

**Outparcel Building Wellington Town Square** **STAFF REPORT**

**Petition Number:** 2026-0019-ARB

**Owner/Applicant:** Grace & Faith Legacy LLC  
12000 Forest Hill Boulevard  
Wellington, FL 33414

**Agent:** Joni Lue Yat  
12000 Forest Hill Boulevard  
Wellington, FL 33414

**Site Address:** 12000 Forest Hill Boulevard

**PCN(s):** 73-41-44-10-12-002-0000

**Future Land Use Map (FLUM) Designation:**  
Community Commercial (CC)

**Zoning Designation:**  
Planned Unit Development (PUD)

**Acreage:** 1.01

**Request:** Architectural Review Board approval of the exterior colors and wall signage for an outparcel building within the Wellington Town Square project.

**Project Manager:**  
Damian Newell, Senior Planner  
[dnewell@wellingtonfl.gov](mailto:dnewell@wellingtonfl.gov)  
(561) 753-2577

**Location/Map:**

The outparcel building (Wellington Town Square) is located at the southeast intersection of Forest Hill Boulevard and Ken Adams Way. The subject site (FKA PNC Bank) is located along the northeast section of the overall Wellington Town Square project, as illustrated on the map below.



**Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	Residential D	PUD
South	CC/Residential F	PUD
East	CC	PUD
West	Parks	PUD

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



**Site History and Current Request:**

The Wellington Town Square project was constructed in 1982. The project obtained approval to expand the existing Publix (2003-21ASA1) and update the building façades in 2003. A Master Sign Plan was approved for the plaza in 2004. In 2017, a Site Plan Amendment 16-105 (2016-45 ASA4) was approved to demolish the Star Liquor building and a portion of the in-line building on the southeast corner to allow a proposed 13,298 SF freestanding CVS Pharmacy with a drive-thru, the expansion of the in-line building in the southeast corner for Provident Jewelry, realign the Forest Hill Boulevard main drive aisle entrance, remove parking spaces that back-out into the main drive aisle, and reconfigure the parking lot. ARB approved the CVS building elevations, colors, architecture details, and signage on March 15, 2017 (17-28/ARB 2017-02) and May 19, 2021 (2021-0005-ARB). In 2024, ARB approved (2024-0021-ARB) the current updated exterior colors and signage (removed the wooden wall and hanging plaques, and replaced them with channel letter wall signs) for the entire main in-line building of Wellington Town Square. This subject site/building was not included in the 2024 updates as it's an outparcel under different ownership.

The subject site/building was a bank (Former PNC Bank) that was built in 1986, with no major updates since. The owner/applicant recently acquired (11/04/2025) the subject site/building, and has been doing interior work, updating the landscaping, and exterior painting. The building (wall, trim, roof, etc.) was recently painted without ARB approval, which may be the result of a misunderstanding that only residential will not need prior approvals to paint if the color is on the approved ARB Color Chart. The applicant is requesting approval for the exterior painting that was done and proposed wall signs with technical deviation.

**Analysis:**

**Exterior Colors**

The colors were reviewed based on the LDR Sec. 6.4.4.B Design Standards for non-residential zoning districts. The ARB review and approval are intended to ensure the architectural character and design conform to, and are compatible with, the general architectural character of the project and surrounding areas/uses. ARB approval of the color palette and finishes is required for non-residential buildings. ARB may approve colors that are not on the color board as part of the review for non-residential and new residential development, and those colors will be specific to the site/project, subject to the application, and they will not be added to the color chart; therefore, they will not carry over as approved colors for standalone residential use. Below/Exhibit A are the colors used for the subject building.



**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



As stated, the building was painted without prior approval, and the applicant is requesting ARB approval. The subject building exterior white wall paint color is consistent with the surrounding main in-line building (Public, Provident Jewelers, etc.) off-white color, is compatible with the existing CVS building neutral colors, and the brown trim/roof color is compatible with the surrounding areas/projects. The colors used are on the approved Wellington ARB Color Chart. Below are pictures of the painted building.



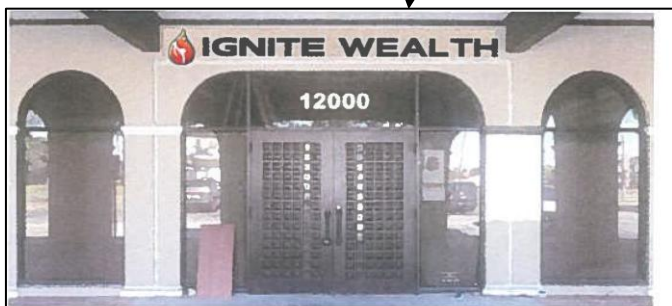
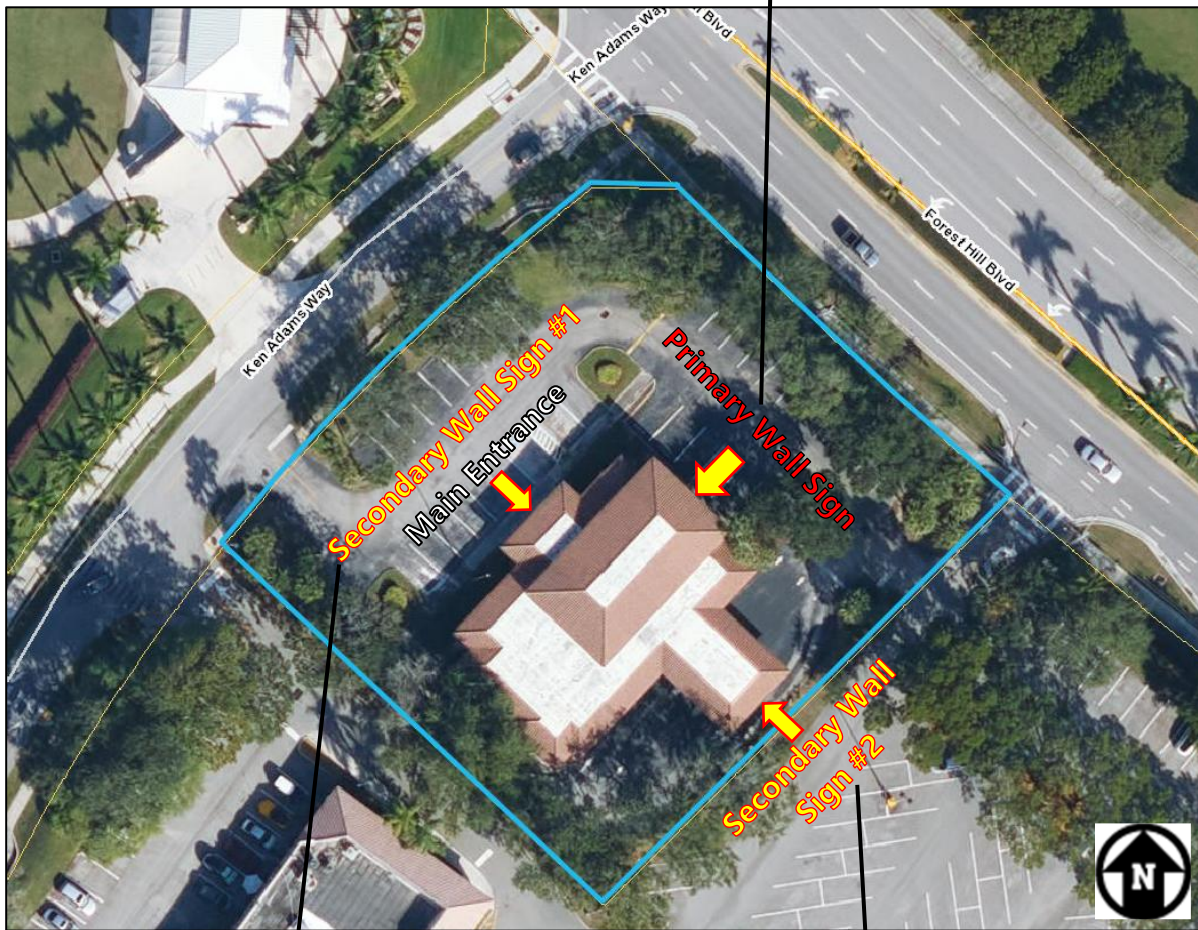
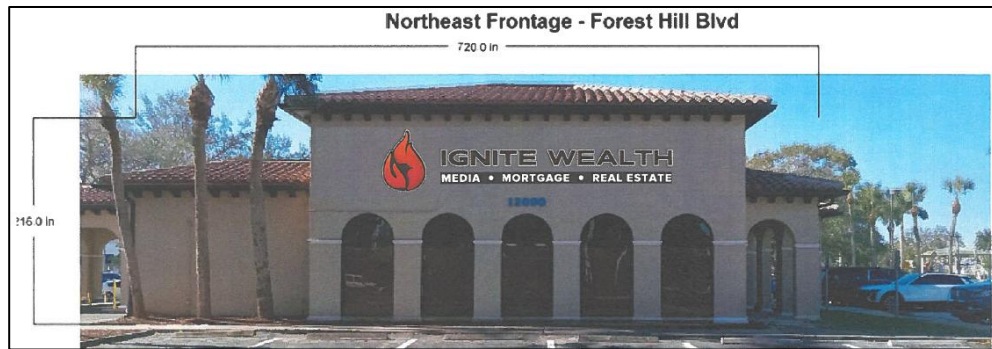
Wall Signage

The proposed building tenant wall signs were reviewed for compliance with LDR Section 7.9.8.A.2. Tenant Wall Signs-Primary Façade and 7.9.8.A.4 Tenant Secondary Wall Signs. The request is for an outparcel building allowed Minor Tenant Wall Signs (tenant with less than 10,000 SF of indoor space). More specifically the proposed primary façade wall sign was reviewed for compliance with LDR Section 7.9.8.A.2. Per the LDR, one (1) primary façade wall sign is allowed per tenant primary façade with a maximum sign area of two (2) square feet per foot of primary façade length not to exceed 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The proposed secondary wall signs were reviewed for compliance with LDR Section 7.9.8.A.4. Per the LDR, tenants are allowed up to two (2) secondary wall signs (1 per façade) on the side or rear façades. The secondary wall sign is allowed at 50% of the sign area and height of the associated minor tenant wall sign, as approved/permitted on the principal/primary façade of the building. Below are the proposed wall signs and locations.

**ARCHITECTURAL REVIEW BOARD**

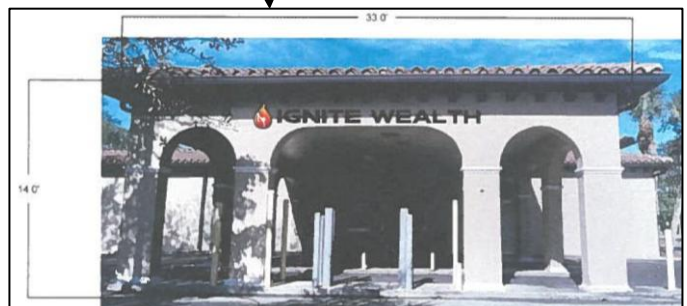
Planning and Zoning Division

May 27, 2026



Scale: 3/16" = 1'

Sign Area : 8.62"Hx94.9"W = 5.7 SF



Scale: 3/16" = 1'

Sign Area : 15"Hx171.73"W = 17.9 SF

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



As illustrated above, the applicant is requesting to have their primary wall sign on the northeast façade, which does not have a main entrance, and allow the secondary wall signs on the northwest façade (Secondary Sign #1), which has the main entrance, and the southeast/back façade (Secondary Sign #2). Below is what’s allowed per the LDR, being requested, and deviations for the wall signs.

<b>Principal Wall Sign <sup>1</sup> (Northeast Façade/Elevation)</b>			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	150 sq. ft. max.	120 sq. ft.	0
Height	30 in. (Minor Tenant)	60 in. (Logo) 16 in. (Text)	30 in.
Length	48 ft. <sup>2</sup>	24 ft.	0
<b>Secondary Wall Signs</b>			
<b>No. 1 – Northwest Façade/Elevation (Main Entrance)</b>			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	62.5 sq. ft. <sup>3</sup>	5.7 sq. ft.	0
Height	30 in. <sup>3</sup>	8.62 in.	0
Length	N/A	7.9 ft.	0
<b>No. 2 – Southeast Façade/Elevation (Drive-thru Canopy)</b>			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	62.5 sq. ft. <sup>3</sup>	17.9 sq. ft.	0
Height	30 in. <sup>3</sup>	15 in.	0
Length	N/A	14.3 ft.	0

<sup>1</sup> Allow the primary wall sign on the façade without the main entrance.

<sup>2</sup> Sign length at 80% of the primary façade length.

<sup>3</sup> Secondary sign area and height at 50% of what is permitted/approved for the principal wall sign.

The applicant’s request requires ARB approval of deviation(s) to allow the proposed primary wall sign on the building as requested. Exhibit B is the requested primary and secondary wall signs.

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



Technical Deviation

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 stated above, the requested deviation is to allow the proposed primary wall sign on the northeast façade that does not have a main entrance, and to allow the secondary wall sign on the northwest façade (Secondary Sign #1) with the main entrance. Also, the applicant is requesting the proposed primary wall sign height at 60 inches, instead of the allowed 30 inches.

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

The proposed signs are not specifically prohibited and are permitted under LDR Section 7.9.8.A. The applicant is only requesting ARB approval to deviate from the sign location and height standards allowed for the proposed primary wall sign.

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 deviations will allow the proposed primary wall sign on the northeast façade, which has wall area to accommodate signage. If the primary wall sign is on the northwest façade with the main entrance, it would limit the size permitted for the secondary signs on the other façades.

Allowing the primary wall sign on the northeast façade will ensure the sign is proportional to the area of the building to which it is attached and help to enhance the building's aesthetic. Also, the northeast façade has frontage along Forest Hill Boulevard, which will allow the primary wall sign to provide additional visibility to the adjacent traffic.

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

The requested deviations for the proposed signs on the building should not negatively impact another tenant or building within this project. If approved, the proposed signs will help with visibility and direct traffic to the applicant's building.

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

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



The requested deviations will allow signs that are proportional to the attached area on the building and will enhance the aesthetic of the building façades. The proposed signs will help provide visibility to traffic along Forest Hill Boulevard, and when entering the site and traveling around the adjacent site, but should not cause any negative off-site impacts due to the location.

Exhibit C is the applicant’s Justification Statement containing details on how this request meets the requirements. The applicant’s complete Architectural Review Board application (2026-0019-ARB) is available for review at the Planning and Zoning Division office.

**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. The exterior paint shall be a non-glossy finish consistent with the color palette/scheme in Exhibit A, and as approved below:
  - a. The dumpster enclosure fence shall be painted with the brown/bronze color (BRZ6 Medium Bronze) within 30 days of this approval.
  - b. Utility box, conduit, vents, etc., shall be painted the same color as the area/surface it is attached to/surrounded, as approved by Wellington.
  - c. All window/door/storefront glass glazing color shall be clear (no color) or bronze tint (max. 50% opacity). The window/door/storefront frames shall be finished in the bronze color or the surrounding wall color.
  - d. The approved color palette/scheme shall not be substituted for any other option (including future repainting) without ARB approval.
2. All visible exterior lighting shall be illuminated with white light.
3. The wall signs shall be consistent with Exhibit B, and as approved below:
  - a. All sign design shall be channel letters (Finished Matte Black or White), with supports, components, etc., remotely housed, and raceway painted to match the attached wall area.
  - b. All signs shall be illuminated with white light, except the “Flame” logo may be illuminated with backlit red light.
  - c. Signs shall be consistent with the below approved maximum standards and shall be an appropriate scale for the attached area on the building, or may require modification to the standards (below the approved maximum) during the permitting process for each sign request, as approved by the project’s Wellington Development Review Manager (DM). The deviations are approved with the condition that all the wall signs will be per these approved standards (which may be in addition to what is allowed by the LDR), and modifications above the approval will require ARB approval.

<b>Principal Wall Sign <sup>1</sup> (Northeast Façade/Elevation)</b>		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	120 sq. ft.	0
Height	60 in. (Logo)/16 in. (Text)	30 in.
Length	20 ft.	0
<b>Secondary Wall Signs</b>		
<b>No. 1 – Northwest Façade/Elevation (Main Entrance)</b>		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	5.7 sq. ft.	0
Height	8.62 in.	0
Length	7.9 ft.	0
<b>No. 2 – Southeast Façade/Elevation (Drive-thru Canopy)</b>		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	17.9 sq. ft.	0
Height	15 in.	0
Length	14.3 ft.	0

<sup>1</sup> Deviation to allow the primary wall sign on a façade without the main entrance.

4. The address identification/numbering height, as required for the buildings/structures, shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
5. Building permit approval is required before the construction/installation of proposed improvement(s). The owner/applicant/agent/contractor shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
6. Any modifications to this approval during permitting and/or construction shall require ARB approval. Minor amendments may be allowed for a similar option if consistent with the ARB approval and intent of this approval, as determined by the project’s Wellington Development Review Manager (DM); if not, ARB approval is required.
7. The applicant/owner/agent shall ensure the final stamped ARB approval/plan as provided by the Planning and Zoning Division is used during the construction/installation process of proposed improvement(s).

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

May 27, 2026



**Exhibits:**

- Exhibit A                      Color Palette/Scheme
  
- Exhibit B                      Proposed Wall Signs
  
- Exhibit C                      Applicant Justification Statement