

LEWIS PRIME GRILL

STAFF REPORT

Petition Number: 2026-0005-ARB

Owner: Pointe at Wellington, LLC.
10440 Golden Eagle Court,
Fort Lauderdale, FL 33324

Applicant: Michael Jackson – Lewis Prime Grill, Wellington
2888 Shawnee Avenue
West Palm Beach, FL 33409

Agent: Michael Jackson
2888 Shawnee Avenue
West Palm Beach, FL 33409

Site Address: 10120 Forest Hill Blvd, Unit 110
Wellington, FL 33414

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

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

Zoning Designation:
Multiple Use Planned Development (MUPD)

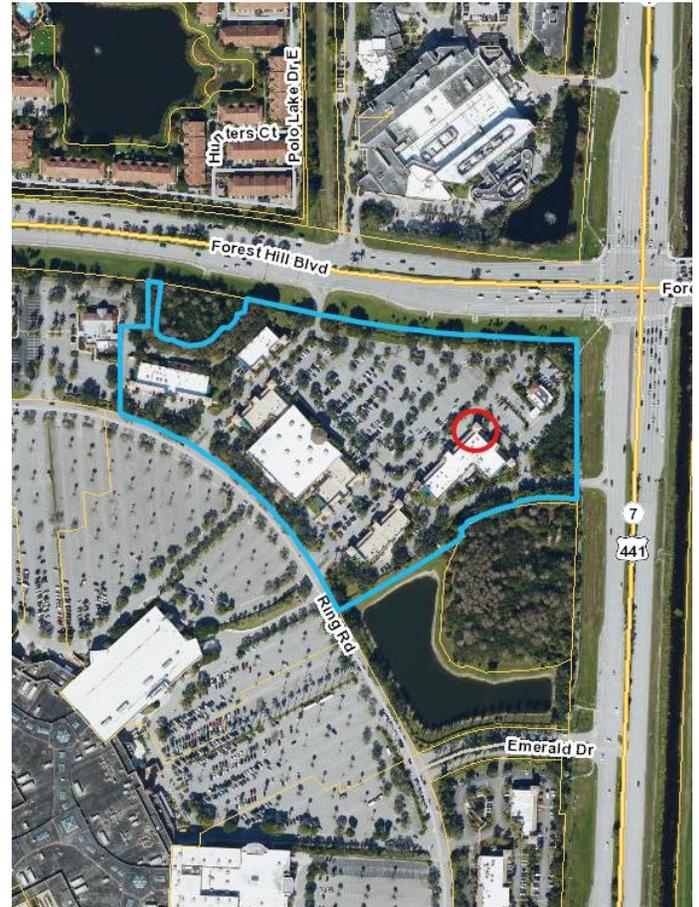
Acreage:
16.56 Acres

Request:
Architectural Review Board (ARB) approval of two (2) wall signs with a Technical Deviation for Lewis Prime Grill (Restaurant) at 10120 Forest Hill Blvd, Unit 110.

Project Manager:
Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) 868-8634

Location/Map:

LA Medical is located on the Southwest corner of Forest Hill Blvd and S State Road 7.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Com	MCPD
South	Regional Commercial/LSMU	MUPD
East	Residential C	PUD
West	Regional Commercial/LSMU	MUPD

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



Site History and Current Request:

The subject site, located at 925 S. State Road 7, is situated on the southwest corner of Forest Hill Blvd and State Road 7. The subject tenant space is a 3,840 square foot commercial space that was previously occupied by Stonewood Grill & Tavern. The request is for a Technical Deviation of a primary façade wall sign (north side) and a secondary wall sign (east side).

Analysis:

Staff reviewed the request for ARB approval of the proposed Minor Tenant Wall Sign (tenant with under 10,000 SF of indoor space) for consistency with Wellington’s Land Development Regulations (LDR), Section 7.9.8.A., Permanent Wall Signs. The request is for a Technical Deviation of one (1) primary façade wall sign and one (1) Secondary wall sign.

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 (tenant bay/unit), 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 tenant is within a building with a primary façade length of 84 feet.

Per the 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 façade. Secondary wall signs shall not exceed 50% of the sign area and height of the associated major/minor tenant wall sign on the principal façade. No more than three (3) wall signs per tenant, including the principal wall sign, shall be permitted. In this case, the applicant is only requesting one (1) secondary wall sign. The tables below illustrate what is allowed per the LDR, what is being requested, and the deviation for the tenant’s proposed primary façade wall sign and secondary façade.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



Primary Wall Sign (East Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	150 sq. ft. (Max per LDR)	31 sq. ft.	0
Height (Boxed)	30 in. (Minor Tenant)	42 in.	12 in.
Length	67 FT (80% Façade Length of 84')	8 ft, 10 In.	0

Secondary Wall Sign (North Façade/Elevation)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	75 sq. ft. (Max per LDR)	31 sq. ft.	0
Height (Boxed)	15 in. (Minor Tenant)	37 in.	22 in.
Length	40 FT (80% Façade Length of 50')	7 ft, 10 In.	0

Below is an illustration of the proposed primary façade wall sign on the east façade/elevation of the building.



ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



Below is an illustration of the proposed Secondary façade wall sign on the north façade/elevation of the building.



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 indicated in the above table, the request is to allow the primary wall sign height at 42", which is 12" more than what is allowed by the LDR (30" allowed). Also, the other request is to allow the secondary wall sign at 37", which is 22" more than what is allowed (15" allowed).

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

The requested sign height deviation, as shown in the above table, will allow signs that are proportionate to the area of the wall where the sign will be attached. Denying the deviation request to exceed the standard code requirements (30" / 15" height) will create a visual impact that is not in proportionate scale with the tenant's sign wall area on the primary (east) façade, along with the secondary (north) façade. The proposed wall signs will also help with the overall building aesthetics, along with allowing Lewis Prime Grill to be more visible from the adjacent roadways.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



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

The requested sign height will provide customers with clear visibility of the tenant location without negatively impacting surrounding tenants or traffic. Given the tenant space's location alongside State Road 7, the proposed sign height will have no negative off-site impact. The previous tenant, Stonewood Grill & Tavern, had signs approved with similar dimensions of 42 inches in height and 9 ft, 7 inches in length and did not result in any negative off-site impacts.

The applicant's complete Architectural Review Board application (2026-0005-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings of fact, the Planning and Zoning Division recommends the following conditions if the board desires to approve Petition 2026-0005-ARB:

- 1. The Lewis Prime Grill tenant space wall signs on the outer building located at 10120 Forest Hill Blvd, Unit 110, shall be consistent with Exhibit A, and as approved below:
 - a) Shall be consistent with the below approved standards per the tenant façade length of 84 feet (Primary) and 50 feet (Secondary):

Primary Wall Sign (East Façade)		
Standards	Approved	Deviation
Number of Signs	1	1
Sign Area (Boxed)	31 sq. ft	0
Height (Boxed)	42 in	12 in
Length	8 ft,10 in	0

Secondary Wall Sign (North Façade)		
Standards	Approved	Deviation
Number of Signs	1	1
Sign Area (Boxed)	24 sq. ft	0
Height (Boxed)	37 in	22 in
Length	7 ft,10 in	0

- 2. Permit approval is required before the construction/installation of the signs.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

February 25, 2026



- 3. Any modifications to this approval during permitting and/or construction shall require ARB approval.
- 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: Proposed Wall Signs

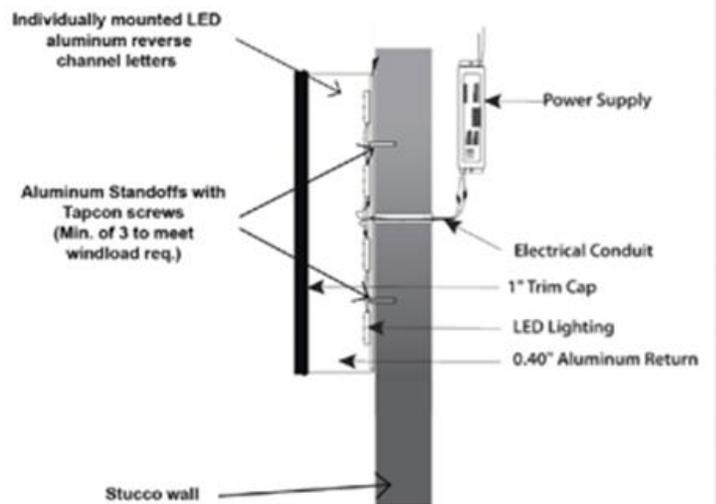
Exhibit B: Applicant Justification Statement

Exhibit A – Proposed Wall Signs

Primary



NORTHEAST SIDE





Secondary



NORTHWEST SIDE

