ARB, but because they are changing the look of the building, the ARB needed to approve the request. A metal roof is permitted within commercial centers, however, Binks Commercial

is unique as it was built at different times, with different owners, with different materials providing little consistency. Staff is trying to preserve whatever consistency the center has. The proposed color is an approved roof color.

Luis Rodriguez asked what the life expectancy if of a metal roof compared to barrel tile. Mr. Alonso stated it depends, but possibly 35 to 40 years, as it depends on the paint color.

Mr. Grave de Peralta asked if there was any mention in the original site plan approval that required barrel tile. Ms. Ferraiolo stated there was not a requirement in the site plan.

Mr. Rodriguez asked what the time line was for approval and installation. Ms. Ferraiolo stated that she believed there already was a building permit in the system and that it may just be waiting for zoning approval. If there wasn't, then it really just depends on the quality of submittal as to how long it takes for a building permit to be issued.

Dr. Mohip stated they tried to get on the ARB meeting last month. There is a major leak in the roof right now that has been temporarily fixed. The metal can be installed within two (2) weeks. The tile will take at least two (2) months to install and he is worried about the structure of the building.

Mr. Rodriguez stated Wellington National has a metal roof. Ms. Ferraiolo confirmed Wellington National does have a green metal roof, but it is not part of this commercial center.

Mr. Roger Grave de Peralta would have liked to see an elevation to show what the proposed roof material would look like as metal roof could change the way the building looks.

Mr. Alonso asked if the applicant withdrew his application could they submit a building permit and get it approved. Ms. Ferraiolo stated they would not get approval if they are requesting a metal roof. She mentioned that Ms. Prieto is the zoning reviewer for building permits and they would have to show they received ARB approval for the roof material before zoning sign off because they changed the roof type.

Ms. Shenkman stated she would also like to see what it would like in an elevation to see if it would look a lot different than the other buildings.

Mr. Wenham stated they could table the item to give them enough time to create an elevation so they could see what the material would look like. Ms. Ferraiolo stated the applicant doesn't have time to wait as he would need to hire a professional to create a rendering.

Mr. Alonso asked Dr. Mohip if he had looked into the metal barrel tile and if it was the life expectancy he wanted. Dr. Mohip did not have a chance to look into a metal barrel tile as they just changed the material this week as he didn't like the look of the original request of asphalt shingle.

**A motion was made by Miguel Alonso, seconded by Thomas Wenham, to approve Petition 2020-0002 ARB Mohip Roof Material (Lot 10) in a metal barrel tile in either**

**the requested "Clay" color or any other color as approved by staff. The motion passed unanimously (7-0).**

Ms. Ferraiolo asked if ARB would allow a flat metal tile that looks like the other flat tile roofs throughout the center. They agreed that allowing a flat metal roof would be acceptable

**A motion was made to revise the previous motion by Miguel Alonso, seconded by Thomas Wenham, to approve Petition 2020-0002 ARB Mohip Roof Material (Lot 10) in either a metal barrel or a metal flat tile roof in either the requested "Clay" color or any other color as approved by staff. The motion passed unanimously (7-0).**

## **VII. COMMENTS FROM THE PUBLIC**

None

## **VIII. COMMENTS FROM THE STAFF**

Ms. Ferraiolo asked whether the Board would want to continue virtual meetings or resume in-person meetings. The Board felt it was best to continue virtual meetings.

Ms. Ferraiolo stated staff has been working on additional fence options as the current fence list was approved in 1999/2000. Staff has been receiving many requests for fence types that are not on the approved fence list. If the Board sees any fence types not in Wellington that they like, send them to Ms. Ferraiolo so she could possibly add to the list of potential options.

The next Architectural Review Board meeting is October 21, 2020 at 7:00 pm.

## **IX. COMMENTS FROM THE BOARD**

None

## **X. ADJOURN**

**Meeting adjourned at 8:00 pm.**

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**Stacy Somers, Chairman**

**Date**