

## **Signage Justification Statement – Illuminated Signage**

Project Name: Lewis Prime Grill Wellington

Location: 10120 Forest Hill Blvd, #110, Wellington, FL

Review Body: Village of Wellington Architectural Review Board (ARB)

Sign Type: Wall Sign / Monument Sign – Illuminated

### **Purpose of Statement**

This statement is submitted in support of the proposed illuminated signage to demonstrate consistency with the Village of Wellington’s architectural, signage, and lighting standards and to confirm that the signage is compatible with the building design, surrounding development, and public safety objectives.

### **Architectural Compatibility**

The proposed sign is designed to complement the architectural character, materials, and proportions of the building façade. The scale, placement, color palette, and typography are coordinated with the building’s design elements to ensure the sign appears integrated rather than visually dominant. The sign contributes to a cohesive streetscape and aligns with the overall aesthetic intent of the plaza.

### **Illumination and Lighting Design**

Illumination is provided solely to enhance visibility and legibility during evening and low-light conditions. The lighting method and intensity are designed to be non-glaring and uniform, with light directed toward the sign face and away from adjacent properties, public rights-of-way, and roadways. The illumination does not create visual clutter or distract from traffic control devices, and it supports safe wayfinding for patrons and visitors.

### **Site Context and Safety**

The sign location has been selected to avoid obstruction of pedestrian paths, vehicular sight lines, and building egress while optimizing patron visibility. The illuminated signs improve identification of the tenant space and assist with nighttime navigation while maintaining compliance with life-safety and accessibility considerations.

### **Construction and Code Compliance**

The signage will be securely mounted in accordance with applicable structural and wind-load requirements and will comply with all applicable electrical, fire, and accessibility codes. All wiring, transformers, raceways, and related components will be concealed or screened in a

manner consistent with Wellington's architectural and design standards. Required permits and inspections will be obtained prior to installation.

### **Maintenance and Ongoing Compliance**

The sign will be maintained in good condition and appearance at all times. Illumination components will be kept in proper working order, and any damaged or non-functioning elements will be promptly repaired or replaced. The sign will be removed or modified as required by applicable codes, ARB conditions, or lease obligations upon termination or change of use.

### **Conclusion**

The proposed illuminated signage is appropriate in scale, design, and illumination and is consistent with the intent of the Village of Wellington's sign and architectural standards. The sign enhances tenant identification and site wayfinding while maintaining architectural compatibility, minimizing light impacts, and supporting public safety. Approval by the Architectural Review Board is respectfully requested.

Sincerely,

Michael Jackson  
Lewis Prime Grill Wellington  
January 27, 2026