

WELLINGTON LEARNING CENTER SIGNAGE STAFF

Petition Number: 2026-0018-ARB

Owner: WTLC LLC
 7474 NW 28th Way
 Boca Raton, FL 33496

Agent/Applicant: Gill Strelec Jr
 Signarama West Palm Beach
 2353 N Military Trail Suite C
 West Palm Beach, FL 33409

Site Address: 1040 Wellington Trace

PCN(s): 73-41-44-03-05-000-0010

Future Land Use Map (FLUM) Designation:
 Institutional

Zoning Designation: Planned Unit Development (PUD)

Acreage: 1.0 acres

Request: Architectural Review Board (ARB) approval of a monument sign with Technical Deviations for Wellington Learning Center located at 1040 Wellington Trace.

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



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Community Facilities	PUD
South		
East		
West	Residential D	

Site History and Current Request:

The subject site, located at 1040 Wellington Trace, was purchased by its current owner in June 2025. The existing day care, formerly known as Neighborhood Kids, is going through an ownership and business name change to Wellington Learning Center.

The existing building was constructed in 1978 and consists of a 5,500 square foot day care building. The site plan was approved by Palm Beach County in 1984. The existing Post and Panel sign was installed sometime between 2021 and 2022 prior to current ownership, however, no building permit was ever approved for the installation of the post and panel sign.



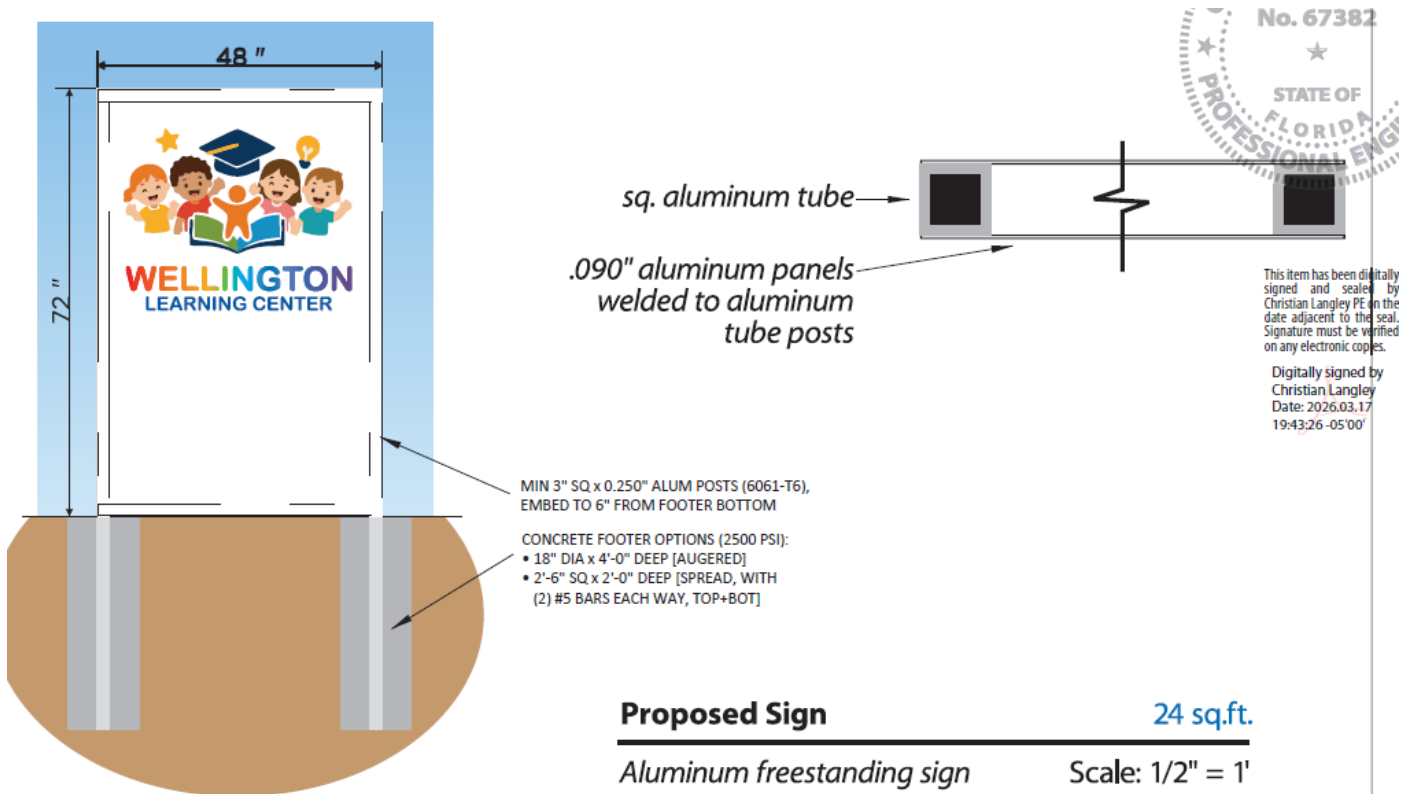
ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 27, 2026



The applicant applied for a sign permit to change the face of the panels on the existing post and panel sign (BP26-0347). The permit was returned by zoning as a post and panel sign is not an approved type of permanent monument sign and the sign was not shown on the site plan for the daycare site. The sign required a technical deviation for the type of sign and for a reduced separation from an existing monument sign approved by ARB and a Minor Site Plan Amendment.



Section 7.9.2 of Wellington’s LDR defines a monument sign as a freestanding permanent sign with a solid base located on or close to the ground, typically incorporating materials that complement the architecture and landscaping of the principal structure on the site. The existing sign is considered a post and panel sign as it is constructed of two aluminum tube posts with aluminum panels. A Post and Panel sign is defined as a sign made of wood, metal, similar rigid materials, or durable weatherproof fabric attached to one (1) or more ground-mounted posts utilized as a panel to display copy. Per Section 7.9.6.B.10, a Post and Panel Sign is a temporary sign permitted only during a specific event for a short period of time.



Per Section 7.9.8.B.2.a.ii, one (1) monument sign per street frontage with a vehicular access point for Community Facilities land uses is permitted. However, Section 7.9.7.D requires a minimum separation of 200 feet from another ground-mounted sign. The existing sign for Palm Beach Fire Rescue Station 25 is approximately 135 linear feet south of the proposed sign.

Technical Deviation Analysis:

Staff reviewed the request for ARB approval of the proposed Monument Sign for consistency with Wellington’s Land Development Regulations (LDR), Article 7, Chapter 9, Sign Regulations. The request is for a Technical Deviation of one (1) Post and Panel sign as a permanent monument sign and a distance of approximately 135 linear feet away from an existing monument sign to the south. 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.



The table below illustrates what is allowed per the LDR, what is being requested, and the deviations for the proposed monument sign:

Monument Sign			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	32 square feet	8.29 square feet	0
Height of Sign Copy	36 inches	31 inches	0
Height of Sign	8 feet	6 feet	0
Minimum Separation from other ground-mounted signs	200 linear feet	135 linear feet	65 linear feet
Type of sign	Solid base	Post and Panel	Yes

- No deviation may be granted that has the effect of permitting a sign that is specifically prohibited by the sign regulations.

Allowing a Post and Panel sign as a permanent monument sign is not prohibited by the sign code. The proposed sign, if approved, will resemble a freestanding monument sign with the aluminum sign face completely covering the posts, making it visually look like a ground-mounted monument sign. The proposed sign will have permanent concrete footers, so it is secure in place. Hedging will be required along the base to screen the base as well. Deviations have been granted for reduction in separation of ground mounted signs. No portion of the posts will be exposed.

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

The requested deviations will provide customers with clear visibility of the business location without negatively impacting surrounding traffic. The property is very narrow, only 115 feet wide. There is no opportunity to separate the sign by 200 feet from the PBCFR monument sign, as the sign would not be on the subject property and would not give the incoming traffic enough notice to turn into the business.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0018-ARB:

- The Wellington Learning Center monument sign located at 1040 Wellington Trace shall be consistent with Exhibit B, and as approved below:

Monument Sign			
Standards	Allowed	Approved	Deviation
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Height of Sign Copy	36 inches		
Height of Sign	8 feet	6 feet	0
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Type of sign	Solid base	Post and Panel	Yes

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2. A Minor Site Plan Amendment is required prior to the approval of the building permit.
3. Permit approval is required before the construction/installation of the signs. Any modifications to this approval during permitting and/or construction shall require ARB approval.
4. A minimum three (3) foot wide planting area shall be required around the base of all proposed freestanding signs. One (1) shrub for each 10 square feet of the total size of the monument sign shall be installed within the three (3) feet planting area at the base of the sign. Monument signs shall be surrounded by colorful ground cover on all sides, in addition to the required shrubs. Landscaping and trees which interfere with the visibility of signage may be located outside of the sign viewing zone.
5. 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 the sign.

Exhibits:


- | | |
|------------|-----------------------------------|
| Exhibit A: | Existing Site Conditions |
| Exhibit B: | Proposed Monument Sign |
| Exhibit C: | Applicant Justification Statement |

Exhibit A – Existing Site Conditions






Exhibit B - Proposed Monument Sign

 The way to grow your business.

NW / SW Elevation 1040 Wellington Trace Wellington, FL 33414



2" sq. aluminum tube

.090" aluminum panels welded to aluminum tube posts

2" sq. aluminum tube


36" deep footings


Proposed Sign 24 sq.ft.


Aluminum freestanding sign Scale: 1/2" = 1'

- 48" x 72" .090" aluminum panels welded to
- 2" sq. aluminum posts, directly buried into two footings.
- Digitally printed graphics on both sides.

Color Schedule

 Full Color Print

 White



2353 N. Military Tr. West Palm Beach, FL

SignaramaWPB.com | 561.687.7993

Prepared for: *Wellington Learning Ctr* By: *MS* page 1

Revision #: 1 Date: 03/16/2026

Sales Rep: *Doug E.* Contact: *Sales@signaramawpb.com*

COLORS ON DESIGN ARE REPRESENTATIONS AND ARE NOT EXACT. A COLOR SWITCH WILL BE PROVIDED UPON CLIENT REQUEST

Notice: These drawings are the exclusive property of Signarama, WPB. They are submitted to you and/or your company for the sole purpose of your consideration of whether to purchase this artwork & sign from Signarama, WPB. Use of these plans/artwork by anyone other than you or your company employees to construct a sign or a display similar to this one is expressly forbidden without written consent from Signarama, WPB. In the event that such exhibition occurs, Signarama, WPB shall be reimbursed \$200.00 as compensation for the time and effort in creating these plans/artwork.





Exhibit C – Technical Deviation Statement

III. Technical Deviation Justification

To: Village of Wellington

05/5/26

1. Technical deviation for the distance from adjacent property (Which is 135ft from adjacent property and is expected to be 200ft is due to property restraints based on the size of the properties hindering the distance being met).
2. Sign is a welded 1-piece construction. The panels on both sides will be at grade and not exposed underneath, so sign will not be a post & panel construction.
3. WELLINGTON = 4"....LEARNING CENTER = 2.5"....Overall Size = 31" x 38.5" – Each side of double sided sign.

Thank You,