

TECHNICAL DEVIATION JUSTIFICATION STATEMENT

ARB Amendment to Petition No. 2025-0005-ARB

Wellington Green MUPD E — Building A | Suite 103 (Mattress Warehouse)

2495 S. State Road 7, Wellington, FL 33414

Prepared by: JBL Asset Management | Fabio Ladino

Date: May 2026

Introduction

This Technical Deviation Justification Statement is submitted in support of an amendment to ARB Petition No. 2025-0005-ARB, approved by the Village of Wellington Architectural Review Board on October 23, 2025, and amended on May 20, 2026. The amendment is limited solely to the wall sign box height standards for Suite 103 of Building A at Wellington Green MUPD E, to be occupied by Mattress Warehouse.

One Technical Deviation is requested, addressed below in accordance with the criteria set forth in Part 2, Section III of the ARB Application.

Technical Deviation — Sign Box Height

Criterion 1: Describe in Detail the Technical Deviation

The approved ARB sign standards for Suite 103 establish a maximum sign box height of 30 inches for the north (primary) elevation and 15 inches for the east (secondary) elevation. This application requests an increase in the approved box height as follows:

1. North (Primary) Sign — S01: Proposed box height of 4'-11 5/16" (~59") | Width: 16'-9 1/2" | Sign Area: 82.9 sf
2. East (Secondary) Sign — S02: Proposed box height of 3'-5 1/16" (~41") | Width: 11'-7 1/2" | Sign Area: 39.7 sf

The Mattress Warehouse wordmark comprises two words of significantly different character lengths ("MATTRESS" and "Warehouse"). Suite 103's architecturally fixed usable sign field on the north elevation is approximately 18 LF wide. At this width, the two-word wordmark cannot be rendered in a single horizontal line at a letter height legible from the parking field and public right-of-way. Stacking the wordmark on two lines is the only configuration that achieves the visual mass, proportion, and legibility the LDR is designed to enable. The proposed sign area of 82.9 sf (north) and 39.7 sf (east) remain within the by-right LDR maximums under Sec. 7.9.7 — no deviation from code area maximums is requested.

Criterion 2: No Deviation May Be Granted Which Has the Effect of Permitting Any Sign Specifically Prohibited by These Regulations

The requested deviation does not permit any sign type specifically prohibited by Wellington's Land Development Regulations. The proposed signs are wall-mounted channel letter signs, a permitted sign type within the MUPD zoning district. The sign

area for both the primary (82.9 sf) and secondary (39.7 sf) signs remain within the by-right maximums established under LDR Sec. 7.9.7. Only the box height — an ARB-established standard, not a code prohibition — is being modified.

Criterion 3: The Deviation Must Enhance the Aesthetic Result of the Overall Sign Program or Mitigate a Unique Feature of a User, Structure, or Location

The requested box height deviation is warranted by a unique combination of factors specific to Suite 103:

1. Architectural constraint: The usable sign field is architecturally fixed at approximately 18 LF, which is narrower than the 25 LF standard assumed in the ARB's approved box dimensions.
2. Brand legibility: The two-line stacked configuration of "MATTRESS / Warehouse" achieves the visual proportion and legibility necessary for a retail tenant on a high-traffic corridor (State Road 7).
3. Visual hierarchy preserved: The Mattress Warehouse sign top remains below the top of the adjacent Yoga Joint sign, preserving the visual hierarchy and dominant focal point position established by the ARB.
4. Width restraint: At 16'-9 1/2", the sign is narrower than the approved 18 ft maximum and narrower than the storefront awning below, creating a visually tucked and well-proportioned appearance on the building facade.

The two-line stacked configuration enhances the aesthetic result of the overall sign program by achieving appropriate visual mass and proportion relative to the building, consistent with the scale and character of the Wellington Green commercial corridor.

Criterion 4: Approval of the Deviation Must Not Negatively Impact Another Tenant or Building Shown on the Master Sign Plan

This deviation is limited exclusively to Suite 103. The sign standards for Suites 101, 102, and 104 remain as approved under Petition 2025-0005-ARB and are unaffected by this request. The increased box height for Suite 103 does not alter the sign area, placement, or appearance of any other tenant's signage. The visual hierarchy among tenants on the north elevation is preserved, with the Mattress Warehouse sign remaining subordinate in position to the center-bay Yoga Joint sign.

Criterion 5: The Technical Deviation Must Not Cause Any Negative Off-Site Impacts

The proposed sign height increase does not cause any negative off-site impacts. The signs are wall-mounted, parallel to the building face, and located within the approved tenant sign band. The increased box height does not result in increased light spillage, glare, or visual intrusion beyond the subject site. The sign area remains within the LDR by-right maximum, consistent with what is permitted at comparable retail locations throughout Wellington's commercial corridors.

Conclusion

The requested Technical Deviation satisfies all five criteria required for ARB approval. The modification is limited in scope, preserves the visual hierarchy and character established by the original ARB approval, remains within LDR code maximums, and does not negatively impact other tenants, the building, or the surrounding area.

Mattress Warehouse is a signed tenant whose lease is contingent upon sign approval consistent with their national brand standards. Tenant fit-out plans are complete and approved by the building department. Approval of this deviation at the June 24, 2026 ARB hearing would allow Mattress Warehouse to open in time for the holiday shopping season, benefiting the center, the community, and the Village's commercial tax base.

Respectfully submitted,

Fabio Ladino

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Exhibit B

JUSTIFICATION STATEMENT

ARB Amendment to Petition No. 2025-0005-ARB

Wellington Green MUPD E — Building A | Suite 103 (Mattress Warehouse)

2495 S. State Road 7, Wellington, FL 33414

Prepared by: JBL Asset Management | Fabio Ladino

Date: May 2026

This Justification Statement is submitted in support of an amendment to ARB Petition No. 2025-0005-ARB, approved by the Village of Wellington Architectural Review Board on October 23, 2025, and amended on May 20, 2026. The amendment is limited solely to the wall sign box height standards for Suite 103 of Building A at Wellington Green MUPD E, to be occupied by Mattress Warehouse. The applicant respectfully demonstrates that the proposed amendment satisfies the following criteria:

Criterion 1: Consistency with the Comprehensive Plan

The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Village of Wellington Comprehensive Plan. The Comprehensive Plan supports a vibrant, economically active commercial corridor along State Road 7, and encourages retail uses that serve the community and strengthen the Village's commercial tax base. Mattress Warehouse is a signed retail tenant whose occupancy of Suite 103 directly advances these objectives. The requested sign box height deviation enables the tenant to display its nationally recognized brand mark in a legible and proportionate manner, facilitating successful retail operations consistent with the commercial land use designation applicable to Wellington Green MUPD E. No changes to land use, density, intensity, or any other Comprehensive Plan element are proposed.

Criterion 2: Consistency with Wellington's Land Development Regulations

The proposed amendment is not in conflict with any portion of Wellington's Land Development Regulations (LDR) and is consistent with the purpose and intent of the LDR. The proposed signs are wall-mounted illuminated channel letter signs — a permitted sign type within the MUPD zoning district. The sign area for both the primary north sign (82.9 sf) and the secondary east sign (39.7 sf) remain within the by-right maximums established under LDR Sec. 7.9.7. No deviation from code area maximums is requested. The sole deviation sought is from the ARB-established box height standard — an administratively set dimension, not a code prohibition — which is properly subject to amendment through the ARB technical deviation process. The proposed signs are consistent with all other applicable LDR requirements, including sign type, mounting, materials, and illumination standards.

Criterion 3: Compatibility with Existing Uses and Surrounding Zoning

The proposed amendment is compatible and consistent with existing uses and the zoning of properties surrounding the subject site. Wellington Green MUPD E is an established multi-tenant retail commercial center located along State Road 7, one of Wellington's primary commercial corridors. The surrounding properties are similarly zoned and developed for commercial retail and service uses. The proposed Mattress

Warehouse signage is consistent in type, materials, and construction with the signage standards approved for all tenants within Building A and throughout the Wellington Green center. The amendment is limited to Suite 103 and does not alter the sign standards, placement, or appearance of any other tenant. The overall sign program for Building A remains cohesive and compatible with the commercial character of the surrounding area.

Criterion 4: Consistency with Wellington Neighborhood Aesthetics

The proposed amendment is consistent with Wellington neighborhood aesthetics. The Mattress Warehouse sign has been designed to complement the building's approved architectural character, materials, and color palette. The two-line stacked wordmark configuration achieves appropriate visual mass and proportion relative to the building facade, consistent with the scale and character of the Wellington Green commercial corridor. Key aesthetic considerations include: (1) the sign top remains below the top of the adjacent Yoga Joint sign, preserving the visual hierarchy established by the ARB; (2) at 16'-9 1/2" in width, the sign is narrower than the approved 18-foot maximum and narrower than the storefront awning below, creating a visually well-proportioned and tucked appearance on the facade; and (3) channel letter construction with matte black aluminum retainers and halo illumination is consistent with the approved sign standards for all Building A tenants. The result is a sign that is legible, proportionate, and aesthetically integrated with the building and the surrounding Wellington Green commercial environment.

Respectfully submitted,

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