

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

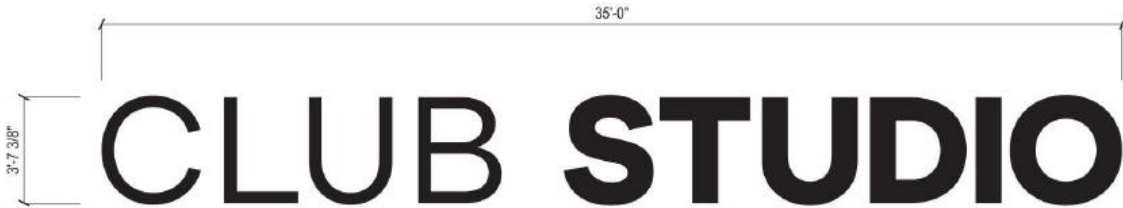
Site History and Current Request:

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:



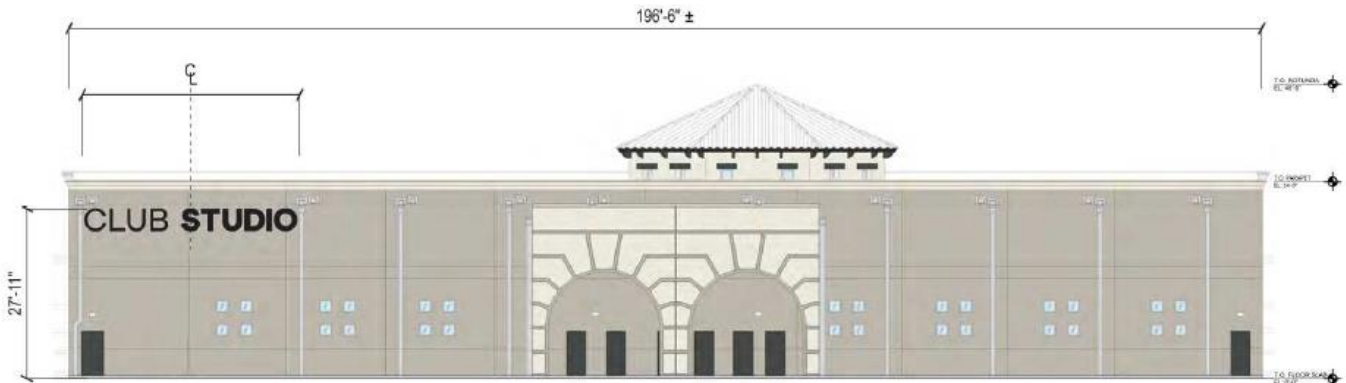
FRONT VIEW
SCALE: 1/4" = 1'-0"
131.25 SQ FT
QTY: 1



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

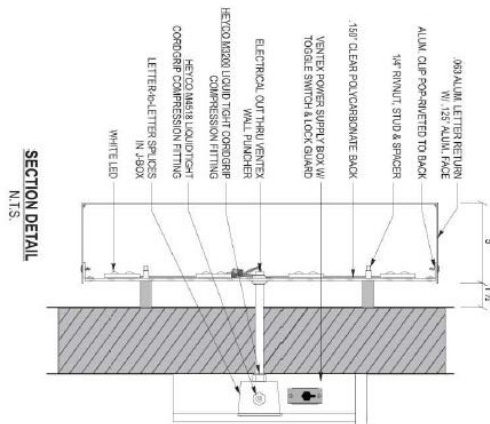
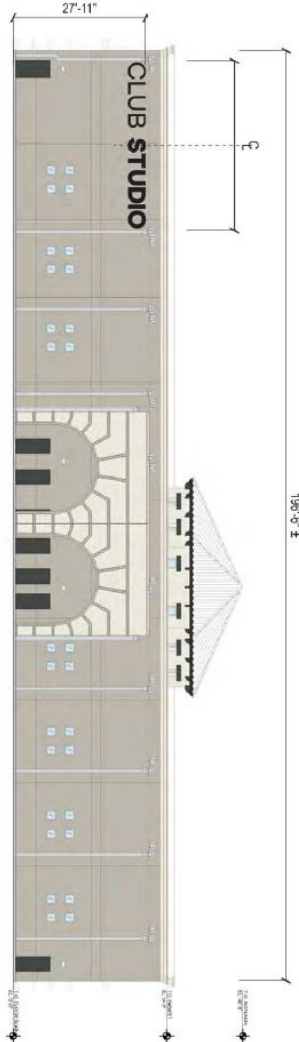
*SURVEY REQUIRED PRIOR TO FABRICATION

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 in compliance with the applicable code. The applicant certifies that the sign is in compliance with the applicable code. The applicant certifies that the sign is in compliance with 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: Andy Weber</p> <p>Designer: Kira Yung</p> <p>Project Manager: NA</p> <p>Op-Start Date: 1/2/2026</p>	<p>Postcard Number: 3 of 5</p> <p>Project Number: 888-929-1669</p> <p>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: OP015833</p>
	<p>REVISION INFO</p>	<p>UL# E482998-20160315</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