

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, May 27, 2026

6:30 PM

Village Hall

Architectural Review Board

Maria Raspanti
Satesh Raju
Luis Rodriguez
Stacy Somers
Maria Wolfe
John Greene
Salvatore Van Casteren

I. CALL TO ORDER**II. REMARKS BY CHAIRMAN****III. PLEDGE OF ALLEGIANCE****IV. APPROVAL OF MINUTES**

[ARB-397](#) Approval of the April 22, 2026 Architectural Review Board Meeting Minutes

Attachments: [April 22, 2026 Architectural Review Board Meeting Minutes](#)

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA**VI. SWEARING IN OF SPEAKERS****VII. NEW BUSINESS**

[ARB-394](#) Petition No. 2026-0016-ARB 1641 S Club Drive Alternative Design for Pergola

Attachments: [2026-0016-ARB 1641 S Club Dr](#)

[ARB-392](#) Petition No. 2026-0017-ARB 14902/14912 Paddock Drive - Flat Roof

Attachments: [2026-0017-ARB 14902 Paddock Drive](#)

[Exhibit A - Site Plan](#)

[Exhibit B - Existing Site Conditions](#)

[Exhibit C - Proposed Elevations – Single Family Residence](#)

[Exhibit D - Proposed Elevations – Barn and Grooms Quarters](#)

[Exhibit E - Proposed Landscape Plan](#)

[Exhibit F - Justification Statement](#)

[ARB-393](#) Petition No. 2026-0020-ARB 14596 Horseshoe Trace Alternative Fence Design

Attachments: [2026-0020-ARB 14596 Horseshoe Trace](#)

[ARB-395](#) Petition No. 2026-0018-ARB Wellington Learning Center Signage with Technical Deviations

Attachments: [2026-0018-ARB 1040 Wellington Trace](#)

[ARB-398](#) Petition No. 2026-0019-ARB Outparcel Building Wellington Town Square

Attachments: [Staff Report - 2026-0019-ARB Outparcel Bldg Town Square Exhibits](#)

[ARB-396](#) Petition No. 2026-0021-ARB Club Studio Signage

Attachments: [2026-0021-ARB Club Studio](#)

[ARB-399](#) Petition No. 2026-0023-ARB Lotis 1 Degree Wellness Signage

Attachments: [Staff Report 2026-0023-ARB Lotis 1 Degree Wellness Exhibit A Justification Statement](#)

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

X. COMMENTS FROM THE BOARD

XI. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.



Legislation Text

File #: ARB-397, **Version:** 1

ITEM: Approval of the April 22, 2026 Architectural Review Board Meeting Minutes

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

SUMMARY: Review and approve the April 22, 2026 Architectural Review Board Meeting Minutes.

Minutes
Architectural Review Board
April 22, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on April 22, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:39 p.m.

Board Members Present: John Greene, Stacy Somers, Maria Raspanti, Maria Wolfe, Sal Van Casteren, and Luis Rodriguez

Board Members Absent (Excused): Dr. Satesh Raju

Staff Members Present: Kelly Ferraiolo, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the March 25, 2026 Architectural Review Board Meeting Minutes

A motion was made by Luis Rodriguez, seconded by Maria Wolfe, to approve the March 25, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously (4-0). John Greene and Sal Van Casteren arrived late. Dr. Raju had an excused absence.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers providing testimony.

VII. EX-PARTE COMMUNICATION

None

VIII. NEW BUSINESS

Petition No. 2026-0012-ARB 14924 Draft Horse Lane Alternative Design

Kelly presented a resident's request for approval of an alternative design for a 70' x 30' shade structure to cover a sports court that does not match the design of the principal structure. Mrs. Ferraiolo mentioned that similar structures do exist throughout Paddock Park that do not have to meet zoning requirements because they are AG-exempt.

The agent representing the owner was present to answer questions. Luis Rodriguez asked which sport would be played in the structure, and the agent responded that it would be used for tennis. Maria Wolfe stated that she did not believe the court appeared to be designed for the sport described by the agent. Mr. Rodriguez noted that the Architectural Review Board's (ARB) primary concern is not the intended use of the court, but rather whether it is aesthetically appropriate and if it could pose any issues from a visual standpoint.

A motion was made by Luis Rodriguez, seconded by Maria Raspanti, to approve Petition No.2026-0012-ARB 14924 Draft Horse Lane Alternative Design for a pergola with conditions recommended by staff. The motion passed (5-1). Maria Wolfe dissented. Dr. Raju had an excused absence.

Petition No. 2026-0014-ARB 11928 Maidstone Drive Alternative Design

Kelly Ferraiolo presented a resident’s request for approval of an alternative design for a 15’ x 16’ solid flat roof detached aluminum pergola that does not match the design of the principal structure. Mrs. Ferraiolo states that the flat roof is only 2% of the size of the principal structure, which, if attached to the house, would be permitted.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition No.2026-0014-ARB 11928 Maidstone Drive Alternative Design for a pergola with conditions recommended by staff and to provide ARC approval to staff. The motion passed unanimously (6-0). Dr. Raju had an excused absence.

IX. DISCUSSION

Discussion of Proposed Zoning Text Amendment for Accessory Shade Structures

Kelly Ferraiolo stated that at previous meetings, there were multiple requests for pergolas that the ARB reviewed and approved. As a result, the board recommended that the council allow these types of requests to be approved administratively instead of requiring ARB approval. The ZTA requires the structures to be screened from the right-of-way and adhere to a maximum height of 12 feet. Pergolas that do not meet these conditions would be required to get approval from ARB.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve the proposed Zoning Text Amendment for Accessory Shade Structures. The motion passed unanimously (6-0). Dr. Raju had an excused absence.

X. COMMENTS FROM THE PUBLIC

None

XI. COMMENTS FROM THE STAFF

Staff reminded the Board to complete their applications for Boards and Committees by tonight. Staff thanked the Board for their commitment and service. The next regularly scheduled ARB meeting is May 27, 2026.

XII. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:08 pm.

Stacy Somers, Chairman

Date



Legislation Text

File #: ARB-394, **Version:** 1

ITEM: Petition No. 2026-0016-ARB 1641 S Club Drive Alternative Design for Pergola

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: The owner is seeking Architectural Review Board (ARB) approval for an alternative design for a 16' x 12' solid, flat-roofed, detached aluminum pergola that does not match the design of the principal structure.

1641 S Club Drive Alternative Design **STAFF REPORT**

Petition Number: 2026-0016-ARB

Property Owner: David White
 1641 S Club Drive
 Wellington, FL 33414

Agent: Craig Nickelson
 Arcadia Outdoor Living
 132 Millenia Drive
 Ponte Vedra, FL 32081

PCN(s): 73-41-44-07-04-000-0490

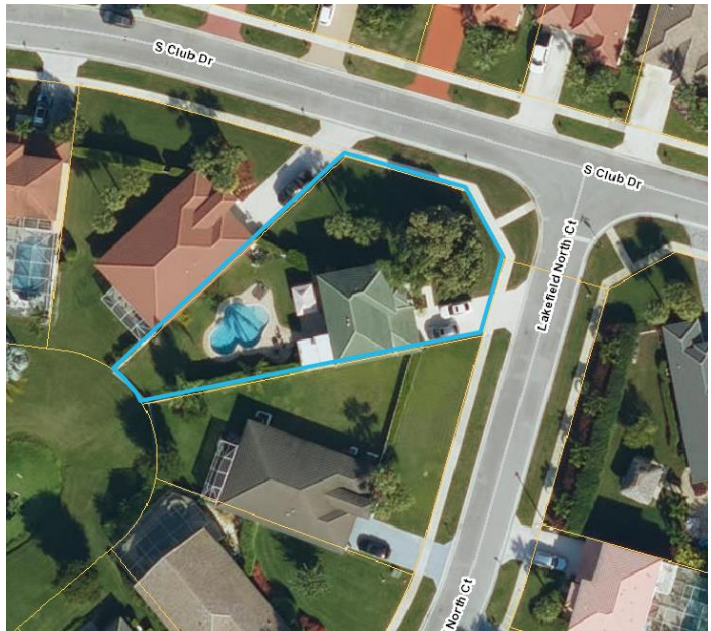
Future Land Use Designation (FLUM): Residential E

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.25 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval for an alternative design for a 16' x 12' solid, flat-roofed, detached aluminum pergola that does not match the design of the principal structure.

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



Adjacent Property	FLUM	Zoning
North	Residential E	PUD
South		
East		
West		

Site History and Current Request:

The subject property is located at 1641 S Club Drive within Lakefield North. The property was purchased by the applicant in March 2026. The property consists of a single-family residence that was built in 1996 and a swimming pool. The owner has applied for a permit to construct a freestanding pergola shade structure (BP26-1558) and was returned by Zoning because the pergola had a solid flat roof, was detached, exceeded 120 square feet, and was not constructed of the same materials as the principal structure. The pergola would require ARB approval prior to permit issuance.

Staff Analysis:

Per Section 6.4.4.A.2 of Wellington’s LDR, accessory structures such as freestanding garages, cabanas, or accessory dwellings shall match the colors and materials of the principal structure. Any alternative design shall require ARB approval for aesthetic compatibility.

The approval of a 192 square foot solid roof pergola would not be injurious to the neighborhood as the structure is proposed to be setback 25 feet from the side property line, directly in line with the existing single-family structure, making it completely screened from view from the right-of-way (Exhibit A – Survey). The proposed request is the minimum alternative needed to achieve the aesthetic look the owner is seeking and would have little to no visual impact on neighboring properties, as there is a thick hedge along the front of the property line, and the pergola would be located on the neighbor's zero lot line side, which has no windows. The structure's design and engineering are not intended to accommodate stucco siding or a heavy

tile roof that matches the principal structure. The pergola will meet all required setbacks and will be screened from view. The property has two portions of the roof with flat insulated roofs – the 2nd floor balcony and a screened porch totaling approximately 210 SF. If attached, the pergola would be approved as a flat roof addition as the combined total of all flat roof structures is 412 SF, which is 29% of the footprint of the principal structure. HOA approval is currently pending.

FINDS 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 approval is for a 16’ x 12’ detached solid roof pergola only. Any modification to the pergola that increases the size or changes the alternative design and does not meet the requirements of the LDR would require ARB approval.
2. The owner shall obtain all necessary permits for the shade structure.
3. An inspection by Planning and Zoning is required prior to the closeout of the Building Permit to ensure all conditions of this approval are met.

Exhibits:

- | | |
|-----------|----------------------------|
| Exhibit A | Survey |
| Exhibit B | Proposed Pergola Structure |
| Exhibit C | Existing Site Conditions |
| Exhibit D | Justification Statement |

Exhibit B – Proposed Pergola





Exhibit C – Existing Site Conditions





Exhibit D – Justification Statement

JUSTIFICATION STATEMENT – ARB APPROVAL

Project Address: 1641 S Club Dr, Wellington, FL

1. Consistency with the Comprehensive Plan

The proposed request is consistent with the purposes, goals, objectives, and policies of the Village of Wellington Comprehensive Plan. The improvements are residential in nature and align with the Village's intent to maintain and enhance the quality, character, and stability of existing residential neighborhoods.

2. Consistency with the Land Development Regulations (LDR)

The proposed request is not in conflict with any applicable provisions of Wellington's Land Development Regulations and is consistent with the overall purpose and intent of the LDR. The design, placement, and scope of work comply with applicable zoning requirements and development standards.

3. Compatibility with Surrounding Uses and Zoning

As shown on the survey, the proposed pergola is located approximately **35 feet from one side property line, 25 feet from the opposite side property line, and 87 feet from the rear property line**. The structure complies with all applicable setback requirements.

4. Consistency with Neighborhood Aesthetics

The proposed request is consistent with the established aesthetic character of the Wellington community. The design, materials, and overall appearance of the proposed improvements are in harmony with the surrounding neighborhood and existing residential structures. The request maintains the visual integrity of the area and does not create any adverse visual impacts. The improvements are designed to complement the existing property while remaining cohesive with the architectural style and appearance of nearby homes.



Legislation Text

File #: ARB-392, **Version:** 1

ITEM: Petition No. 2026-0017-ARB 14902/14912 Paddock Drive - Flat Roof

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: John Averkamp, agent, on behalf of Loero Stables, LLC, owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design for a flat roof for the proposed single-family residence, barn, and grooms quarters located at 14902/14912 Paddock Drive within the Paddock Park 2 subdivision.

14902/14912 Paddock Drive - Flat Roof **STAFF REPORT**

Petition Number: 2026-0017-ARB

Property Owner: Loero Stables LLC
 14902 Paddock Drive
 Wellington, FL 33414

Agent/Applicant: John M Averkamp, Inc.
 PO Box 211357
 Royal Palm Beach, FL 33411

PCN: 73-41-44-08-01-034-0030 and 0040

Future Land Use Designation (FLUM): Residential B

Zoning Designation: Equestrian Overlay Zoning
 District/Planned Unit Development
 (EOZD/PUD)

Acreage: 4.14 Acres

Request: John Averkamp, agent, on behalf of Loero Stables, LLC, owner, is seeking Architectural Review Board (ARB) approval to allow an alternative design for a flat roof for the proposed single-family residence, barn, and grooms quarters located at 14902/14912 Paddock Drive within the Paddock Park 2 subdivision.

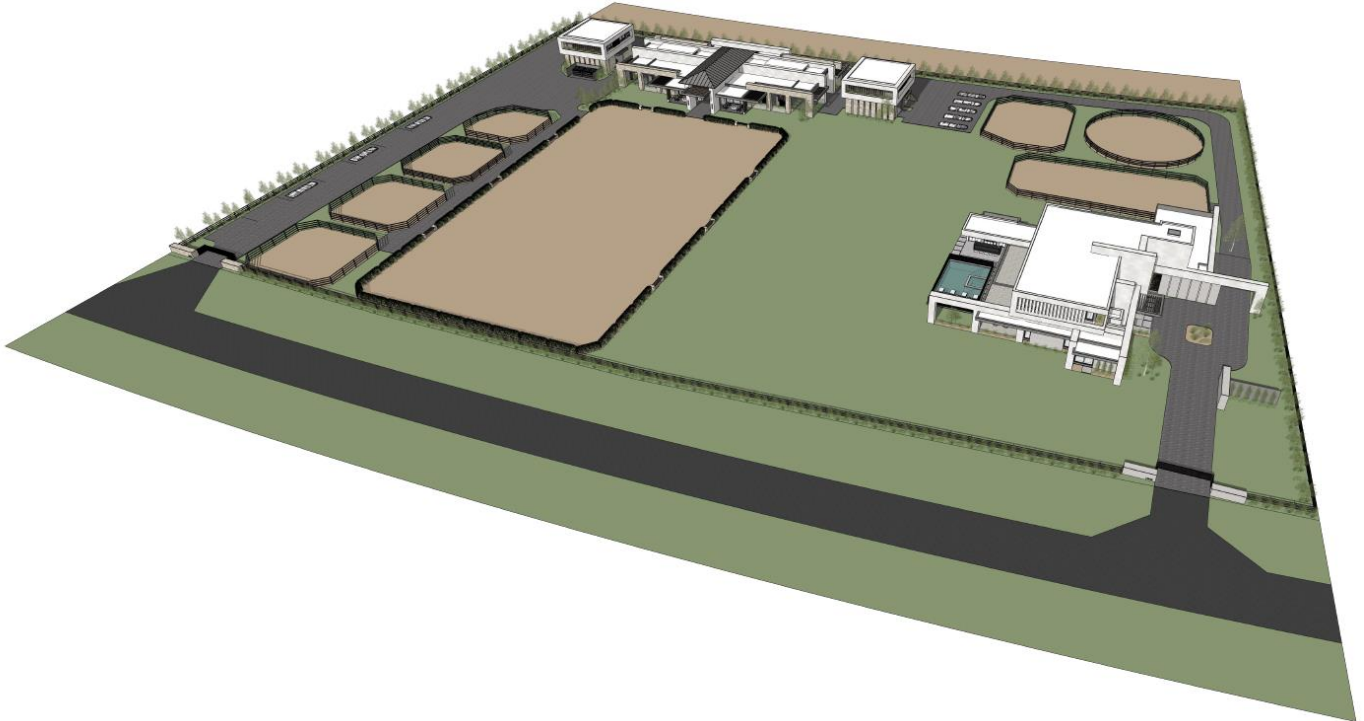
Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268



Adjacent Property	FLUM	Zoning
North	Residential B	EOZD/PUD
South	Residential B	EOZD/PUD
East	Residential B	EOZD/PUD
West	Residential B	EOZD/PUD

Site History and Current Request:

The property is located within the Paddock Park 2 subdivision within the Wellington PUD. The owner purchased the two properties in August 2024. It consists of a single-family residence, pool, and barn on Lot 4, and a sand ring on Lot 3. The property owner is in the process of unifying the two (2) properties so they can be developed as one. A Land Development Permit (ENG26-0079) is currently in review for a new residence, barn, grooms quarters, driveways, etc., for the property. All structures will be demolished, and the entire property will be reconfigured.



The proposed design of the single-family residence, barn, and groom's quarters consists of flat roofs with no pitch, which requires ARB approval. Per Section 6.4.4.A.5.a of Wellington's LDR, at least 70% percent of the footprint of the air-conditioned space plus attached garage must be covered by a roof with a minimum pitch of 3:12. In addition, per Section 6.4.4.A.5.b of Wellington's LDR, flat-roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB.



Single Family Residence



Barn



VIEW 01 | 01
ARCHITECTURAL PROJECT
NO SCALE



VIEW 01 | 02
ARCHITECTURAL PROJECT
NO SCALE

Grooms Quarters

Staff Analysis:

Per the Section 6.4.3.B of Wellington's LDR, alternatives to Development Standards may be allowed by the ARB for buildings and structures that do not meet the minimum development standards if the request meets certain criteria as provided for in the Development Review Manual, as follows:

Special Conditions and circumstances which are peculiar to the land, structure, or building involved:

The existing single-family structure is being demolished, and the applicant is proposing to construct a new single-family residence and barn to be designed with a flat roof. The flat roof will be screened from view by parapet walls varying in height from 6 inches to 3 feet 6 inches. Wellington's LDR is not accommodating to the trend of contemporary type architectural styles, which is why an alternative design standard is being sought. The proposed residence will be constructed of the following materials, as shown below and in Exhibit C. Materials for the other structures are similar and complement the principal structure:

INDEX



01
 LIMESTONE
 DOLCE VITA
 FINISH: MATTE
 STAGGERED LAYOUT,
 CENTERED ON THE TILE
 PIECES OF: 0.60 X 0.40 m



08
 WINDOW PROFILE
 COLOR: CEYLON



02
 CREMA PORTUGAL
 IRREGULAR PIECES
 FINISH: NATURAL



09
 TEMPERED GLASS



03
 SYNTHETIC WOOD NEWTECHWOOD
 COLOR: IPE



10
 CONCRETE PAVER



04
 SHERWIN WILLIAMS PAINT
 COLOR: BLACK FOX
 CODE: SW7020



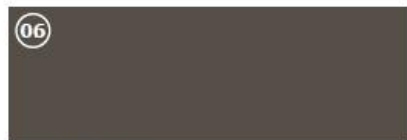
11
 WOOD FENCE



05
 STANDING SEAM METAL ROOFING
 COLOR: BROWN



12
 STAINED WOOD FINISH



06
 ALUMINIUM PANEL
 COLOR: DARK BRONZE



13
 RUBBER FLOORING



07
 PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



14
 PORCELAIN TILE SENSI
 COLOR: SAND IVORY
 FINISH: MATTE

The approval of alternative development standards will be consistent with the general intent and purpose of these regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The approval of a flat roof would be consistent with the general intent and purpose of the LDR and would not be injurious to the neighborhood or otherwise detrimental to the public welfare. The property is located within a subdivision where no model homes are provided, and all homes/building are architecturally different. The overall design and appearance of the structures will provide for high standards of design and functionality.



Section 6.5.19.E.1 of the LDR previously stated that properties located within Type A or B land use categories were exempt from the design standards allowing flat roofs without ARB approval. In 2020, the LDR was modified, and that section was modified to require all land use types to meet the design standard and design point system. Other homes within Wellington have received approval for lower-pitched roofs by the ARB, including 3205 Blue Cypress Lane, 11802 Acme Road, 738 Cindy Lane, 15565 Sunset Lane, 3846 Grand Prix Village Drive, and various models within the Farrell West subdivision.

The approval of alternative development standards, if granted, is the minimum alternative that will make possible the reasonable use of the land, building or structure:

All new single-family residences must meet a minimum of 80 design criteria points provided in Table 6.4-1, Design Criteria for Single-Family and Multi-Family structures. The design point system allows for flexibility and creativity in architecture. The proposed design meets the following points:

Design Criteria	Points
More than 3,000 SF under air	20
Entry Feature	10
First Floor Tie Beam 9 feet higher	10
Front Elevation (3 or more)	10
Garage (two-car or more)	10
Roof Planes (3 or more)	10
Paver Fabricated Driveway	10
Window with Architectural Feature	5
Total	85

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve. The property will be required to meet all other requirements of the LDR that are not included in this approval. Approval is for single-family residence, barn, and groom's quarters only. Any buildings in the future that have a flat roof will also be required to obtain ARB approval.

RECOMMENDATION:

Staff recommends approval of Petition 2024-0025-ARB to allow a flat roof for 44% of the proposed single-family residence located at 13808 Fairlane Court, with the following conditions of approval:

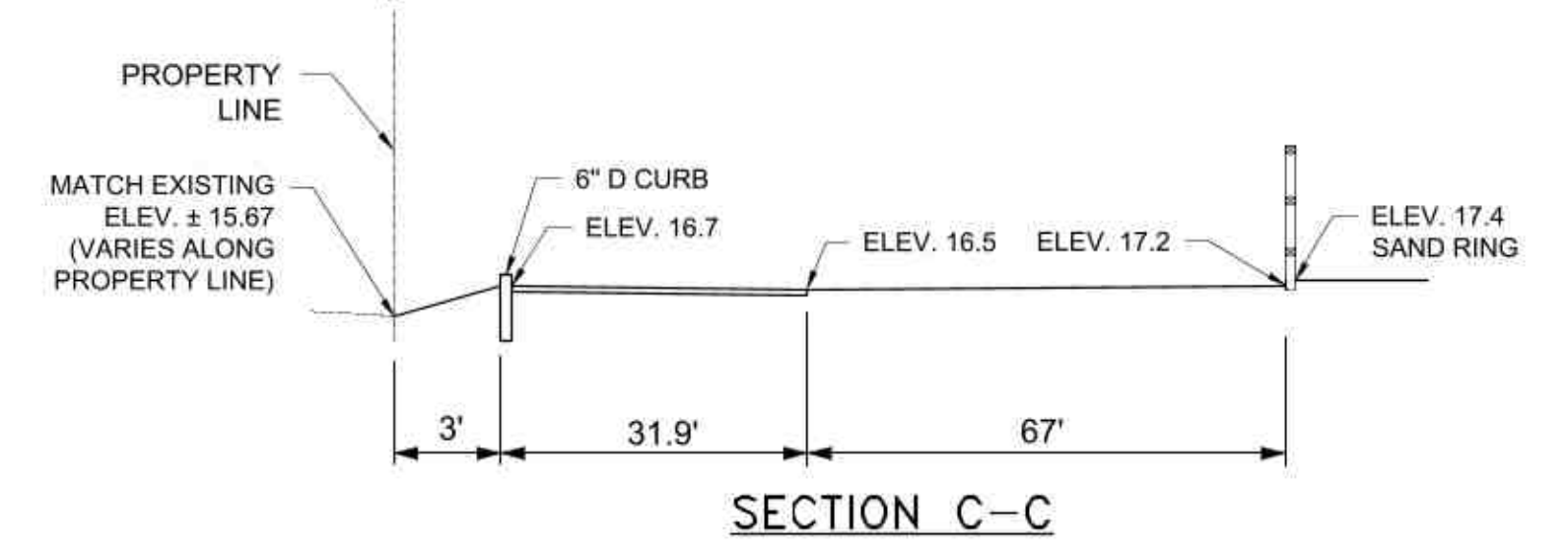
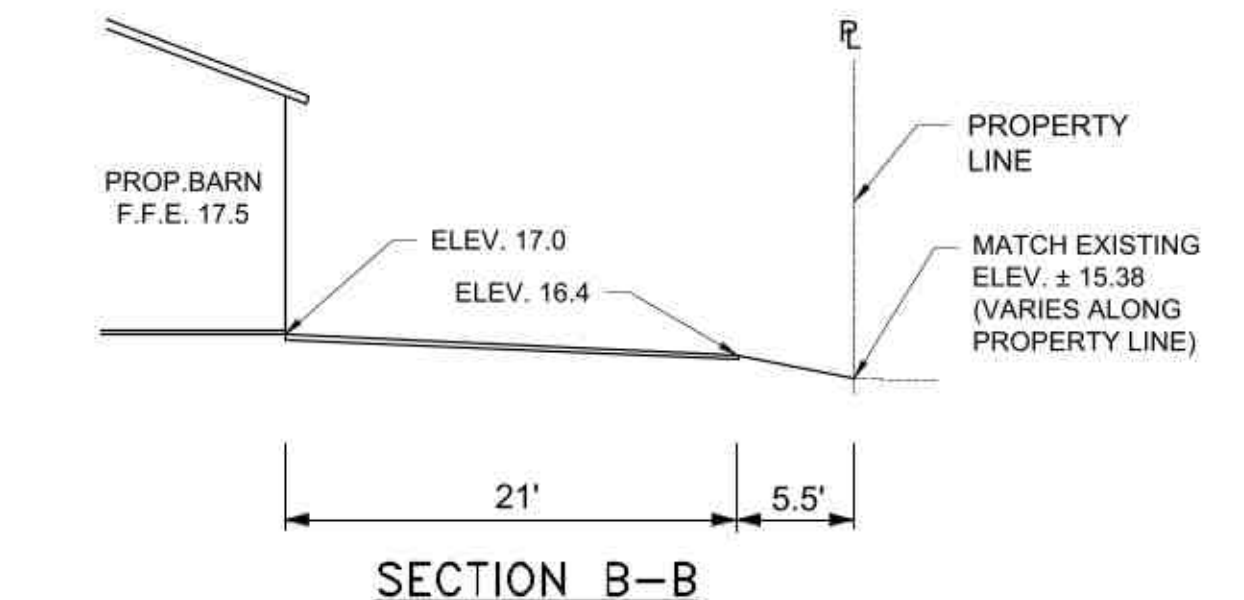
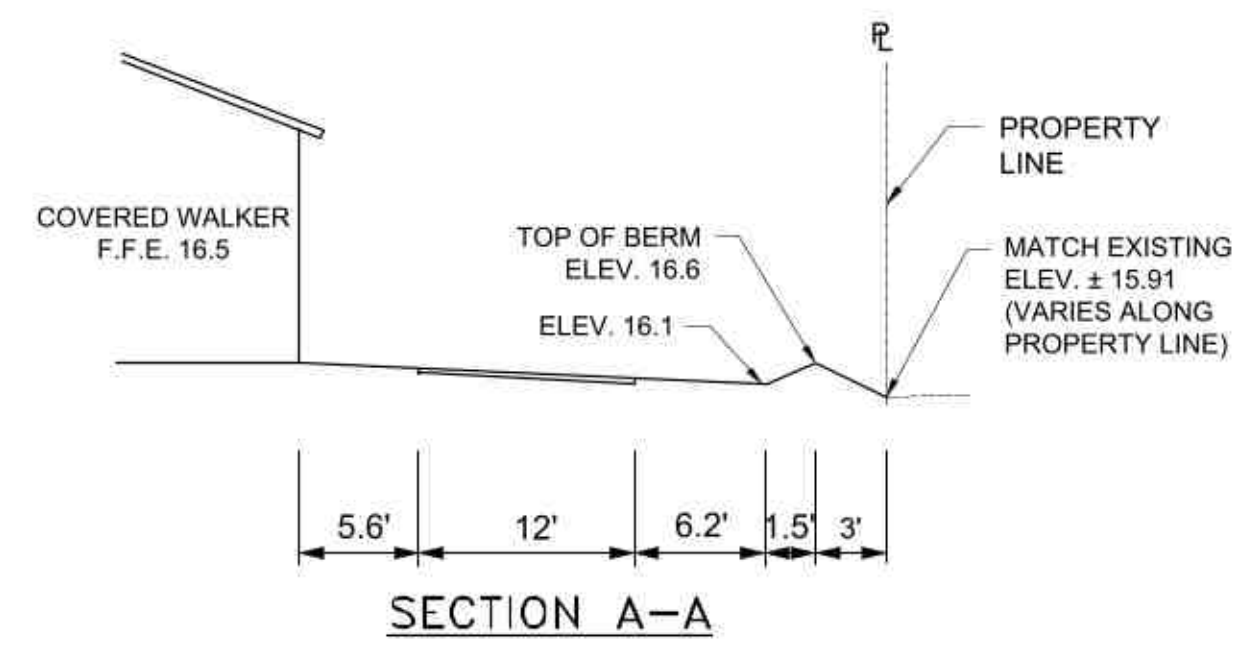
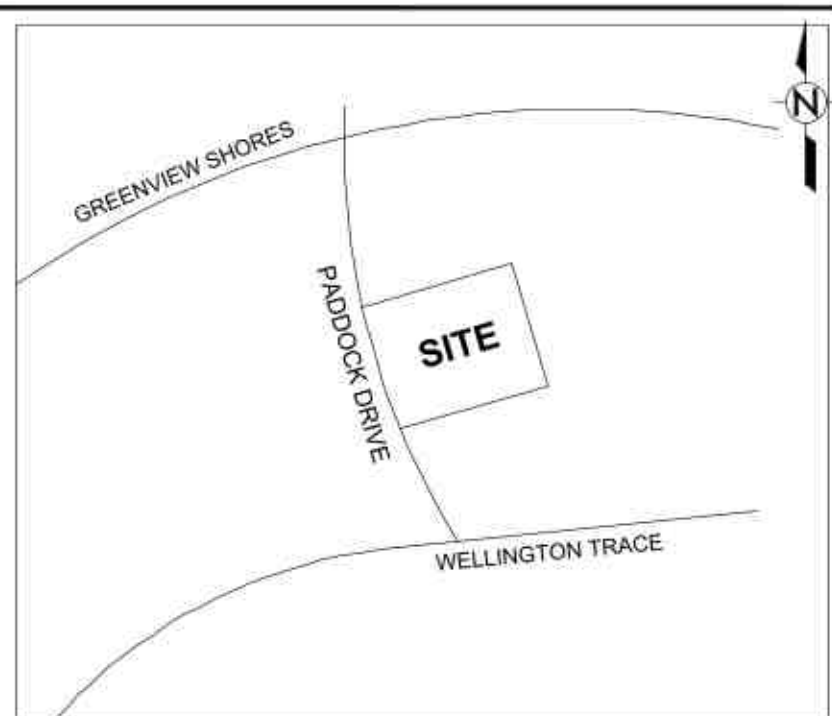
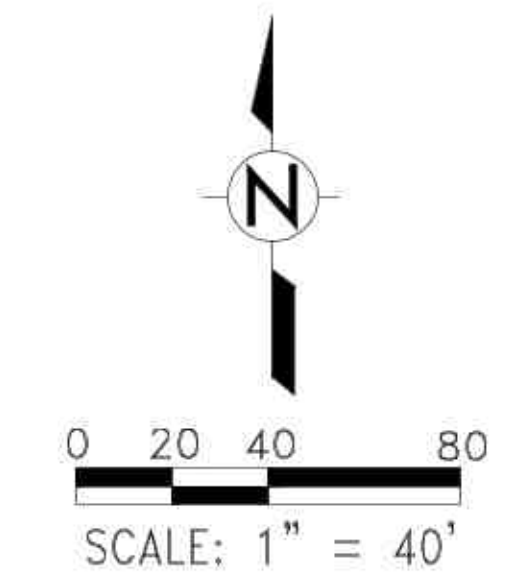
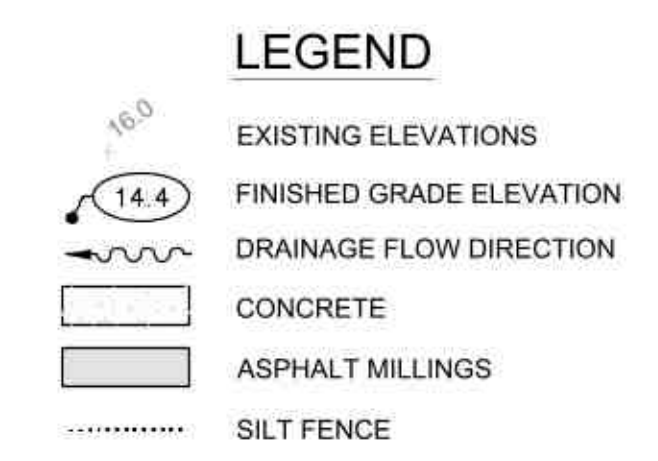
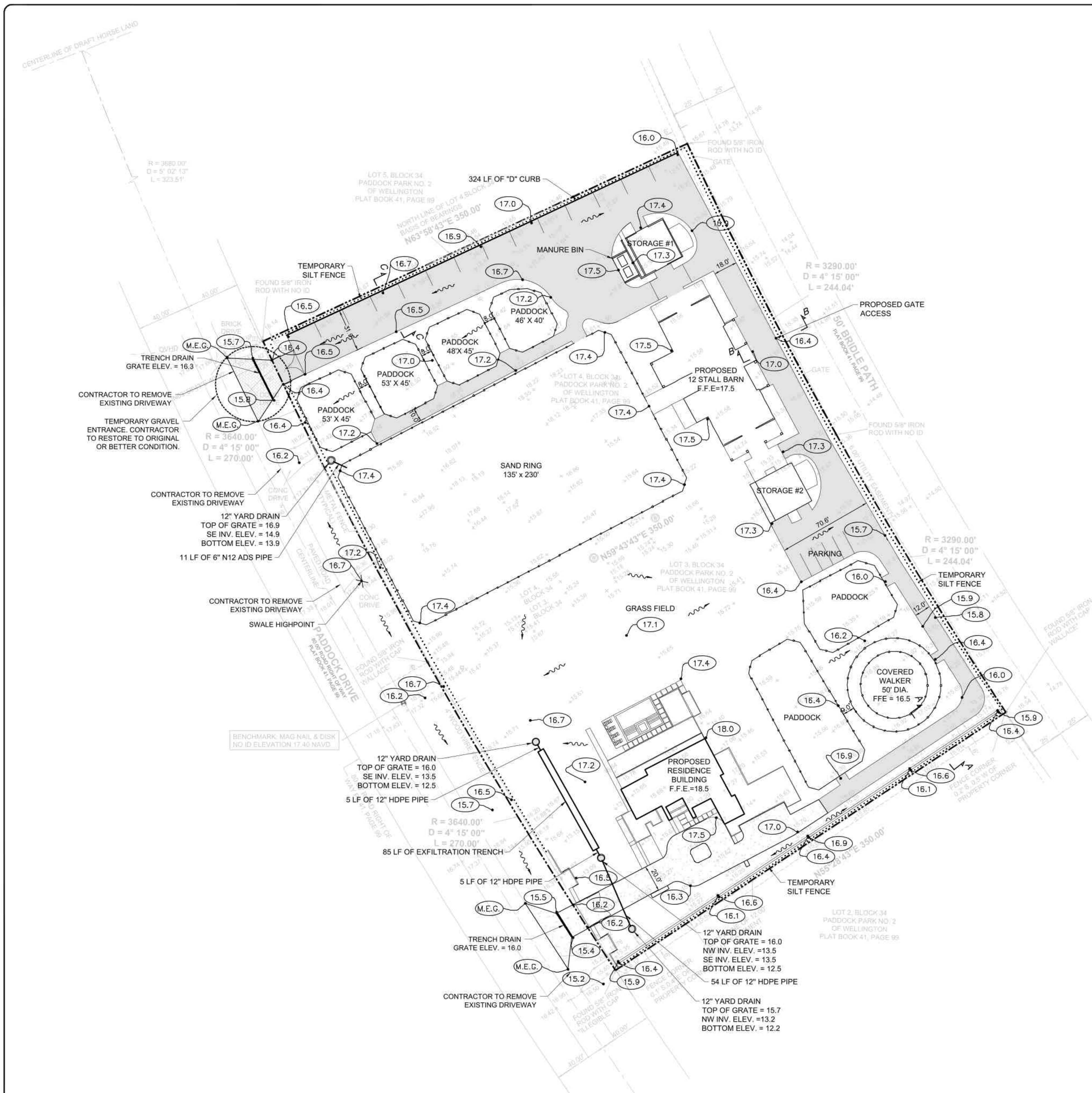
1. The buildings shall be constructed as shown in Exhibit C in the colors and materials.
2. A building permit shall be approved for all structures prior to construction.
3. The approval is for the single-family residence, barn, and grooms quarters only.
4. Prior to issuance of a Certificate of Occupancy, an inspection by the Planning and Zoning Division is required to ensure all mechanical equipment (if any) is completely screened. Any rooftop mechanical equipment and shall not be visible at 10 feet above grade and/or 200 feet from the structure.



Exhibits:

- Exhibit A Site Plan
- Exhibit B Existing Site Conditions
- Exhibit C Proposed Elevations – Single Family Residence
- Exhibit D Proposed Elevations – Barn and Grooms Quarters
- Exhibit E Proposed Landscape Plan
- Exhibit F Justification Statement

Exhibit A - Site Plan



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PATRICK F. BARTHELEMY, P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patrick F. Barthelemy
Digitally signed by Patrick F Barthelemy
Date: 2026.04.23 11:37:59 -04'00'

GENERAL NOTES

- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- TOPOGRAPHIC SURVEY PERFORMED BY TIMOTHY M. SMITH, LAND SURVEYING, INC., WEST PALM BEACH, FLORIDA. DATE: 07/15/2025.

NO.	DATE	REVISIONS	REMARKS	BY

STORMWATER ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph: (561) 442-6628 • Fax: (561) 442-0108 • stormwater@seinc.com

SITE GRADING PLAN
14902 & 14912 PADDOCK DRIVE
WELLINGTON, FLORIDA

©COPYRIGHT 2025 By Stormwater Engineering, Inc. This Drawing is Provided For Informational Purposes Only. It is Not to be Used for Construction Without the Approval of a Registered Professional Engineer Representing Stormwater Engineering, Inc. C.A. 00008484.
Patrick F. Barthelemy, P.E. License # 75585

DATE	DATE	DATE	DATE
12/22/2025	07/25/2025		
12/22/2025	07/25/2025		
12/22/2025	07/25/2025		
12/22/2025	07/25/2025		

1 2
JOB NO. 25053

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

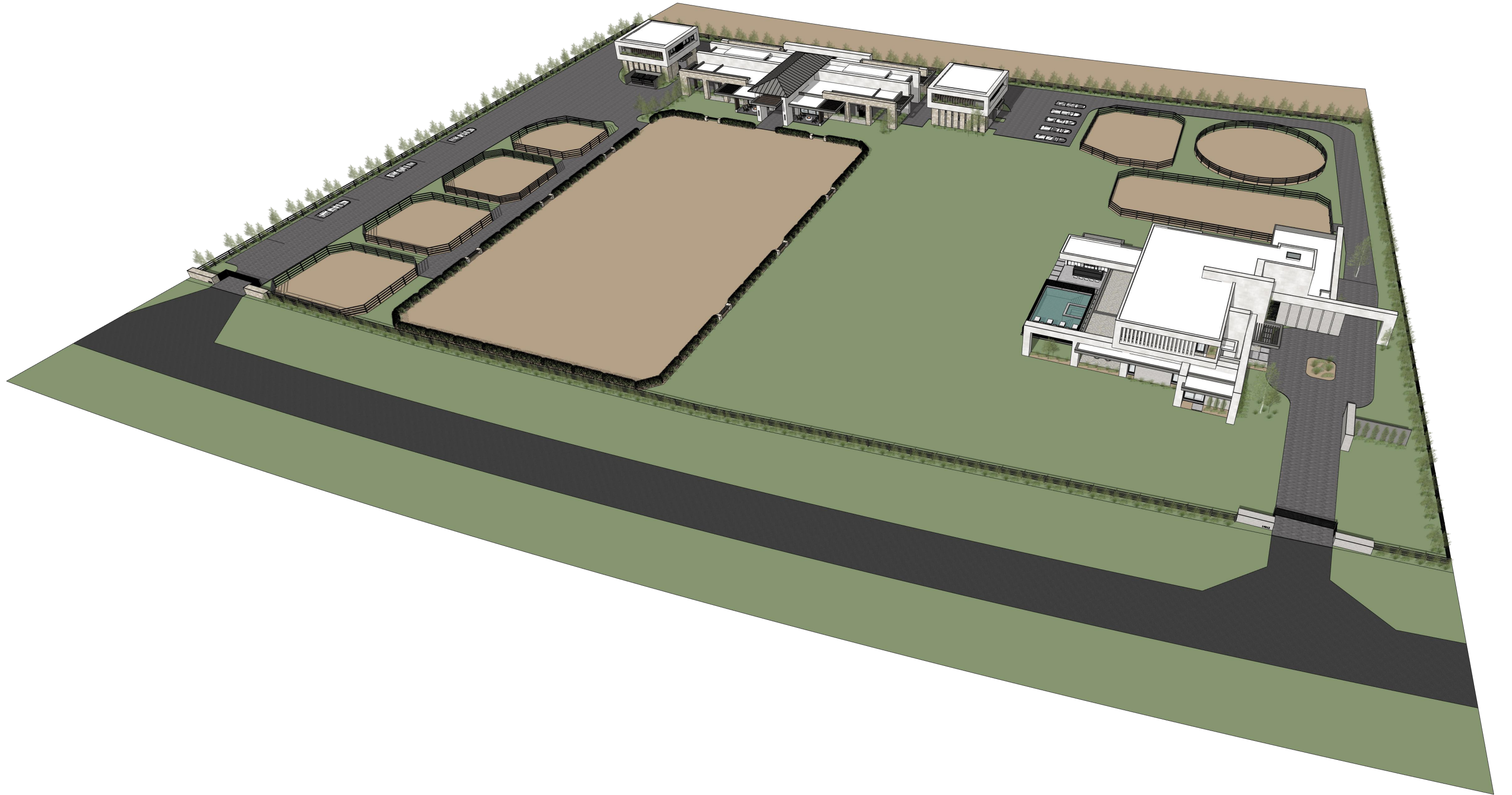


Exhibit B – Existing Site Conditions





BERNARDO POZAS

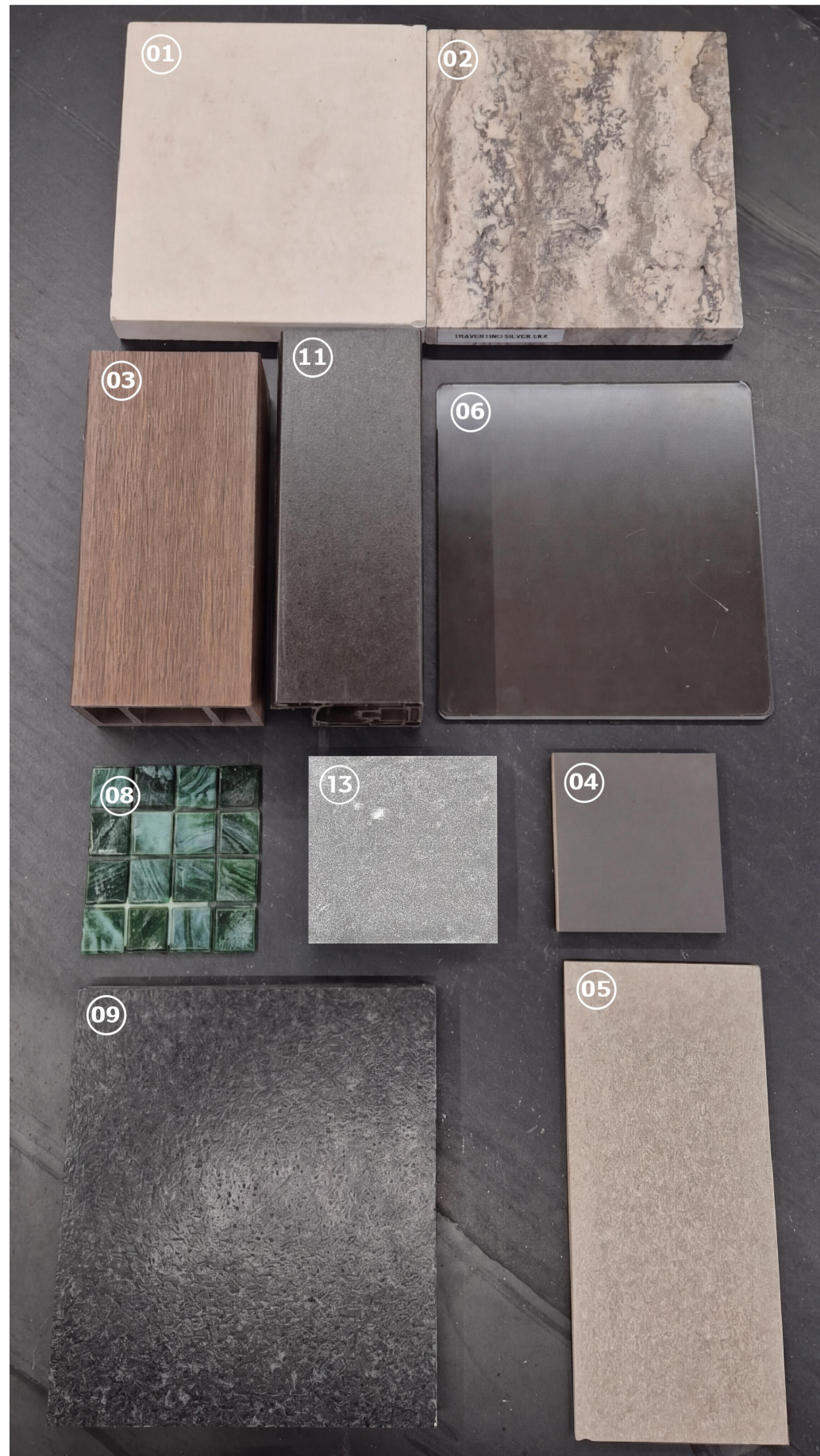


BERNARDO POZAS





BERNARDO POZAS



INDEX

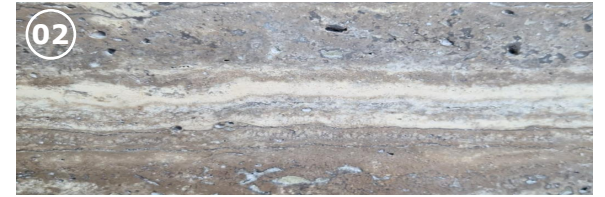


01 LIMESTONE
DOLCE VITA
FINISH: MATTE

STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



08 KOLORINES MOSAIC
COLOR: FORESTA V25



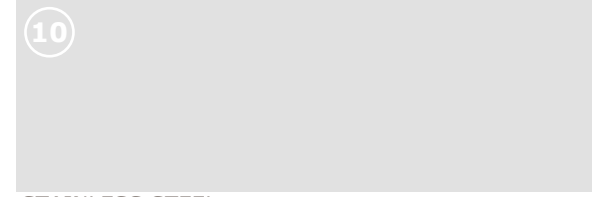
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FINISH: PULIDO
SIZE: 0.60 X 1.20 m



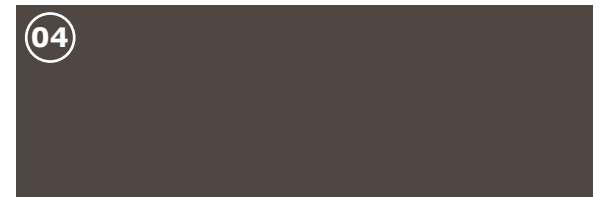
09 SAN GABRIEL GRANITE
FINISH: LEATHER



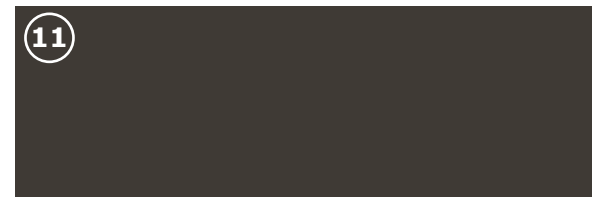
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COLOR: IPE



10 STAINLESS STEEL



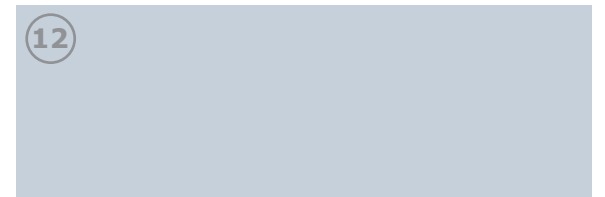
04 SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



11 WINDOW PROFILE
COLOR: CEYLON



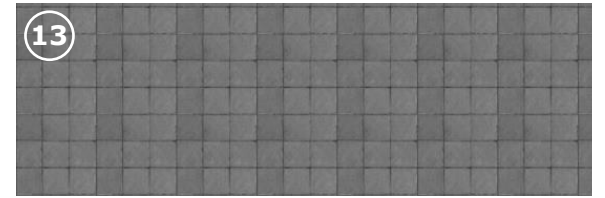
05 PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



12 TEMPERED GLASS



06 ALUMINIUM PANEL
COLOR: DARK BRONZE



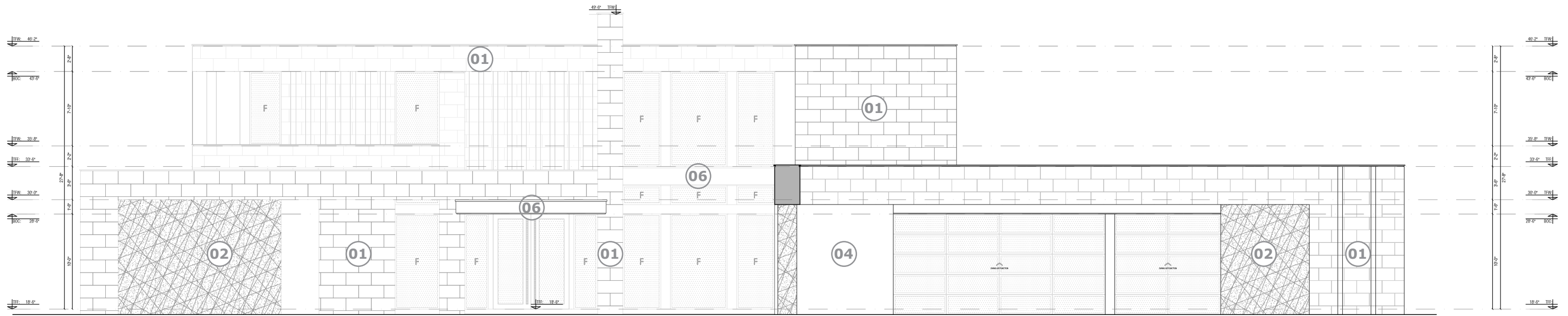
13 CONCRETE PAVER



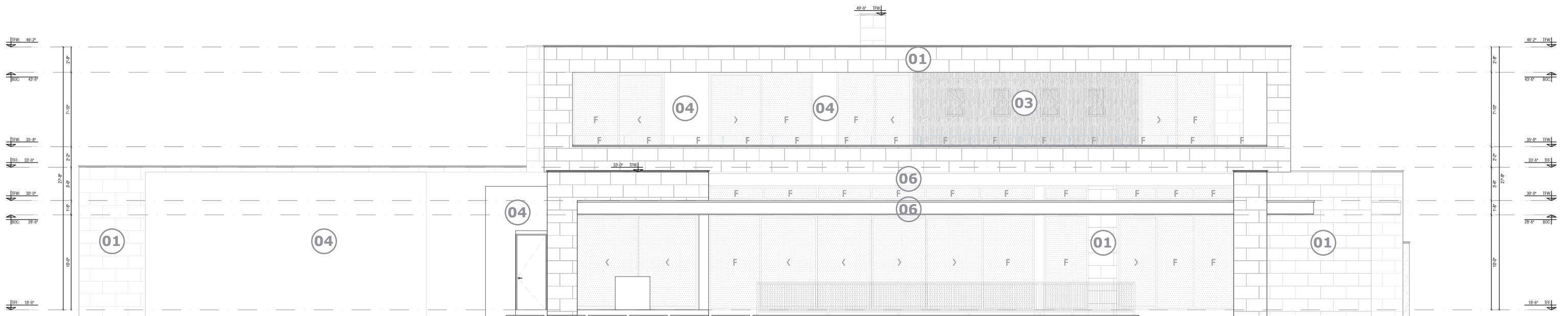
07 PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



14 WOOD FENCE



FRONT VIEW
NO SCALE



BACK VIEW
NO SCALE



01 LIMESTONE DOLCE VITA FINISH: MATTE
STAGGERED LAYOUT, CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02 SILVER TRAVERTINE FINISH: PULIDO
SIZE: 0.60 X 1.20 m



03 SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



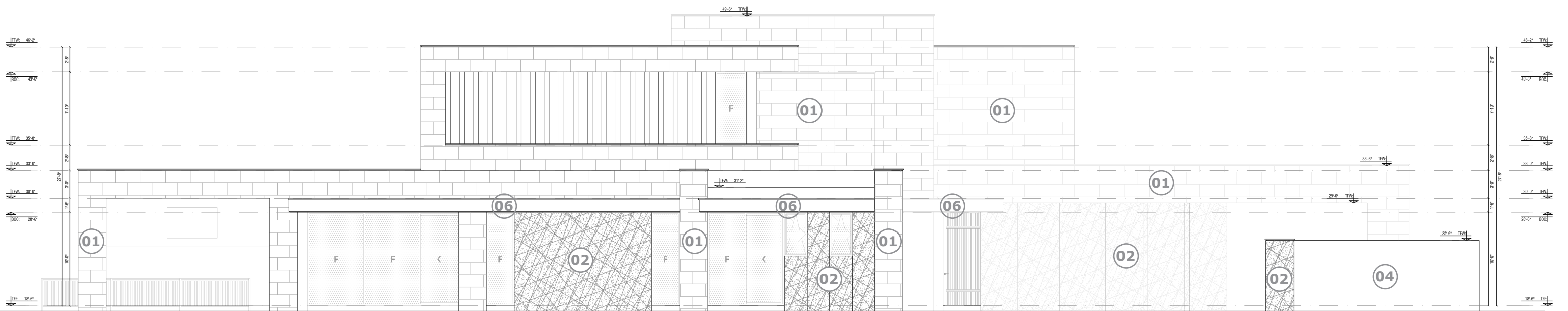
04 SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



06 ALUMINIUM PANEL
COLOR: DARK BRONZE



RIGHT SIDE VIEW
NO SCALE



LEFT VIEW
NO SCALE

01

LIMESTONE
DOLCE VITA
FINISH: MATTE

STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m

02

SILVER TRAVERTINE
FINISH: PULIDO
SIZE: 0.60 X 1.20 m

04

SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020

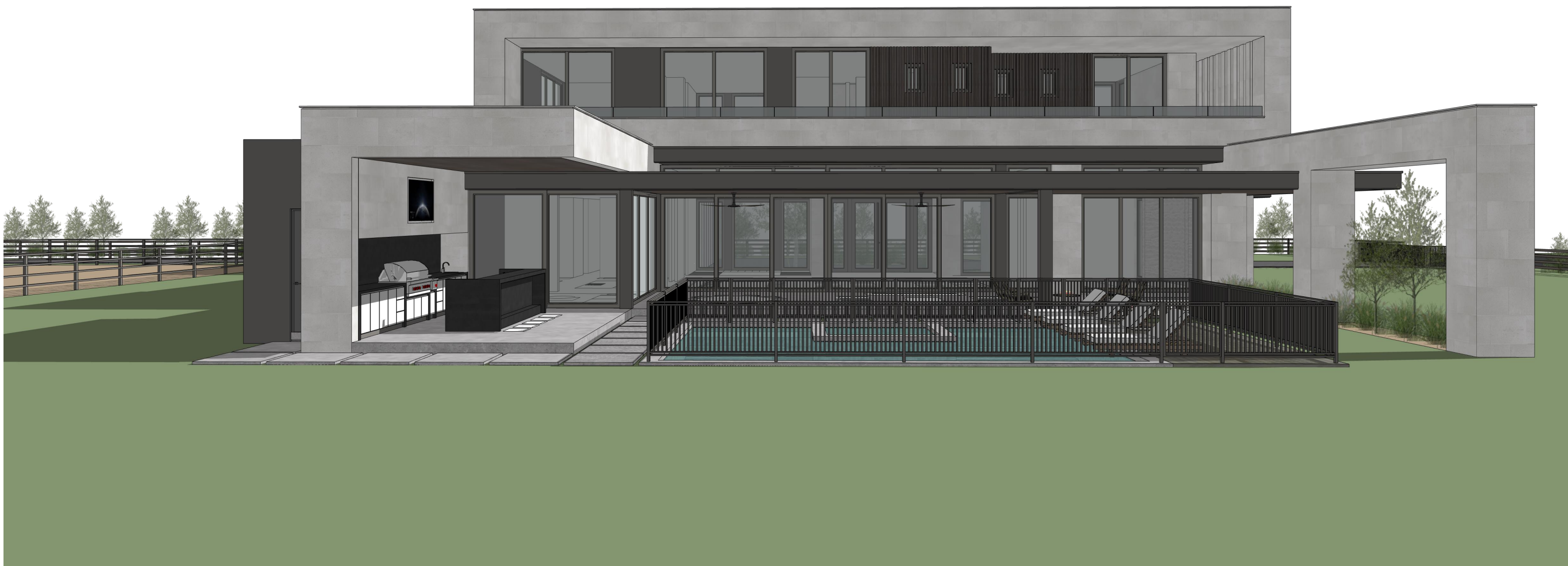
06

ALUMINIUM PANEL
COLOR: DARK BRONZE



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE









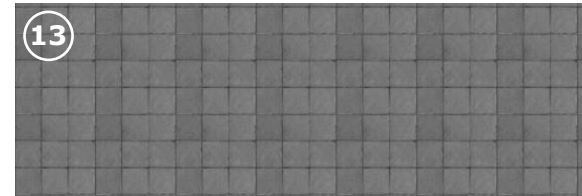
PERSPECTIVE 01
ARCHITECTURAL PROJECT
 NO SCALE



02
 SILVER TRAVERTINE
 FINISH: PULIDO
 SIZE: 0.60 X 1.20 m



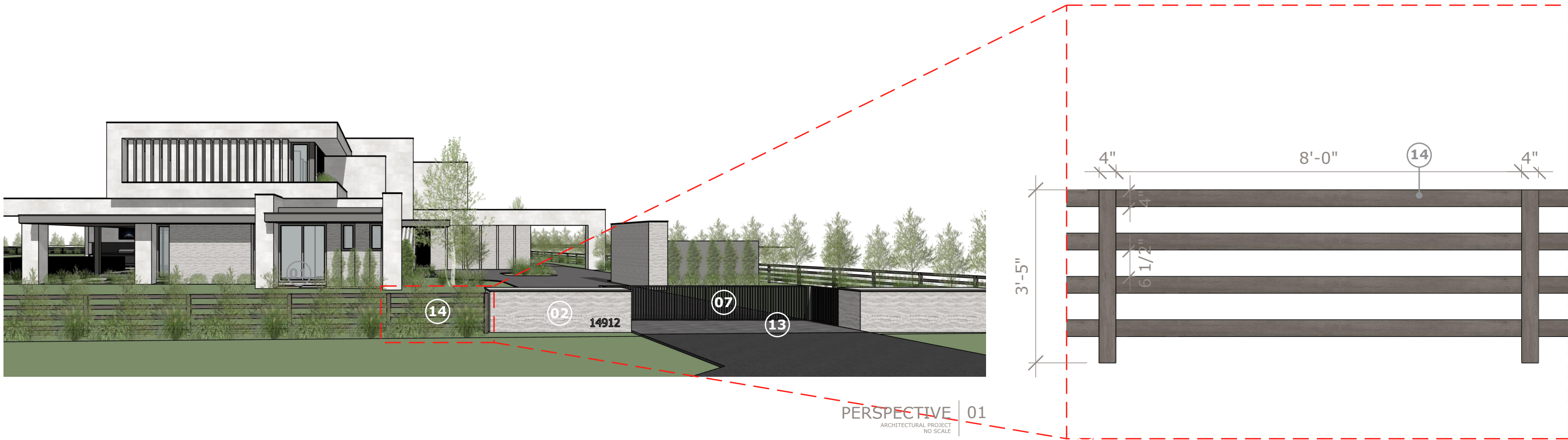
07
 PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



13
 CONCRETE PAVER



14
 WOOD FENCE

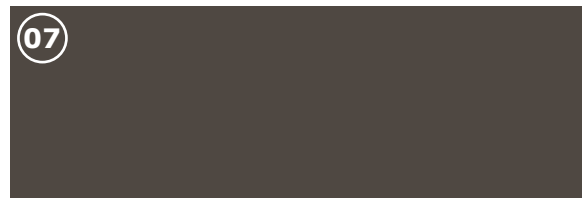


PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE

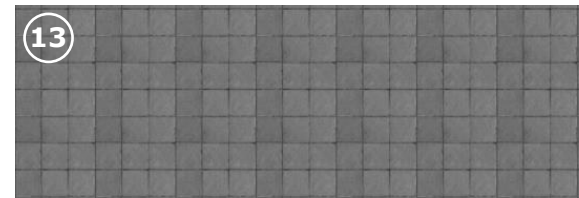
FENCE DETAIL 02
ARCHITECTURAL PROJECT
NO SCALE



02
SILVER TRAVERTINE
FINISH: PULIDO
SIZE: 0.60 X 1.20 m



07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



13
CONCRETE PAVER

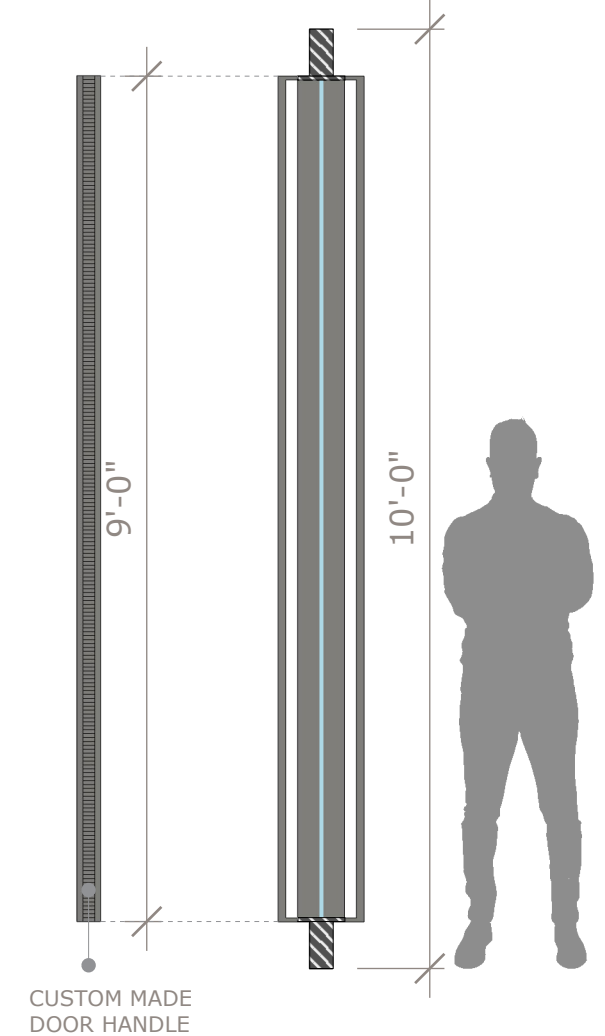


14
WOOD FENCE

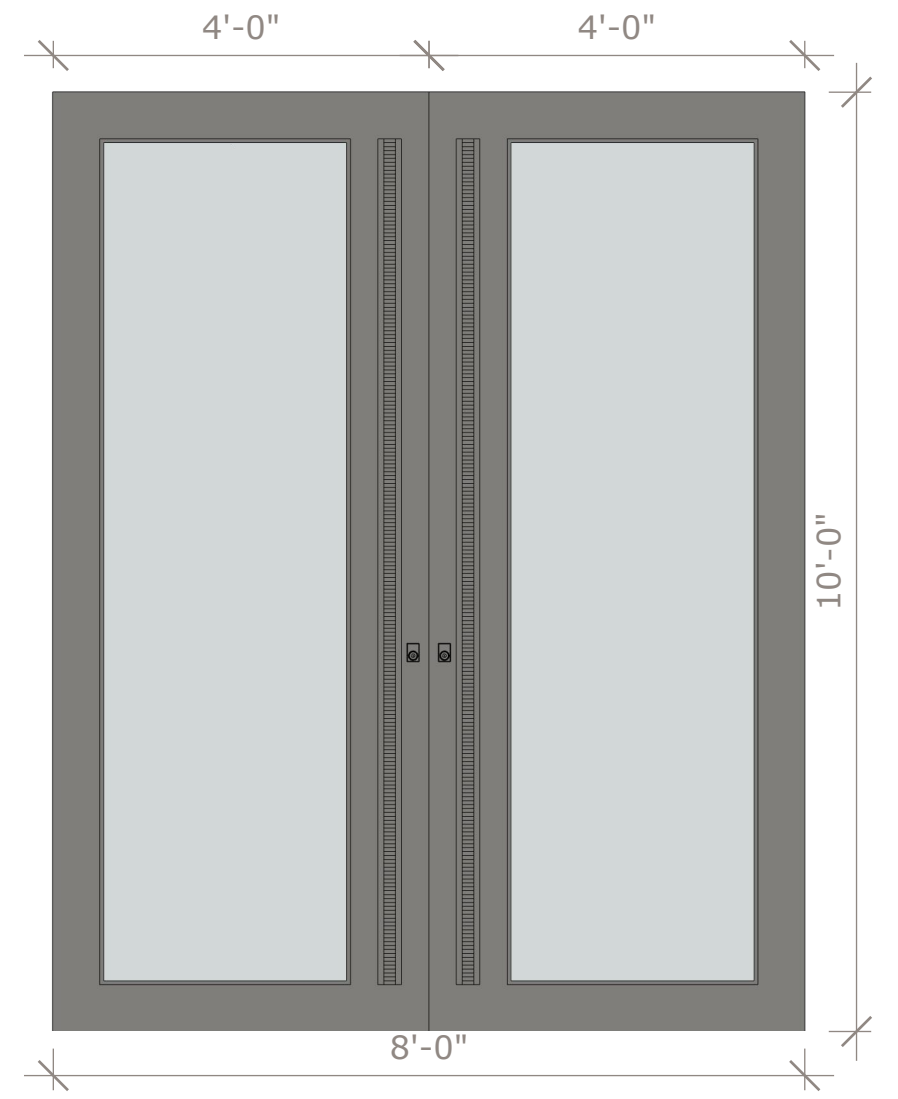
NEWTECHWOOD
UH26



PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE



SECTION 02
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION 03
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



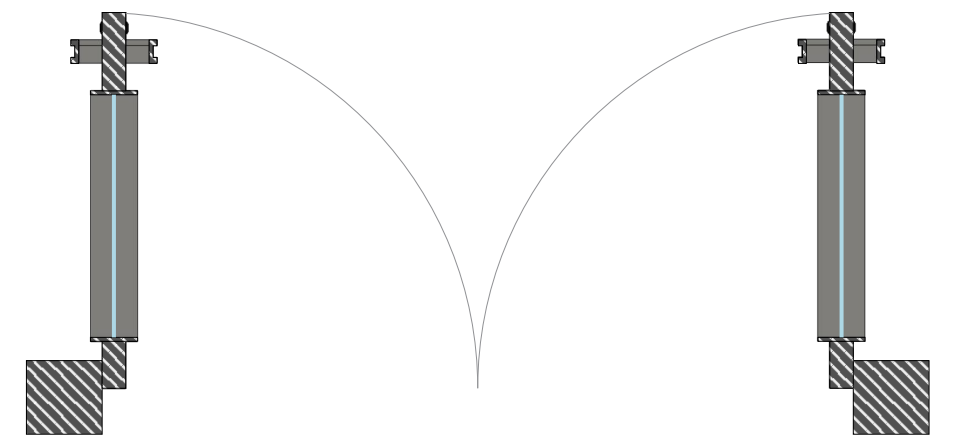
05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



06
ALUMINIUM PANEL
COLOR: DARK BRONZE



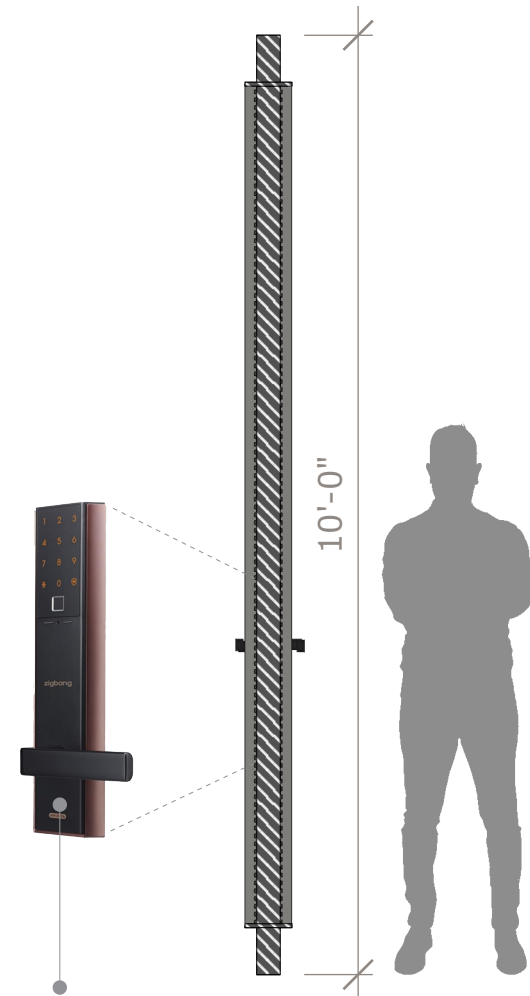
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



OPENING 04
ARCHITECTURAL PROJECT
NO SCALE



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



BIOMETRIC DIGITAL LOCK
ZIGBANG
MODEL: SHP DH538

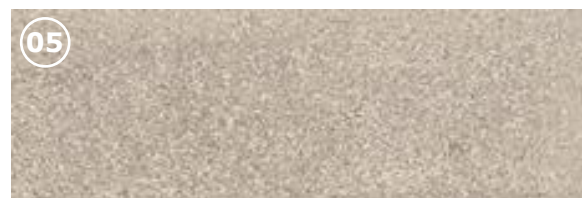
SECTION | 02
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION | 03
ARCHITECTURAL PROJECT
NO SCALE



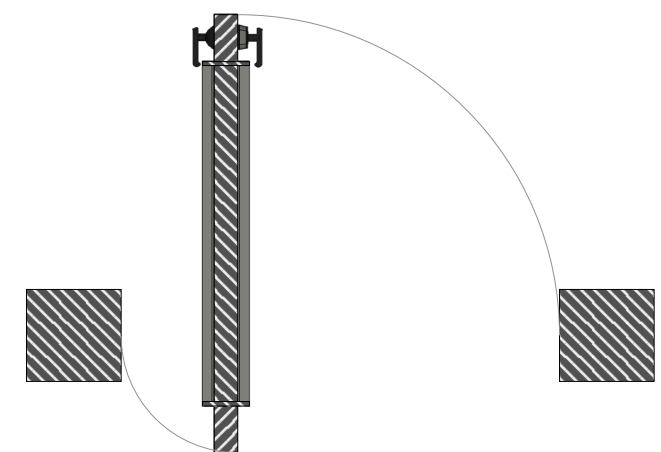
04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



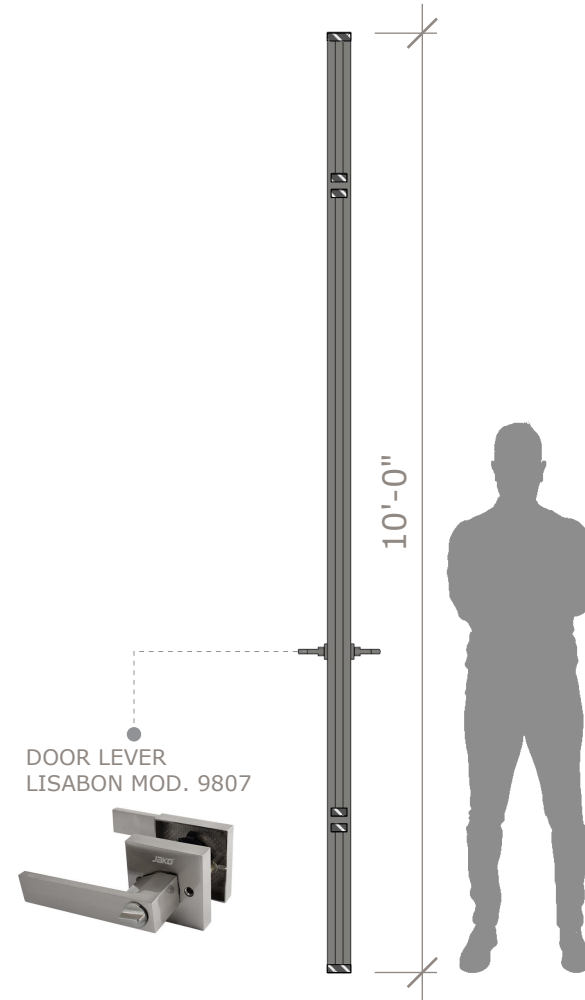
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



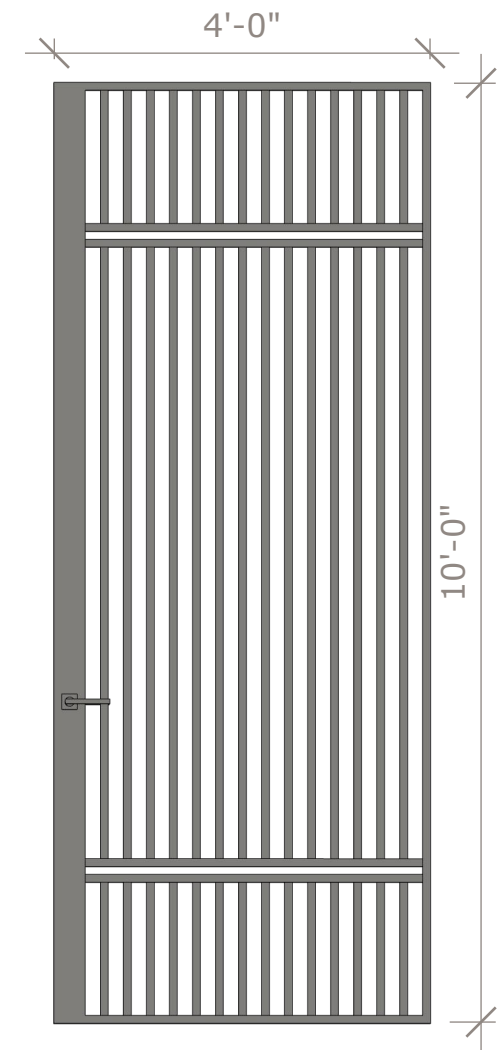
OPENING | 04
ARCHITECTURAL PROJECT
NO SCALE



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



SECTION | 02
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION | 03
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE



DESPIECE INTERCALADO
A CENTRO DE PIEZAS
DE: 60cm x 40cm



05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



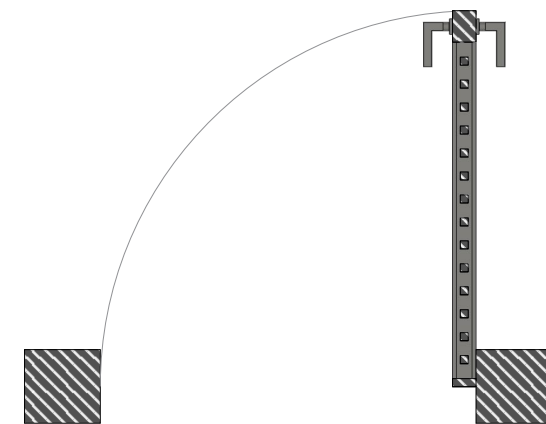
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



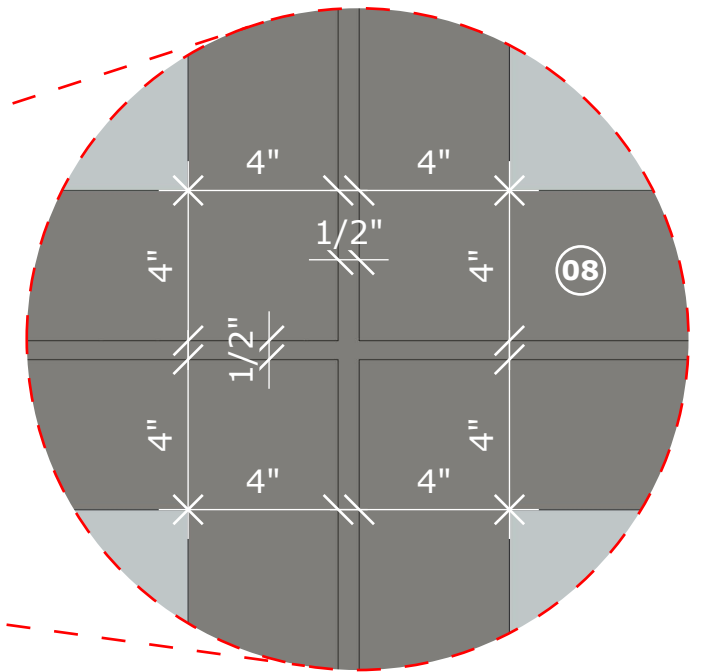
02
SILVER TRAVERTINE
FINISH: PULIDO
SIZE: 0.60 X 1.20 m



06
ALUMINIUM PANEL
COLOR: DARK BRONZE

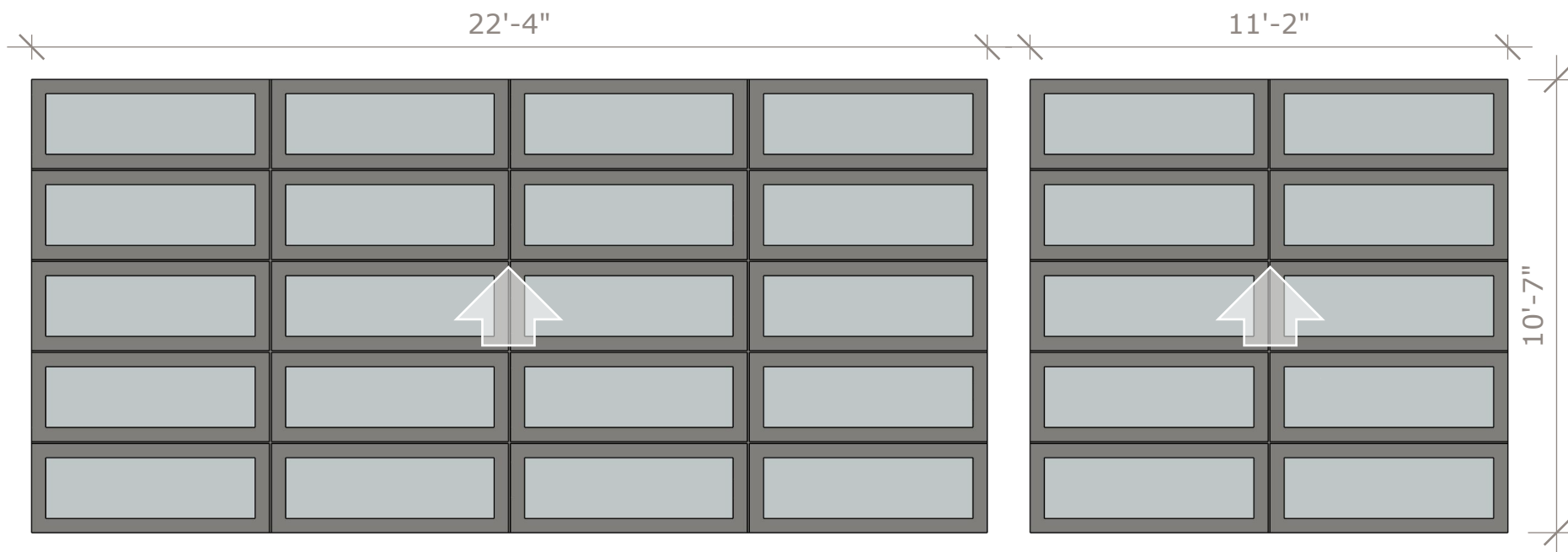


OPENING | 04
ARCHITECTURAL PROJECT
NO SCALE



DETAIL 03
ARCHITECTURAL PROJECT
NO SCALE

PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION 02
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE



06
DESPIECE INTERCALADO
A CENTRO DE PIEZAS
DE: 60cm x 40cm



07
ALUMINIUM PANEL
COLOR: DARK BRONZE



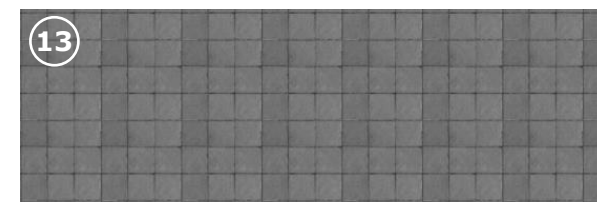
02
SILVER TRAVERTINE
FINISH: PULIDO
SIZE: 0.60 X 1.20 m



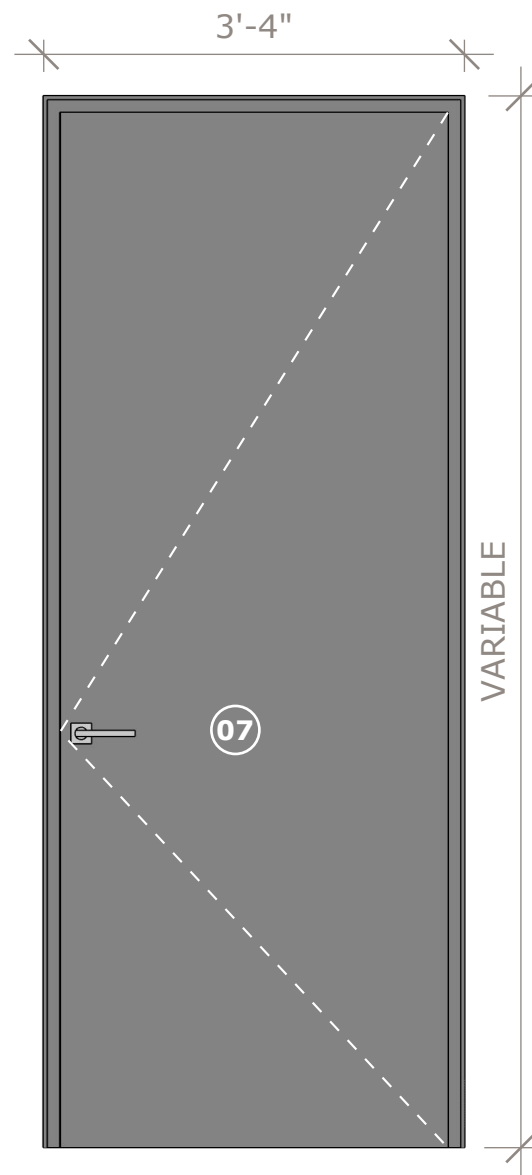
08
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



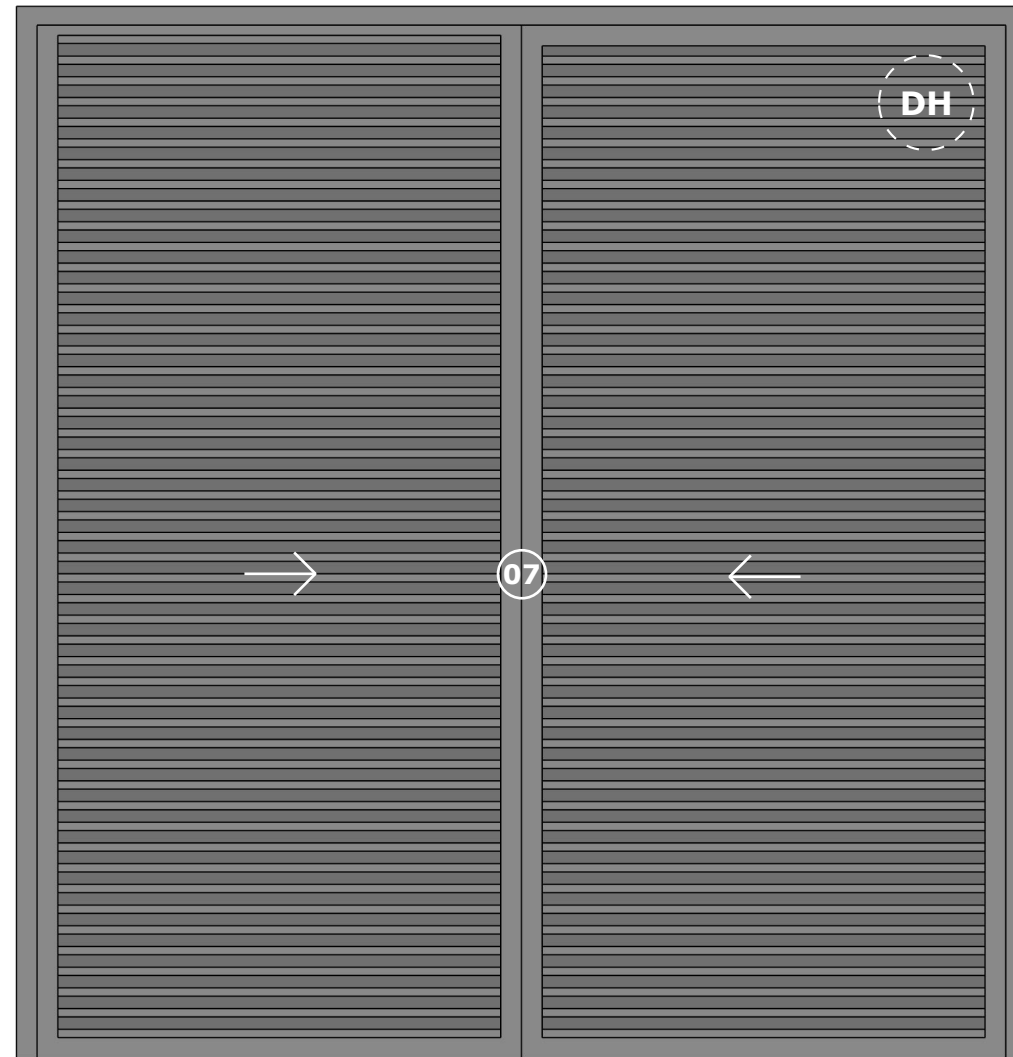
04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



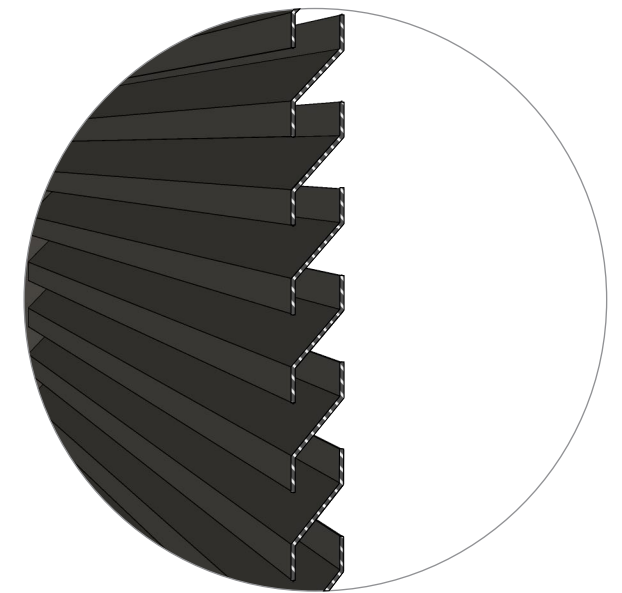
13
PIEDRA MAYA



BATHROOM AND STORAGE DOOR TYPE 01
ARCHITECTURAL PROJECT
 NO SCALE



STORAGE DOOR 01
ARCHITECTURAL PROJECT
 NO SCALE

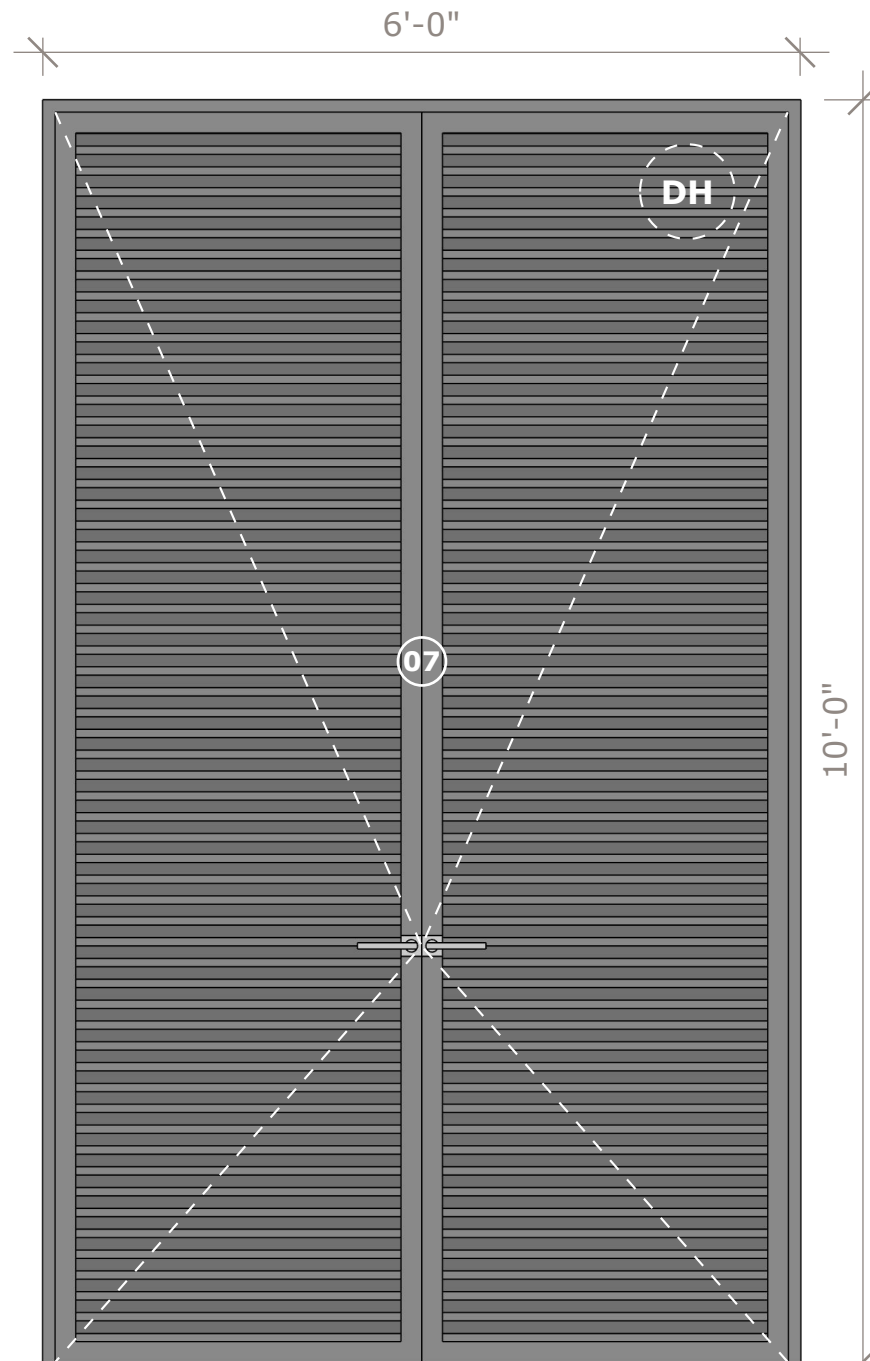


DETAIL 03
ARCHITECTURAL PROJECT
 NO SCALE

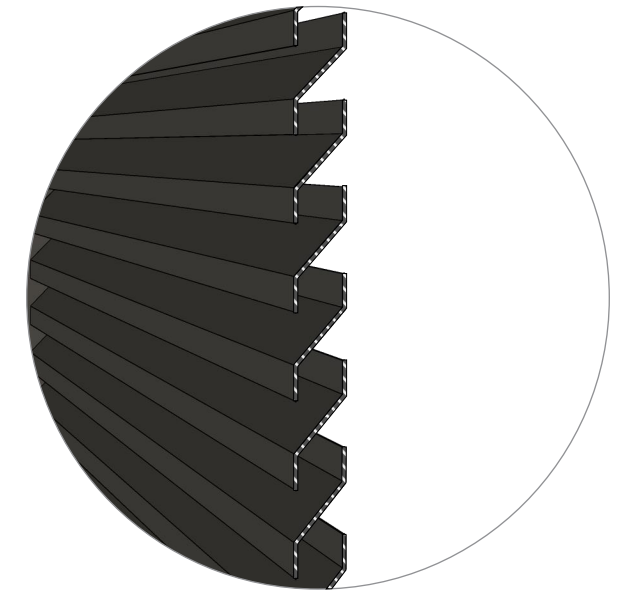
DOOR LEVER
 LISABON MOD. 9807



07
 PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



STORAGE DOOR TYPE 01
ARCHITECTURAL PROJECT
 NO SCALE

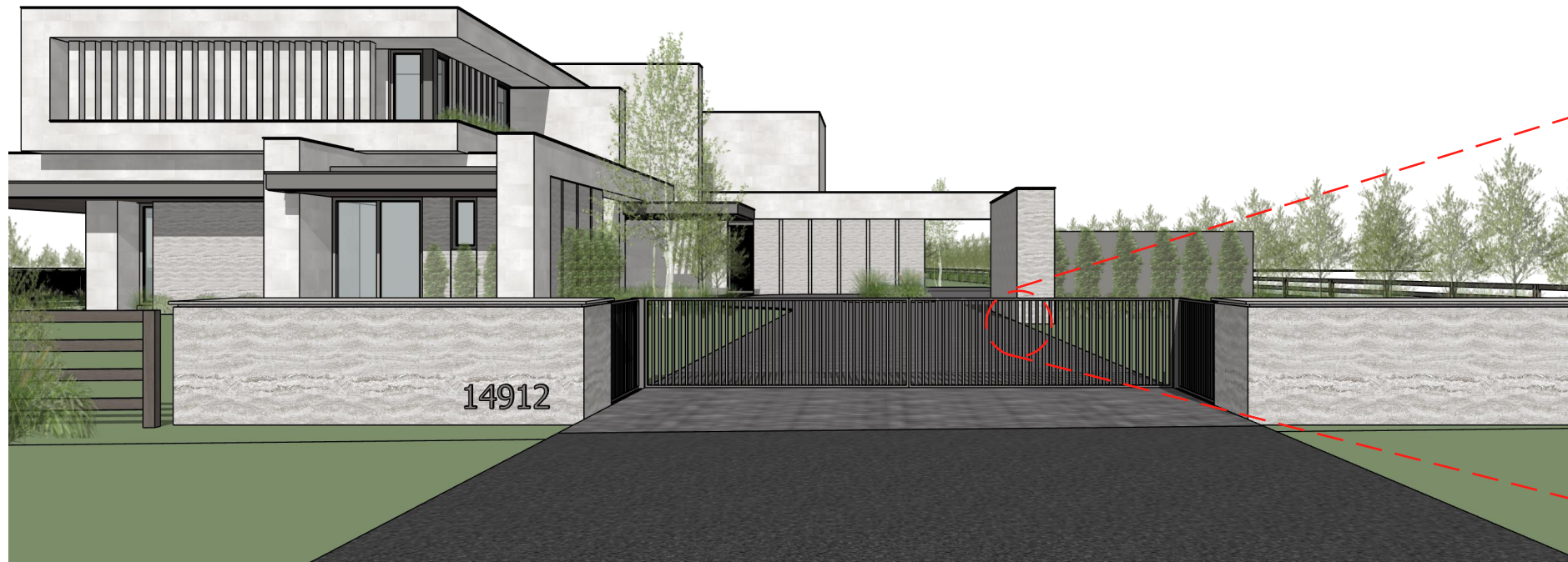


DETAIL 02
ARCHITECTURAL PROJECT
 NO SCALE

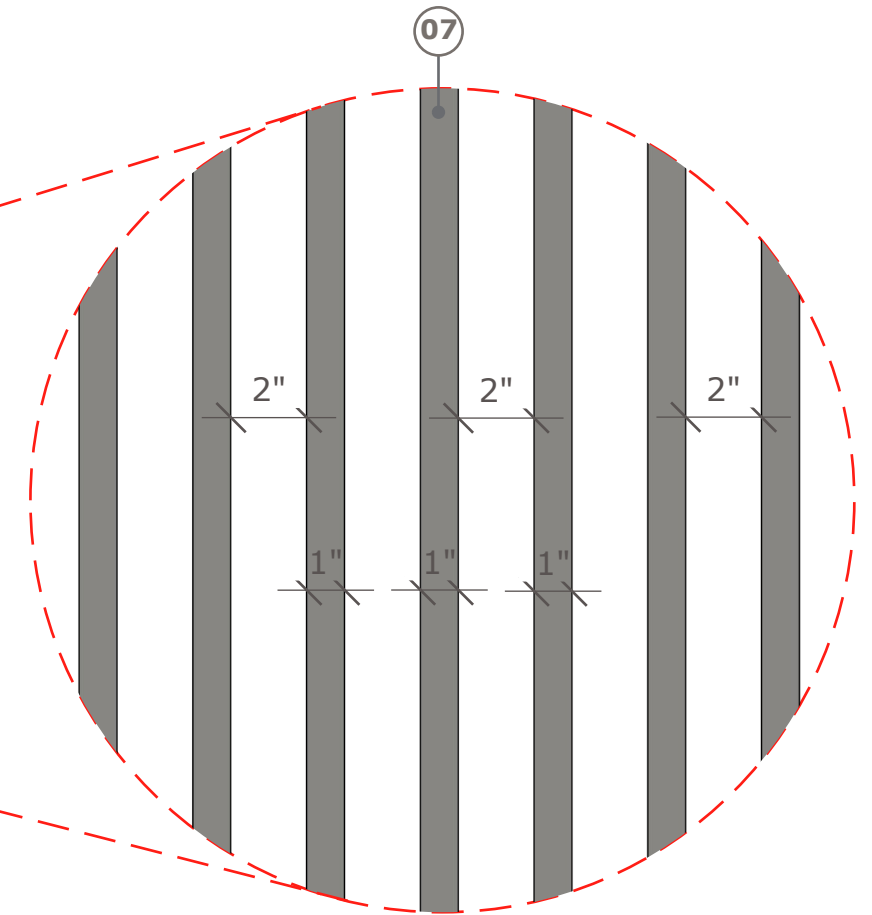
DOOR LEVER
 LISABON MOD. 9807



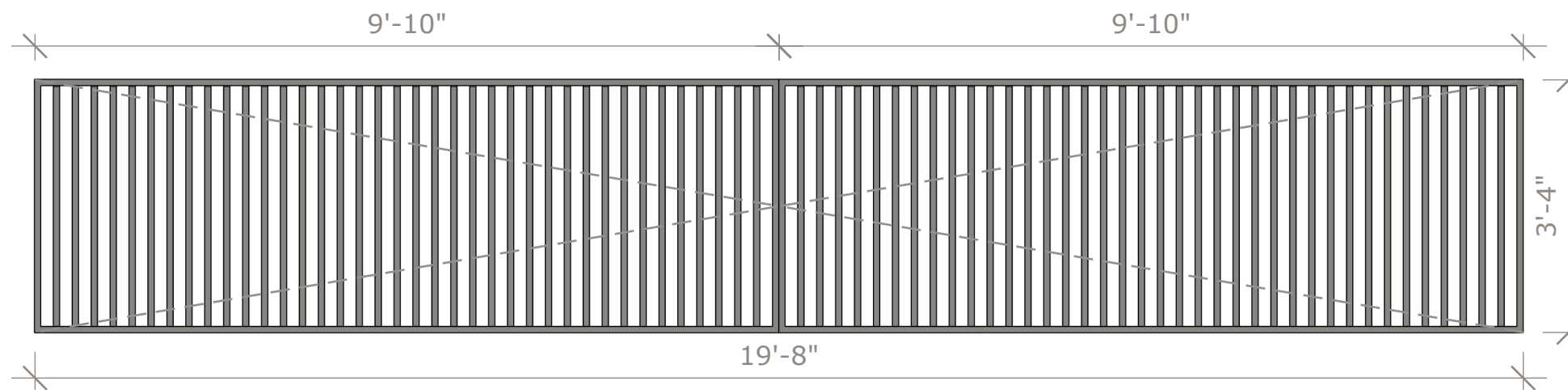
PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



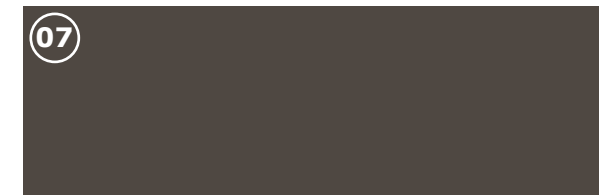
PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE



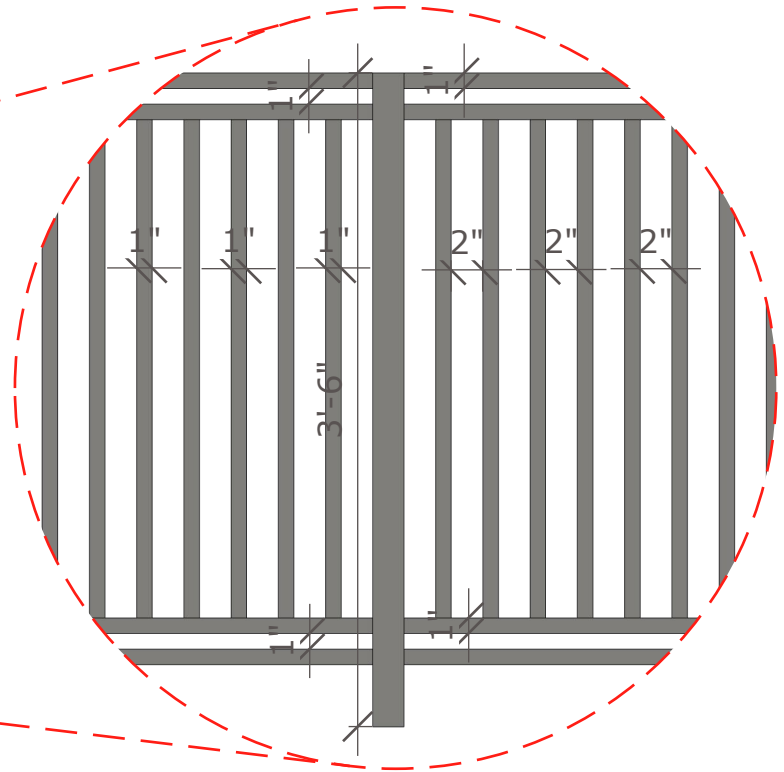
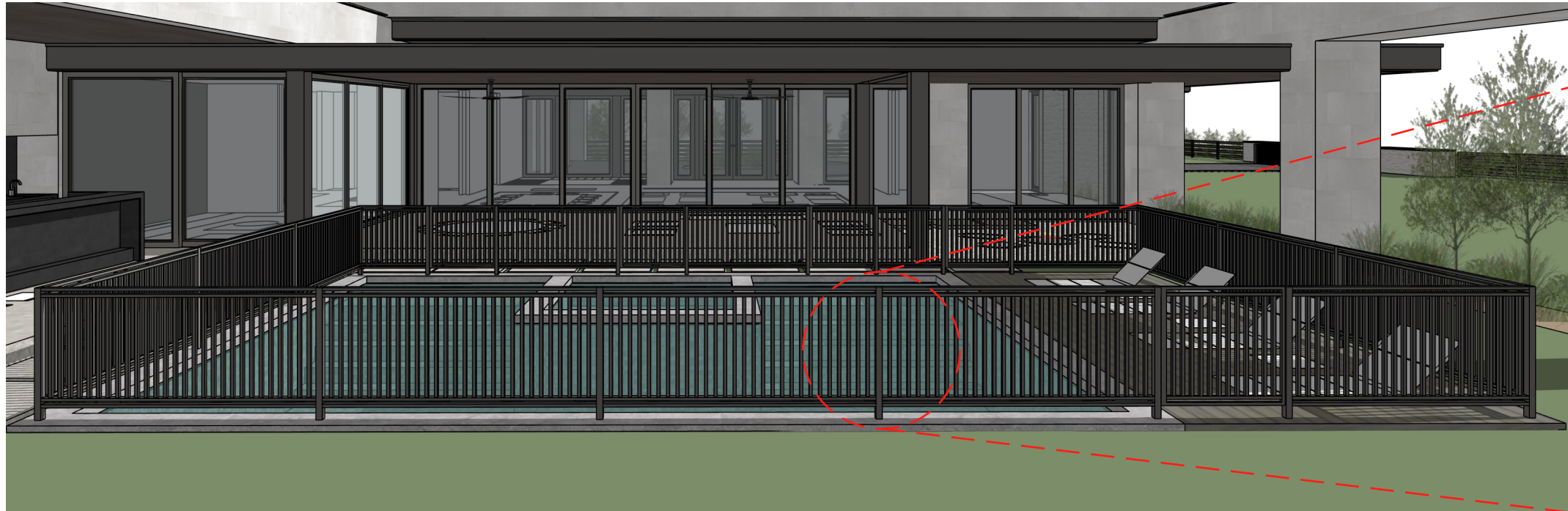
DETAIL 03
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION 02
ARCHITECTURAL PROJECT
NO SCALE

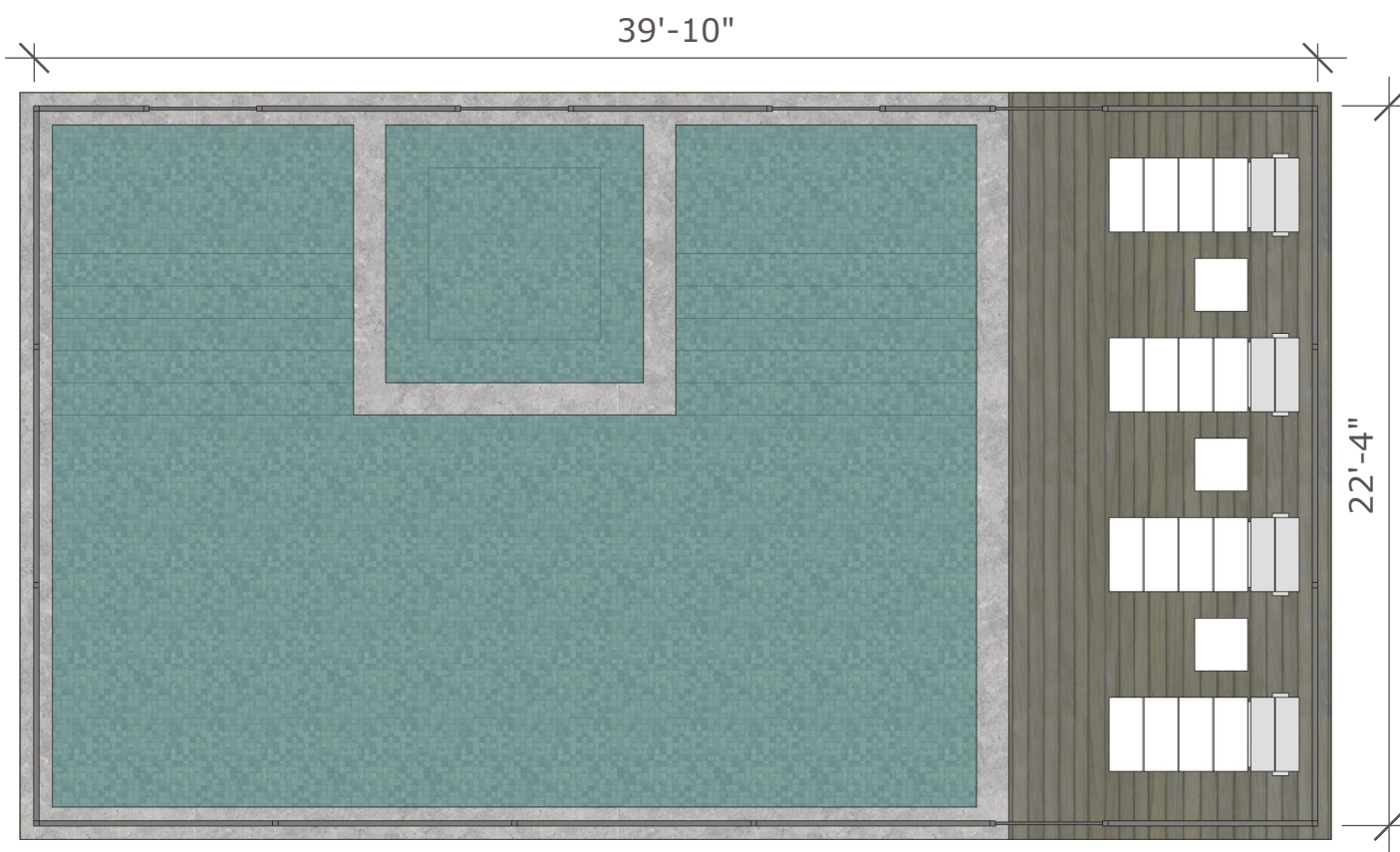


PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE

DETAIL | 03
ARCHITECTURAL PROJECT
NO SCALE



LAYOUT | 03
ARCHITECTURAL PROJECT
NO SCALE

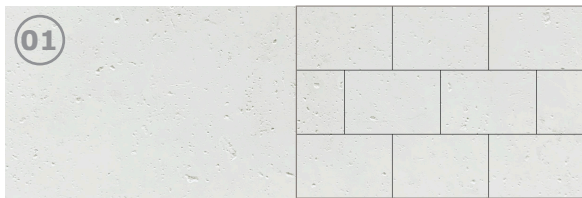
LAYOUT | 01
ARCHITECTURAL PROJECT
NO SCALE



PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



SECTION 01
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE

DESPIECE INTERCALADO
A CENTRO DE PIEZAS
DE: 60cm x 40cm



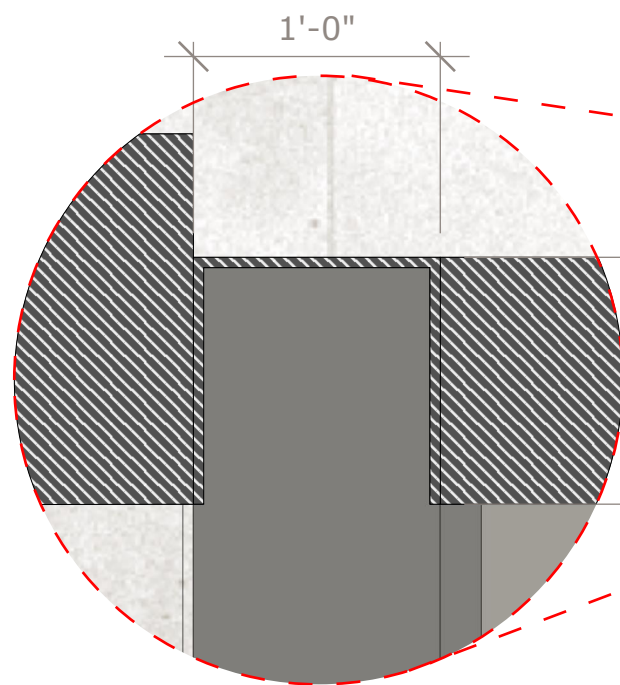
03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



06
ALUMINIUM PANEL
COLOR: DARK BRONZE



DETAIL 02
ARCHITECTURAL PROJECT
NO SCALE



SECTION 02
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE

DESPIECE INTERCALADO
A CENTRO DE PIEZAS
DE: 60cm x 40cm



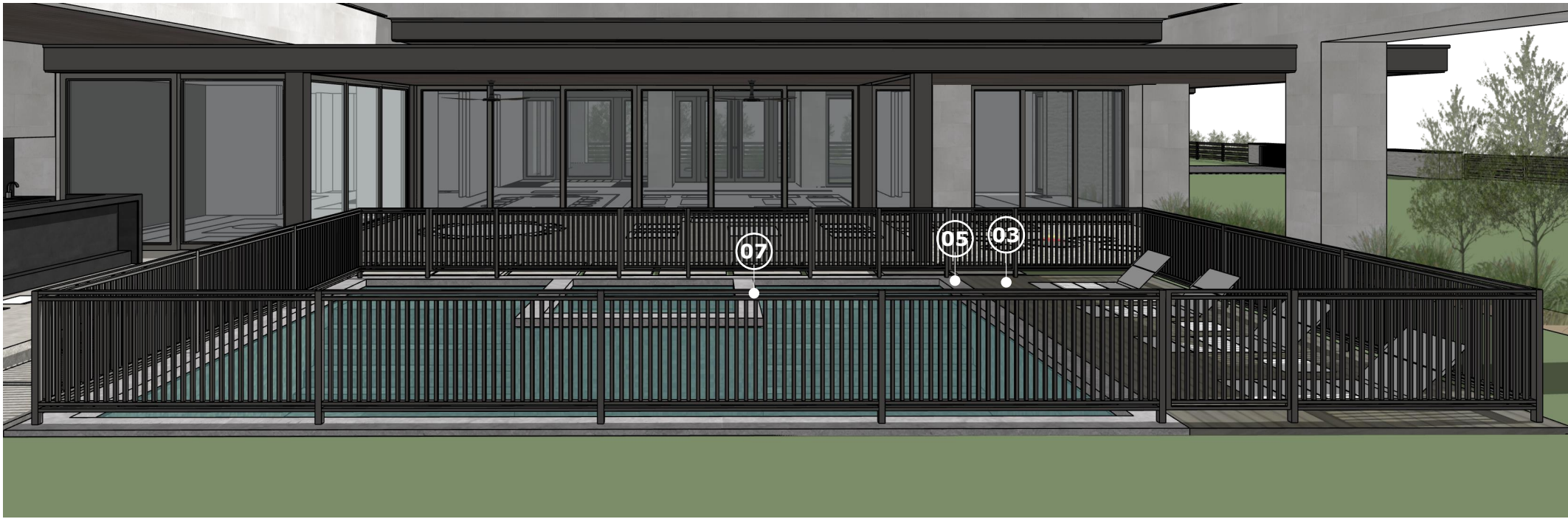
03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



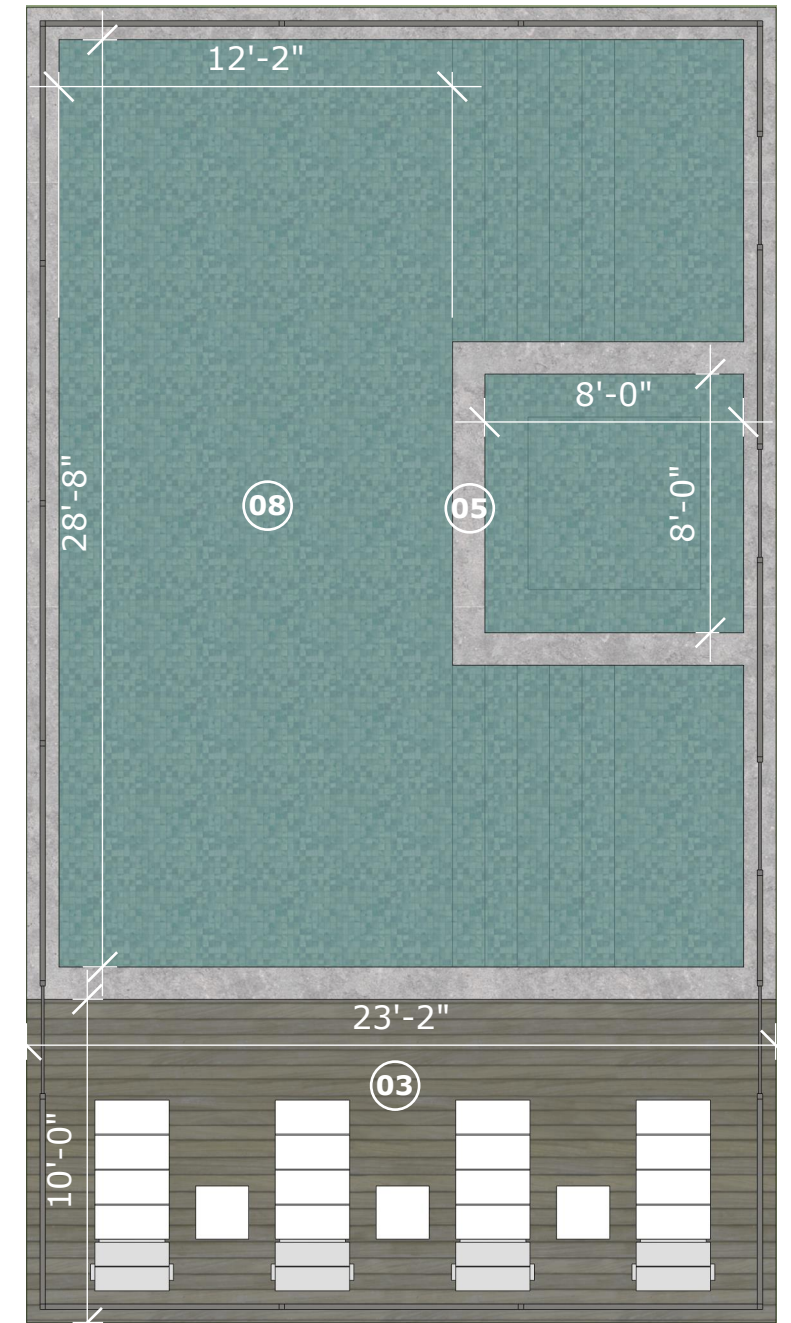
05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



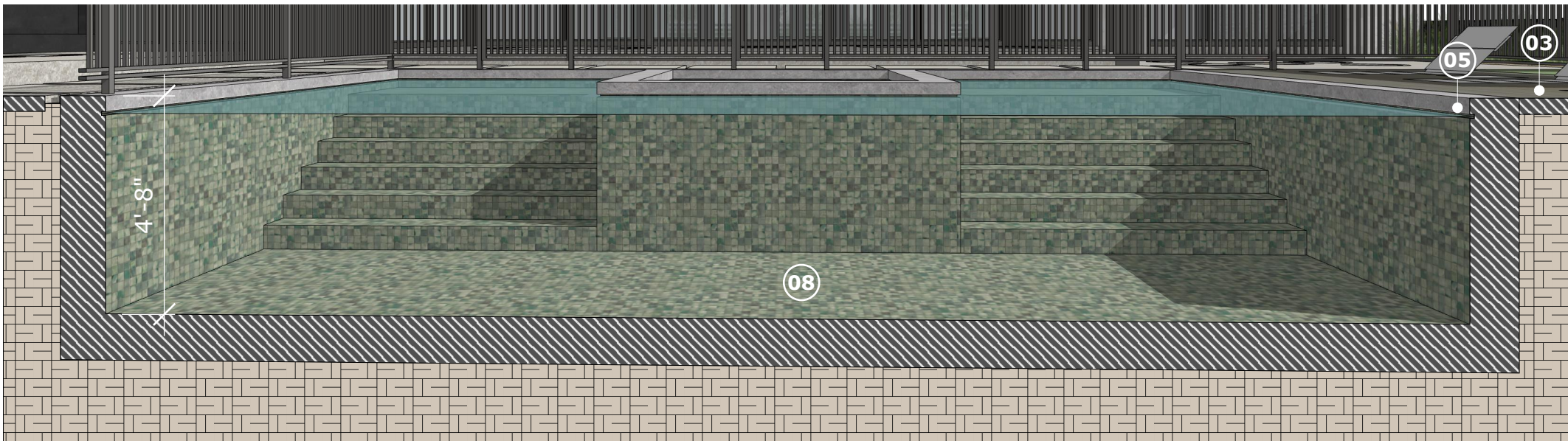
06
ALUMINIUM PANEL
COLOR: DARK BRONZE



PERSPECTIVE | 02
ARCHITECTURAL PROJECT
NO SCALE



LAYOUT | 01
ARCHITECTURAL PROJECT
NO SCALE



SECTION | 03
ARCHITECTURAL PROJECT
NO SCALE



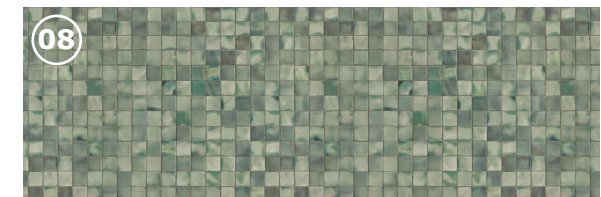
03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



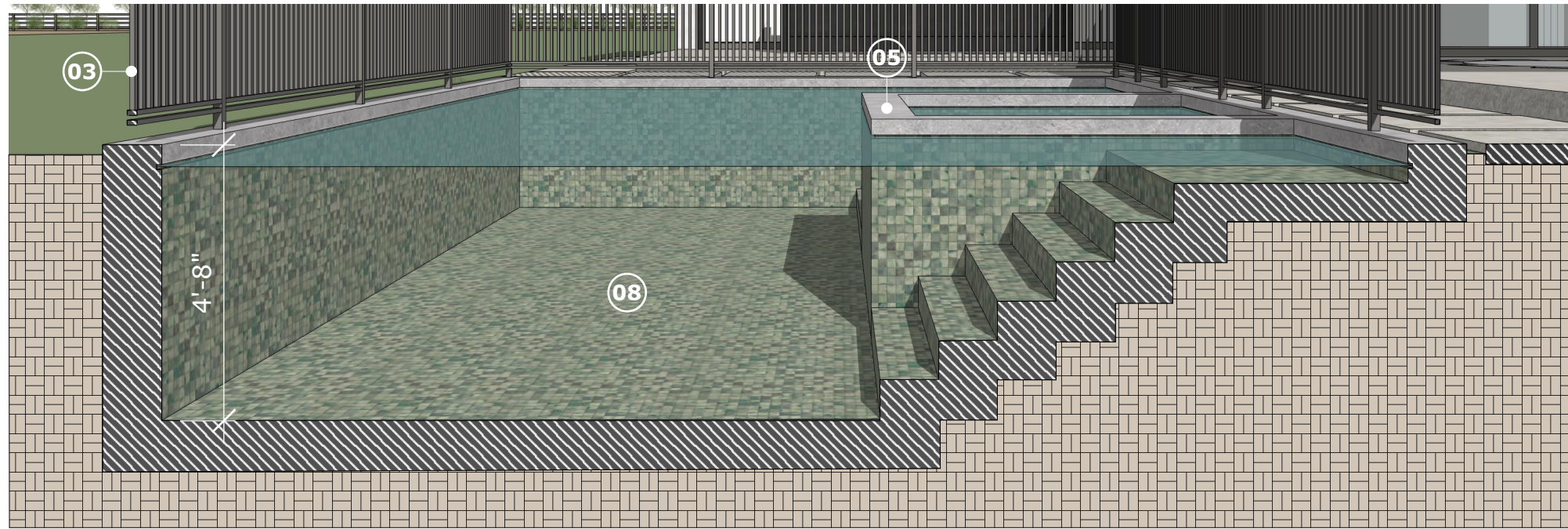
05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



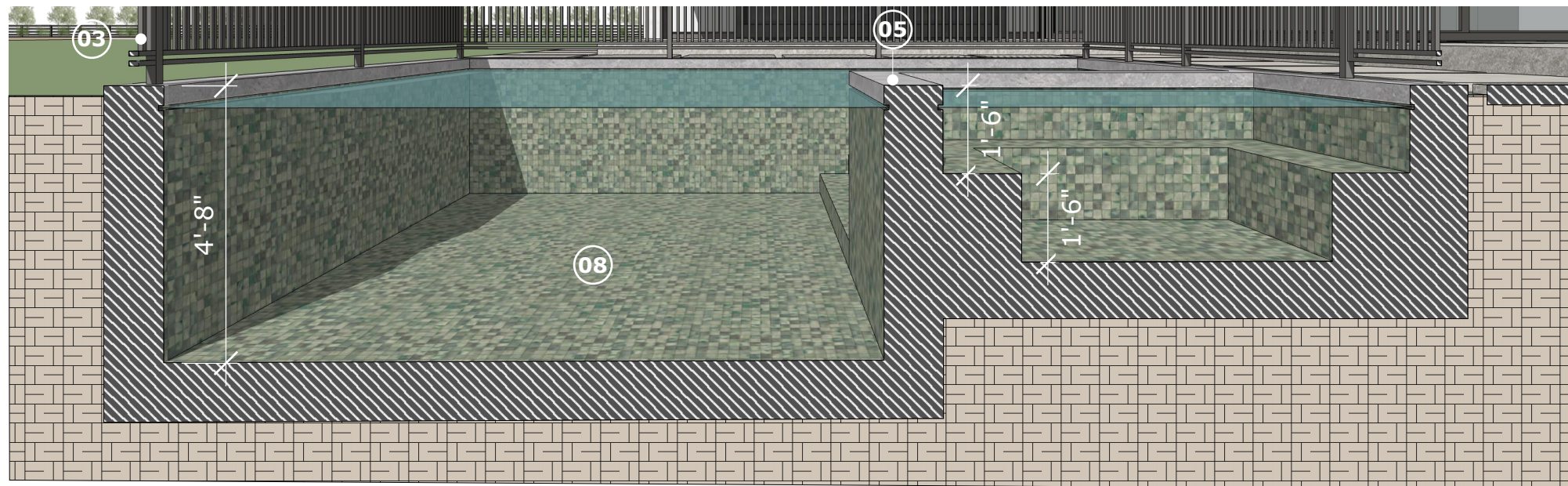
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



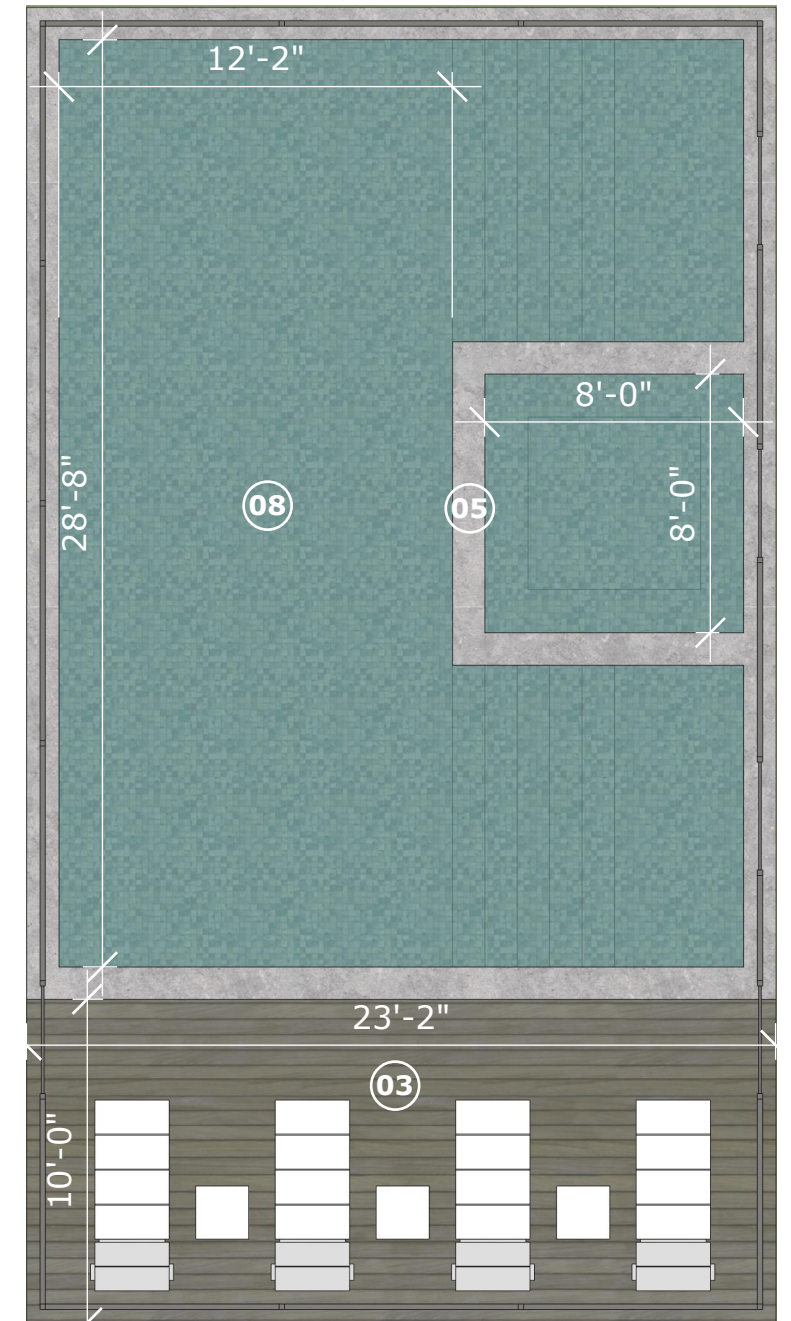
08
KOLORINES MOSAIC
COLOR: FORESTA V25



SECTION 02
ARCHITECTURAL PROJECT
NO SCALE



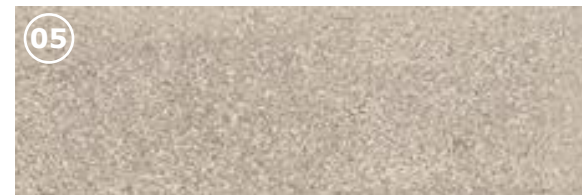
SECTION 03
ARCHITECTURAL PROJECT
NO SCALE



LAYOUT 01
ARCHITECTURAL PROJECT
NO SCALE



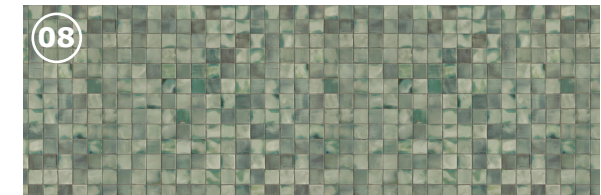
03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



05
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



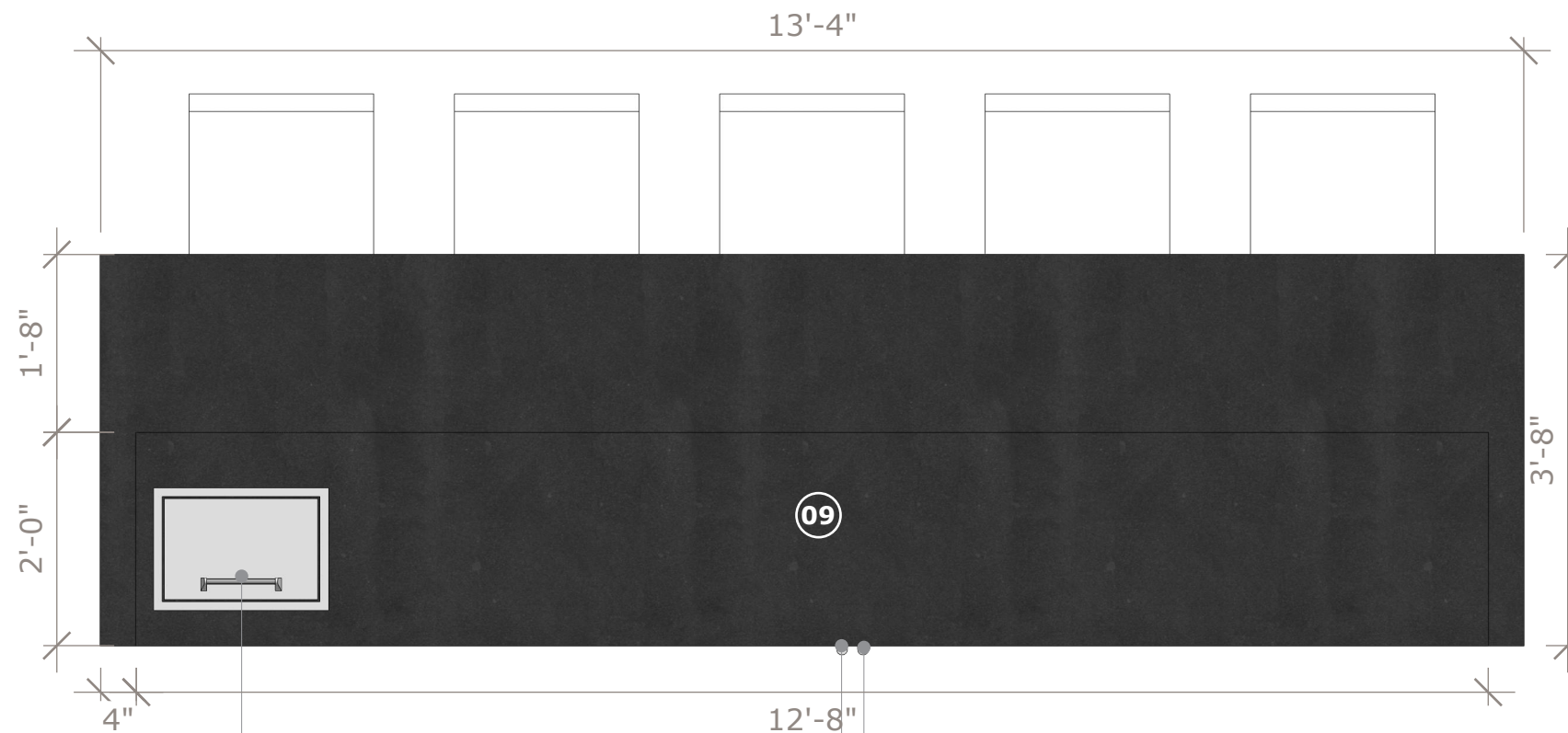
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



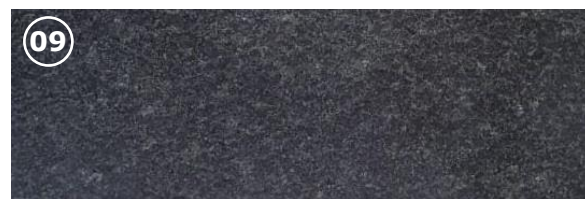
08
KOLORINES MOSAIC
COLOR: FORESTA V25



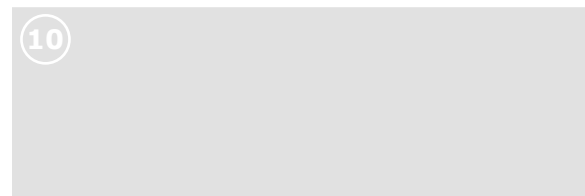
PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



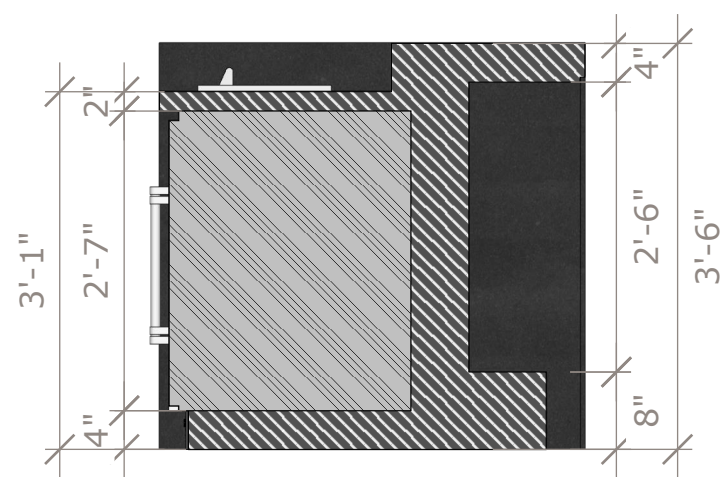
LAYOUT | 02
ARCHITECTURAL PROJECT
NO SCALE



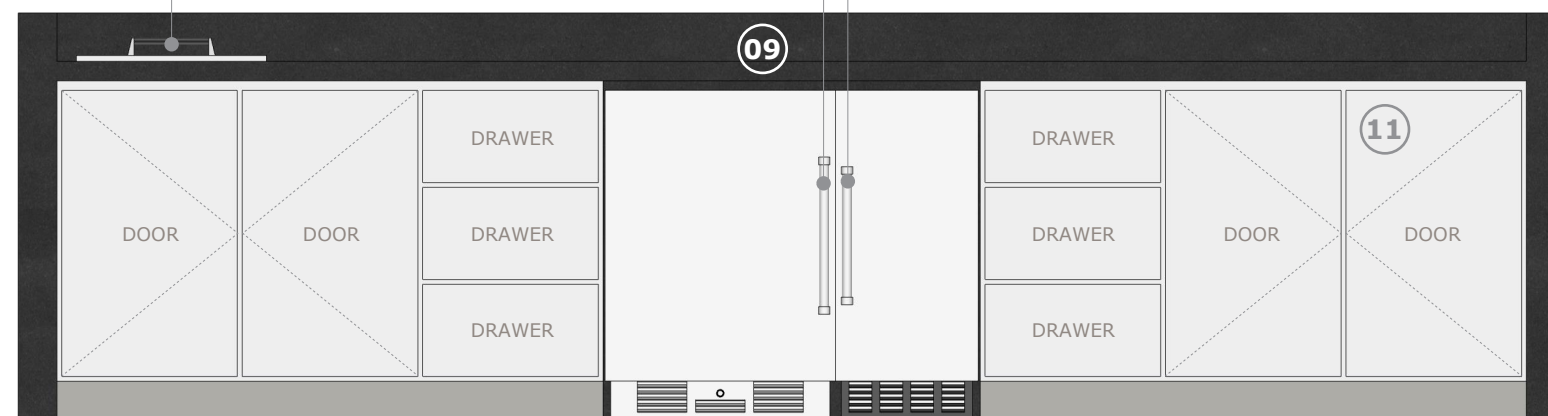
SAN GABRIEL GRANITE
FINISH: LEATHER



STAINLESS STEEL



SECTION | 03
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION | 04
ARCHITECTURAL PROJECT
NO SCALE



NEWTECHWOOD
UH67

WOLF
54" OUTDOOR
GAS GRILL
MODEL:OG54

70" SMART TV

FAUCET
BRAND: HANSGROHE

WOLF
13" OUTDOOR
DOUBLE SIDE BURNER
MODEL:BM13

PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE

01

LIMESTONE
DOLCE VITA
FINISH: MATTE

DESPIECE INTERCALADO
A CENTRO DE PIEZAS
DE: 60cm x 40cm

03

SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE

05

PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE

09

SAN GABRIEL GRANITE
FINISH: LEATHER

10

STAINLESS STEEL

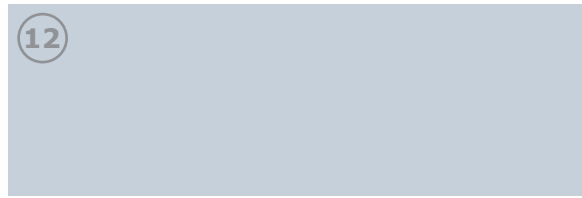
ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
▽	PROJECTING
■	FROSTED GLASS



FRONT ELEVATION | 01
ARCHITECTURAL PROJECT
 NO SCALE

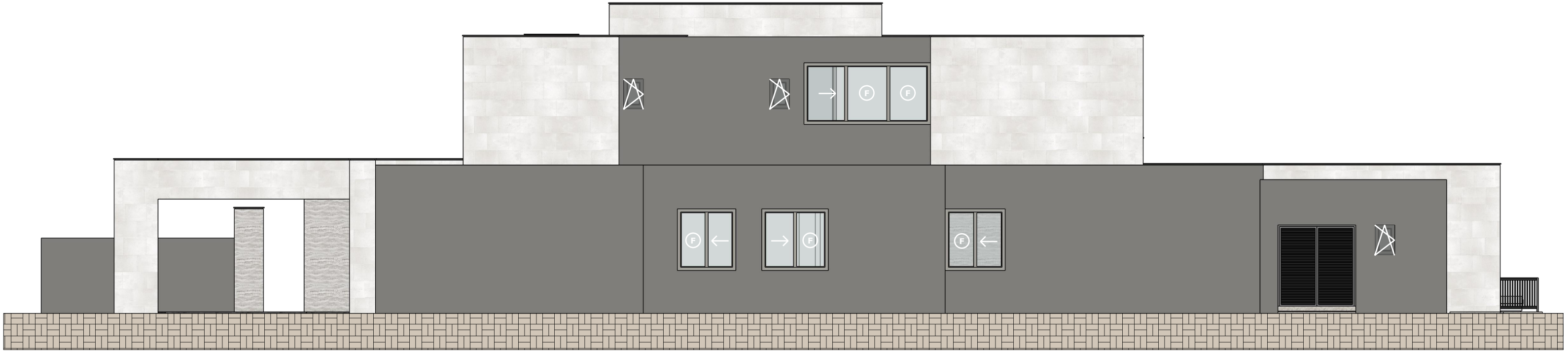


11
 WINDOW PROFILE
 COLOR: CEYLON



12
 TEMPERED GLASS

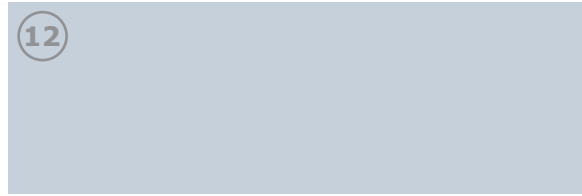
ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⚡	TILT-TURN
∇	PROJECTING
■	FROSTED GLASS



RIGHT SIDE ELEVATION | 01
ARCHITECTURAL PROJECT
 NO SCALE



11
 WINDOW PROFILE
 COLOR: CEYLON



12
 TEMPERED GLASS

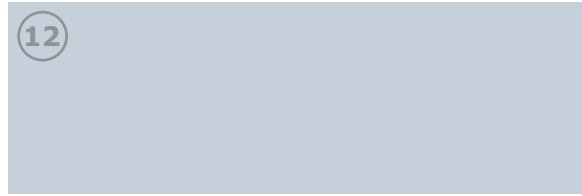
ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
▽	PROJECTING
■	FROSTED GLASS



REAR ELEVATION | 01
ARCHITECTURAL PROJECT
 NO SCALE



11
 WINDOW PROFILE
 COLOR: CEYLON



12
 TEMPERED GLASS

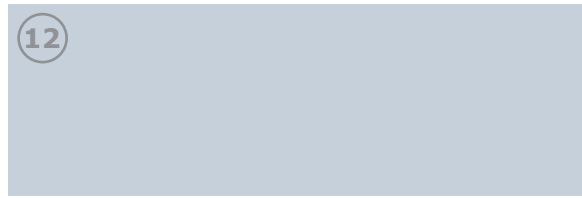
ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
∇	PROJECTING
■	FROSTED GLASS



LEFT SIDE ELEVATION | 01
ARCHITECTURAL PROJECT
 NO SCALE



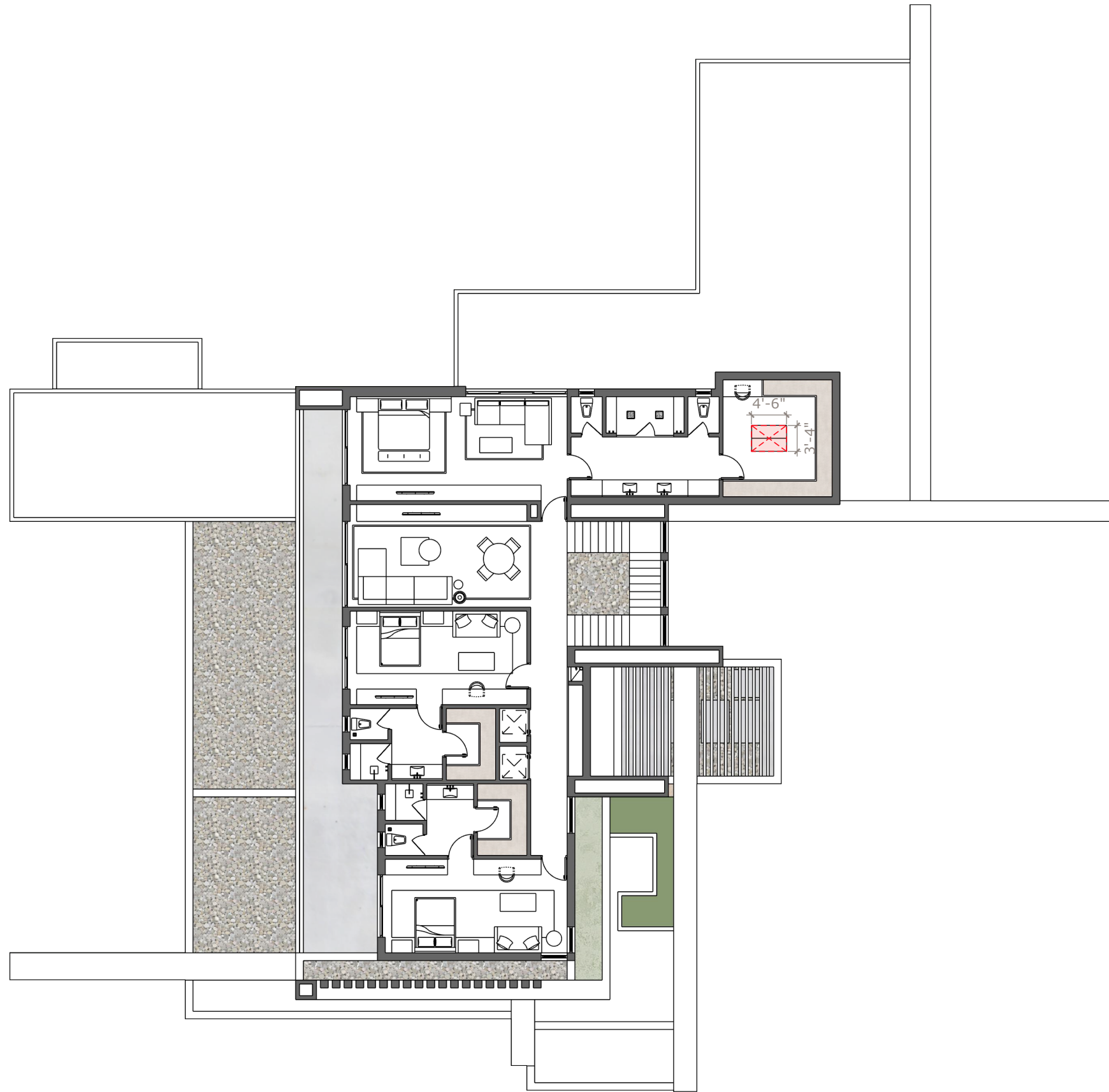
11
 WINDOW PROFILE
 COLOR: CEYLON



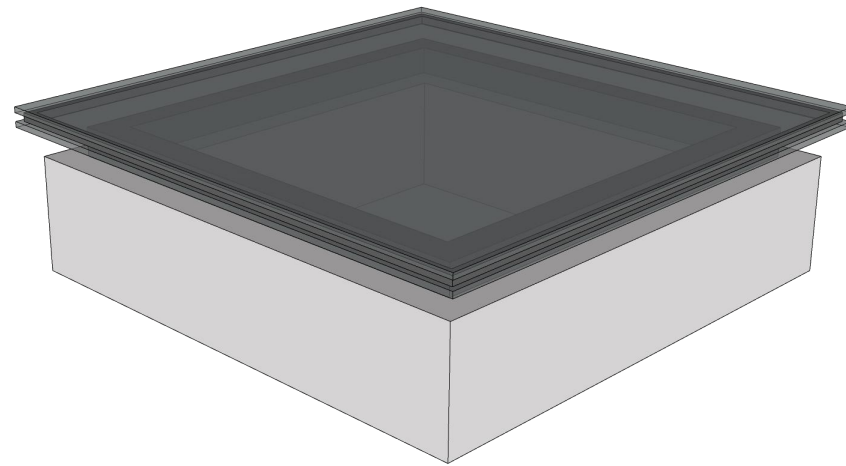
12
 TEMPERED GLASS



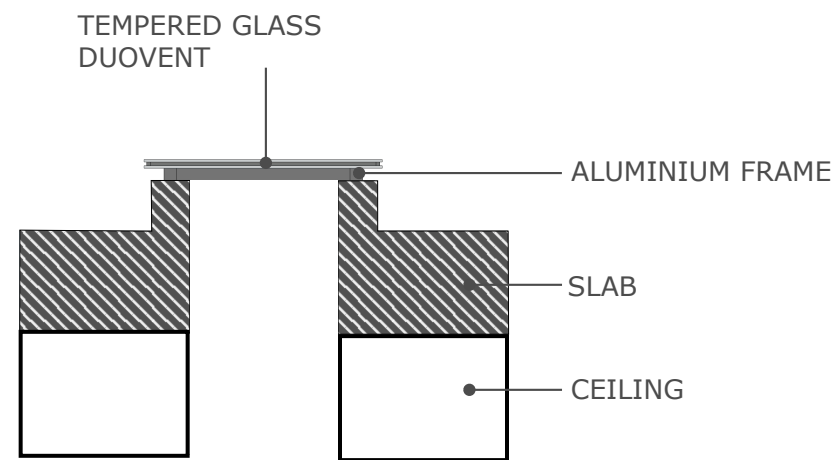
SKYLIGHT



UPPER FLOOR | 01
ARCHITECTURAL PROJECT
NO SCALE



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



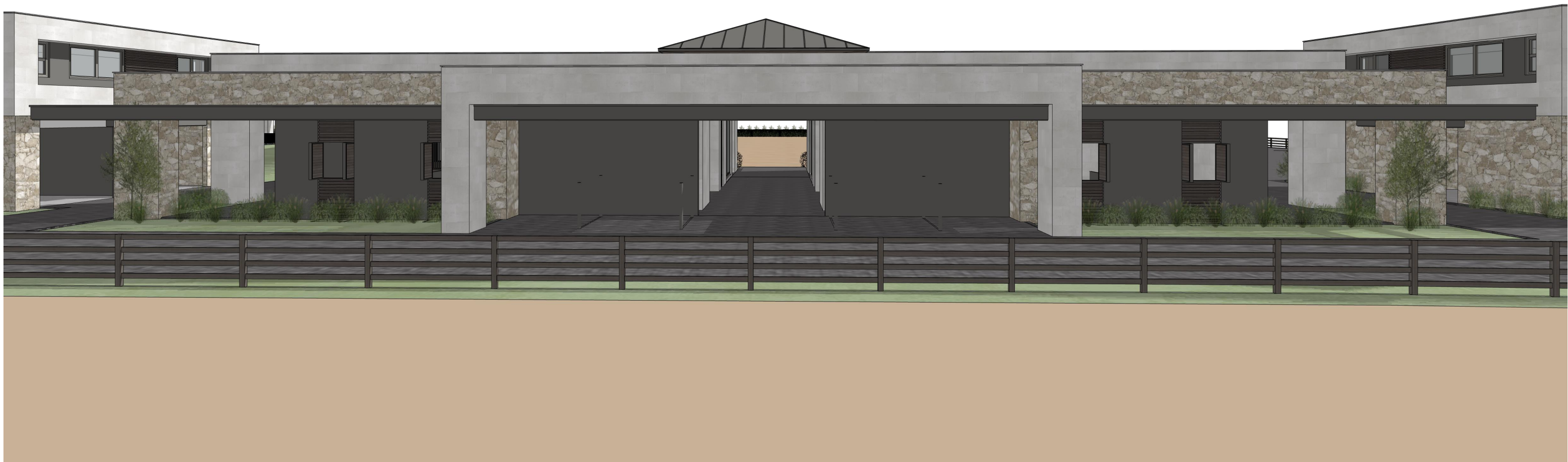
SECTION | 02
ARCHITECTURAL PROJECT
NO SCALE

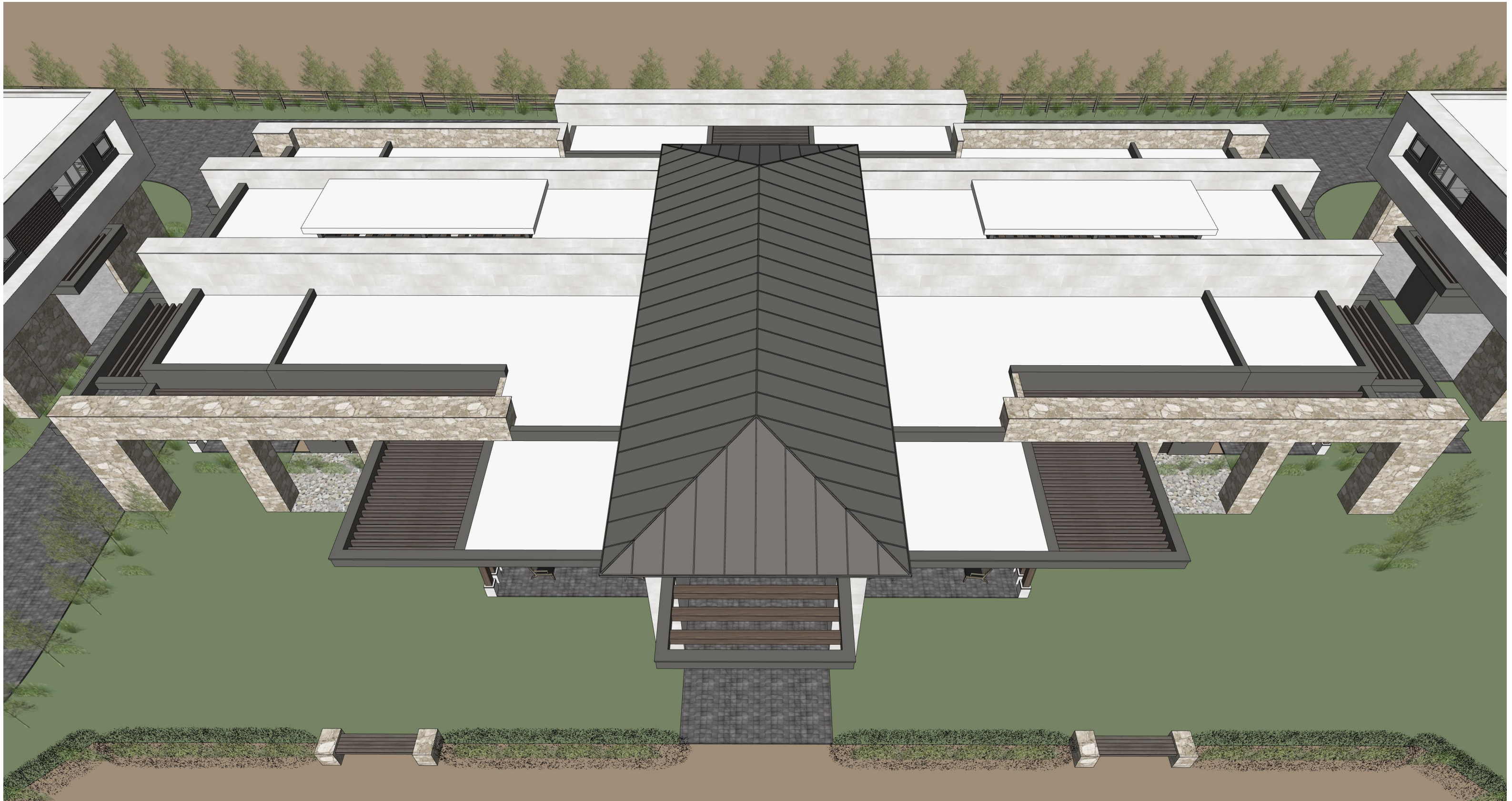














INDEX



01
LIMESTONE
DOLCE VITA
FINISH: MATTE

STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



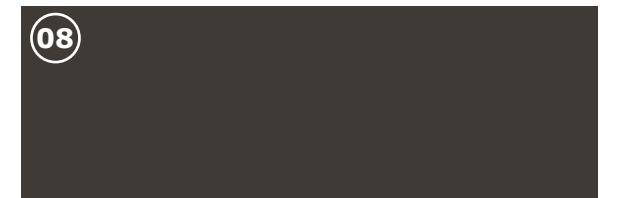
05
STANDING SEAM METAL ROOFING
COLOR: BROWN



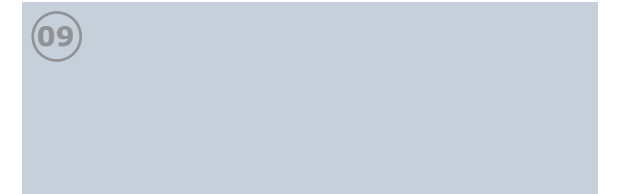
06
ALUMINIUM PANEL
COLOR: DARK BRONZE



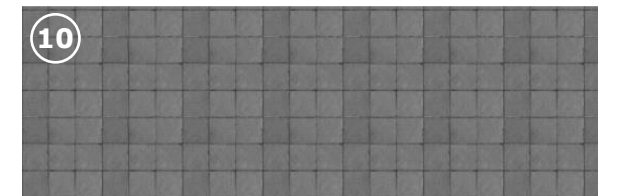
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



08
WINDOW PROFILE
COLOR: CEYLON



09
TEMPERED GLASS



10
CONCRETE PAVER



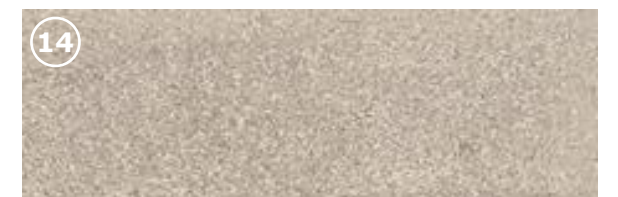
11
WOOD FENCE



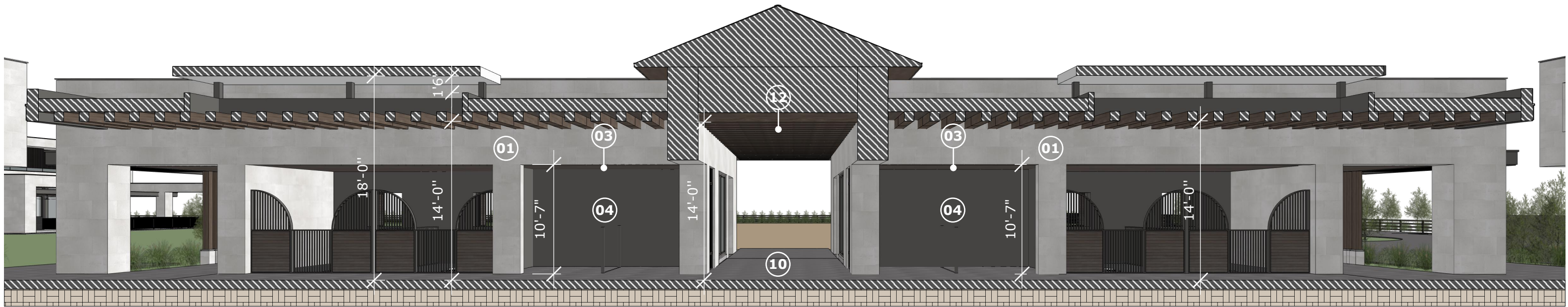
12
STAINED WOOD FINISH



13
RUBBER FLOORING



14
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



SECTION | 01
 ARCHITECTURAL PROJECT
 NO SCALE



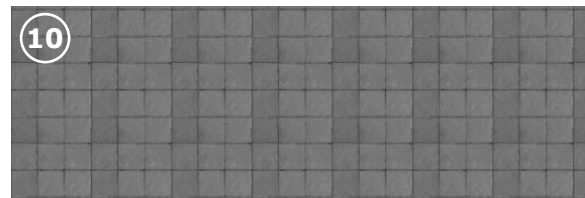
01
 LIMESTONE
 DOLCE VITA
 FINISH: MATTE
 STAGGERED LAYOUT,
 CENTERED ON THE TILE
 PIECES OF: 0.60 X 0.40 m



03
 SYNTHETIC WOOD NEWTECHWOOD
 COLOR: IPE



04
 SHERWIN WILLIAMS PAINT
 COLOR: BLACK FOX
 CODE: SW7020

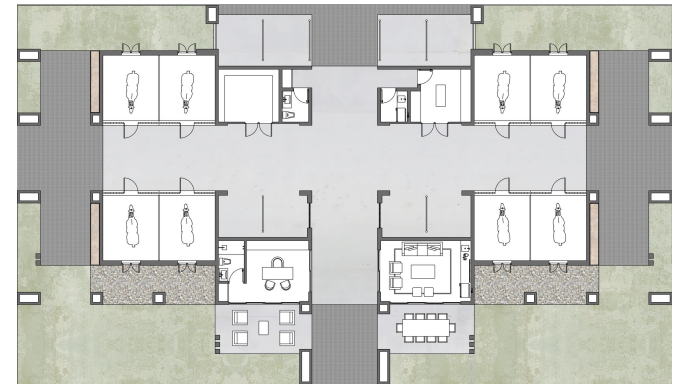


10
 CONCRETE PAVER



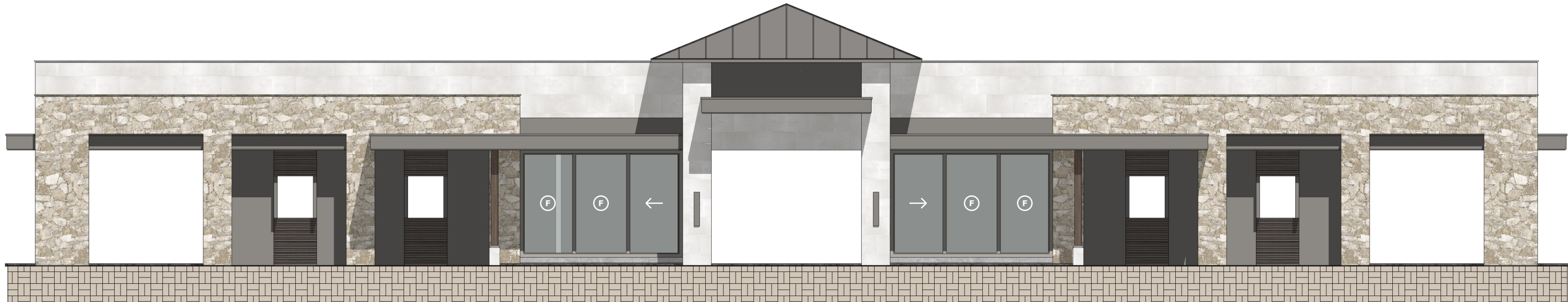
12
 STAINED WOOD FINISH

ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
∇	PROJECTING
■	FROSTED GLASS



VIEW

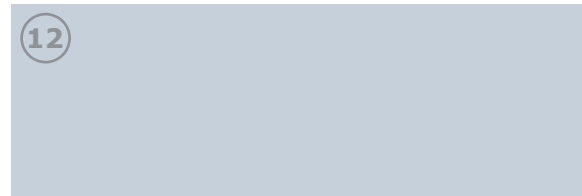
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ARCHITECTURAL PROJECT
NO SCALE



FRONT ELEVATION | 01
ARCHITECTURAL PROJECT
NO SCALE

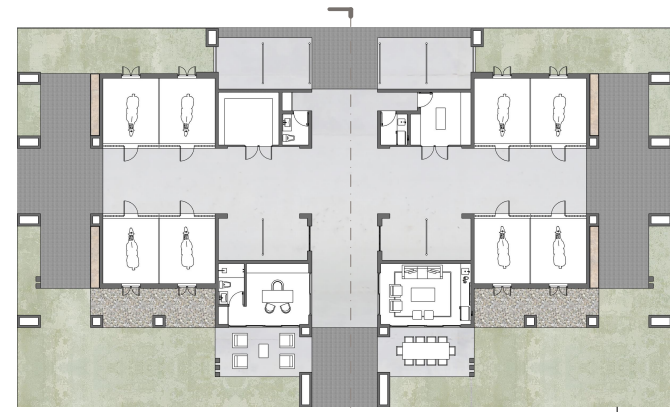


WOOD FENCE

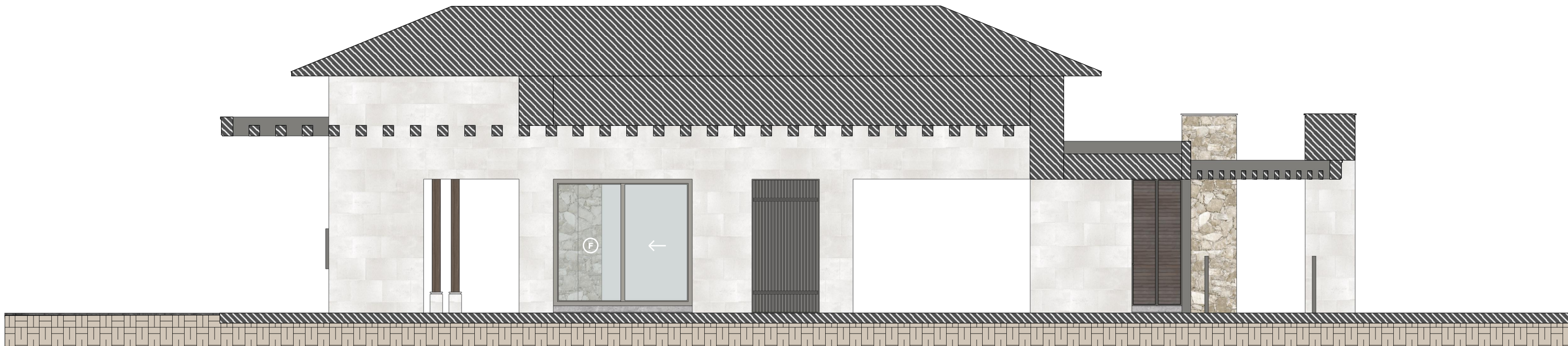


STAINED WOOD FINISH

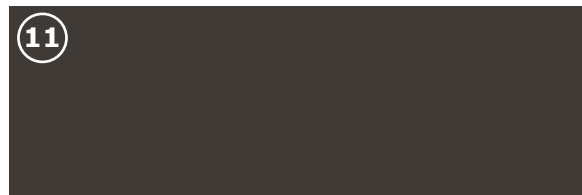
ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
▽	PROJECTING
■	FROSTED GLASS



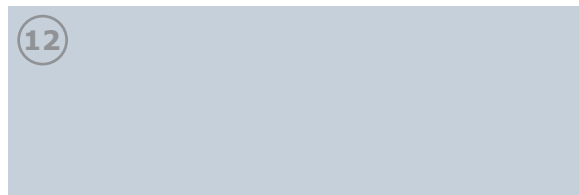
REFERENCE LAYOUT 02
ARCHITECTURAL PROJECT
NO SCALE



SECTION 01
ARCHITECTURAL PROJECT
NO SCALE

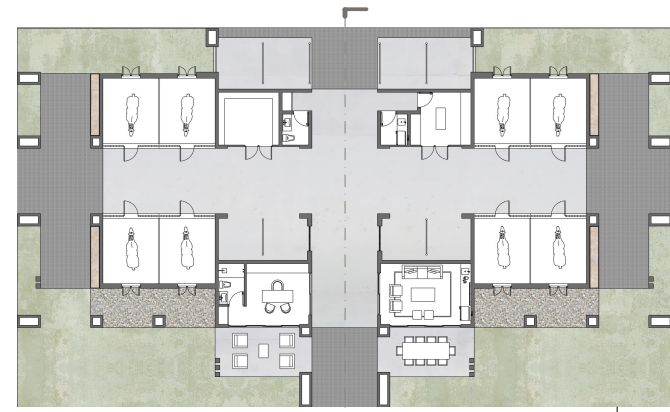


WOOD FENCE

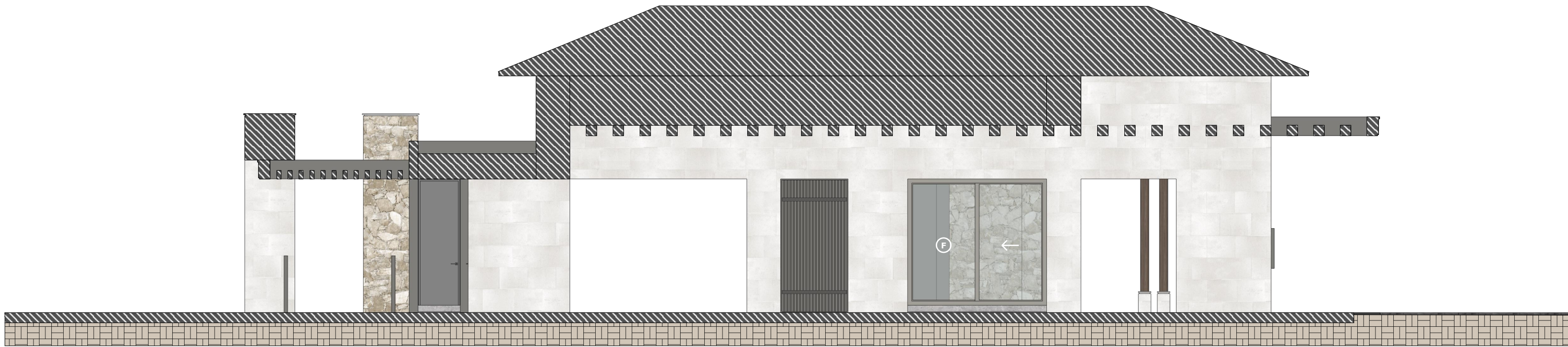


STAINED WOOD FINISH

ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
▽	PROJECTING
■	FROSTED GLASS



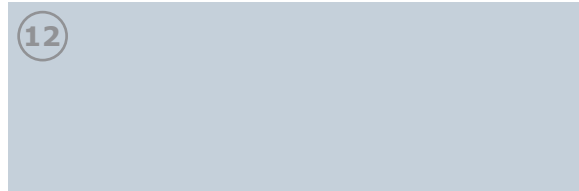
REFERENCE LAYOUT 02
ARCHITECTURAL PROJECT
NO SCALE



SECTION 01
ARCHITECTURAL PROJECT
NO SCALE

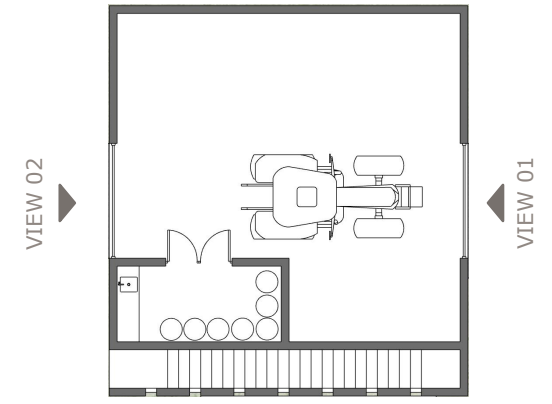


WOOD FENCE



STAINED WOOD FINISH

ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
∇	PROJECTING
■	FROSTED GLASS



REFERENCE LAYOUT | 02
ARCHITECTURAL PROJECT
NO SCALE



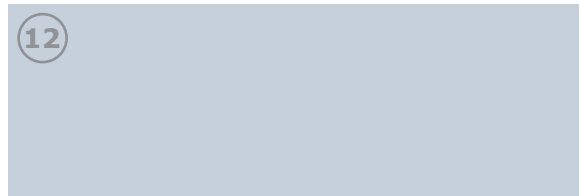
VIEW 01 | 01
ARCHITECTURAL PROJECT
NO SCALE



VIEW 01 | 02
ARCHITECTURAL PROJECT
NO SCALE

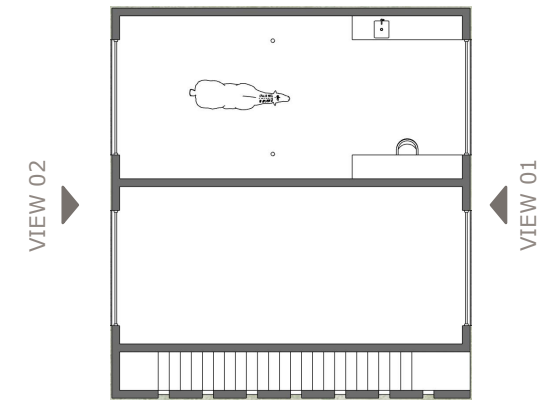


11
WOOD FENCE



12
STAINED WOOD FINISH

ⓕ	FIXED
Ⓟ	DOOR
→	SLIDING
⊠	TILT-TURN
∇	PROJECTING
■	FROSTED GLASS



REFERENCE LAYOUT | 02
ARCHITECTURAL PROJECT
NO SCALE



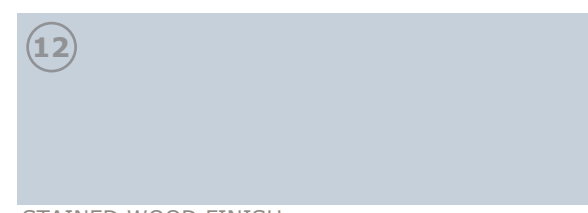
VIEW 01 | 01
ARCHITECTURAL PROJECT
NO SCALE



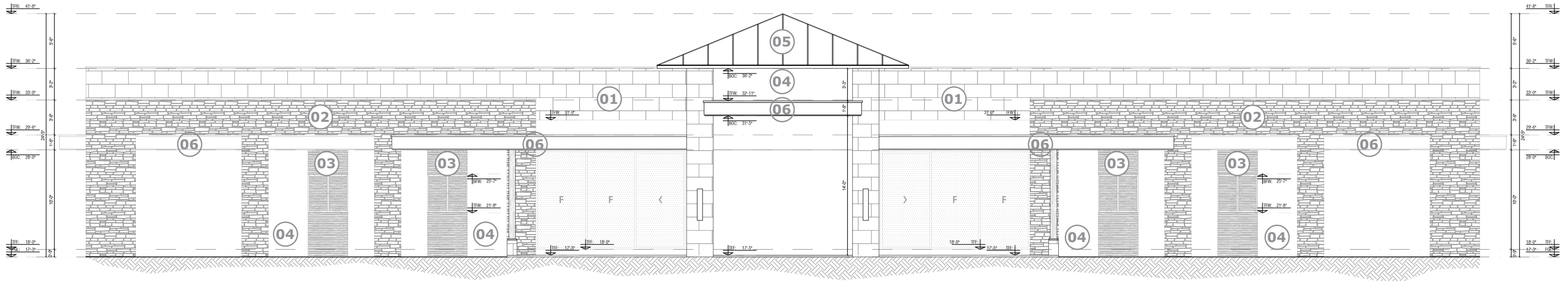
VIEW 01 | 02
ARCHITECTURAL PROJECT
NO SCALE



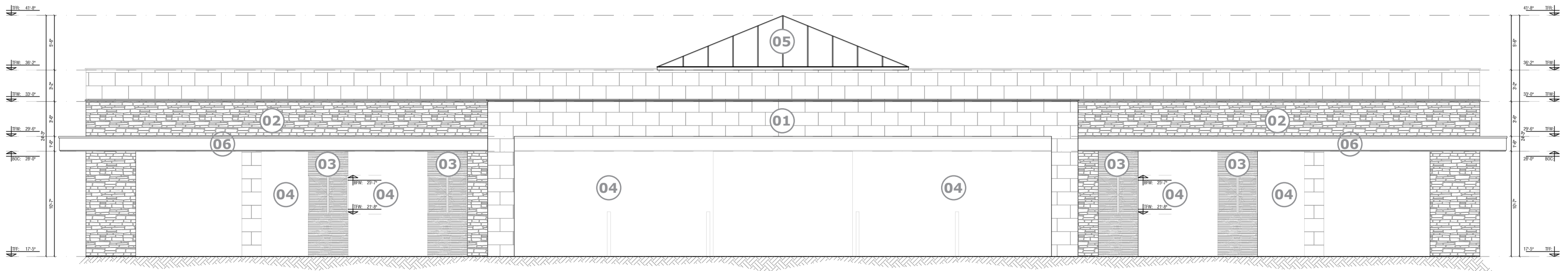
11
WOOD FENCE



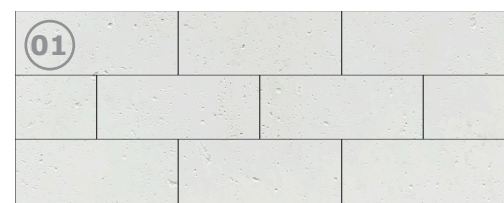
12
STAINED WOOD FINISH



STALL BARN - FRONT VIEW
NO SCALE



STALL BARN - FRONT VIEW
NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE
STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



05
STANDING SEAM METAL ROOFING
COLOR: BROWN

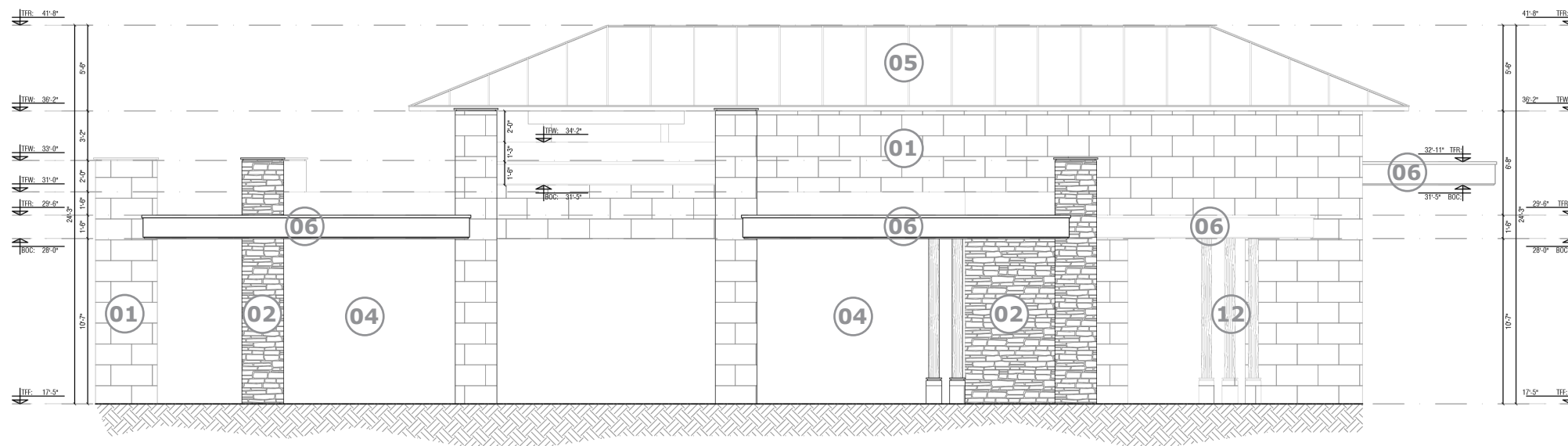


06
ALUMINIUM PANEL
COLOR: DARK BRONZE



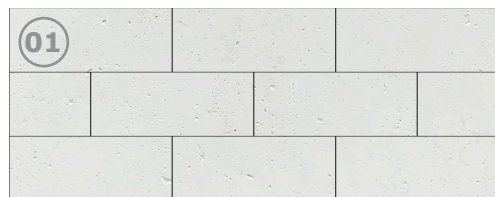
STALL BARN - RIGHT SIDE VIEW

NO SCALE



STALL BARN - LEFT SIDE VIEW

NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE
STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



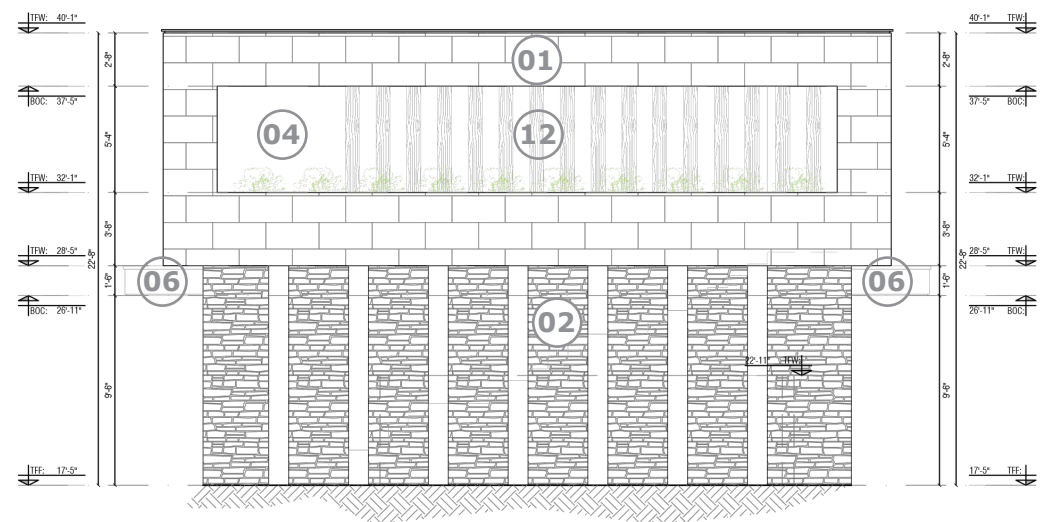
05
STANDING SEAM METAL ROOFING
COLOR: BROWN



06
ALUMINIUM PANEL
COLOR: DARK BRONZE

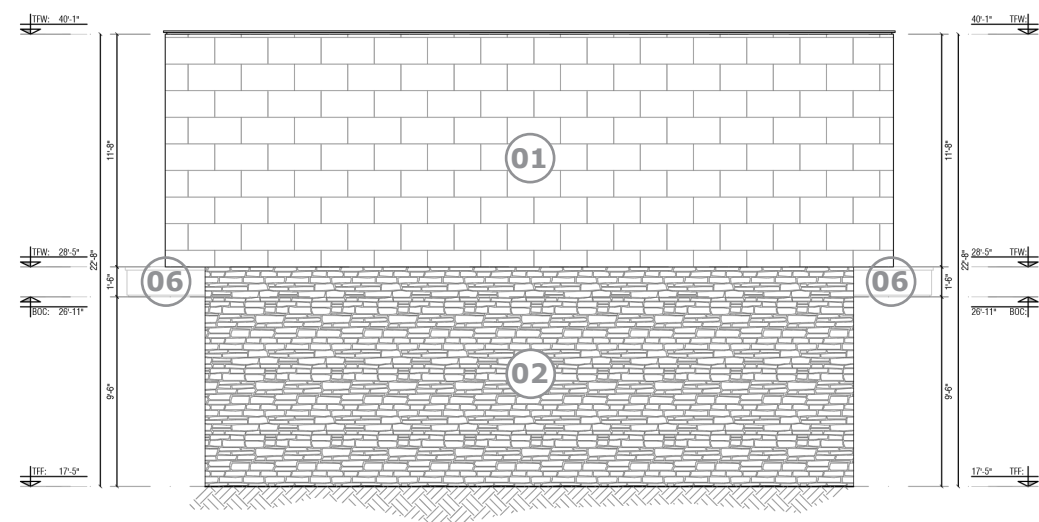


12
STAINED WOOD FINISH



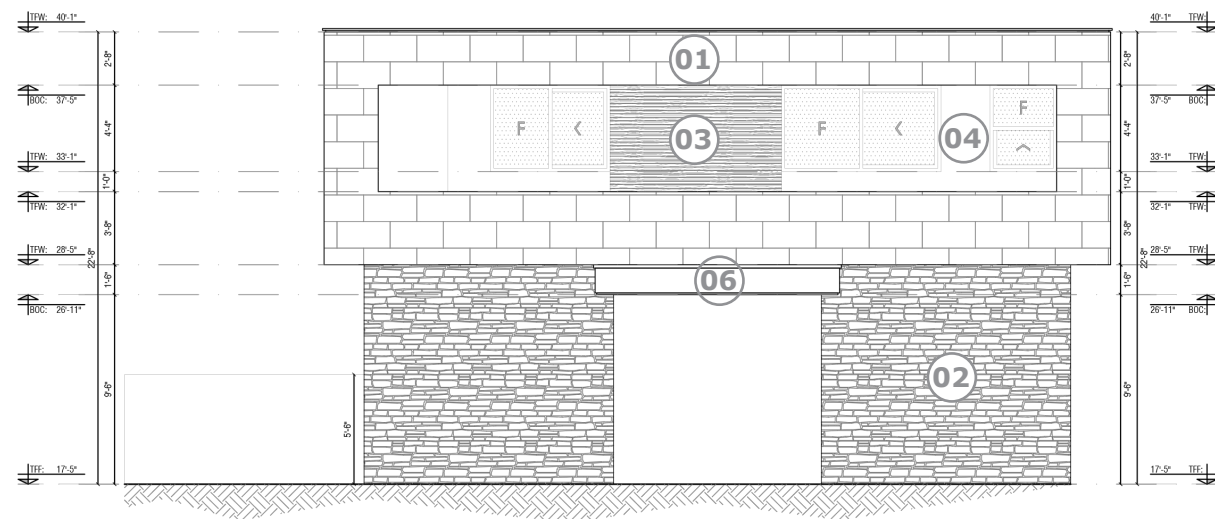
STORAGE 01 - FRONT VIEW

NO SCALE



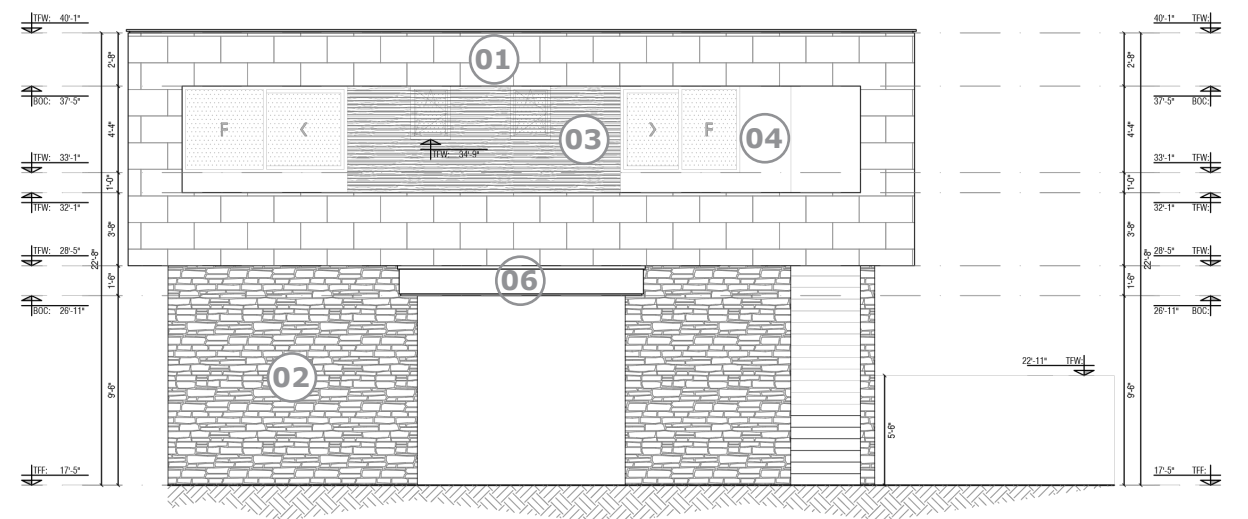
STORAGE 01 - BACK VIEW

NO SCALE



STORAGE 01 - RIGHT SIDE VIEW

NO SCALE



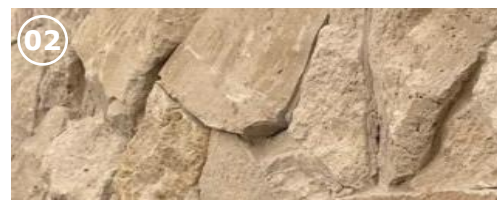
STORAGE 01 - LEFT SIDE VIEW

NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE

STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



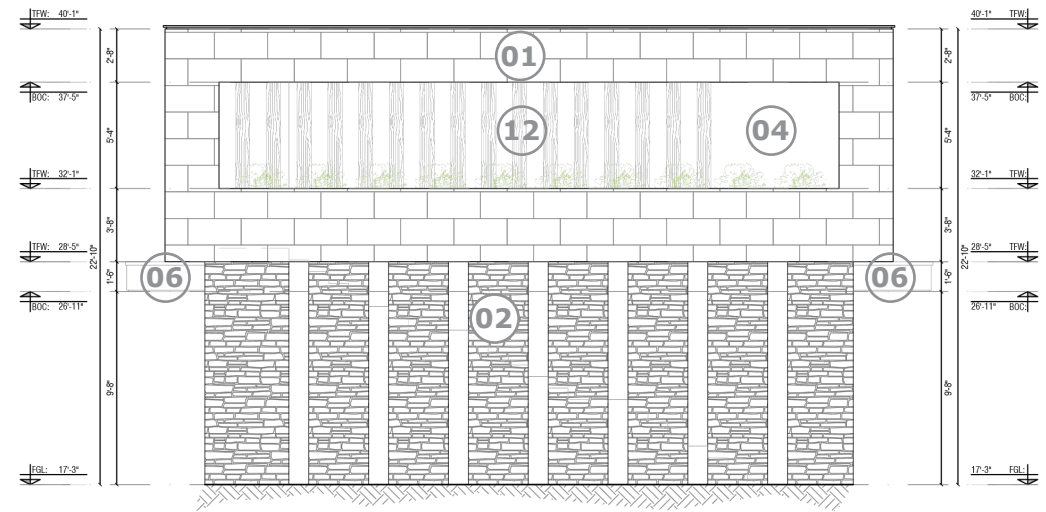
04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



06
ALUMINIUM PANEL
COLOR: DARK BRONZE

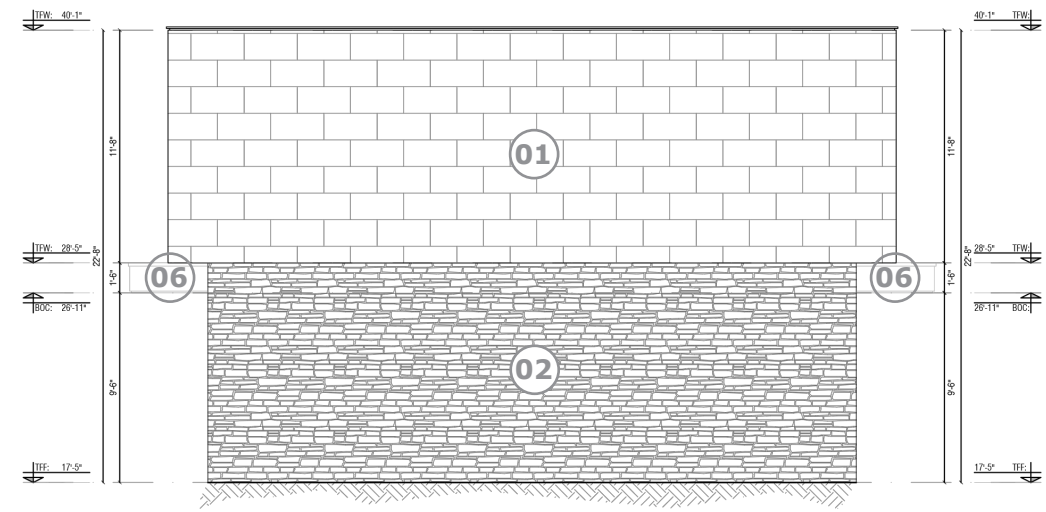


12
STAINED WOOD FINISH



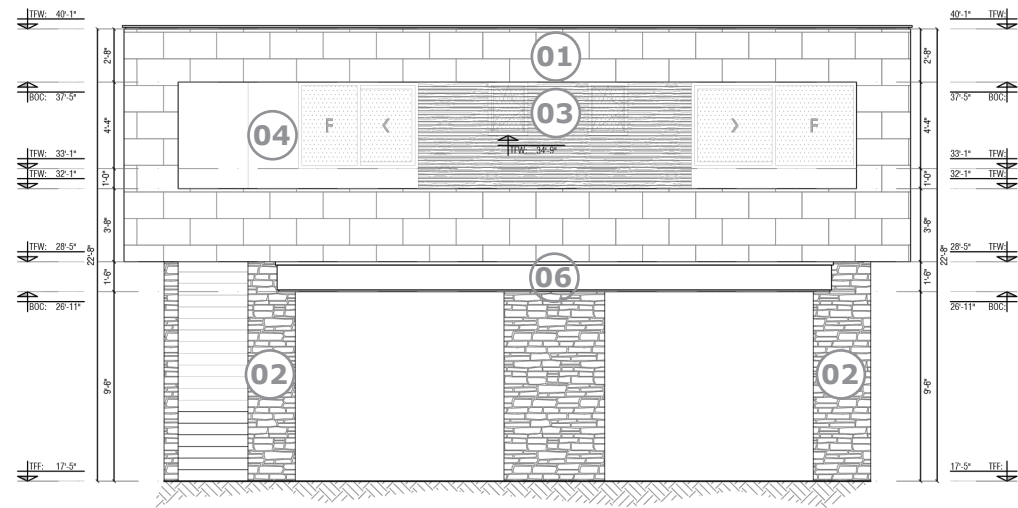
STORAGE 02 - FRONT VIEW

NO SCALE



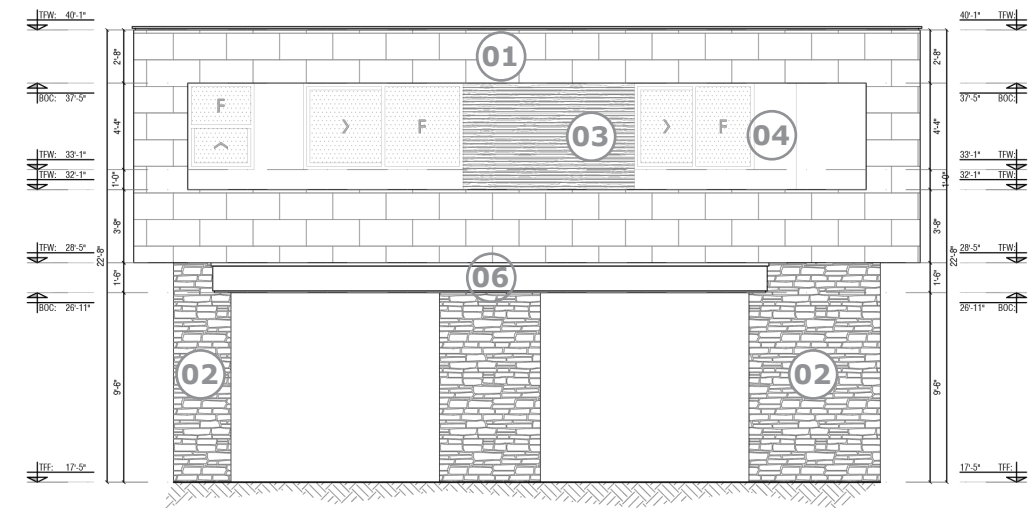
STORAGE 02 - BACK VIEW

NO SCALE



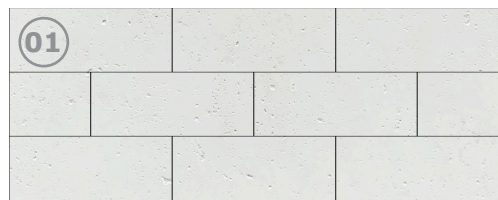
STORAGE 02 - RIGHT SIDE VIEW

NO SCALE



STORAGE 02 - LEFT SIDE VIEW

NO SCALE



01
LIMESTONE
DOLCE VITA
FINISH: MATTE
STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



06
ALUMINIUM PANEL
COLOR: DARK BRONZE



12
STAINED WOOD FINISH



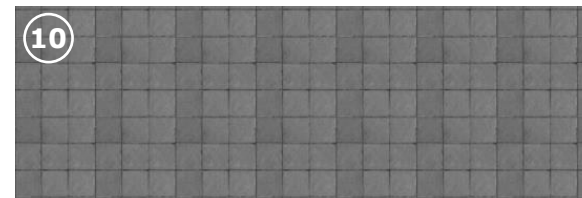
PERSPECTIVE 01
ARCHITECTURAL PROJECT
 NO SCALE



02
 CREMA PORTUGAL
 IRREGULAR PIECES
 FINISH: NATURAL



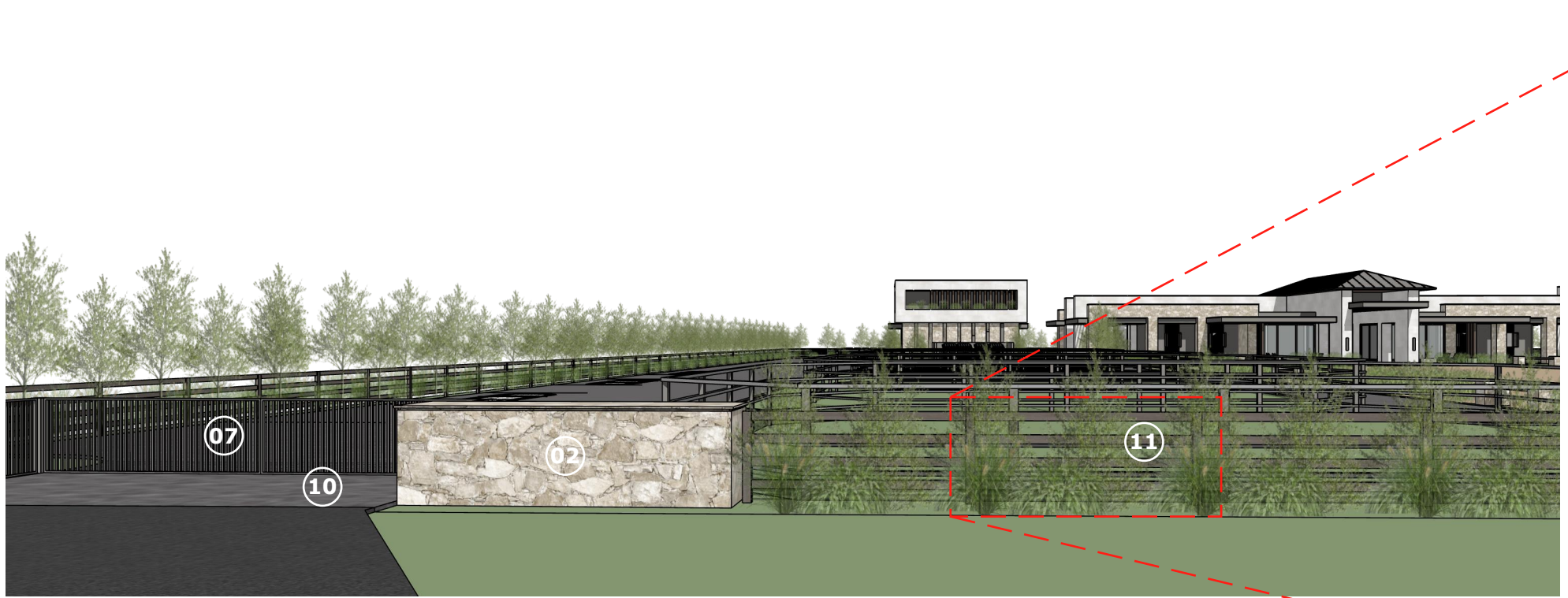
07
 PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



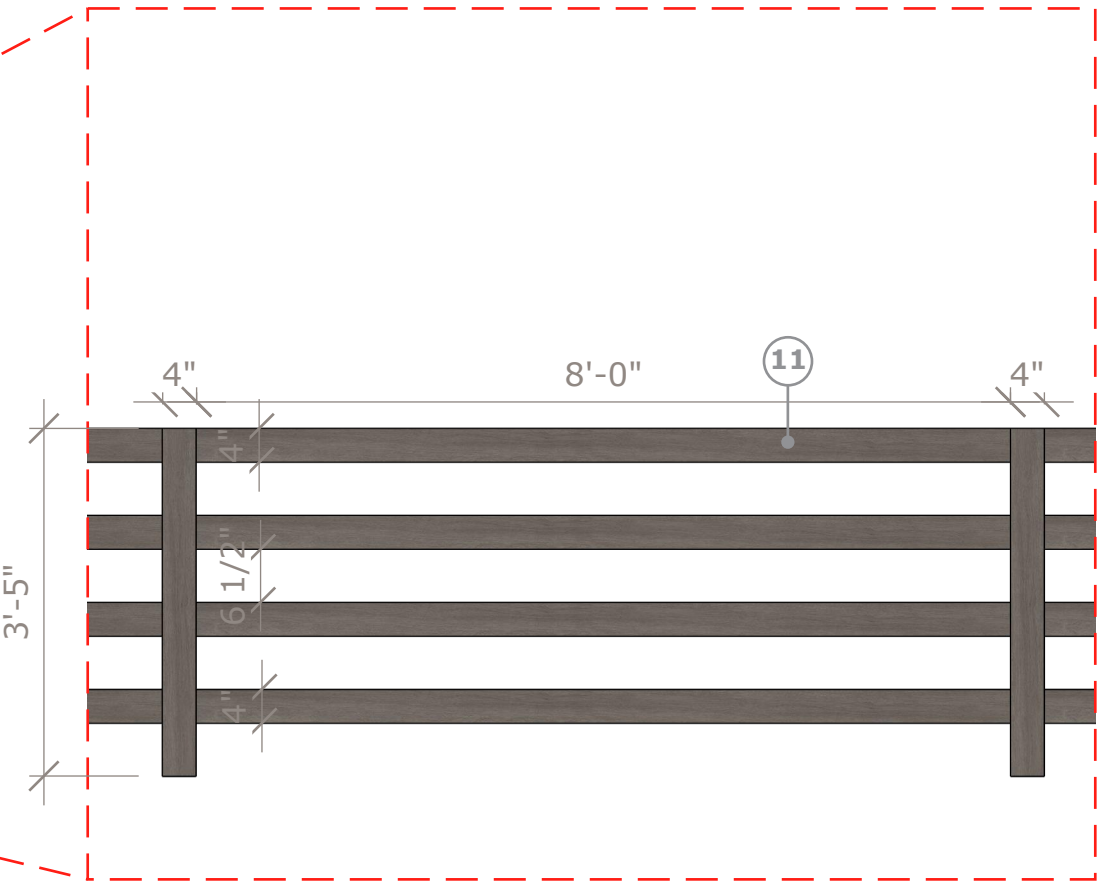
10
 CONCRETE PAVER



11
 WOOD FENCE



PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE



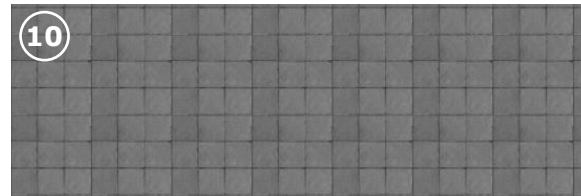
FENCE DETAIL 02
ARCHITECTURAL PROJECT
NO SCALE



02
CREMA PORTUGAL
IRREGULAR PIECES
FINISH: NATURAL



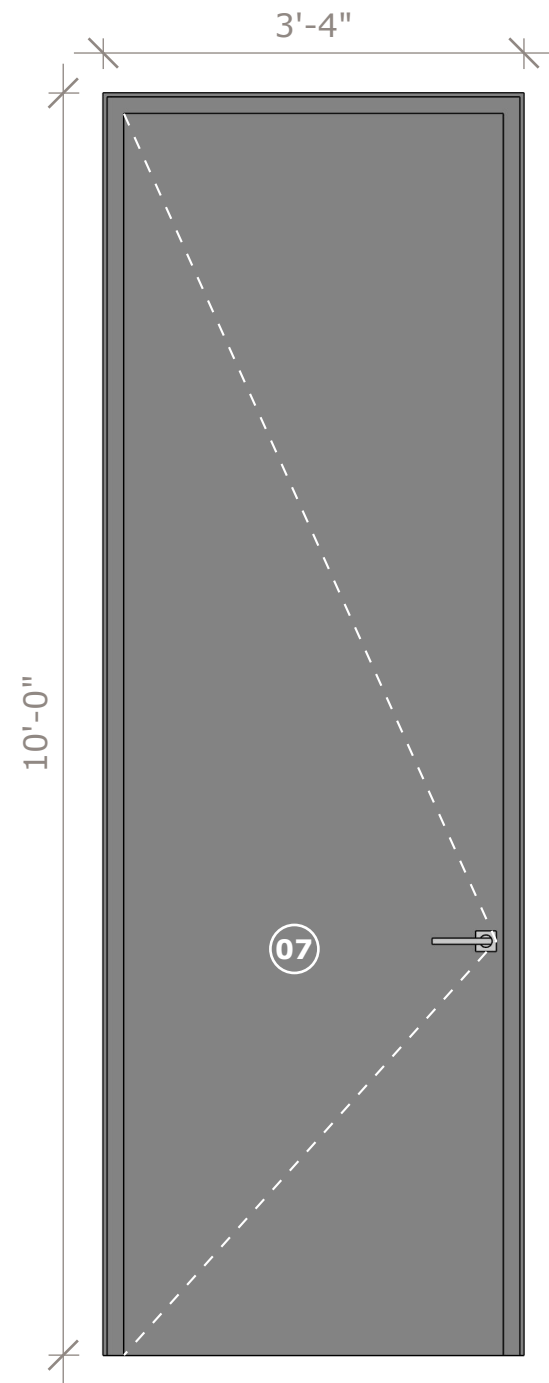
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PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



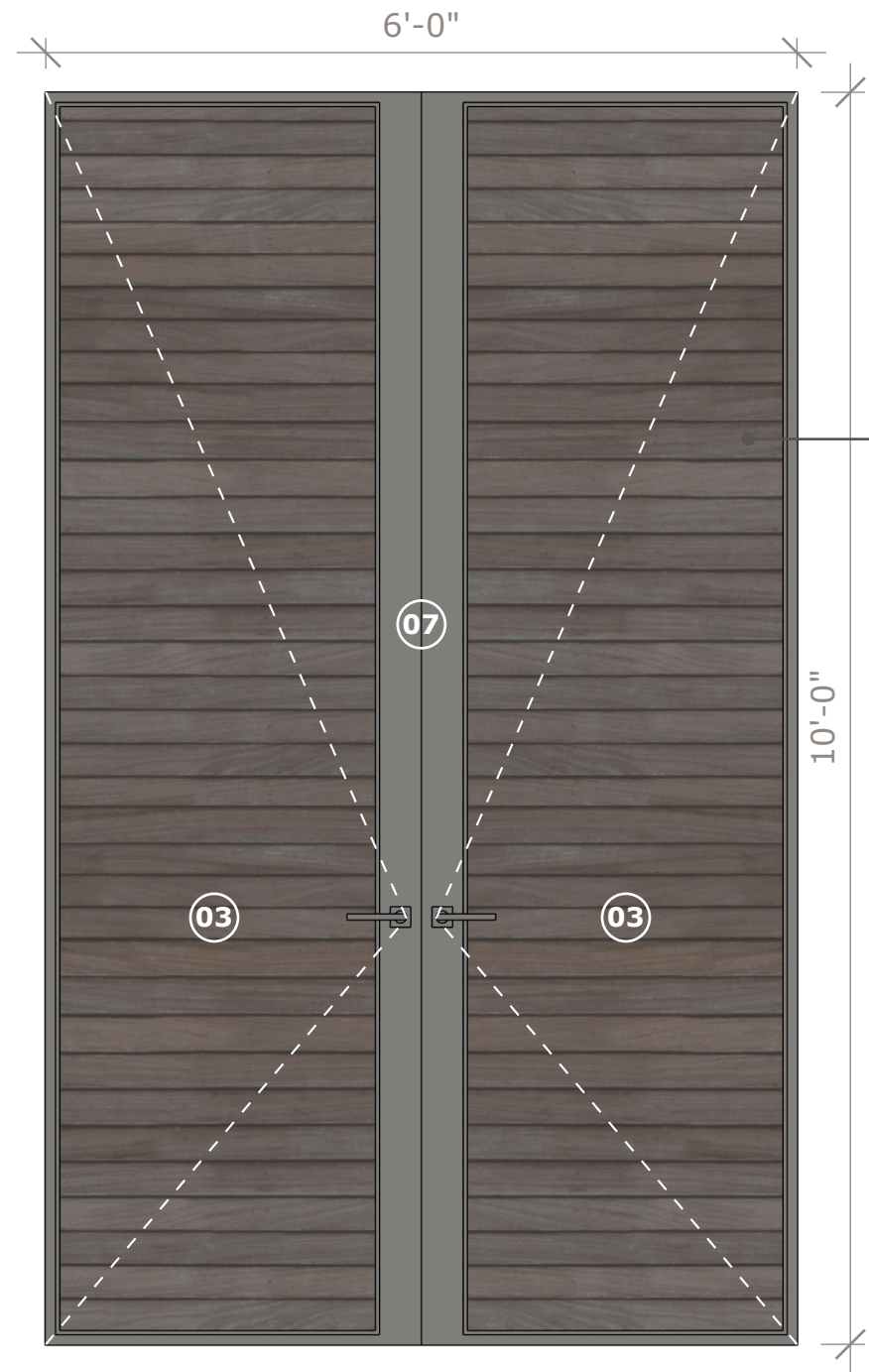
10
CONCRETE PAVER



11
WOOD FENCE



SERVICE DOOR TYPE | 01
ARCHITECTURAL PROJECT
 NO SCALE



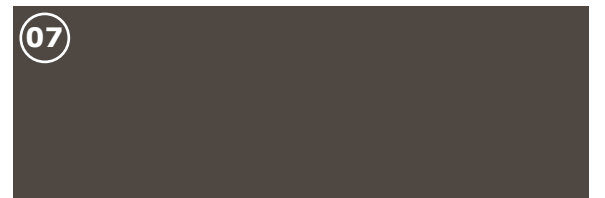
TACK ROOM AND
 LAUNDRY DOOR | 01
ARCHITECTURAL PROJECT
 NO SCALE

NEWTECHWOOD
 UH67

DOOR LEVER
 LISABON MOD. 9807



SYNTHETIC WOOD NEWTECHWOOD
 COLOR: IPE



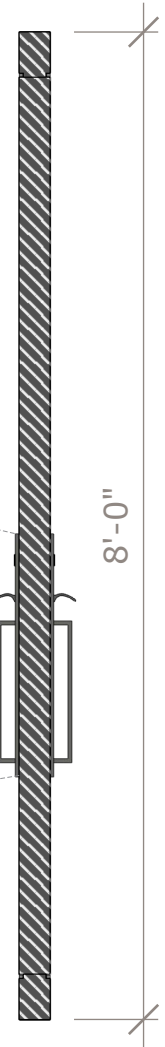
PAINTED STEEL
 COLOR: BLACK FOX
 CODE: SW7020



NEWTECHWOOD UH67

NEWTECHWOOD UH67

ROCKY MOUNTAIN HARDWARE ENTRY SET MODEL: G135



PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE

SECTION 02
ARCHITECTURAL PROJECT
NO SCALE

ELEVATION 03
ARCHITECTURAL PROJECT
NO SCALE



01
LIMESTONE DOLCE VITA
FINISH: MATTE
STAGGERED LAYOUT,
CENTERED ON THE TILE
PIECES OF: 0.60 X 0.40 m



04
SHERWIN WILLIAMS PAINT
COLOR: BLACK FOX
CODE: SW7020



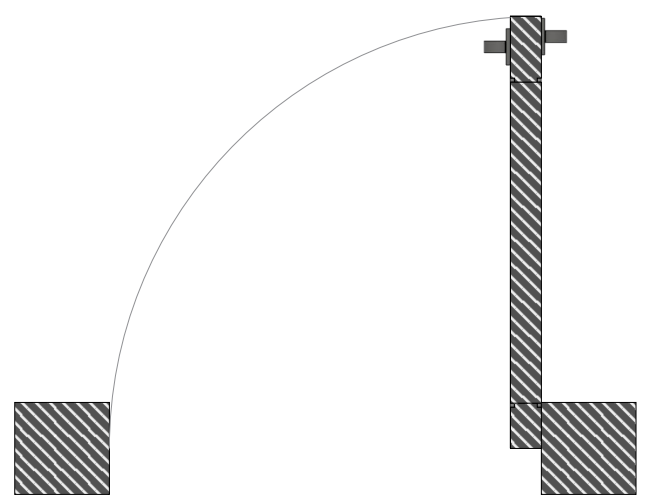
14
PORCELAIN TILE SENSI
COLOR: SAND IVORY
FINISH: MATTE



03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



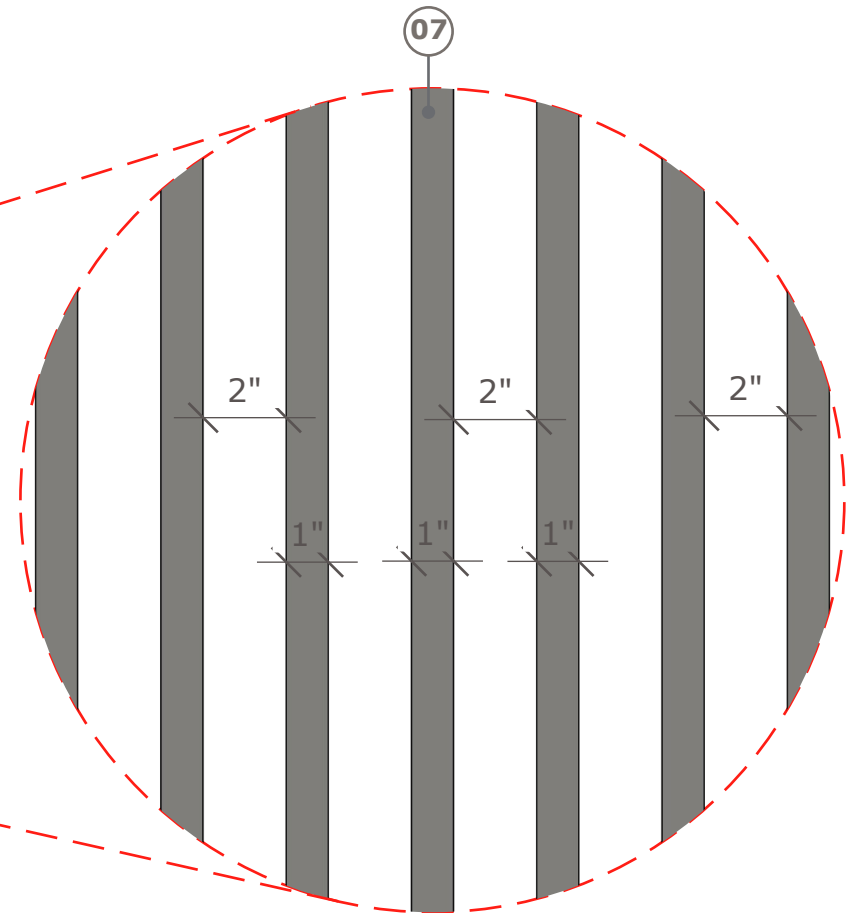
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



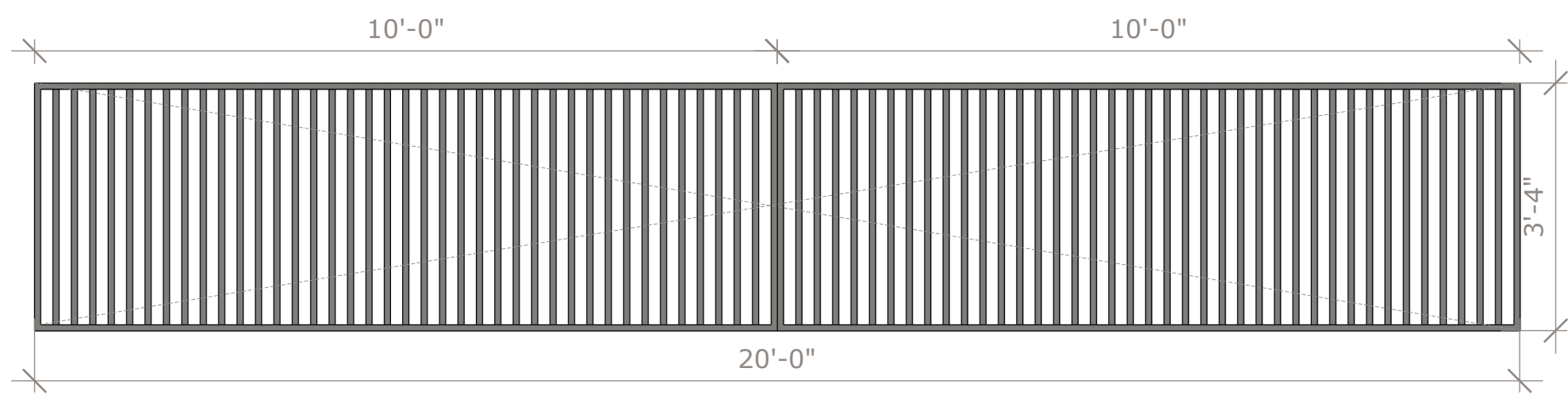
OPENING 04
ARCHITECTURAL PROJECT
NO SCALE



PERSPECTIVE 01
ARCHITECTURAL PROJECT
NO SCALE



DETAIL 03
ARCHITECTURAL PROJECT
NO SCALE



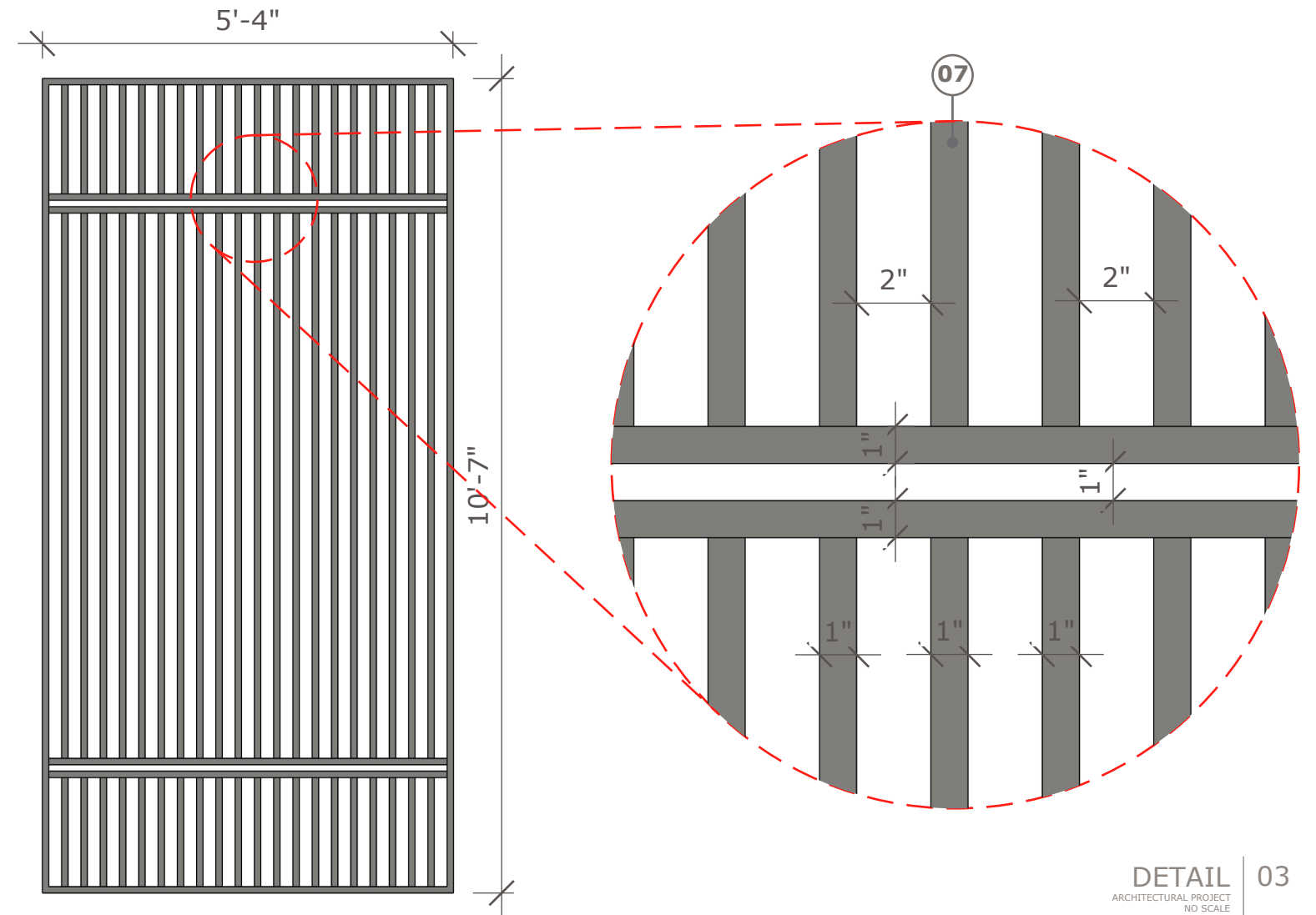
ELEVATION 02
ARCHITECTURAL PROJECT
NO SCALE



07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION | 02
ARCHITECTURAL PROJECT
NO SCALE

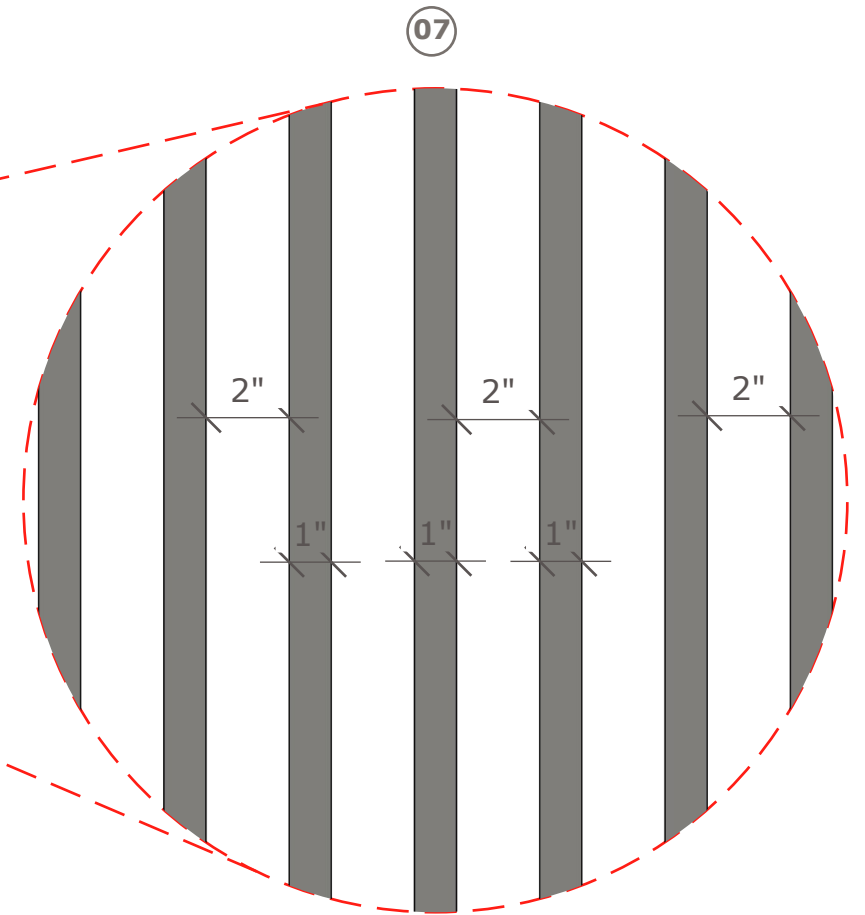
DETAIL | 03
ARCHITECTURAL PROJECT
NO SCALE



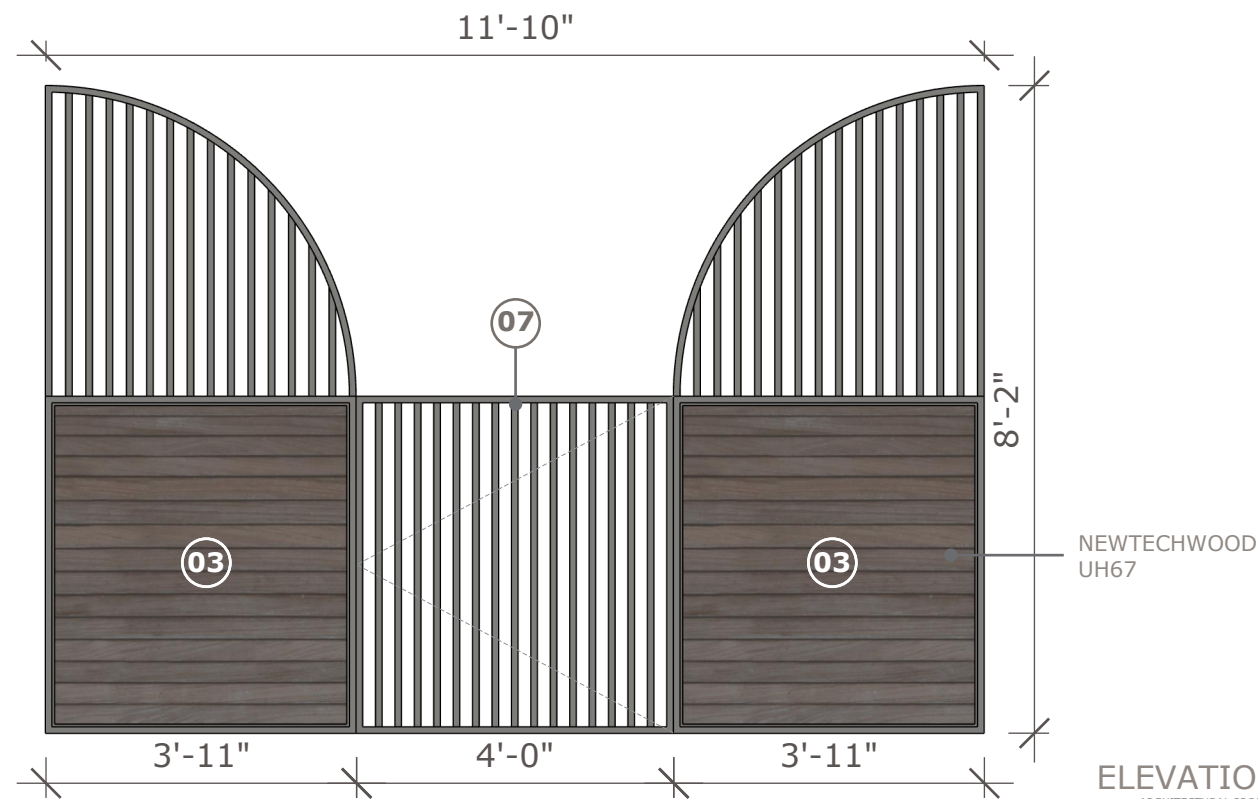
07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020



PERSPECTIVE | 01
ARCHITECTURAL PROJECT
NO SCALE



DETAIL | 03
ARCHITECTURAL PROJECT
NO SCALE



ELEVATION | 02
ARCHITECTURAL PROJECT
NO SCALE



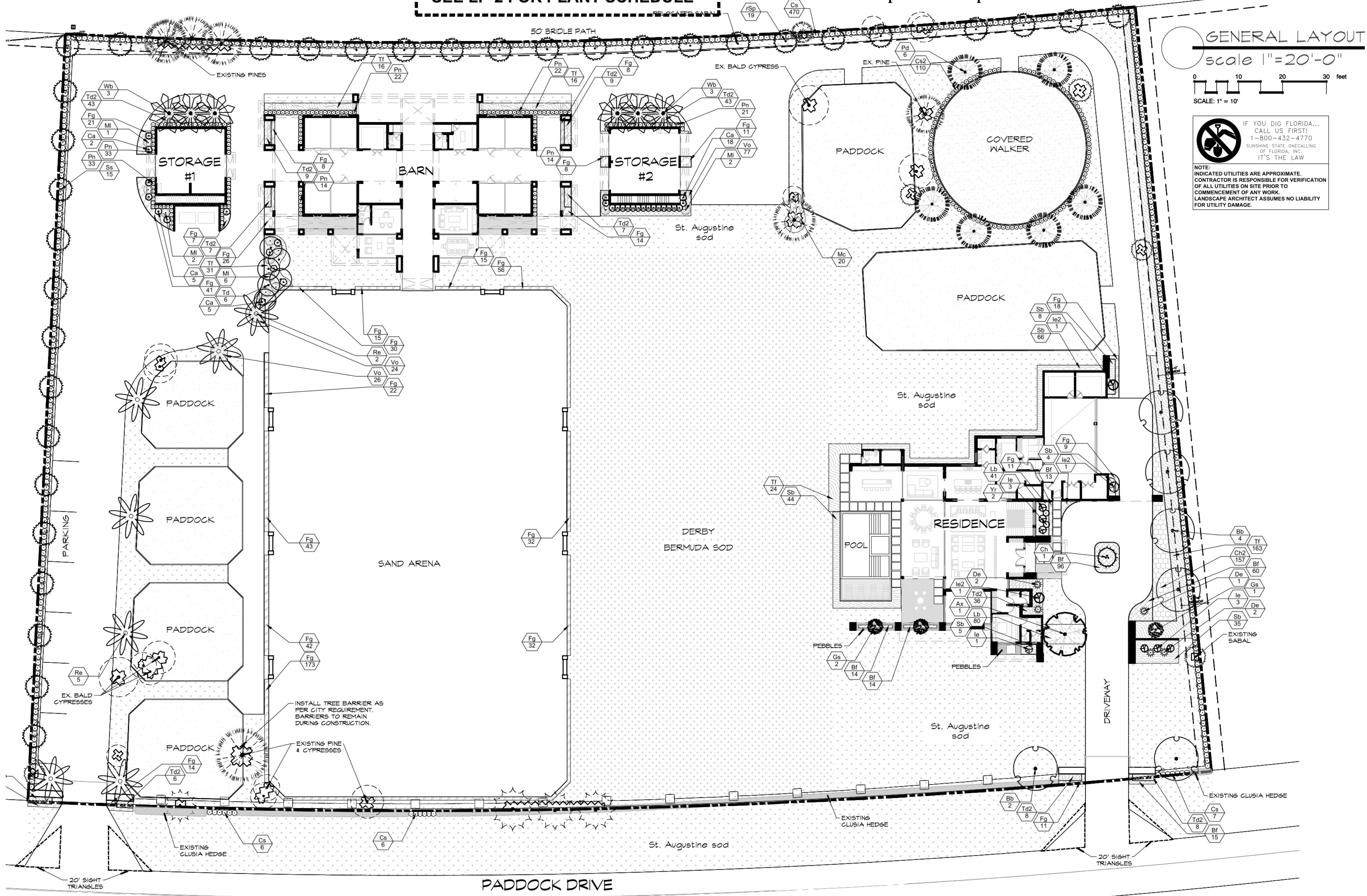
03
SYNTHETIC WOOD NEWTECHWOOD
COLOR: IPE



07
PAINTED STEEL
COLOR: BLACK FOX
CODE: SW7020

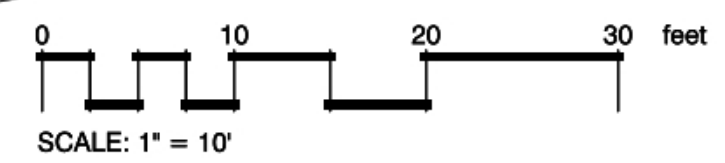
SEE LP-2 FOR PLANT SCHEDULE

Exhibit E - Proposed Landscape Plan



GENERAL LAYOUT

scale 1"=20'-0"



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SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



Gabriela Fojt

Digitally signed by Gabriela Fojt
Date: 2026.04.27
16:26:43 -04'00'

The Mirror of Paradise

Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	1"=20'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
DATE	04.27.2026
REVISIONS	

14902 & 14912 PADDOCK DRIVE
WELLINGTON
FLORIDA

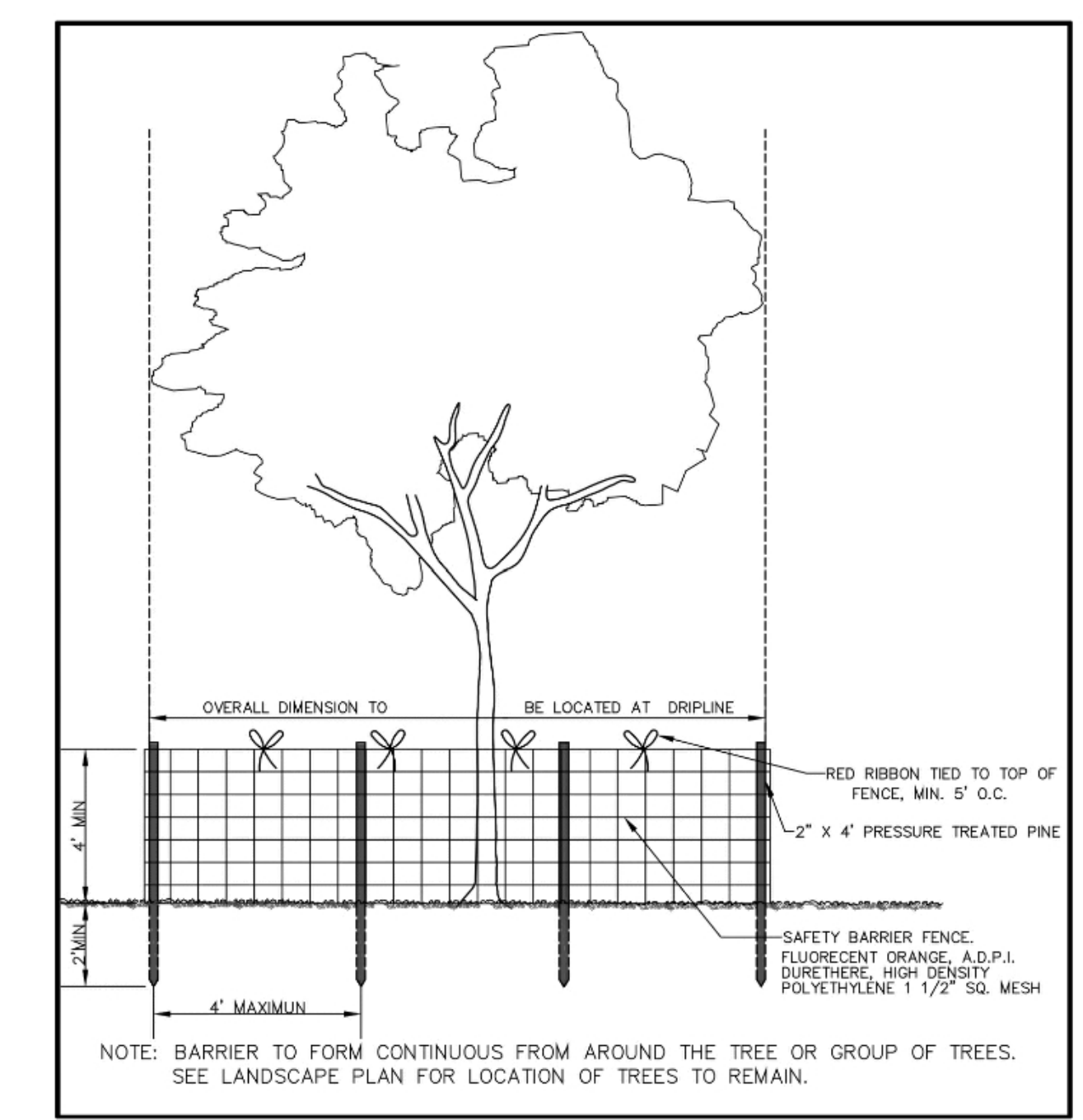
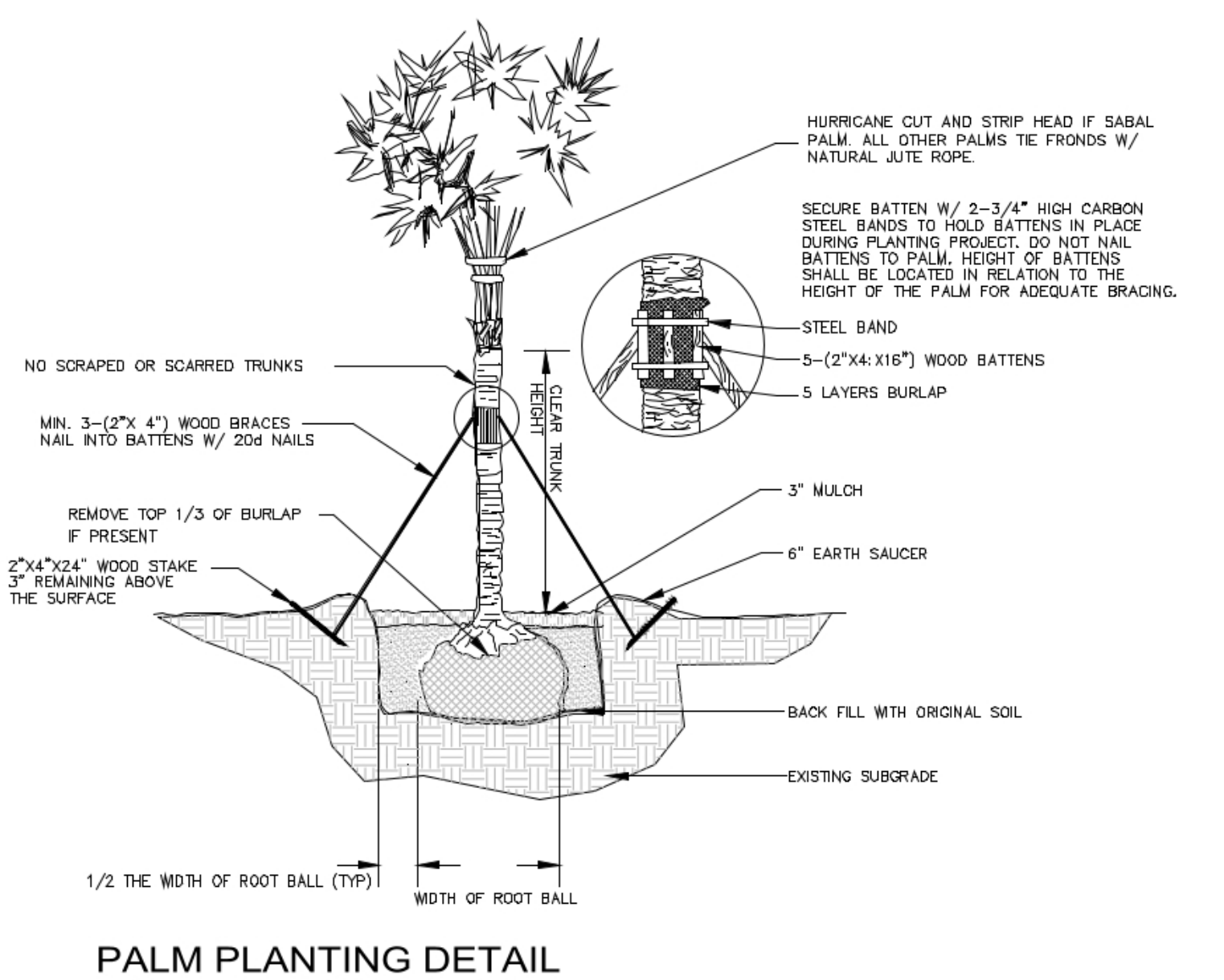
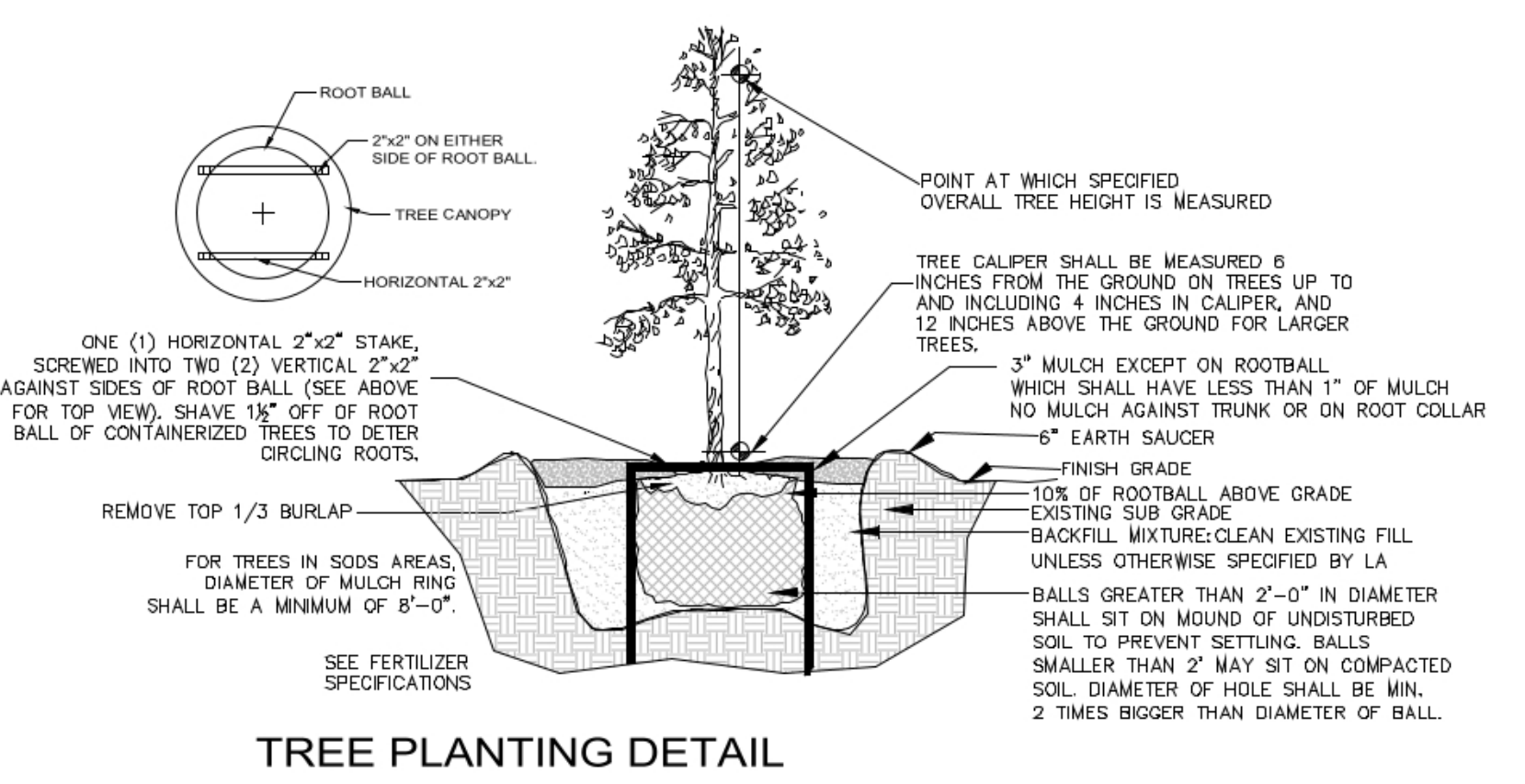
LANDSCAPE PLAN

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Ax	1	Acacia xanthophloea provide picture for LA approval	Fever Tree	16'-18'OA	AS SHOWN	NO	MODERATE
	Bb	6	Bucida buceras	Black Olive	16'OA, matched	AS SHOWN	NO	HIGH
	Ch	1	Chamaerops humilis	Mediterranean Fan Palm	7'-8'OA, multi w/character	AS SHOWN	NO	HIGH
	Gs	3	Guaiaacum sanctum provide pictures for LA approval	Lignum Vitae	7'-8'OA	AS SHOWN	NO	HIGH
	le	7	Ilex x attenuata 'Eagleston'	Eagleston Holly	10'OA, ftb, matched	AS SHOWN	YES	HIGH
	le2	3	Ilex x attenuata 'Eagleston'	Eagleston Holly	12'OA, std, matched	AS SHOWN	YES	HIGH
	MI	11	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	8'OA, full, matched	AS SHOWN	YES	MODERATE
	Pd	6	Pinus elliottii densa	Slash Pine	12'OA, matched	AS SHOWN	YES	HIGH
	Re	7	Roystonea elata	Florida Royal Palm	10'GW, matched	AS SHOWN	YES	HIGH
	Ss	15	Sabal palmetto	Cabbage Palmetto	8'CT, matched	AS SHOWN	YES	HIGH
	Td	6	Taxodium distichum	Bald Cypress	8'-14'OA staggered	AS SHOWN	YES	HIGH
	Wb	6	Wodyetia bifurcata	Foxtail Palm sngl	8'GW, matched	AS SHOWN	NO	HIGH
RELOCATED PALMS								
	rSp	19	Sabal palmetto	Cabbage Palmetto	see DT-1	AS SHOWN	YES	HIGH
SHRUBS								
	Ca	30	Callicarpa americana	American Beautyberry	3'-4'OA, ftb	AS SHOWN	YES	HIGH
	Cs2	110	Clusia guttifer	Small Leaf Clusia	3 gal, full	24"OC	NO	HIGH
	Cs	489	Clusia guttifer	Small Leaf Clusia	5'OA, ftb	30"OC	NO	HIGH
	De	5	Dioon edule	Mexican Cycad	4'-5'OA	AS SHOWN	NO	HIGH
	Pn	159	Psychotria nervosa	Wild Coffee	3 gal, ftb	24"OC	YES	HIGH
	Yr	2	Yucca rostrata	Beaked Yucca	3'-3.5'OA	AS SHOWN	NO	HIGH
SHRUB AREAS								
	BF	212	Bulbine frutescens	Bulbine	1 gal	15"OC	NO	HIGH
	Ch2	157	Chrysobalanus icaco 'horizontalis'	Horizontal Coco Plum	3 gal	24"OC	YES	HIGH
	Fg	684	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	18"OC	NO	HIGH
	Lb	121	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal, full	18"OC	NO	MODERATE
	Mc	20	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	30"OC	YES	HIGH
	Sb	162	Spartina bakeri	Sand Cordgrass	1 gal	30"OC	YES	HIGH
	Tf	468	Tripsacum dactyloides	Fakahatchee Grass	1 gal	36"OC	YES	HIGH
	Td2	185	Tripsacum floridanum	Dwarf Fakahatchee	1 gal	24"OC	YES	HIGH
	Vo	127	Viburnum obovatum	Walter's Viburnum	3 gal	18"OC	YES	HIGH
GROUND COVERS								
	Cd	29,659 sf	Cynodon dactylon	Bermudagrass	sod			
	Ss2	43,347 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

- NOTES:
- SOD & MULCH AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN. 12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

LANDSCAPE REQUIREMENTS SINGLE RESIDENTIAL	Required	Existing	Proposed	Total Provided
Plants required on the lot min. 1 tree/each 1,500 sf of lot for max. 30 trees min. 20 shrubs/each tree	30 trees 600 shrubs	34 ex. & 19 relocated 140 Clusia	71 (+)\$600	124 provided (+)\$600 provided
Project plants min. 25% of trees and 75% of shrubs to be planted in front min. 50% of trees to be 16'OA and 14'GW for palms min. species required min. 10% of required trees to be flowering species min. 20% of required trees to be palms min. 10% of required shrubs to be flowering species min. shrub species required	8 trees & 150 shrubs 15 3 3 6 60 5	140 Clusia 24 trees 3 21	(+)\$25 6 trees 9 12 28 127 15	(+)\$25 provided 30 provided 12 provided 12 provided 49 provided 127 provided 15 provided



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.04.27 16:27:05 -04'00'

The Mirror of Paradise
Gabriela Fojt
LA 6667277
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2300 E Oakland Park Blvd
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FL 33306
c. (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE AS NOTED
DESIGNED BY GF
DRAWN BY KM,GF
CHECKED BY GF
DATE 04.27.2026
REVISIONS

14902 & 14912 PADDOCK DRIVE
WELLINGTON
FLORIDA

PLANTS SCHEDULE, CODE CHART & DETAILS

POZAS

JUSTIFICATION STATEMENT

The proposed project, located on Paddock Drive in Wellington, Florida, consists of the unified development of two adjacent parcels identified as Lot 3 (14912 Paddock Drive) and Lot 4 (14902 Paddock Drive). The project has been conceived as a comprehensive equestrian estate that integrates professional horse facilities with a high-end residential component, organized through a cohesive and carefully structured master plan.

The design responds directly to Wellington's identity as a premier international equestrian community, reinforcing the character of the area while enhancing the quality, functionality, and spatial organization of the site. The consolidation of both lots enables a more efficient land use strategy, allowing for a clear hierarchy of spaces, optimized circulation, and a balanced distribution of uses.

At the core of the project is a centrally located riding arena, around which the primary equestrian functions are organized, including six paddocks and a horse walker. The stable complex is positioned adjacent to these elements and serves as the operational heart of the development. Its design reflects a careful balance between functionality, durability, and architectural quality.

The stables are conceived as a series of articulated volumes organized along a central axis, creating a clear and legible spatial arrangement. Interior circulation corridors are generous, well-lit, and naturally ventilated, enhancing both usability and animal welfare. The architecture incorporates high-quality materials such as natural stone, wood accents, and refined plaster finishes, establishing a cohesive visual identity that is consistent with the residential component.

Covered walkways, shaded areas, and integrated landscape elements provide comfort for both horses and users, while reinforcing the indoor-outdoor relationship that characterizes the overall design. The layout allows for efficient daily operations, including movement of horses, access to grooming and washing areas, and proximity to support functions such as tack rooms, storage, and veterinary spaces.

Flanking the stables, two auxiliary buildings provide groom accommodations on the upper level, with veterinary and storage areas located on the ground floor. This configuration ensures an appropriate separation of uses while maintaining direct operational connectivity.

A defining feature of the project is the intentional visual and spatial relationship established between the luxury residence and the equestrian areas. The residence is strategically positioned to overlook the arena and paddocks, creating a direct visual connection between living spaces and equestrian activities. Outdoor terraces and leisure areas are oriented to frame these views, reinforcing the experiential quality of the estate and integrating daily life with the equestrian environment.

The architectural language of the residence and stables is unified through a contemporary design approach characterized by clean horizontal lines, controlled proportions, and a refined palette of materials. This consistency elevates the overall character of the development and distinguishes it within the surrounding context.

Vehicular access and internal circulation have been carefully planned to separate service functions from residential areas, enhancing safety and efficiency throughout the site. The project preserves significant

POZAS

open green areas and maintains the low-density, landscaped character that defines Wellington's equestrian properties.

In summary, the project is justified by its integrated planning strategy, its compatibility with the surrounding context, and its commitment to high standards of design and functionality. The proposal successfully combines operational efficiency, animal welfare, architectural quality, and a strong visual and experiential connection between residential and equestrian uses, resulting in a cohesive and high-value development that contributes positively to the character of Wellington.

POZAS

POZAS ARQUITECTOS, S.A DE C.V

P R E S E N T E

TEXTO



Legislation Text

File #: ARB-393, **Version:** 1

ITEM: Petition No. 2026-0020-ARB 14596 Horseshoe Trace Alternative Fence Design

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: Daniel Kowalec, owner, is seeking Architectural Review Board (ARB) approval of an alternative design of a six (6) foot Wood Plastic Composite two-toned wood grain fence with black opaque gates at 14596 Horseshoe Trace.

14596 Horseshoe Trace | Alternative Fence Design STAFF REPORT

Petition Number(s)/Types: 2026-0020-ARB

Property Owner/Agent: Daniel Kowalec
 14596 Horseshoe Trace
 Wellington, FL 33414

PCN(s): 73-41-44-04-01-008-0070

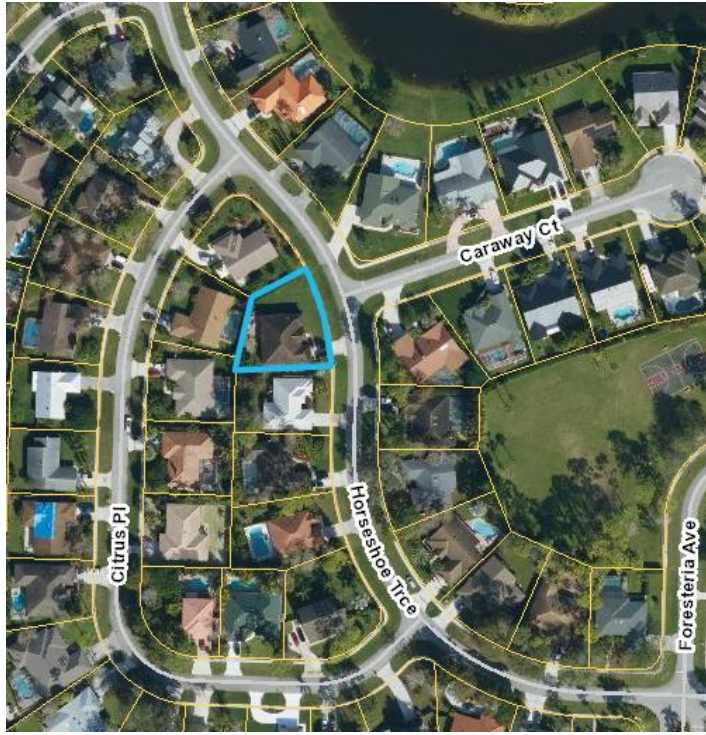
Future Land Use Designation (FLUM): Residential D

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.24 Acres

Request: Daniel Kowalec, owner, is seeking Architectural Review Board (ARB) approval of an alternative design of a six (6) foot Wood Plastic Composite two-toned wood grain fence with black opaque gates at 14596 Horseshoe Trace.

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



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

Site History and Current Request:

The subject property is located at 14596 Horseshoe Trace within the Sugar Pond subdivision off Birkdale Drive.

The property was purchased by the applicant in May 2014. The property consists of a single-family residence, built in 2018. A swimming pool is currently under construction on the north portion of the property (Exhibit A – Existing Site Conditions). The applicant is requesting approval to install a 168 linear foot six (6) foot tall horizontal Wood-Plastic Composite (WPC) wood grain privacy fence as a pool barrier in River Birch with black aluminum posts and two (2) black horizontal aluminum privacy gates. The applicant has not applied for a building permit for the fence yet as ARB approval is required, as the fence is not an approved fence type.

Staff Analysis:

Per Section 6.4.3.B of Wellington’s Land Development Regulations (LDR), ARB may approve alternative materials and designs provided the proposed design is compatible with the approved materials and color schemes. There are additional requirements that the request needs to comply with in the Development Review Manual (DRM) as well.

River Birch WPC Composite Fence — Material Reference



WPC River Birch composite fence installed adjacent to residence — shows natural wood-grain finish, horizontal board orientation, and black aluminum post-to-panel connection



River Birch WPC fence with South Florida-compatible landscaping — shows how the neutral wood-grain coloring complements residential exteriors



Corner and gate connection detail — black aluminum post system and top cap



Full elevation — River Birch WPC showing wood-grain appearance and aluminum post spacing at ~6ft on center



River Birch WPC fence with black aluminum gate — shows horizontal board privacy fence with pool and deck context, comparable gate style to proposed installation

The approval of the two-toned WPC fence would not be injurious to the neighborhood, as the portion of the fence facing the right-of-way will be required to install hedging to screen the fence from view. The hedge is required to be maintained at the height of the fence, within three (3) years of planting, so the fence would eventually not be visible from the right-of-way, except for the solid black gate openings. This material and color is also easier to maintain than a PVC-type fence.

The proposed request is the minimum alternative needed to accomplish the aesthetic look and privacy the owner is attempting to achieve. The proposed fence has a clean, modern, neutral appearance and is architecturally compatible with the existing structure.

FINDS 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 alternative fence design and gate as shown in Exhibit C is approved for the locations shown in Exhibit B.
2. A hedge along the fence that faces Horseshoe Trace is required and must be maintained at the height of the fence at all times.
3. The alternative fence design and required hedge shall be maintained in good order and repair and shall be subject to the standards of Section 6.4.1.A.5.
4. The owner shall obtain all necessary permits for the fence. The owner shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.

Exhibits:

Exhibit A	Existing Site Conditions
Exhibit B	Fence Location
Exhibit C	Proposed Material
Exhibit D	Justification Statement

Exhibit A – Existing Site Conditions



Aurora Sandblasted Marble Deck



Aurora Sandblasted Marble deck installation — top view showing deck surface material and layout. Fence posts will be surface-mounted through existing pavers.



Aurora Sandblasted Marble coping close-up — deck and pool coping material used throughout 865 SF deck area.

Site Overview



14596 Horseshoe Trace — street view during pool construction. Shows property frontage on Horseshoe Trace (east), house, and construction area. Fence will be installed following pool completion.



14596 Horseshoe Trace — side view showing pool construction progress and property layout. North side of house visible.

Pool Construction Detail

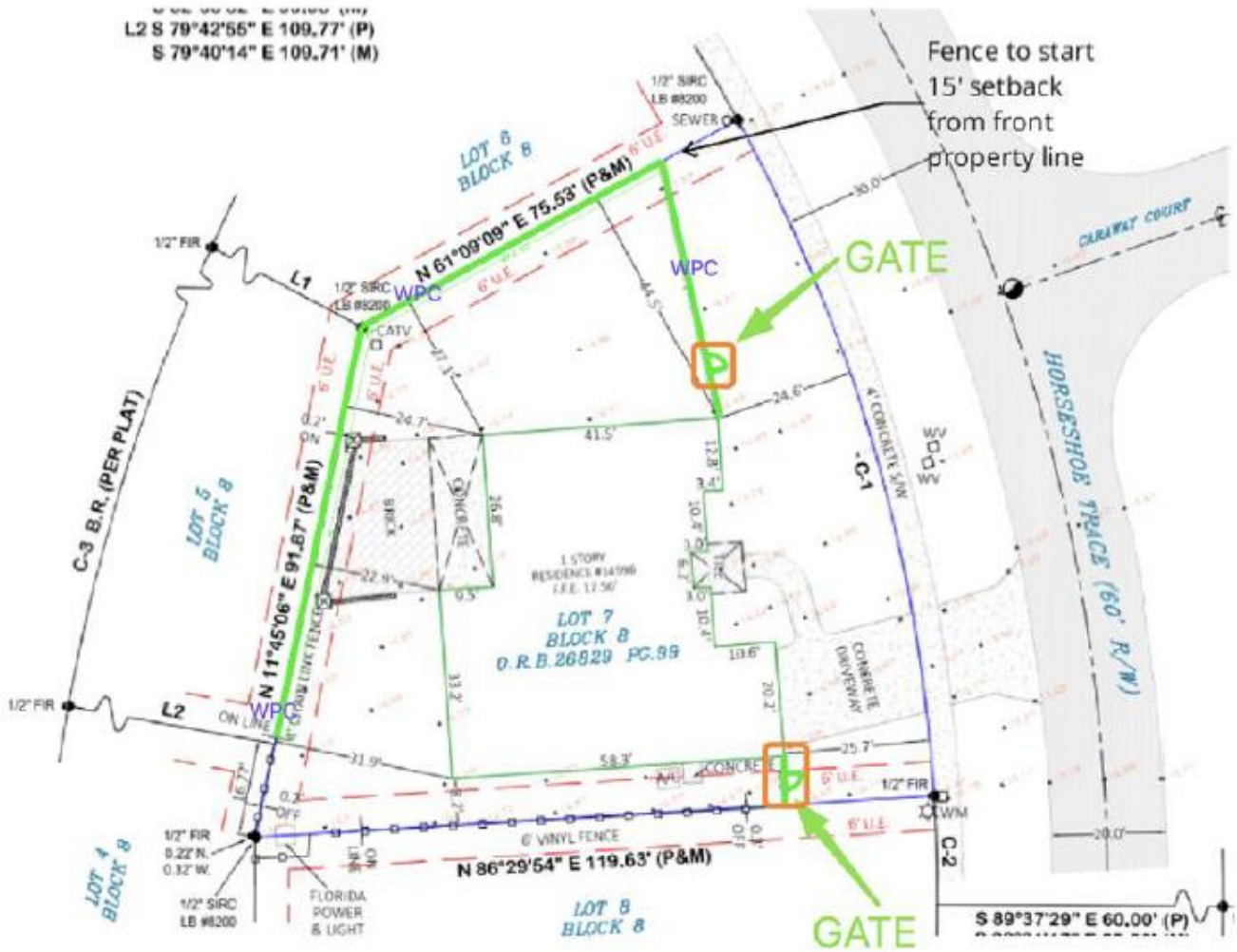


Pool shell construction in progress. Shows pool position north of house relative to property boundaries. Fence will enclose this area along north and east property lines.

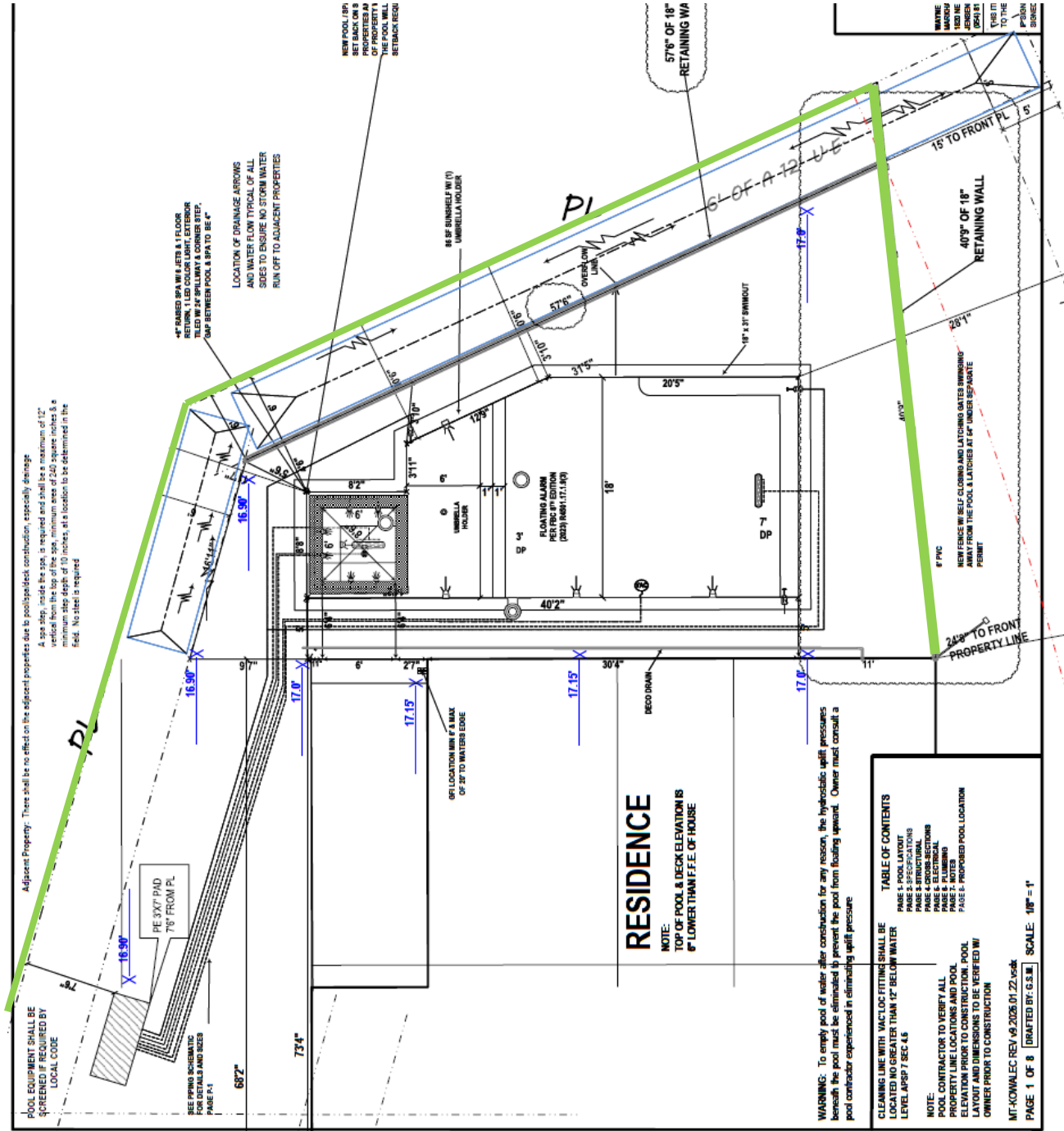


Rear view of pool and deck construction progress. North/rear fence will run along the rear property line (N 61°09' E - 75.53').

Exhibit B – Fence Location
Project Fence Sketch



Project Fence Sketch — WPC fence path and gate positions overlaid on boundary survey. Gate 1 (upper orange box, north/pool side) and Gate 2 (lower orange box, south/front near Horseshoe Trace). Green line = WPC fence. Area without green lines (left/west) = neighbor's existing PVC fence on property line, not part of this project.



Adjacent Property: There shall be no effect on the adjacent properties due to pool/deck construction, especially drainage. A one step, inside the step, is required and shall be a maximum of 12" vertical from the top of the step, minimum size of 240 square inches & a minimum step depth of 10 inches, at a location to be determined in the field. No steel is required.

POOL EQUIPMENT SHALL BE SCREENED & REQUIRED BY LOCAL CODE

PE 3X7 PAD
78" FROM PL

SEE PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR AND SEE'S PAGE 4-1

SEE LOCATION MAP & MAP OF 20' TO WATER'S EDGE

RESIDENCE

NOTE:
TOP OF POOL & DECK ELEVATION IS 6" LOWER THAN F.F.E. OF HOUSE

WARNING: To empty pool of water after construction for any reason, the hydrostatic uplift pressures beneath the pool must be eliminated to prevent the pool from floating upward. Owner must consult a pool contractor experienced in eliminating uplift pressure.

TABLE OF COMMENTS	
CLEANING LINE WITH WAC-LOC-FITTING SHALL BE LOCATED NO GREATER THAN 12" BELOW WATER LEVEL. APSP 7 SEC 4.5	
NOTE: POOL CONTRACTOR TO VERIFY ALL PROPERTY LINE LOCATIONS AND POOL ELEVATION PRIOR TO CONSTRUCTION. POOL LAYOUT AND DIMENSIONS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION	
MT-KOWALEC REV 19-2026 01 22.cdwg	SCALE: 1/8" = 1'
PAGE 1 OF 8	DRAFTED BY: G.S.M.



VIP3D concept render — street-level view from Horseshoe Trace showing fence setback at 15ft from road. Gate 2 (south/front) visible at fence terminus. *Illustrative — pre-deck extension.*

Exhibit C – Proposed Material



Lotus MOP
 Recycled Glass Mosaic

Design concept render — WPC River Birch composite fence with black aluminum gate, shown with pool deck context. Note: Pool, spa, white rock landscaping, and deck shown are AI-generated illustrative context. The fence material (River Birch WPC), black aluminum gate style, and horizontal board orientation are accurate to the proposed installation.



WPC River Birch composite fence installed adjacent to residence — shows natural wood-grain finish, horizontal board orientation, and black aluminum post-to-panel connection



River Birch WPC fence with South Florida-compatible landscaping — shows how the neutral wood-grain coloring complements residential exteriors



Corner and gate connection detail — black aluminum post system and top cap



Full elevation — River Birch WPC showing wood-grain appearance and aluminum post spacing at ~6ft on center



River Birch WPC fence with black aluminum gate — shows horizontal board privacy fence with pool and deck context, comparable gate style to proposed installation

Exhibit C – Justification Statement

JUSTIFICATION STATEMENT ARCHITECTURAL REVIEW BOARD Village of Wellington

Property: 14596 Horseshoe Trace, Wellington, FL 33414

Lot 7, Block 8 · Sugar Pond Manor of Wellington · O.R.B.26829 PG.99

Owner: Daniel Kowalec

Date: April 30, 2026

Request: Architectural Review Board Approval — Residential Privacy Fence with 15ft Road Setback

I. Project Description

The applicant proposes to install approximately 168 linear feet of 6-foot-tall horizontal composite privacy fence with black aluminum posts, black aluminum top cap, and two (2) black horizontal solid aluminum privacy gates (6'H × 4'W each) along the north property line, east property line, and a short connecting section across the front of the property. The fence panels are River Birch co-extruded WPC (Wood-Plastic Composite) composite material from the Frame It All Valla Privacy System. The fence serves as the required swimming pool barrier per FBC 8th Edition R4501 and provides privacy and security for the residential property.

The east-facing connecting section runs from the southeast corner of the house to the east property line at approximately 15 feet from Horseshoe Trace, for which this ARB approval is respectfully requested.

II. Consistency with the Comprehensive Plan

The proposed fence installation is consistent with the purposes, goals, objectives, and policies of the Wellington Comprehensive Plan as follows:

- **Residential Quality and Safety:** The fence serves as the required swimming pool barrier for a permitted in-ground pool (Master Touch Pool Service, PE Wayne Markham Bennett P.E. #57216, permit v9 1/26/2026), directly supporting Wellington's goal of maintaining safe residential environments.
- **Property Improvement:** The installation enhances the aesthetic quality and long-term value of the property through the use of premium, architecturally consistent materials that will maintain their appearance for decades without degradation.
- **Natural Hazard Mitigation:** The selection of wind-rated composite and aluminum materials over standard PVC directly supports Wellington's commitment to hurricane-resilient construction in Palm Beach County's High-Velocity Hurricane Zone.

III. Consistency with Wellington Land Development Regulations (LDR)

The proposed fence complies with all applicable Wellington LDR requirements for residential fencing, including height (6 feet), setback on the north and east property lines (at the property line), and swimming pool barrier requirements per FBC R4501 (self-closing gates, 54-inch self-latching hardware, swing direction away from pool). The applicant respectfully requests ARB approval specifically for the front-facing connecting section, which is positioned at approximately 15 feet from Horseshoe Trace as shown on the attached property diagram and survey.

Pursuant to Wellington LDR, any fence portion within the front yard setback area that faces the roadway requires ARB review. The 15-foot placement is necessitated by the permitted pool construction, retaining wall location, and the physical configuration of the southeast corner of the house, which serves as the fence terminus on the west end of the connecting section.

IV. Material Superiority Justification — WPC Composite vs. PVC

The applicant has selected WPC co-extruded composite over standard white PVC for the following substantive reasons, each of which supports Wellington's neighborhood standards and long-term community aesthetics:

Criteria	Standard PVC	WPC River Birch (Proposed)
Hurricane wind resistance	Brittle under impact; flexes and cracks in sustained hurricane-force wind; not engineerable for HVHZ	Co-extruded composite maintains structural integrity in sustained wind; aluminum post system is independently engineerable to FBC HVHZ wind uplift specs
UV / heat degradation	Yellows, warps, becomes brittle under South Florida UV/heat within 3–7 years	UV-resistant co-extruded cap layer; maintains color and dimensional stability for 15–25+ years in Florida climate
Maintenance burden	Requires regular cleaning, touch-up, replacement of cracked boards; pressure washing required annually	Low maintenance — periodic rinse only; no painting, staining, sealing, or board replacement under normal conditions
Appearance over time	Fades to chalky white; visible cracking at corners and post connections	Natural wood-grain appearance retained; River Birch coloring is aesthetically consistent with Wellington residential standards
Real wood comparison	N/A	Real wood requires sanding, staining, sealing annually in Florida humidity; prone to mold, rot, insect damage; impractical for a disabled veteran who cannot perform regular physical maintenance

V. Disability and Veteran Considerations

The applicant is a disabled combat veteran. The selection of WPC composite fence material is directly motivated by the physical inability to perform routine high-maintenance tasks including wood staining, sanding, pressure-washing, or board-by-board replacement. The River Birch WPC material was selected specifically because it provides a permanent, structurally sound solution that does not require ongoing physical maintenance work. This is not a cosmetic preference — it is a practical necessity for the applicant’s long-term use and enjoyment of the property.

The applicant respectfully requests that the ARB consider this hardship context as part of the review of the 15-foot road setback positioning of the front connecting section, which is physically determined by the location of the house southeast corner and the permitted pool/retaining wall construction.

VI. Compatibility with Neighborhood

The proposed River Birch WPC fence presents a clean, modern, neutral appearance consistent with Wellington’s residential aesthetic standards. The black aluminum post system and River Birch panel color (warm gray-brown wood grain) are architecturally compatible with the stucco exterior of the applicant’s home and the surrounding Sugar Pond Manor of Wellington neighborhood. The fence will not be visible from the road on the north and east sections due to the property’s orientation and landscaping. Per the ARB submittal requirements, the applicant acknowledges the requirement for hedging on all portions of the fence that face Horseshoe Trace and commits to installing compliant landscaping on the road-facing section as part of this project.

Gates will be solid black aluminum (not WPC composite) — providing a sturdy, opaque, architecturally consistent pool access point that meets FBC R4501 residential swimming barrier requirements in full.

VII. Summary

The proposed WPC River Birch fence with black aluminum posts and gates represents the optimal solution for this property: it is hurricane-resistant, low-maintenance, architecturally appropriate, required for pool barrier compliance, and specifically suited to the needs of a disabled combat veteran homeowner. The 15-foot road setback on the front connecting section is physically determined by the house corner location and permitted pool construction, and the applicant respectfully requests ARB approval of this configuration. The applicant commits to full compliance with Wellington hedging requirements for road-facing fence sections.



Certification: I hereby certify that the information provided in this Justification Statement is true and accurate to the best of my knowledge.

Daniel Kowalec, Property Owner
14596 Horseshoe Trace, Wellington, FL 33414
Date: _____



Legislation Text

File #: ARB-395, **Version:** 1

ITEM: Petition No. 2026-0018-ARB Wellington Learning Center Signage with Technical Deviations

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

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

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.



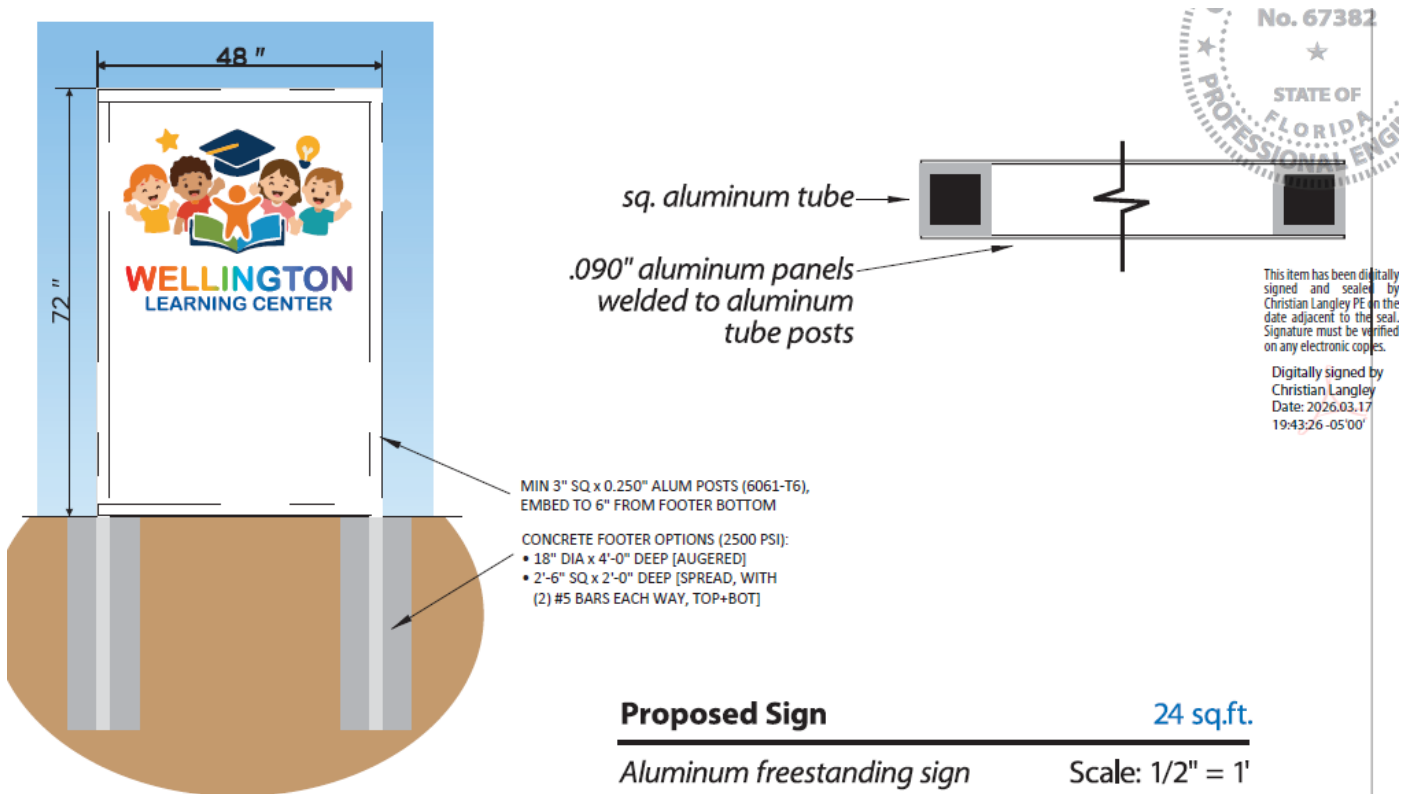
ARCHITECTURAL REVIEW BOARD

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

2. 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.

3. 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:

1. 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
Number of Signs	1	1	0
Sign Area	32 square feet		0
Height of Sign Copy	36 inches		
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

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 27, 2026



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

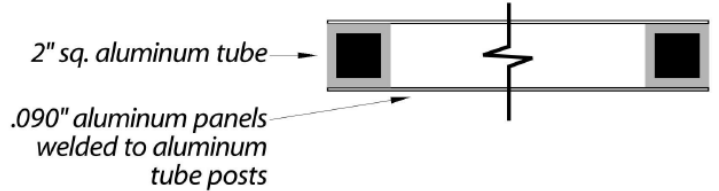


48"

72"

2" sq. aluminum tube

36" deep footings



2" sq. aluminum tube


.090" aluminum panels welded to aluminum tube posts


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

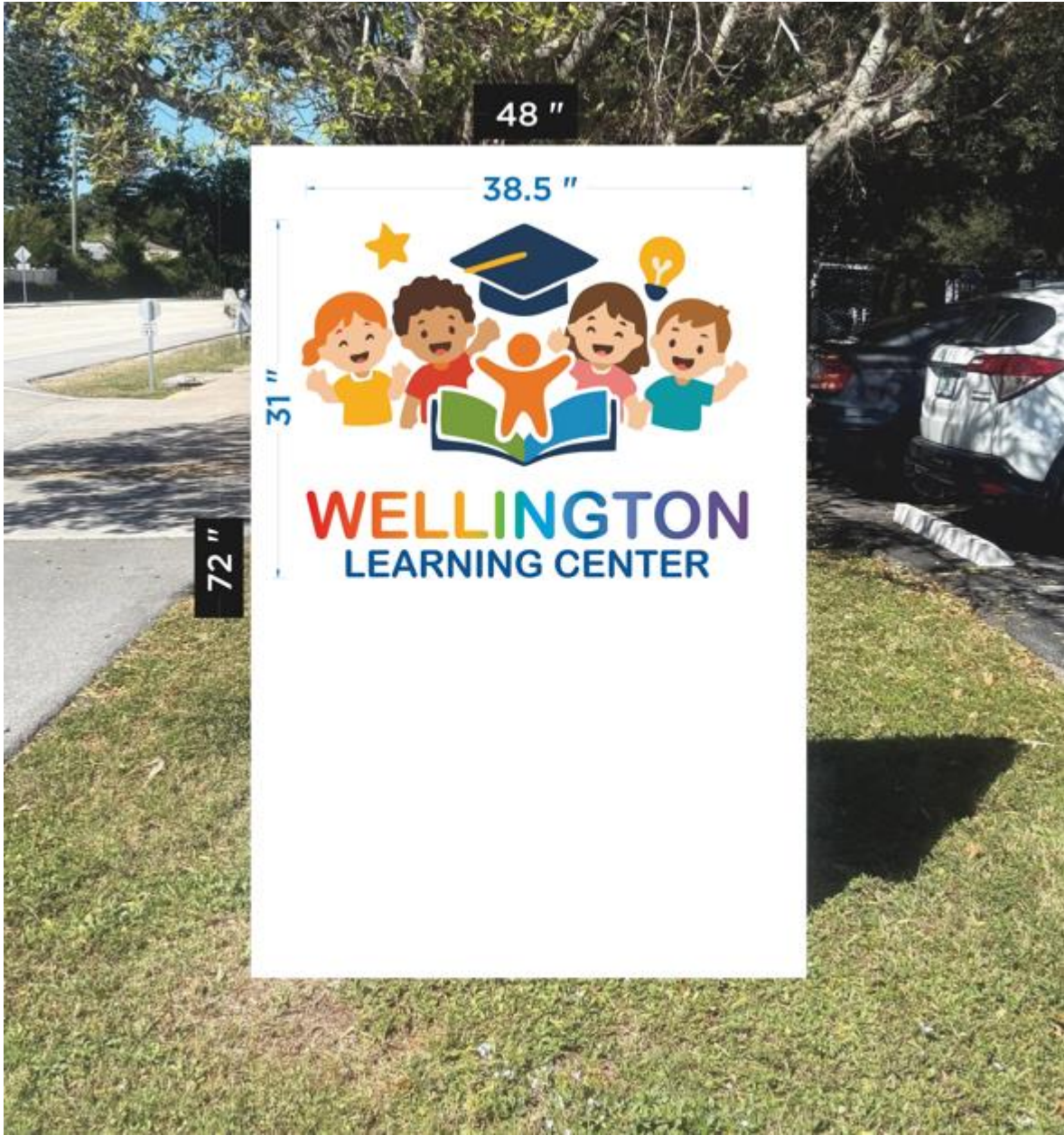




Exhibit C – Technical Deviation Statement

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,



Legislation Text

File #: ARB-398, **Version:** 1

ITEM: Petition No. 2026-0019-ARB Outparcel Building Wellington Town Square

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

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

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
(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

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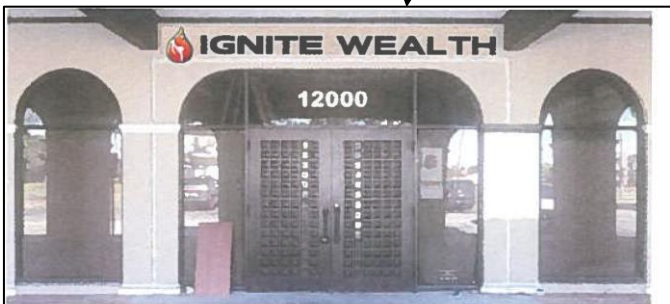
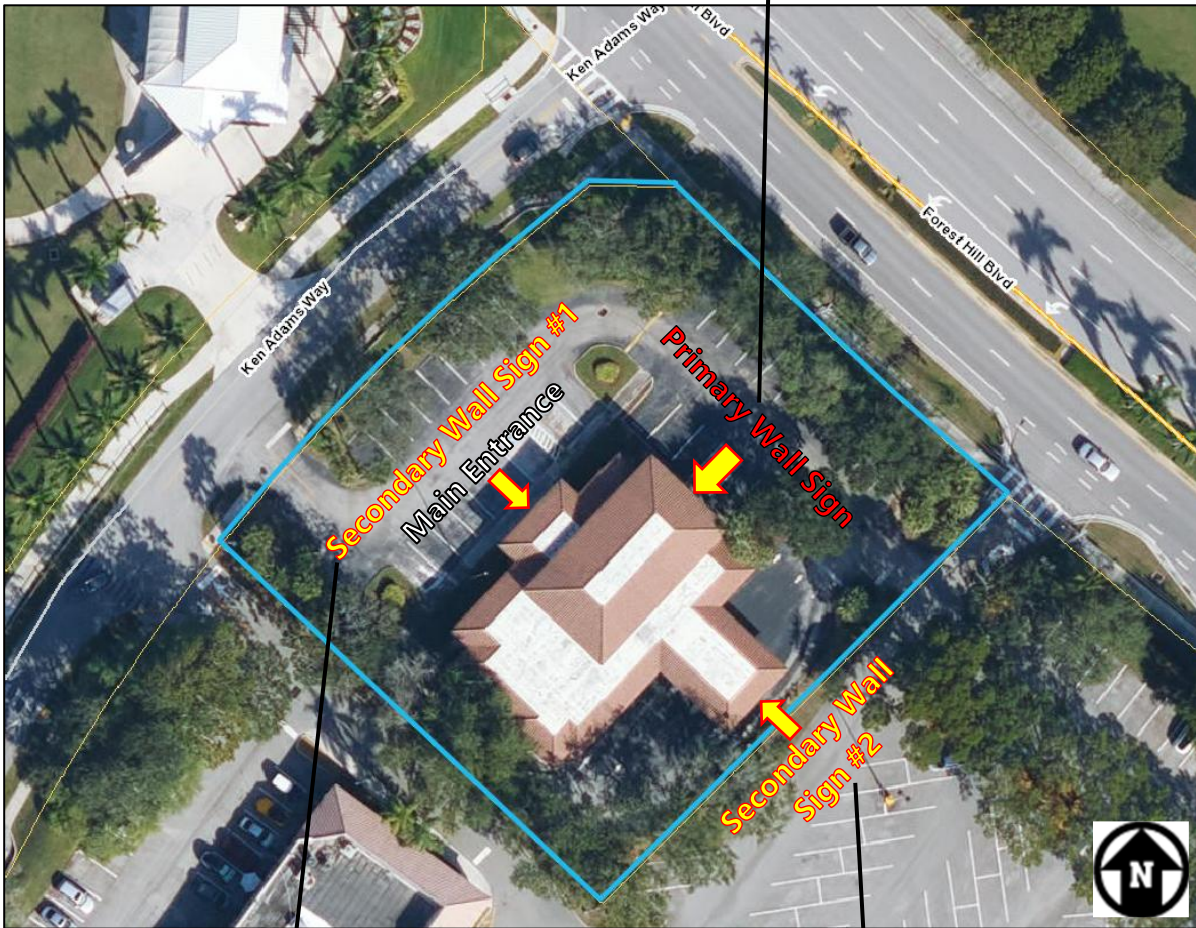
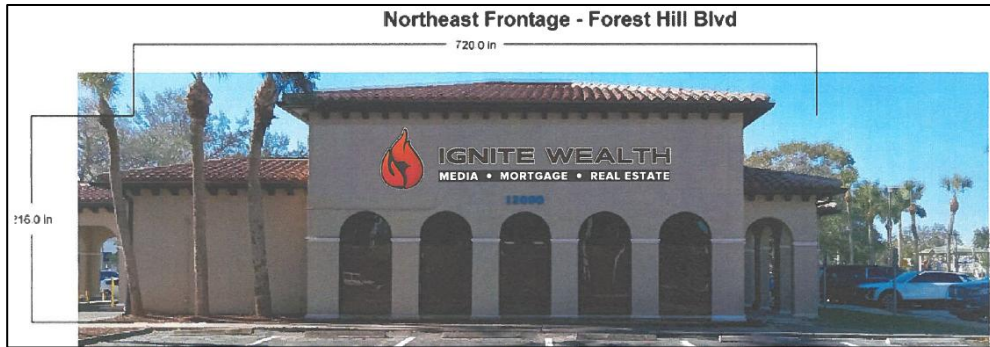


As stated, the building was painted without prior approval, and the applicant is requesting ARB approval. The subject building exterior white wall paint color is consistent with the surrounding main in-line building (Public, Provident Jewelers, etc.) off-white color, is compatible with the existing CVS 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.



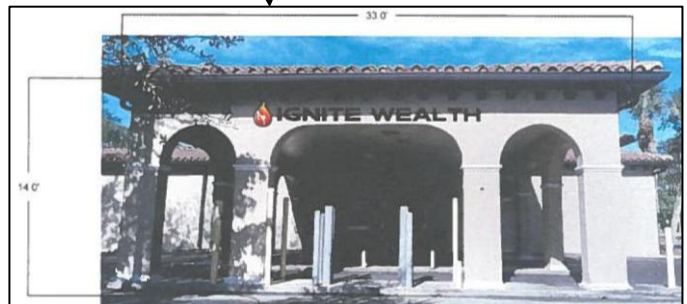
Wall Signage

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.



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

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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.

Principal Wall Sign ¹ (Northeast Façade/Elevation)			
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. ²	24 ft.	0
Secondary Wall Signs			
No. 1 – Northwest Façade/Elevation (Main Entrance)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	62.5 sq. ft. ³	5.7 sq. ft.	0
Height	30 in. ³	8.62 in.	0
Length	N/A	7.9 ft.	0
No. 2 – Southeast Façade/Elevation (Drive-thru Canopy)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area	62.5 sq. ft. ³	17.9 sq. ft.	0
Height	30 in. ³	15 in.	0
Length	N/A	14.3 ft.	0

¹ Allow the primary wall sign on the façade without the main entrance.

² Sign length at 80% of the primary façade length.

³ 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.

Principal Wall Sign ¹ (Northeast Façade/Elevation)		
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
Secondary Wall Signs		
No. 1 – Northwest Façade/Elevation (Main Entrance)		
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
No. 2 – Southeast Façade/Elevation (Drive-thru Canopy)		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area	17.9 sq. ft.	0
Height	15 in.	0
Length	14.3 ft.	0

¹ 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

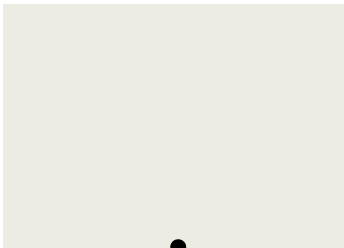
- Exhibit B Proposed Wall Signs

- Exhibit C Applicant Justification Statement

Exhibit A – Color Palette/Scheme



**Wall: Benjamin Moore
Vanilla Milkshake 2141-70**



**Roof, Trim, Accent, etc.: Sherwin-Williams
BRZ6 Medium Bronze**



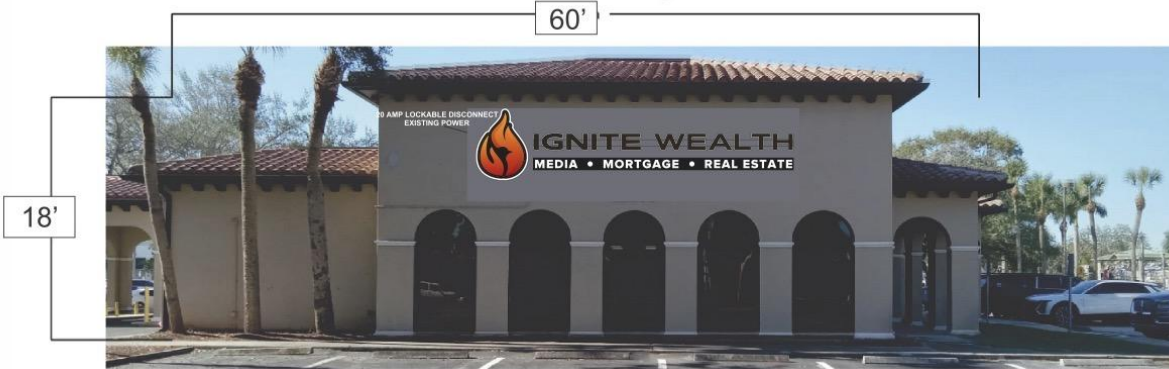
Exhibit B – Proposed Wall Signs

Layout



Primary Wall Sign

Northeast Frontage - Forest Hill Blvd



WALL STRUCTURE	ANCHOR TYPE
STUCCO OVER 3/4" PLYWOOD	2.5" TAPCONS WITH WASHER HEAD
EIFS OVER 5/8" PLYWOOD	LIBERTY TOGGLE BOLT
HOLLOW CONCRETE BLOCK, BRICK	SLEEVE ANCHOR (2" EMBEDMENT)
SOLID CONCRETE	WEDGE ANCHOR (3" EMBEDMENT)
CMU, SOLID CONCRETE, BRICK	MASONRY SCREW (3" EMBEDMENT)



Electrical Panel



EC13003378
954-923-3081
GM SIGNS
5991 SW 44TH STREET
DAVIE FLORIDA 33314
gmsigninc@aol.com

project name:

project address:

date:

scope of work:
Sign Plan Details & Specifications

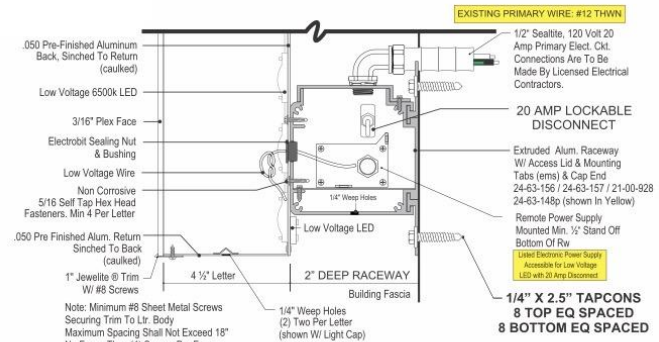
client:

Scale: 1/8" = 1'

Sign Area : 5' X 24' = 120 SQ FT
Frontage Area: 18'Hx60'W = 1080 SF



Flame to be backlit with a red light.
Rest of the sign to be backlit with a white light.



ELECTRICAL SPECIFICATIONS FOR CHANNEL LETTERS
2: 110 VOLT / LED SUPPLY @1.5 AMPS EACH
1: 20 AMP EXTERNAL DISCONNECT SWITCH
TOTAL LOAD: 3 AMP
Secondary Wire: Class 2 Cables per NEC 725.52
Primary Wire: per NEC 725.51
All Electrical Components UL Listed
Grounded Electric Power Supply Enclosure
with Sheet Metal Cover, NEC 600-5, 600-8



Note: Signs to withstand
170 MPH 47 PFS EXP C
3 Sec. Gusts as per ASCE 7-22
FBC 2023 8th Edition

Thomas R. Turberville, P.E.
1224 SW 32 Street
Fort Lauderdale, FL 33315

Secondary Wall Sign #1



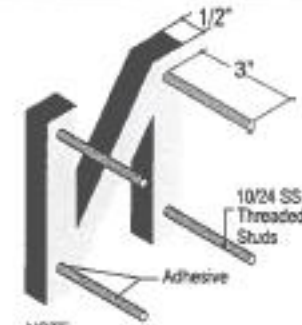
Scale: 3/16" = 1'

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

Frontage Area: 18'Hx86.7'W = 1560.6 SF



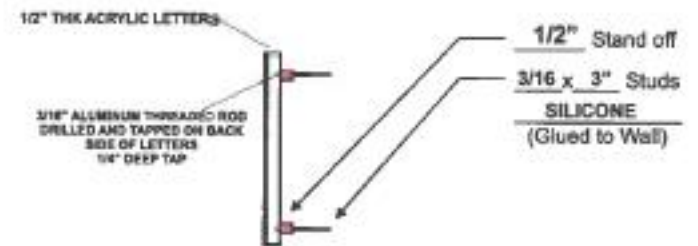
1/2" THK. BLK ACRYLIC LETTERS



NOTE:

EMBEDMENT OF STUD IS 3" DEEP WITH CLEAR SILICONE INTO CBS WALL / HOLE DIA 3/16"

- Top / Bottom: 8.5" / 5.5" Letter Height
- Top / Bottom: 1/2" / Letter Thickness
- Top / Bottom: 3 / 4 Min. Studs per Letter
- Top / Bottom: BLK / Color
- CBS Wall Type



CBS Wall Section

Note: Signs to withstand 180 MPH 47 PPS EXP C 3 Sec. Gusts as Per ASCE 7-22 FDC 2023 9th EDITION

Thomas R. Turberville, P.E.
1224 SW 32 Street
Fort Lauderdale, FL 33315



EC13003378
954-923-3081

Secondary Wall Sign #2

Southeast Frontage - State Hwy 88

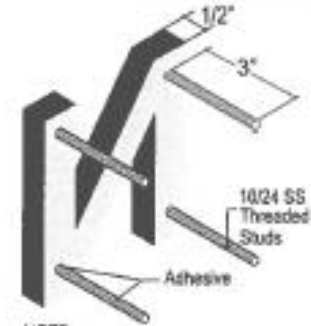


Scale: 3/16" = 1'

Sign Area : 15"Hx171.73"W = 17.9 SF
 Frontage Area: 14'Hx33'W = 462 SF

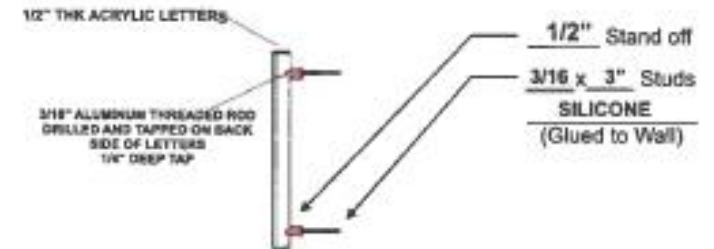


1/2" THK. BLK ACRYLIC LETTERS



NOTE:
 EMBEDMENT OF STUD IS 3" DEEP
 WITH CLEAR SILICONE INTO
 CBS WALL / HOLE DIA 3/16"

Top / Bottom: 15" / 12" Letter Height
 Top / Bottom: 1/2" / Letter Thickness
 Top / Bottom: 3 / 4 Min. Studs per Letter
 Top / Bottom: BLK / Color
 CBS Wall Type



CBS
 Wall Section

Note: Signs to withstand
 100 MPH 47 PFS EDP C
 3 Sec. Gusts as PARASIG 7-02
 FSC 2023 8th EDITION

Thomas R. Turberville, P.E.
 1224 SW 32 Street
 Fort Lauderdale, FL 33315



Exhibit C – Applicant Justification Statement

RE: 12000 Forest Hill Blvd

Principal sign deviation and paint color approval

To Whom It May Concern:

I am requesting a deviation for the principal signage on my building located at 12000 Forest Hill Blvd. I am requesting that the principal sign be on the side of the building that faces Northeast and Forest Hill Blvd. The reason for this request is that this side of the building has ample wall space for a larger sign. Visibility for the public and passing traffic will be better on this side of the building. The current principal sign is very small and will only be visible from the parking lot and possibly from Ken Adams Way.

I am requesting an approval for the sign to be 60” high at its highest point, with letters that are 16”. The sign will be 125 square feet in size. We would like for the sign to be lit up with a white light with the exception of the flame being backlit with a red light.

I have permit applications submitted for a total of 3 signs to the building. I am including drawings for each sign and am requesting technical deviation for the principal sign.

In regards to the paint colors, when painting the building, we chose colors on the approved color pallet. The color for the building is Vanilla Milkshake and the roof and trim color are matched to be the same color as the approved roof color brown bronze. When visiting the office to see the approved color pallet, we were told by the young lady that showed us the colors that we did not need approval if we went with a color on the approved color pallet. We painted the building with the assumption that this was the case.

Thank you,

Sheldon Mickelson



Legislation Text

File #: ARB-396, **Version:** 1

ITEM: Petition No. 2026-0021-ARB Club Studio Signage

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: Architectural Review Board (ARB) approval of a rear sign with technical deviations for Club Studio located at 10180 Forest Hill Boulevard within MUPD D of Wellington Green.

CLUB STUDIO SIGNAGE

STAFF REPORT

Petition Number: 2026-0021-ARB

Owner: Pointe at Wellington LLC
 c/o Daryl Stair
 10440 Golden Eagle Court
 Fort Lauderdale, FL 33324

Agent/Applicant: Kyle Gage
 5741 Legacy Drive
 Plano, TX 75024

Site Address: 10180 Forest Hill Boulevard

PCN(s): 73-41-44-13-01-004-0020

Future Land Use Map (FLUM) Designation:
 Regional Commercial/LSMU (RC/LSMU)

Zoning Designation: Multiple Use Planned
 Development (MUPD)

Acreage: 1.0 acres

Request: Architectural Review Board (ARB) approval of a rear sign with technical deviations for Club Studio located at 10180 Forest Hill Boulevard within MUPD D of Wellington Green.

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



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Commercial and Residential G	PUD/MCPD
South	RC/LSMU	MUPD
East	Residential C	PUD
West	RC/LSMU	MUPD

Site History and Current Request:

The subject site, located at 10180 Forest Hill Boulevard, was purchased by its current owner in February 2019. The existing building was constructed in 2003 and is within MUPD D of the Wellington Green MUPD. The existing tenant, LA Fitness, received Technical Deviation approval from ARB in 2003 for the rear wall sign to exceed the maximum sign area permitted.

The applicant applied for a remodel permit (BP25-5041), which included exterior remodel and signage. The permit was returned by zoning as the exterior modifications and signage required ARB approval. The applicant is only requesting signage with technical deviations for the rear sign. The request for exterior renovations will be submitted at a later date.

ARB approval is specific to the sign and not for the tenant space, so although the proposed signs are similar in size to the existing sign, changeout of the sign requires ARB approval for technical deviations if it does not meet the code requirements.

Technical Deviation Analysis:



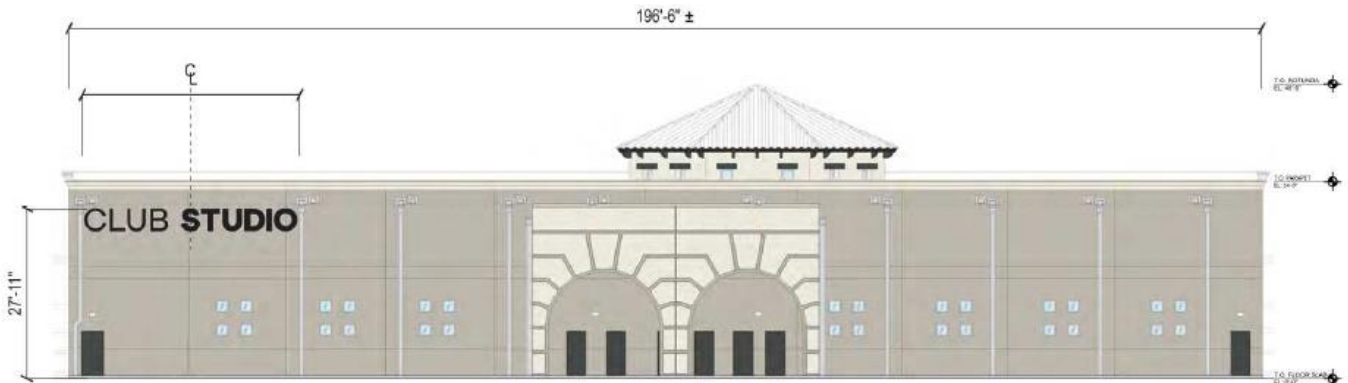
FRONT VIEW
SCALE: 1/4" = 1'-0"
131.25 SQ FT
QTY: 1



NIGHT VIEW



EXTERIOR ELEVATION - NORTH FRONT
SCALE: 1:250



EXTERIOR ELEVATION - SOUTH REAR
SCALE: 1:250

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 27, 2026



The applicant is proposing a total of two (2) signs, one (1) along the front façade, and a secondary wall sign on the rear facing the ring road around the mall, the same size as the principal wall sign.

The Principal Wall Sign meets the requirements of Section 7.9.8.A.2.c as the tenant is considered a Major Tenant and is permitted to have a sign with a maximum sign area of 200 SF at a maximum height of 66 inches.

The Secondary Wall sign requires a Technical Deviation. Per Section 7.9.8.A.4.a of Wellington’s LDR, 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 tenant wall sign on the principal facade.

Staff reviewed the request for ARB approval of the proposed Secondary Wall 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) rear secondary wall sign, the same size as the principal 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 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 secondary wall sign:

Major Tenant Secondary Wall Signs (Rear)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area – 50% of Principal Wall Sign (131.23 SF)	65.625 SF	131.25 SF	+ 65.625 SF
Height – 50% of Principal Wall Sign (44 inches)	22 inches	44 inches	+ 22 inches

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

The request for a secondary wall sign the same size as the principal wall sign is a common technical deviation request for larger buildings. The proposed Club Studio rear wall sign is the same size as the existing LA Fitness rear wall sign, which was granted a technical deviation approval by ARB in 2003.

- 3. 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. Like previously mentioned, a rear wall sign the same size as requested already exists on the building and has not caused any negative off-site impacts, nor is it expected to in the future.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

May 27, 2026



conditions if the board desires to approve Petition 2026-0021-ARB:

- 1. The Club Studio Rear Secondary Wall Sign located at 10180 Forest Hill Boulevard shall be consistent with Exhibit B, and as approved below:

Major Tenant Secondary Wall Signs (Rear)		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area – 50% of Principal Wall Sign (131.23 SF)	131.25 SF	+ 65.625 SF
Height – 50% of Principal Wall Sign (44 inches)	44 inches	+ 22 inches

- 2. 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.
- 3. Additional approvals by ARB for exterior renovations is required. This approval is limited to rear signage approval only.
- 4. 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 Signage
- Exhibit C: Applicant Justification Statement

Exhibit A – Existing Site Conditions







Exhibit B – Secondary Wall Sign
 (Sign Only – Does not include changes to elevations)

001 - HALO ILLUMINATED CHANNEL LETTERS

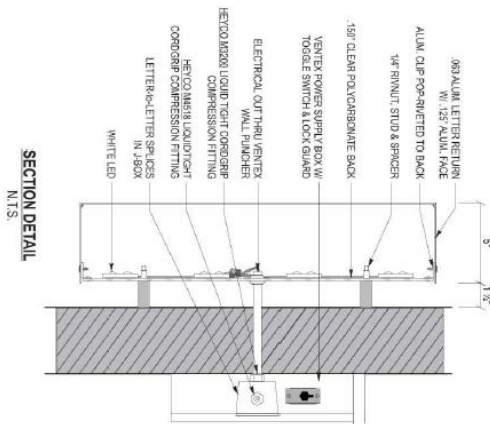
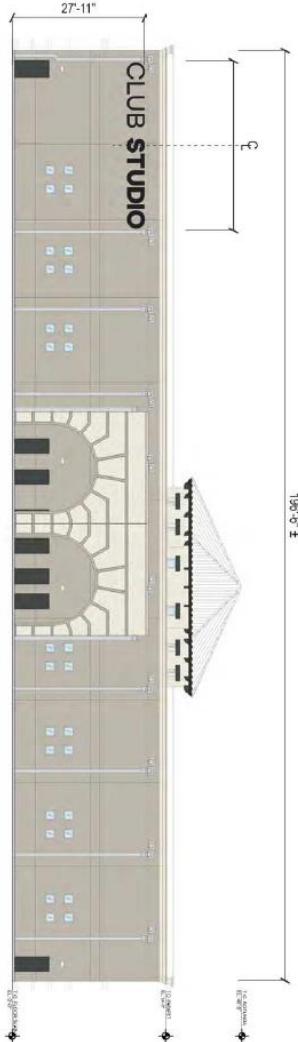
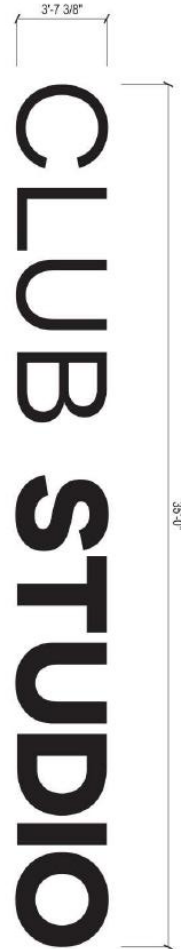
*SURVEY REQUIRED PRIOR TO FABRICATION

SSC SIGNS & LIGHTING

SPECIFICATIONS

HALO ILLUMINATED CHANNEL LETTERS:

- .125" ALUMINUM FACES PTD BLACK
- .063" ALUMINUM RETURNS PTD TO MATCH FACES
- .316" CLEAR POLYCARBONATE BACK WITH DIFFUSER
- 1 1/2" STAND-OFFS PAINTED TO MATCH FASCIA
- WHITE LED ILLUMINATION
- REMOTE POWER SUPPLIES IN RATED ENCLOSURE W/ DISCONNECT SWITCH



■ - PAINT TO MATCH SATIN BLACK

APPROVAL DATE -
 APPROVED BY -

<p>Club Studio</p> <p>This sign is intended to be installed in accordance with the requirements of the applicable code. The applicant certifies that the sign is intended to be installed in accordance with the requirements of the applicable code. The applicant certifies that the sign is intended to be installed in accordance with the requirements of the applicable code. The applicant certifies that the sign is intended to be installed in accordance with the requirements of the applicable code.</p>	<p>Client: Club Studio Wellington Exterior</p> <p>Site Address: 10190 Forest Hills Blvd, Wellington, FL US 33414</p> <p>Account Rep: Archie Weber</p> <p>Designer: Kira Yunc</p> <p>Project Manager: NA</p> <p>Op-Start Date: 1/2/2026</p>	<p>Postcard Number: 3 of 5</p> <p>UL # E482998-20160315</p>
	<p>888-929-1669 SSCSIGNS.COM</p> <p>CORPORATE OFFICE: 2090 McGee Lane Lewisville, TX 75077</p> <p>FLORIDA OFFICE: 547 Osceola Business Pkwy, Osceola, FL 34761</p>	<p>PROJECT NUMBER: SO#</p> <p>PROJECT NUMBER: OP015833</p>

Exhibit C – Technical Deviation Statement



1111 North Loop West . Suite 800 . Houston, Texas 77008
5741 Legacy Drive . Suite 320 . Plano, Texas 75024
3333 Warrenville Road . Suite 200 . Lisle, Illinois 60532
281.854.6100

MAY 4TH, 2026

WELLINGTON ARB SUBMITTAL | DEVIATION STATEMENT

The proposed request to update the signage of the existing LA Fitness is driven by a maintenance-focused effort to refresh and improve the overall appearance of the building while modernizing the brand to Club Studio. The proposed technical deviation consists of replacing the existing front building sign with a Club Studio sign of equal size and in the same location as the current LA Fitness sign. The existing rear building sign will also be replaced with a Club Studio sign of equal size and in the same location as the existing sign, and will remain approximately half the size of the primary front sign, consistent with existing conditions.

This request does not propose any signage that is specifically prohibited by applicable regulations, as the deviation is limited to a change in branding only and does not alter the size, location, or overall sign program

The proposed updates will enhance the aesthetic quality of the building by introducing updated branding elements that contribute to a more modern and cohesive appearance, while maintaining compatibility with the surrounding commercial environment. Approval of this deviation will not negatively impact adjacent tenants or buildings, as the signage remains consistent with the existing Master Sign Plan in terms of size, placement, and overall design intent.

The proposed technical deviation will not result in any adverse off-site impacts, as no changes are proposed to the intensity, scale, or visibility of the signage beyond existing conditions.

The proposed updates are consistent with the goals and intent of Wellington's Comprehensive Plan and Land Development Regulations by promoting reinvestment in existing commercial development without altering the use, scale, or intensity of the site. The updated signage will ensure the property continues to contribute positively to the established character and aesthetic standards of the Wellington community.

Kyle Gage, AIA, NCARB
Project Coordinator | Associate
[281.854.6149](tel:281.854.6149) | HVA.cc

Heights Venture Architecture + Design
5741 Legacy Drive, Suite 320, Plano, TX 75024



Legislation Text

File #: ARB-399, **Version:** 1

ITEM: Petition No. 2026-0023-ARB Lotis 1 Degree Wellness Signage

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: Approval to allow window covering/sign with technical deviation for tenant Bay 102 (Degree Wellness) in Building 7 within the commercial pod of the Lotis 1 mixed-use project.

Lotis Wellington 1 (Building 7 Window Sign) STAFF REPORT

Petition Number: 2026-0023-ARB

Owner: Lotis Wellington, LLC
 2300 Glades Rd., Suite 202E
 Boca Raton, FL 33431

Applicant: Bill and Lauren Adams
 Wellness, LLC
 1383 State Road 7, Bay 102
 Wellington, FL 33414
Bill.adams@degreewellness.com

Site Address: 1361/1351/1381/1371 State Road 7
PCN(s): 73-41-44-12-22-003-0060 and -0010
 (Subject Site: Building 7)

Future Land Use Designation:
 Mixed Use (MU)

Zoning Designation:
 Multiple Use Planned Development (MUPD)

Acreage: 64 Acres (+/-)

Request:
 Architectural Review Board (ARB) approval to allow window covering/sign with technical deviation for tenant Bay 102 (Degree Wellness) in Building 7 within the commercial pod of the Lotis 1 mixed-use project.

Project Manager:
 Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-257

Location/Map:
 The Lotis Wellington (Lotis 1) project is located approximately a mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The subject building (Building 7) is located west of State Road 7/US 441 along the south side of the main road/access drive to Lotis 1 project (red outline) as illustrated on the map below with the red star.



Adjacent Property	FLUM	Zoning
North	PBC Low Residential (LR-2)	PBC Agricultural Residential (AR)
South	Medical Commercial (MC)	Multiple Use Planned Unit Development (MUPD)
East	PBC Commercial (C)	PBC (MUPD) / Commercial High Office (CHO)
West	Res. C (1 - 3 du/ac) / Res. F (8 - 12 du/ac)	Planned Unit Development (PUD)

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Site History and Current Request:

The Lotis Wellington (Lotis 1) Master Plan was originally approved by Council on December 8, 2020 (Resolution No. R2020-48) and recently amended on January 3, 2024 (Resolution No. R2023-63). The 64-acre mixed-use project consists of restaurants (23,676 SF min./42,043 SF max.), retail (7,200 SF min./23,900 SF max.), medical office (20,000 SF min./60,000 SF max.), 372 multi-family residential dwelling units, and 28.4 acres (+/-) of open space, inclusive of a lake, cypress preserve, dog park, and greenway with a multi-use pathway open to the public. The overall Lotis 1 Site Plan was originally approved on December 15, 2021 (Petition No. 2019-0002-SP). The project has received ARB approvals for building/structure elevations, exterior colors, materials, site amenities/elements, signage, etc., as indicated below.

Petition Number	Approval	Approval Date
2021-0007-ARB	All ground-mounted signs throughout the project.	August 18, 2021 October 20, 2021
2021-0014-ARB	Commercial pod Buildings 3 and 6 (combine retail/office/restaurant buildings), Buildings 4 and 7 (restaurant buildings), and Building 23 (parking garage with 3-levels), and overall site amenities/elements.	December 15, 2021
2021-0017-ARB	Commercial pod Building 5 with wall signs (with deviations) for the proposed Cooper’s Hawk restaurant.	March 16, 2022
2022-0002-ARB	Residential pod buildings/structures (Bldgs. 11-20).	February 16, 2022
2022-0006-ARB	Medical Office Buildings 8 & 9	April 20, 2022
2022-0022-ARB	Commercial pod Building 2 with wall signs (with deviations) for the proposed Lazy Dog restaurant.	July 27, 2022
2022-0026-ARB	Commercial pod Building 10 with wall signs (with deviations) for the proposed daycare.	January 31, 2023
2023-0017-ARB	Amend elevations for multi-family (Bldgs. 16-19), clubhouse (Bldg. 20), and commercial (Bldgs. 4 & 6) buildings, and decorative pavement material. The request for asphalt roof material was not approved.	August 23, 2023
2023-0022-ARB	Modify the elevations/architectural details for the commercial retail building (Bldg. 7), and roof materials for the multi-family (Bldgs. 16-19) and clubhouse (Bldg. 20) buildings.	September 27, 2023

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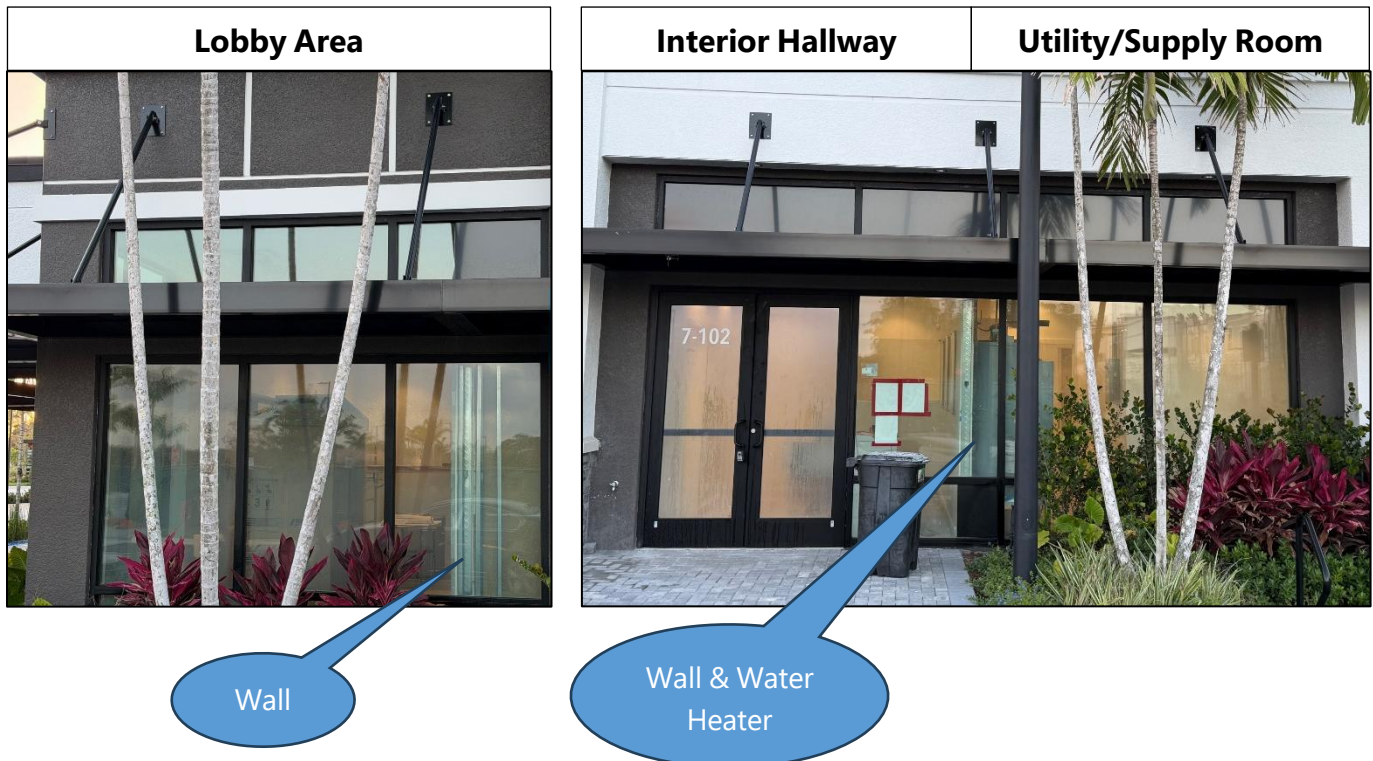
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2024-0018-ARB	Modify the elevations/architectural details and wall signs (with deviations) for the proposed Lazy Dog restaurant (Commercial Pod Building 2).	August 28, 2024
2025-0001-ARB	Modify the elevations previously approved (2022-0022-ARB and 2024-0018-ARB) for the Lazy Dog restaurant (Commercial Pod Building 2).	Pending Meeting May 28, 2025
2025-0003-ARB	Lotis 1 Master Sign Plan for tenant signs (with deviations) on Buildings 3, 4, 6, and 7.	May 28, 2025
2025-0011-ARB	Amend prior approved site amenities/furnishings and add new site amenities/furnishings.	June 25, 2025
2026-0003-ARB	Amendment to remove the requirement for the signs on Buildings 3, 4, 6, and 7 to be uniform in font and color.	February 25, 2026

This request (2026-0023-ARB) is for approval to allow window signs/covering on the storefront for the applicant/Degree Wellness tenant space (Bay 102) in Building 7, within the Lotis 1 mixed-use project. The tenant space was built with interior room-dividing walls that are perpendicular to the glass storefront, with the ends of the walls left unfinished. The dividing walls are for the lobby area, interior hallway, and utility/supply room next to the glass storefronts/doors on the west side of the building, as shown below.



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Analysis:

Staff reviewed the request for the Architectural Review Board (ARB) for consistency with Wellington’s Land Development Regulations (LDR) and Lotis 1 Master Plan (Resolution No. R2020-48/R2022-12/R2023-63). Construction of the subject Building 7, as illustrated on the approved site plan (See below the subject area/buildings), was completed, and the interior space buildout is done or in progress for the tenants.



The proposed window signs/covering was reviewed for compliance with LDR Section 7.9.8.A.6. Window Sign. Window signs are allowed up to 50% of each window glass panel, and not more than 25% of the overall window area on each façade. Window tint or single colored vinyl coverings with more than 50% opacity are considered a window sign. The applicant's request exceeds the allowed percentage, which requires ARB approval of deviations to allow the proposed tenant window signs on the buildings as requested.

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 deviations are to allow window signs/covering on all the glass windows/doors (storefront) of the west side of Building 7. The deviations are to exceed the:

- 50% window sign area of each window glass panel, to allow 100% (a 50% deviation).
- 25% of the overall window area on the west façade, to allow 100% (a 85% deviation).

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

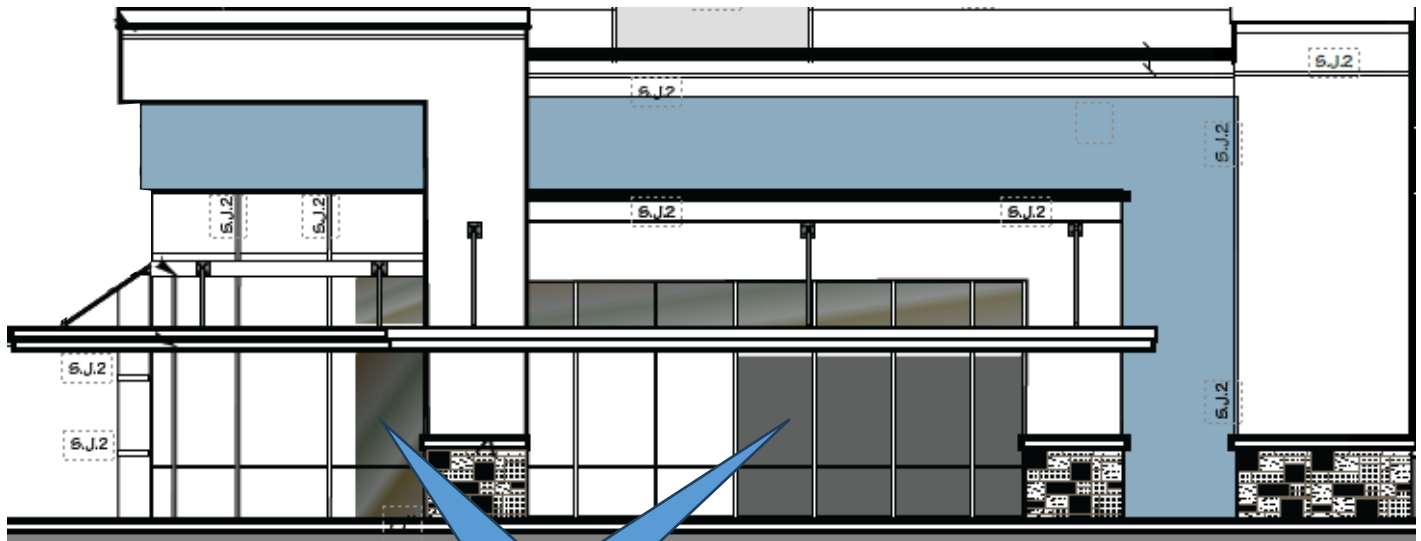
The proposed tenant window signs/covering are not specifically prohibited and are permitted under LDR Section 7.9.8.A.6. The applicant is requesting ARB approval to deviate from the allowed percentage of 50% to allow 100% window sign area (50% deviation), and 25% to allow 100% of the windows (85% deviation) to have window signs/covering on the west façade of Building 7.

- 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.

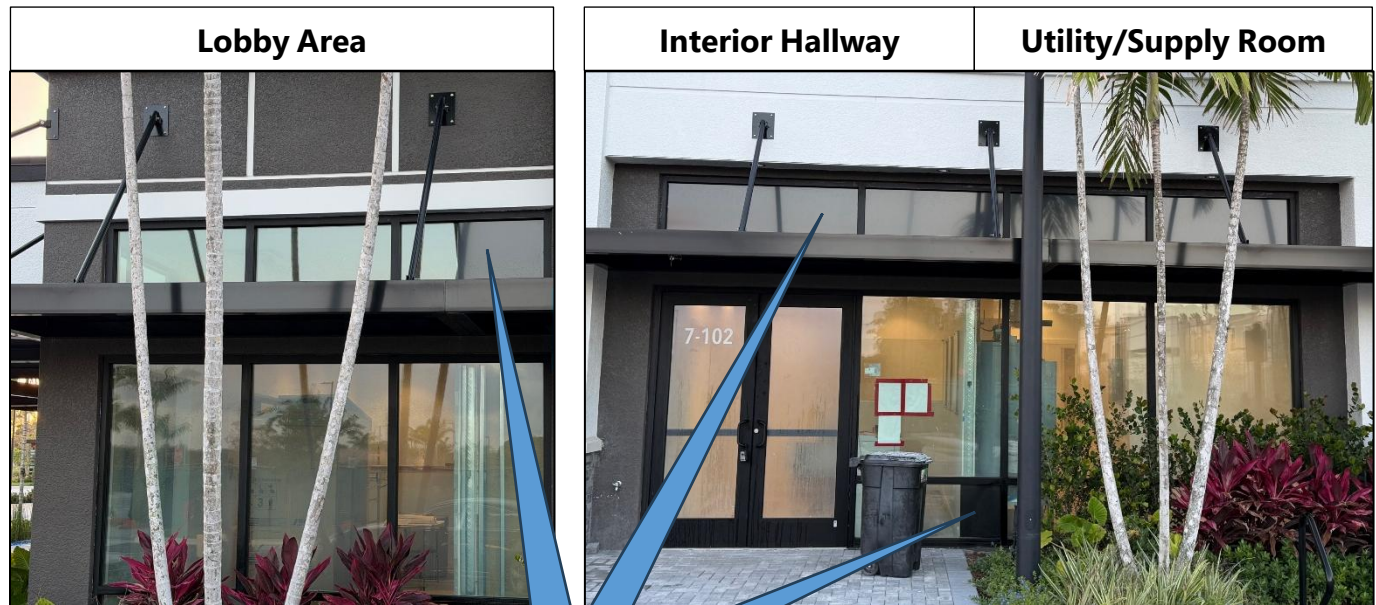
As requested, deviations to allow window signs/covering on the west façade will not enhance the aesthetic of the building or sign program within the Lotis project. However, the visible unfinished ends of the dividing walls next to the storefront warrant the deviation to allow some covering. The applicants' request to use 100% window signs/covering as illustrated below/Exhibit A, is not warranted to cover/blackout the visible unfinished wall ends.



The above request is tenant branding, which is a significant visual effect on the aesthetic of this building/façade. Staff recommends that the covering/blacking out of the unfinished wall ends be limited to the areas needed, as illustrated below, and that the window signage/branding be limited to the LDR allowed 50% of each glass panel.



New Black Vinyl



Already Covered

As shown in the above pictures, the applicant has already covered some of the window panels with black vinyl. The new black vinyl, as illustrated above, will provide the covering needed and be aesthetically pleasing to this building/façade. The applicant may add the allowed (50%) signage/graphics to each glass panel, which will provide any branding/marketing needed. The

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applicant currently has a canopy/wall sign approved (Lotis Master Sign Plan) by ARB as a deviation to provide visibility for the tenants within the Lotis project.

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

Approval per staff recommended deviation to allow covering/blacking out of the unfinished wall ends will not negatively impact another tenant or building within this project. If the applicant's request to allow 100% covering with signage/graphics is approved, other tenants within the Lotis project may potentially request the same. The ARB approval of deviation/master sign plan is to ensure a consistent design and that tenants/projects have needed visibility, while ensuring the number of signs is limited and enhances the aesthetic of the buildings as approved. Staff's recommended limitations on the window covering/signage will ensure consistency and aesthetics are provided for this and other similar requests.

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

The window covering/signage is internal to the Lotis project/site and will not cause any negative off-site impacts due to the location of the building.

Exhibit A is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2026-0023-ARB) is available for review at the Planning and Zoning Division office.

Findings of Fact:

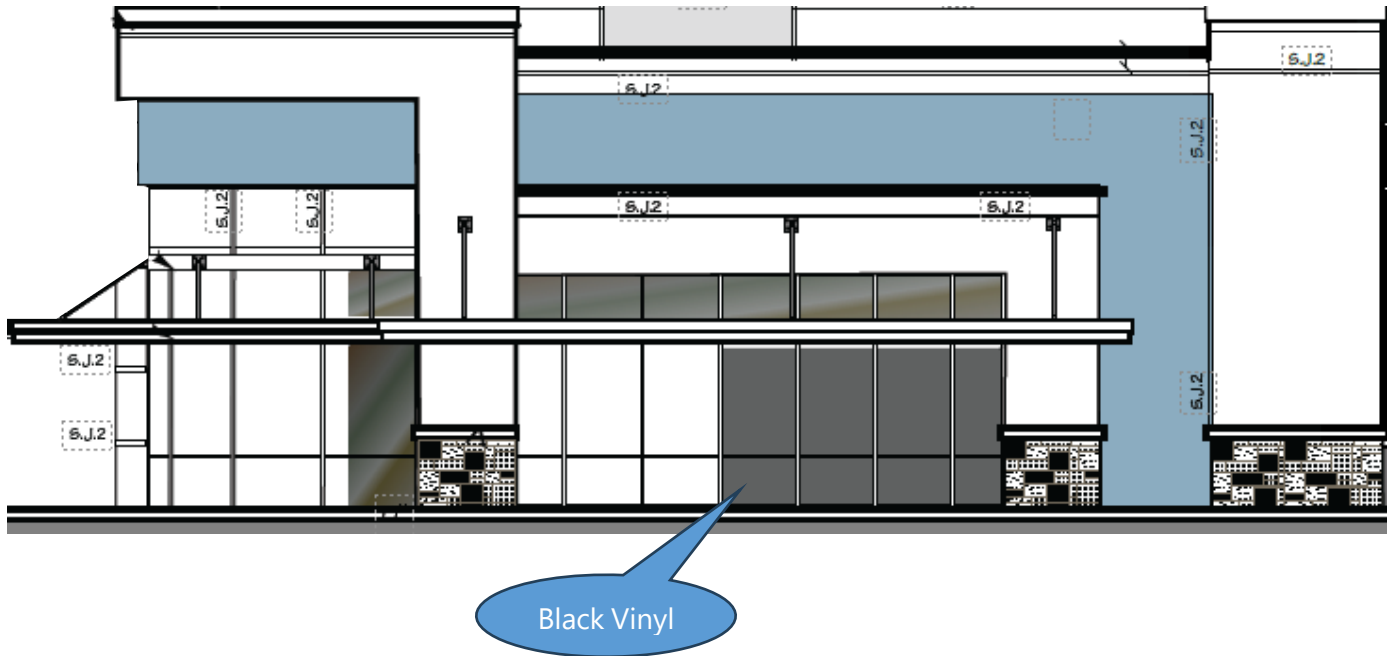
Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. Building permit (Sign Permit) approval is required before installation of the window signs/covering (with or without branding/graphics). The owner/applicant/agent/contractor shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
3. The storefront on the west façade for Building 7 Bay 102 (Degree Wellness), within the Lotis 1 mixed-use project, is approved to cover the glass with black vinyl as illustrated below. Any additional window signage (branding/graphics) shall be limited to the LDR allowed 50% of each glass panel. The deviations are approved with the condition that the window signs/covering will be per these approved standards (which may be in addition to what is allowed by the LDR), and any modification above this approval will require ARB approval.

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4. Any modifications to this approval during permitting and/or installation shall require ARB approval. Minor amendments (design/layout, material, or color) 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.
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 installation process of proposed improvement(s).

Exhibits:

Exhibit A Applicant Justification Statement



JUSTIFICATION STATEMENT

As Degree Wellness franchisees, we feel providing exterior vinyl coverings for our location in the Lotis plaza would meet AND exceed Village of Wellington's aesthetic standard. Our plans not only are consistent with the look of nearby businesses, they are absolutely necessary for the following reasons:

1. Interior walls are not a design option with our brand and would also mean that shoppers would see a huge wall of white walls. We do not believe this would align with the plaza's sophisticated aesthetics
2. Contractor suggested using black vinyl to cover the dividing walls, which would meet Wellington's window conditions because less than 25%, but same as with the wall of white walls, and would be a terrible look in a beautiful plaza.
3. Frosting from the inside would still leave us with exposed dividing walls visible to anyone passing by.
4. Blacking out will affect the experience inside because it will be too dark and would not meet Wellington's aesthetic standard.

Our franchisor suggested the graphics below would be aesthetically pleasing for the community while meeting brand standards.

Pls note:

1. These graphics would cover the side of our space, not the front
2. Lotis Wellington, LLC (landlord) approved the signage.
3. The side doors are not operational.

Proposed Graphics:



PURPOSE IS TO COVER INTERIOR DIVIDING WALLS, WATER HEATER & PROVIDE PRIVACY.



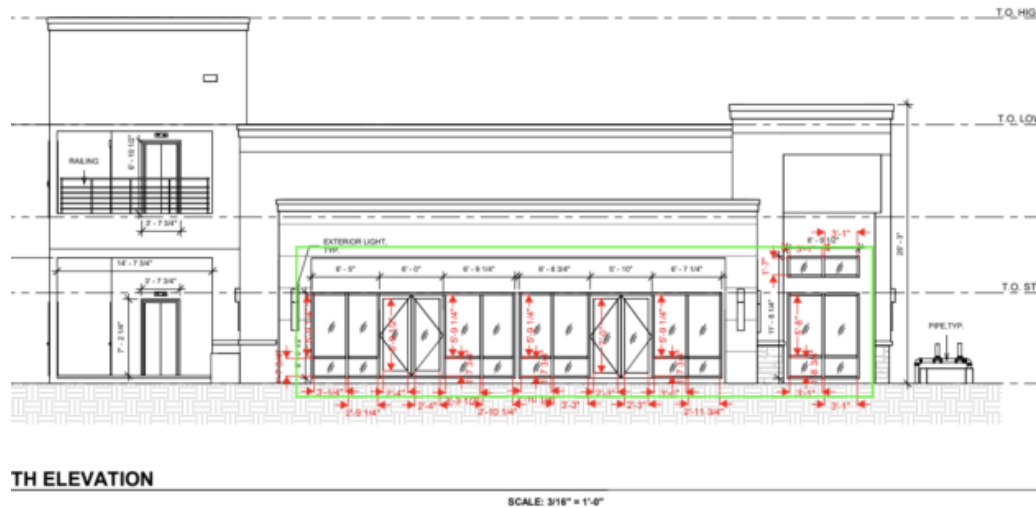
MOCK UP OF SIDE WINDOWS WITH PROPOSED GRAPHICS:



MOCK UP WITH LESS MARKETING DOESN'T ALIGN WITH LOTIS DESIGN



MEASUREMENTS:



TECHNICAL DEVIATION:

1. The deviation is requesting full coverage of windows with exterior vinyls instead of just a portion. This will hide exposed dividing walls while providing shade.
2. We are requesting a deviation because our design will improve the look for our business and the community that frequents Lotis.
3. Our application improved the look of the west side of the Lotis plaza, aligns with Wellington and Lotis aesthetics, hides unsightly wall divisions and equipment, and provides privacy for our guests.
4. This deviation will not affect any surrounding business; in fact we've had requests from fellow tenants to install attractive vinyls on that very side. The alternative to cover with black or extremely dark tint would not be welcomed.



Wellington

