

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

September 25, 2024



Sushi Yama Signage -Wellington Green MUPD D STAFF REPORT

Petition Number: 2024-0019-ARB

Owner: Pointe at Wellington LLC
10260 Forest Hill Blvd
Wellington, FL 33414

Applicant: Rosangel Gutierrez
2100 Orinoco Drive #116
Orlando, FL 32837

Agent: Samuel Azuz
Metro Electric Services
15050 NE 20th Avenue
Miami, FL 3318

Site Address: 10260 Forest Hill Blvd.

PCN(s): 73-42-43-27-05-004-0010

Future Land Use Map (FLUM) Designation:
Mixed Use

Zoning Designation:
Multiple Use Planned Development (MUPD)

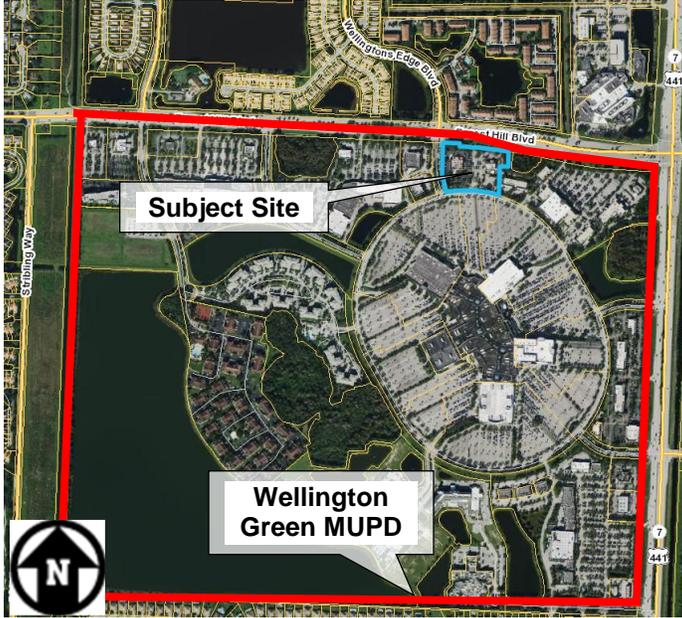
Acreage: 4.71 acres

Request: Architectural Review Board (ARB) approval to approve signage with technical deviations for the primary and secondary wall signs for Sushi Yama located within Wellington Green MUPD D

Project Manager:
Kelly Ferraiolo, Senior Planner
kferraiolo@wellingtonfl.gov
(561) 753-5268

Location/Map:

Wellington Green MUPD is located on the southwest corner of the intersection of State Road 7/US 441 and Forest Hill Boulevard. The subject site is located within the MUPD D of the Wellington Green MUPD which is shown below.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential H (18.01-22.0 du/ac)	Planned Unit Development (PUD)
South/East/West	Regional Commercial (RC) /LSMU and Residential G (12.01 – 18 du/ac)	MUPD

Site History and Current Request:

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by the Palm Beach County Board of County Commissioners (BCC). On January 1, 2000, the DRI applied specific conditions and regulations to the Wellington Green project. Wellington became the local government with jurisdiction over the Wellington Green DRI. The approved Wellington Green DRI consists of seven MUPDs

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and one PUD. The six (6) perimeter MUPDs (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office and personal service uses.

Sushi Yama is located in the outparcel formerly occupied by Smokey Bones and is requesting signage with technical deviations for the primary and secondary wall signs. No other exterior modifications are requested.

Analysis:

Staff reviewed the request for ARB approval of the technical deviation request to add one (1) auxiliary ground sign for consistency with Wellington’s Land Development Regulations (LDR) Section 7.9.7.A. Permanent Wall Signs.

Primary Wall Sign:

Per the LDR Section 7.9.8.A.2.b, a Minor Tenant shall be permitted one (1) sign per tenant primary façade with a maximum sign area of two (2) square feet per linear foot of primary facade length not to exceed 150 square feet. Minor Tenants shall not exceed a height of 30 inches.

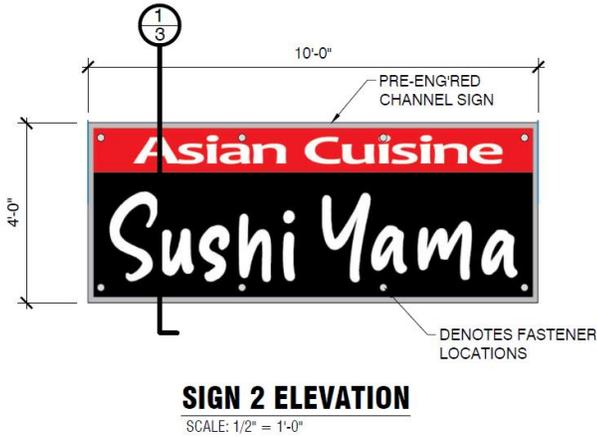


Below is what’s allowed per the LDR, being requested and deviation for the proposed Primary Wall Sign:

Primary Wall Sign (West Elevation)			
Standards	Allowed	Requested	Deviation
Sign Area	150 SF	51.33 SF	0
Height	30 inches (Minor Tenant)	44 inches	14 inches
Length	70 feet	14 feet	0

Secondary Wall Signs

Per the LDR Section 7.9.8.A.4.a, tenants may have up to two (2) secondary wall signs located on the rear, end, and tower facades with only one (1) sign on each facade. Secondary wall signs shall not exceed 50% of the sign area and height of the associated major/minor tenant wall sign on the Primary facade. No more than three (3) wall signs per tenant, including the Primary wall sign, shall be permitted. These secondary wall signs shall not face a residential development immediately adjacent to the major/minor tenant site.



NORTH ARCHITECTURAL ELEVATION
 SCALE: NTS



SOUTH ARCHITECTURAL ELEVATION
 SCALE: NTS

Below is what's allowed per the LDR, being requested and deviation for the proposed Secondary Wall Signs:

Secondary Wall Signs (North and South Elevations)			
Standards	Allowed	Requested	Deviation
Number of Signs	2	2	0
Sign Area	25.67 SF	40 SF	14.33 SF
Height	30 inches	48 inches	18 inches
Length	7 feet	10 feet	3 feet

Technical Deviation

The applicant is requesting a Technical Deviation to exceed the maximum height for the Primary wall sign, and to exceed the maximum height for the secondary wall sign.

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 decisions provided in the Development Review Manual, as listed below:

1. Describe in detail the Technical Deviation

The Primary wall sign exceeds the 30-inch maximum height allowed by an additional 14 inches and the two (2) secondary wall signs exceeds the 50% sign area and height of the Primary façade (25.67 SF and 30 inches) by an additional 14.33 SF and 18 inches. If ARB approves the technical deviation, the deviations are to be as follows:

- a) Primary wall sign on the west façade at 44 inches in height,
- b) secondary wall sign height on the north and south façade at 40 square feet and 48 inches.

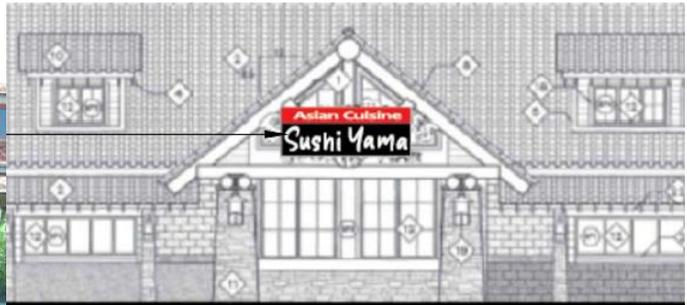
2. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

The proposed Primary and secondary wall signs are permitted under Section 7.9.8.A.2 and 7.9.8.A.4, respectfully.

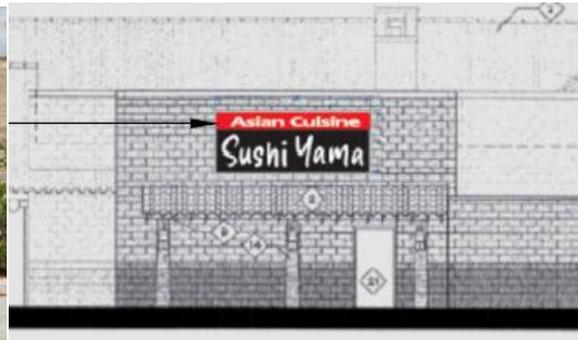
- The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.



West elevation (Primary) Previous Sign vs. Proposed Sign



North elevation (Secondary) Previous Sign vs. Proposed Sign



South elevation (Secondary) Previous Sign vs. Proposed Sign

	Smokey Bones	Sushi Yama	Difference
Number of Signs	3	3	0
Sign Height	81 inches	44 inches – 48 inches	- 33 inches
Sign Length	8.25 feet	10 feet	+ 1.75 feet
Sign Area	55.68 SF	40 SF	- 55.68 SF

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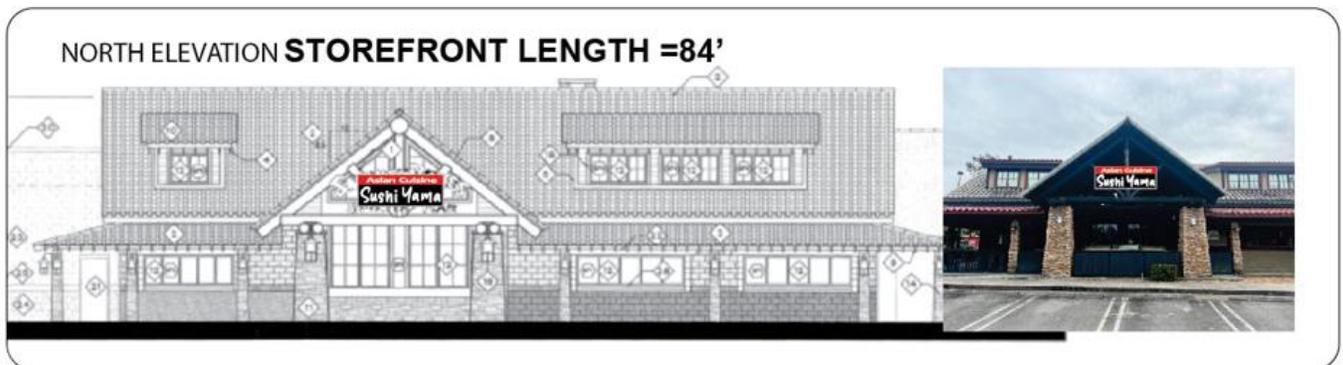
The sign code was recently modified which changed the square footage requirements for Major/Minor Tenants. Due to the square footage of the building, the unit is now considered a Minor Tenant which allows for a sign 30 inches in height, rather than 66 inches in height in the previous code. The previous tenant, Smokey Bones, had signs in the exact location that are proposed and received a technical deviation for much larger than what is requested (81 inches vs. 44 – 48 inches). Increasing the primary and secondary wall signs height by 14 to 18 inches for a total of 44 to 48 inches is an appropriate scale on the west and south side, which will both provide visibility and help with the overall building aesthetics for each façade.

The north side does not have a solid wall to place a sign so the previous tenant attached the sign to the wooden architectural feature of the canopy. The previous sign was a different size and looked aesthetically proportional then the sign proposed by the applicant. An additional option was provided for the north elevation which is 3 feet tall instead of 4 feet tall:

North Sign Option 1 (Requested by Applicant) - 4' x 10':



North Sign Option 2 - 3' x 8':



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

Technical deviations have been granted for this building for prior tenants. No negative impacts are expected to occur other businesses within the Master Sign Plan as the requested signs are smaller than what was installed by the previous tenant.

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

The technical deviation will not cause any negative off-site impacts. Larger signs will allow for better visibility for their customers to easily locate the business.

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Findings of Fact:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant’s request:

1. All previous conditions of approval not affected by this approval are in effect.
2. The Primary wall sign shall be consistent with Exhibit B, and as approved below:

Primary Wall Sign (West Elevation)			
Standards	Allowed	Requested	Deviation
Sign Area	150 SF	51.33 SF	0
Height	30 inches	44 inches	14 inches
Length	70 feet	14 feet	0

3. The Secondary wall signs (south elevations) shall be consistent with Exhibit B, and as approved below:

Secondary Wall Signs (South Elevation)			
Standards	Allowed	Requested	Deviation
Sign Area	25.67 SF	40 SF	14.33 SF
Height	30 inches	48 inches	18 inches
Length	7 feet	10 feet	3 feet

Secondary Wall Sign (North Elevation)				
Standards	Allowed	Option 1 (Requested)	Option 2	Deviation Option 1/Option 2
Sign Area	25.67 SF	40 SF	30 SF	14.33 SF/4.33 SF
Height	30 inches	48 inches	36 inches	18 inches/6 inches
Length	7 feet	10 feet	8 feet	3 feet/1 foot

4. A building permit is required prior to the installation of all signs.
5. Any modifications to this approval during permitting shall require ARB approval.
6. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.

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Exhibits:

- Exhibit A Existing Site Conditions
- Exhibit B Proposed Signs
- Exhibit C Applicant Justification Statement

Exhibit A – Existing Site Conditions



West Elevation



South Elevation



North Elevation



Exhibit B – Proposed Signage

SIGN 1 ELEVATION
 SCALE: 1/2" = 1'-0"

SIGN 2 ELEVATION
 SCALE: 1/2" = 1'-0"

WEST ARCHITECTURAL ELEVATION
 SCALE: NTS

SECTION (OPTION 1)
 FOR USE AT STUD FRAMED WALLS

SECTION (OPTION 2)
 FOR USE AT CMU OR CONC WALLS

NOTES:

- DESIGN WIND PRESSURE IN CONFORMANCE W/ FBC 2023, 8TH EDITION, REFERENCING ASCE 7-16. SEE CHART FOR WIND DESIGN CRITERIA.
- PRE-ENGRED SIGN FACE BY OTHERS. DELEGATE ENGINEER SHALL PROVIDE DESIGN DRAWINGS TO RICHARDSON ENGINEERING FOR APPROVAL PRIOR TO FABRICATION OR ERECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERPROOFING.
- BOLTS: ASTM A307
- EXISTING CONDITIONS SHALL BE VERIFIED BY CONTRACTOR. NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO INSTALLATION.
- PVC SLEEVE SHALL BE ULTRAVIOLET RESISTANT.

WIND DESIGN CRITERIA CHART	
RISK CATEGORY	II
WIND VELOCITY (Vult) (mph)	170
WIND VELOCITY (Vasd) (mph)	133
EXPOSURE CATEGORY (MMRF)	C
GC pi	+1.8, -1.8
DESIGN WIND PRESSURES (ASD) (psf)	54.3

PROJECT IDENTIFICATION
 THIS PLAN IS FOR CONSTRUCTION ON PROPERTY AT
 10260 FOREST HILL BLVD.
 WELLINGTON, FL. 33414

NO RESPONSIBILITY IS ACCEPTED BY RICHARDSON ENGINEERING ARCHITECTURAL FOR ANY CONSTRUCTION DEFECTS OR REQUIRED PERMITS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS. RULE 610-16.004 REQUIRING PROJECT IDENTIFICATION.

RICHARDSON ENGINEERING
 SEAL BY RICHARD B. RICHARDSON, P.E.
 191 25346 STREET
 Ocala, FL 34477 424-4002 52889
 LIC#: 00012380 EXP: 03/31/2025
 COPYRIGHT © 2024 RICHARDSON ENGINEERING
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PROJECT: SUSHI YAMA SIGN
 CLIENT: EG SIGNS
 DATE: MAY 22, 2024
 JOB#: 240262
 SHEET: 1 OF 3
 DRAWN BY: BER



Secondary Wall Signs Option 1

SIGN 2 ELEVATION
 SCALE: 1/2" = 1'-0"

NORTH ELEVATION STOREFRONT LENGTH = 84'

PROPOSED SIGN 2

NORTH ARCHITECTURAL ELEVATION
 SCALE: NTS

SOUTH ELEVATION STOREFRONT LENGTH = 104'

PROPOSED SIGN 2

SOUTH ARCHITECTURAL ELEVATION
 SCALE: NTS

DO NOT MASTER FILE THIS DRAWING

RE RICHARDSON ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
 DELAWARE, FLORIDA 83893
 LIC# 000200077 452-5002 25-0224

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PROJECT: SUSHI YAMA SIGN
 CLIENT: EG SIGNS
 JOB#: 240262 DATE: MAY 22, 2024
 SHEET: 2 OF 3 DRAWN BY: BER

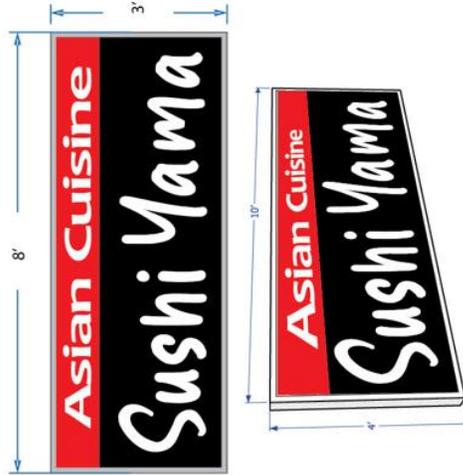
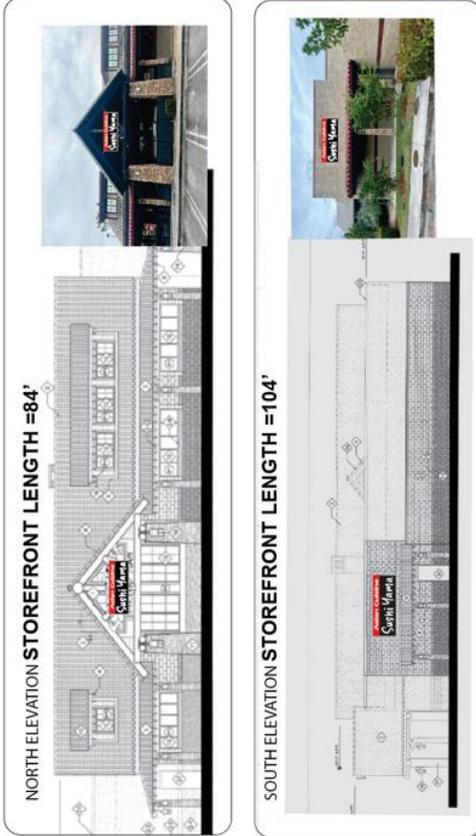
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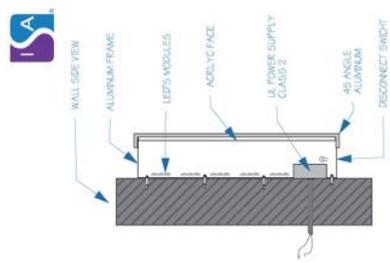
Secondary Wall Signs Option 2



CLIENT: SUSHI YAMA
 ADDRESS: 10260 Forest Hill Blvd
 Wellington, FL 33414
 STOREFRONT LENGTH = 188'
 TOTAL SQF = 80'
 SIGN TYPE A: MANUFACTURE & INSTALL TWO ILLUMINATED LIGHT BOX
 INSTALLATION: Mounting: Flush mounted to wall / Primary Power: one (1)120V/20V dedicated sign circuit that supplies no other load



- UL
- W-2 WORLD SIGN ASSOCIATES
- ISA
- SSA Sign Systems Corp.
- MSSA
- ABC



The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code

BUILDING CODE DA TA
 OCCUPANCY TYPE: COMMERCIAL
 CONSTRUCTION TYPE: II, VB
 WIND SPEED: 150 MPH, RISK CATEGORY I, II, III, IV
 WIND IMPORTANCE FACTOR: 1.0
 APPLICABLE DESIGN WIND SPEED REGION: NO WIND BORNE DEBRIS REGION: NO
 HIVELOCITY HURRICANE ZONE: NO
 ENCLOSURE CLASSIFICATION: SELF CONTAINED
 INTERNAL PRESSURE COEFFICIENT: ±0.18 PER ASCE 7
 BUILDING CODES IN EFFECT: 2023 (6TH EDITION) NATIONAL
 2023 FLORIDA BUILDING CODE: NFPA 110 AND 111
 STATE, FEDERAL AND LOCAL CODES & ORDINANCES
 COMPONENTS & SIGNAGE: ALL SIGNAGE ATTACHED TO OUTSIDE OF BUILDING WILL BE DONE WITH FASTENERS EQUALLY SPACED AROUND PERMANENT SIGNAGE. ALL SIGNAGE SHALL BE PERMANENT COMPONENTS & SIGNAGE DESIGN PRESSURE: 25.9 PSF - 34.7 PSF CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING.

STANDARD LETTER NOTES:
 1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.
 Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

NOTE:
 This Sign To Be Fabricated On Fabrication Order
 Location Required Specific Raceway Paint Color.

ELECTRICAL LOAD
 (1) 120 Amps @ 120 Volts
 ELECTRICAL REQMTS
 (1) 20 Amp/120 Volt Circuits

Underwriters Laboratories In.
 UL File E509973

MASONRY	
2" x 4" x 1/2" Dim. Power Wedge	2" x 4" x 1/2" Dim. Power Wedge
2" x 4" x 1/2" Dim. Expansion Anchor	2" x 4" x 1/2" Dim. Expansion Anchor
STUCCO FLOAM LATH & STUCCO	
1/2" Dim. x 10' Thread Length x stainless steel High Strength	1/2" Dim. x 10' Thread Length x stainless steel High Strength
2" x 4" x 1/2" Dim. Expansion Anchor	2" x 4" x 1/2" Dim. Expansion Anchor
STUCCO WOOD LATH & STUCCO	
1/2" Dim. x 10' Thread Length x stainless steel High Strength	1/2" Dim. x 10' Thread Length x stainless steel High Strength
2" x 4" x 1/2" Dim. Expansion Anchor	2" x 4" x 1/2" Dim. Expansion Anchor

LED Specifications:
 1. (2) Keystone - KTLD-60-UV-12V
 60 Watt LED Power Supply
 0.56 Amps @120 Volts
 (62 Each) Nitro OmegaOPTICS
 Sussylee (OTSB-W3-BW65)
 White LEDs

Customer Approval: _____ Date: _____

ENGINEER INFORMATION:
 Engineering seal
 Engineer Comment
 Design, fabrication, & construction shall conform to state & city codes.

REVISIONS

Date	Revisions

Scale: 3/4" = 1'-0"
 Designer: M.E.
 Revision:
 Title Sheet



SECTION 1
FOR USE AT STUD FRAMED WALLS

SECTION 2
FOR USE AT STUD FRAMED WALLS

SECTION 3
FOR USE AT CMU OR CONC WALLS

SEAL:

Digitally signed by Richard B. Richardson. Reason: This item has been electronically signed and sealed by Richard B. Richardson, P.E. on the date shown sealed using a SJA authentication code. Printed copies of this document are not considered signed and sealed and this SJA must be verified on electronic copies. Date: 2024.05.21 14:55:11 -0400

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 ORLANDO, FL 32835
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 (407) 425-4001
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PROJECT: SUSHI YAMA SIGN
 CLIENT: EG SIGNS
 JOB#: 240262
 DATE: MAY 22, 2024
 SHEET: 3 OF 3
 DRAWN BY: BER

Exhibit C

TECHNICAL DEVIATION JUSTIFICATION

Please have this letter as justification for the technical deviation requested for a sign permit for SUSHI YAMA ASIAN CUISINE located at 10260 Forest Hill Blvd.

Requesting the revision for three signs proposed at North, South and West elevation of the property listed above. For a Sushi Restaurant.

Due this property is located at Multiple Use Planned Development (MUPD) zone, The proposed signage is consistent with the LDR and the Comprehensive Plan, the proposal is also consistent with the Existing lots, uses and/or structures, according to the Land and Development Code and Regulation. The proposal meets CHAPTER 9 - SIGN REGULATIONS - Sec. 7.9.8. - Permanent signs, commercial—Supplementary standards.

On the attached existing conditions looks like there were signs installed previously.

Technical deviations (if requested) may be approved by the Architectural Review Board if the following criteria have been satisfied:

1. Describe in detail the Technical Deviation. *Erect three (3) wall signs West-South and North elevation of the building located at 10260 Forest Hill Blvd. For Sushi Yama Restaurant.*
2. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.
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 deviation preserves the aesthetics of the structure, location and meet the sign criteria of the City of Wellington, in concordance with the Muni Code.*
4. Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan. *The requested deviation has not negative impact in another tenants because SUSHI YAMA is the only tenant on the building.*
5. The technical deviation must not cause any negative off-site impacts. *Due there were previously approved 3 signs for this building, the requested deviation doesn't cause off-site negative impacts.*