

LIFE CHURCH STAFF REPORT

Petition Number: 2026-0004-ARB

Owner: Life Covenant Church, INC.
4600 E 2nd Street
Edmond, OK 73034

Applicant/Agent: Jennifer Burger
4600 E 2nd Street
Edmond, OK 73034

Site Address: 3061 S State Road 7
Wellington, FL 33414

PCN(s): 73-41-44-24-10-001-0000

Future Land Use Map (FLUM) Designation:
Community Facilities

Zoning Designation:
Community Facilities (CF)

Acreage:
8.58 Acres

Request:
Architectural Review Board (ARB) approval of elevations and signage for Life Church, located at 3061 State Road 7.

Project Manager:
Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) 868-8634

Location/Map:

Life Church is located along State Road 7 heading southbound near the southwest corner of Stribling Way and State Road 7.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Mixed Use	MUPD
South	PBC Residential	PUD
East	CF	CF
West	Mixed Use	MUPD

Site History and Current Request:

The subject site is situated near the southwest corner of State Road 7 and Stribling Way. The 8.58-acre site consists of a 31,309 SF church that was constructed in 2009. ARB approval was provided in 2008 for the exterior elevations, colors, material, two (2) primary wall signs, and a monument sign along SR7. An off-premise monument sign exists along Stribling Way on the K Park property, but will be removed once the K Park site is developed. A building permit (BP25-4645) for the exterior renovations was returned for corrections from zoning as the updated elevations required ARB approval.

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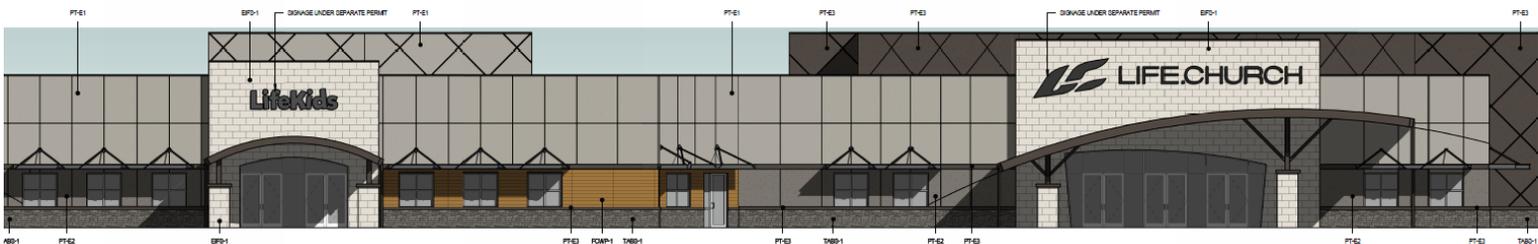


Analysis:

Staff reviewed the request for ARB approval for the proposed renovations to the existing Life Church for consistency with Wellington’s Land Development Regulations (LDR). Section 6.4.4.B., design standards for multi-family and non-residential zoning districts, are used to review all non-residential buildings to obtain ARB approval before the issuance of building permits.



Existing Site Conditions



Proposed Elevations

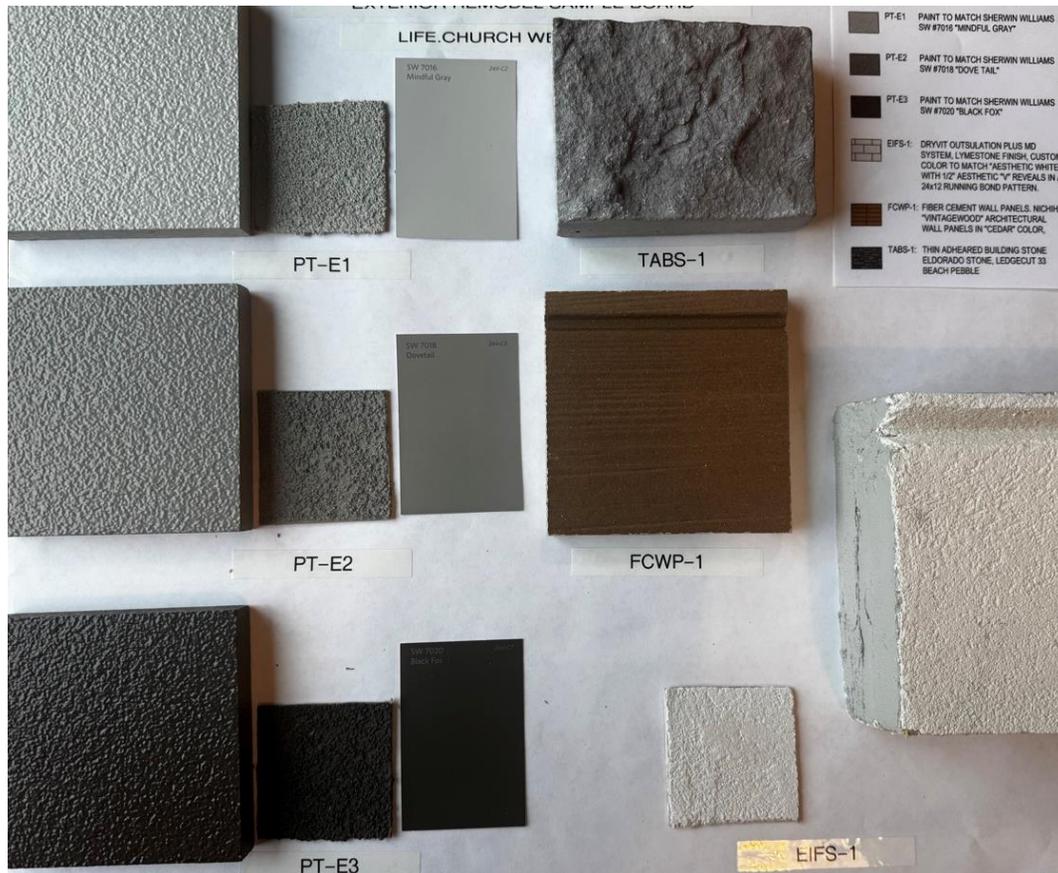
Exterior Elevations: The existing church is updating the exterior elevations by incorporating new colors, materials and a new entryway. The new materials include:

- Stucco Finish - SW 7016 Mindful Gray, SW 7018 Dove Tail, SW 7020 Black Fox
- Entry Feature - Limestone Finish
- Accent Materials – Fiber Cement Wall Panels in “Cedar” color
- Stone – Thin adhered building stone in Beach Pebble

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The renovations exhibit a modern commercial architectural style that is visually compatible with the surrounding development pattern, including the adjacent K Park project. The entry feature incorporates light-colored limestone with a stone veneer create a welcoming and cohesive appearance. Variations of colors and materials provide for architectural contrast throughout the exterior. All colors and materials are on the ARB approved color chart.

Signage:

The request for ARB approval of the proposed wall signs and monument signs were reviewed for consistency with Wellington’s Land Development Regulations (LDR). Multiple technical deviations for the existing building signs are included in the request.

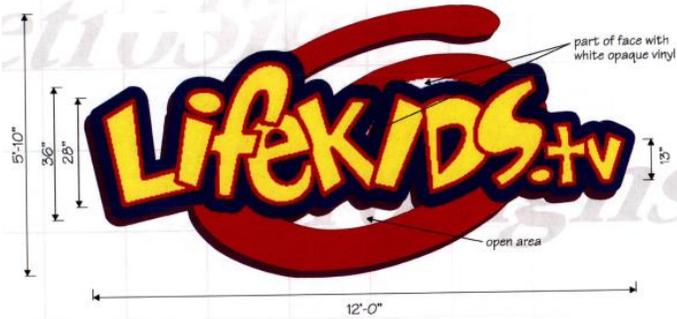
Wall Signs: The proposed wall signs were reviewed for compliance with Section 7.9.8.A.2 of Wellington’s LDR, Permanent Wall Signs. A major tenant (over 10,000 SF) with an exterior public entrance and a primary façade length of 150 feet or greater, is eligible for a wall sign up to 200 SF in sign area on the primary façade. They are permitted one (1) primary wall sign a maximum height of 66 inches. A technical deviation was granted in 2008 for the additional “Life Kids” sign, however, the existing primary wall signs do not match what is installed today.



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2008 Approval



Proposed Sign

The applicant is requesting to replace the two existing primary wall signs as shown above. The combined sign area of the two (2) signs exceeds the maximum square footage permitted for the Major Tenant sign; no additional signage, including secondary wall signage, is requested on the building. The deviations are provided below:

Deviations for Wall Signs

Primary Wall Sign for Major Tenant (East Façade/Elevation)				
	Standards	Allowed	Requested	Deviation
	Number of Signs	1	2	1
Sign 1 – “Life Church”	Sign Area (Boxed)	200 SF	224 SF	24 SF
	Height (Boxed)	66 inches	69 inches	3 inches
	Length	179 LF (80% Façade Length of 224 LF)	39 LF	0
Sign 2 – “Life Kids”	Sign Area (Boxed)	150 SF	64 SF	0
	Height (Boxed)	66 inches (Major Tenant)	48 inches	0
	Length	179 LF (80% Façade Length of 224 LF)	16 LF	0
	Sign Area (Total Combined)	200 SF	263 SF	63 SF

Monument Sign: Below are photos of the current Monument sign near State Road 7 and the proposed renovated sign. Per Section 7.9.8.B.2. of Wellington’s LDR, the sign structure shall not exceed eight (8) feet in height, shall not exceed 36 inches in height, and a sign area of 32 square feet. Sign area is measured by the entire face of a sign, including the surface and framing, trim, or molding, but not including the supporting structure. The limestone material on which the sign is mounted is included in the sign area. Although a deviation was granted for the original sign, the replacement of the entire sign will require an additional ARB approval. Below are the requested deviations:

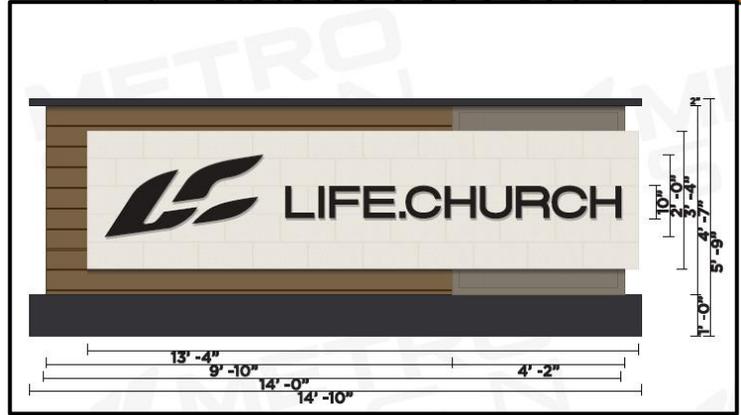
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Existing



Proposed

Standards	Allowed	Existing Sign	Proposed Sign	Deviation
Number of Signs	1	1	1	0
Sign Area (Boxed)	32 SF	68.75 SF	44.55 SF	12.55 SF
Height (Sign)	36 inches	60 inches	40 inches	4 inches
Height (Structure)	8 feet	6 feet 5 inches	5 feet 9 inches	0

Technical Deviation:

Per Section 7.9.10.B, Technical Deviations, of Wellington’s LDR, an applicant may submit a request for a Technical Deviation for signs that do not meet the standards in the LDR, per the procedures and decision criteria provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation:

As described in the tables above, the requested deviations include:

- An additional primary wall sign on the east façade
- Additional 63 SF of combined sign area for the primary wall signs
- Additional 12.55 SF of sign area and 4 inches of height for the Monument Sign

2. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

The proposed primary wall signs and monument sign are not specifically prohibited and are permitted under Sections 7.9.8.A.2 and 7.9.8.B.2. The applicant is requesting ARB approval to deviate from the number of signs permitted on one façade and the increased sign area.

3. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

The requested sign area and height deviations will allow for visibility and ensure the signs are proportional to the areas of the building attached. The additional Life Kids sign will provide clear primary identification for the accessory use as it is the main entrance for the youth programming.

4. Approval of the deviation must not negatively impact another tenant or buildings shown on the Master Sign Plan.

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Life Church is the only tenant on the property. No other tenant or building will be affected.

5. *The technical deviation must not cause any negative off-site impacts.*

The requested increase in sign area and height for the proposed wall signs will allow signs that are a proportional scale to the attached wall areas on the existing building. The building is also set back over 1,400 feet from State Road 7 and the increased sign area will provide visibility to traffic entering the project site.

Site Amenities: The previously approved site amenities will remain unchanged, with the exception of a new paint color being proposed for the dumpster enclosure and the monument sign to match the building.

Summary:

Based on the Findings of Fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve petition 2026-0004-ARB:

1. The exterior elevations, colors, materials, and finishes shall comply with the elevations shown in Exhibit C.
2. The use of gloss or high gloss paint finish is prohibited. The approved colors, materials, architectural details/features, etc., shall not be substituted for any other option (including future repainting) without ARB approval.
3. All rooftop mechanical equipment shall be screened from view. Before issuance of a certificate of occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view.
4. All above-ground infrastructure, utility equipment, mechanical equipment, transformer boxes, valves, exhaust vents, etc., shall be completely screened from view.
5. The address identification/numbering height shall comply with the Palm Beach County Fire code minimum requirements and shall not exceed the LDR maximums.
6. Permit approval is required before the construction/installation of proposed renovations.
7. Amended plans as needed and consistent with these conditions shall be provided to the Planning and Zoning Division for final ARB approval processing. Any modifications to this approval during permitting and/or construction shall require ARB approval.
8. Before the closeout of the building permit, an inspection by the Planning and Zoning Division is required to ensure compliance with all approvals.
9. The Life Church wall signs shall be consistent with Exhibit D, and as approved below:

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	Sign Area (Total Combined)	200 SF	263 SF	63 F

10. The Life Church monument sign shall be consistent with Exhibit D, and as approved below:

Standards	Allowed	Proposed Sign	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	32 SF	44.55 SF	12.55 SF
Height (Sign)	36 inches	40 inches	4 inches
Height (Structure)	8 feet	5 feet 9 inches	0

Exhibits:

- Exhibit A Site Conditions
- Exhibit B Site Plan
- Exhibit C Proposed Elevations, Colors and Materials
- Exhibit D Signage Detail
- Exhibit E West Palm Beach Life Church Renderings
- Exhibit F Justification Statement



Exhibit A – Existing Site Conditions

