



## Arcade Time at Wellington Green MUPD G

## STAFF REPORT

**Petition Number:** 2025-0013-ARB

**Owner:** TM Wellington Green Mall LP  
PO Box 130940  
Carlsbad, CA 92013

**Applicant:** Arcade Time USA, LLC.  
10064 West Oakland Park Blvd  
Sunrise, FL 33351

**Agent:** Asad Sadiq  
10300 W Forest Hill Blvd  
Wellington, FL 33414  
Permit@foreversignusa.net

**Site Address:** 10300 W Forest Hill Blvd  
Wellington, FL 33414

**PCN(s):** 73-41-44-13-01-007-0050

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

**Zoning Designation:**  
Multiple Use Planned Development (MUPD)

**Acreage:**  
33.1908 Acre (+/-) (Subject Parcel)

**Request:**  
Architectural Review Board (ARB) approval of a wall sign with a Technical Deviation for Arcade Time (retail) within MUPD G of the Wellington Green project.

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

### **Location/Map:**

Wellington Green MUPD G project is located approximately half a mile south of the Forest Hill Boulevard and State Road 7/US 441 intersection, at the southwest corner of the State Road 7 and Lime Drive. The subject tenant space (Units 122 +123) is located within the northeast section of the Wellington Green MUPD G project as illustrated on the map below.



### **Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	RC/LSMU	MUPD
South	RC/LSMU	MUPD
East	Residential C	PUD
West	RC/LSMU	MUPD



**Site History and Current Request:**

The Wellington Green project is 456 acres, located on the southwest corner of State Road 7/US 441 and Forest Hill Boulevard, and consists of seven (7) MUPDs and one (1) PUD. The six (6) perimeter MUPDs (A-F) and the central mall (MUPD G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The PUD currently consists of 224.85 acres, with three residential pods (A, B & C).

The subject tenant space (Units 122 & 123) within Wellington Green MUPD G is an 11,601 square foot multiple-use retail/restaurant space, previously occupied by Ford's Garage, and received ARB approval on April 17, 2019 (ARB-19-007) for deviations to allow modifications to the exterior elevation (East façade/elevation).

**Analysis:**

Staff reviewed the request for ARB approval of the proposed Major Tenant Wall Sign (tenant with over 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 one (1) primary façade 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 66 inches (Major Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The tenant is within a multiple-use building with a primary façade bay/unit length of 102 feet. The table below illustrates what is allowed per the LDR, what is being requested, and the deviation for the tenant's proposed primary façade wall sign.

<b>Primary Wall Sign (East Façade/Elevation)</b>			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	150 sq. ft. (Max per LDR)	119.2 sq. ft.	0
Height (Boxed)	66 in. (Major Tenant)	120 in.	54 in.
Length	81.6 ft. (80% Façade Length of 102')	11 ft. 11 in.	0

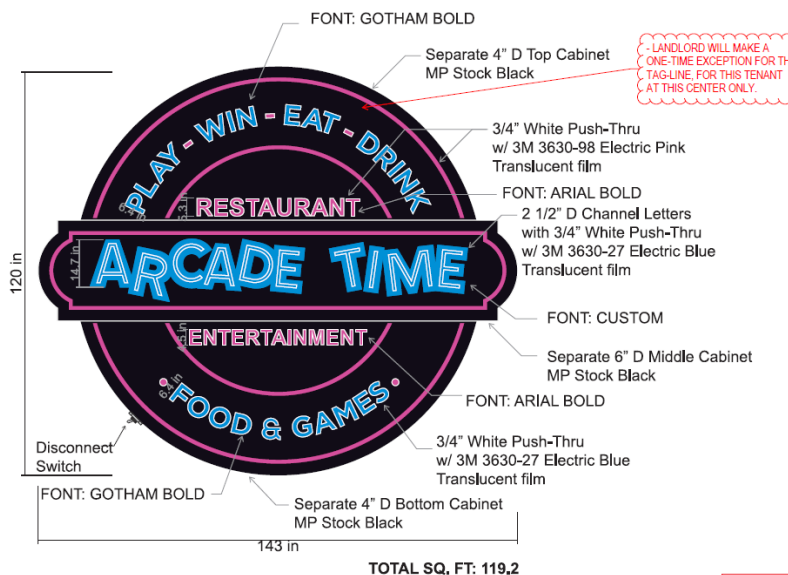
Below is an illustration of the proposed primary façade wall sign on the east façade/elevation of the building.



## ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 27, 2025



### 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 120", which is 54" more than what was allowed by the LDR (66" 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 a sign that is proportional to the area of the building wall where the sign will be attached. Requiring a wall sign that does not exceed the standard code requirements (66" height) will not be in proportionate scale with the tenant's wall area of the building on the primary (east) façade. The proposed wall sign will also help with the overall building aesthetics. With the deviation requested for the height, due to the shape, the sign does not exceed the maximum sign area allowed. The sign will be significantly shorter than the 102" allowed. Also, due to the size of the façade in which it will be placed, it is already limited in size.



**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

August 27, 2025



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

The requested height of the sign will allow customers clear visibility of the tenant location without having a negative impact on the surrounding tenants and traffic. Due to the location of the tenant space within the Wellington Green MUPD G project, the proposed sign height will have no negative off-site impact. With the sign being approximately 700 feet away from the ring road, the height will allow for patrons to easily identify the tenant.

The applicant's complete Architectural Review Board application (2025-0013-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 of Petition 2025-0013-ARB:

1. The Arcade Time tenant space (Units 122 & 123) wall sign on the outer mall building within the Wellington Green MUPD G project shall be consistent with Exhibit A, and as approved below;
  - a) Shall be a cabinet with push-through channel letters mounted to the wall.
  - b) Shall be consistent with the below approved standards per the tenant façade length of 204 feet:

<b>Primary Wall Sign (East Façade)</b>		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area (Boxed)	119.2 sq. ft.	0
Height (Boxed)	120 in.	54 in.
Length	11 ft. 11 in.	0

2. Permit approval is required prior to construction/installation of the sign.
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.





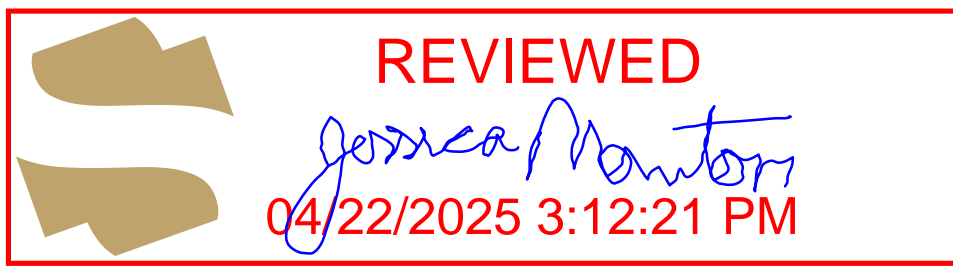
**Exhibits:**

- |           |                                   |
|-----------|-----------------------------------|
| Exhibit A | Proposed Wall Signs               |
| Exhibit B | Applicant Justification Statement |

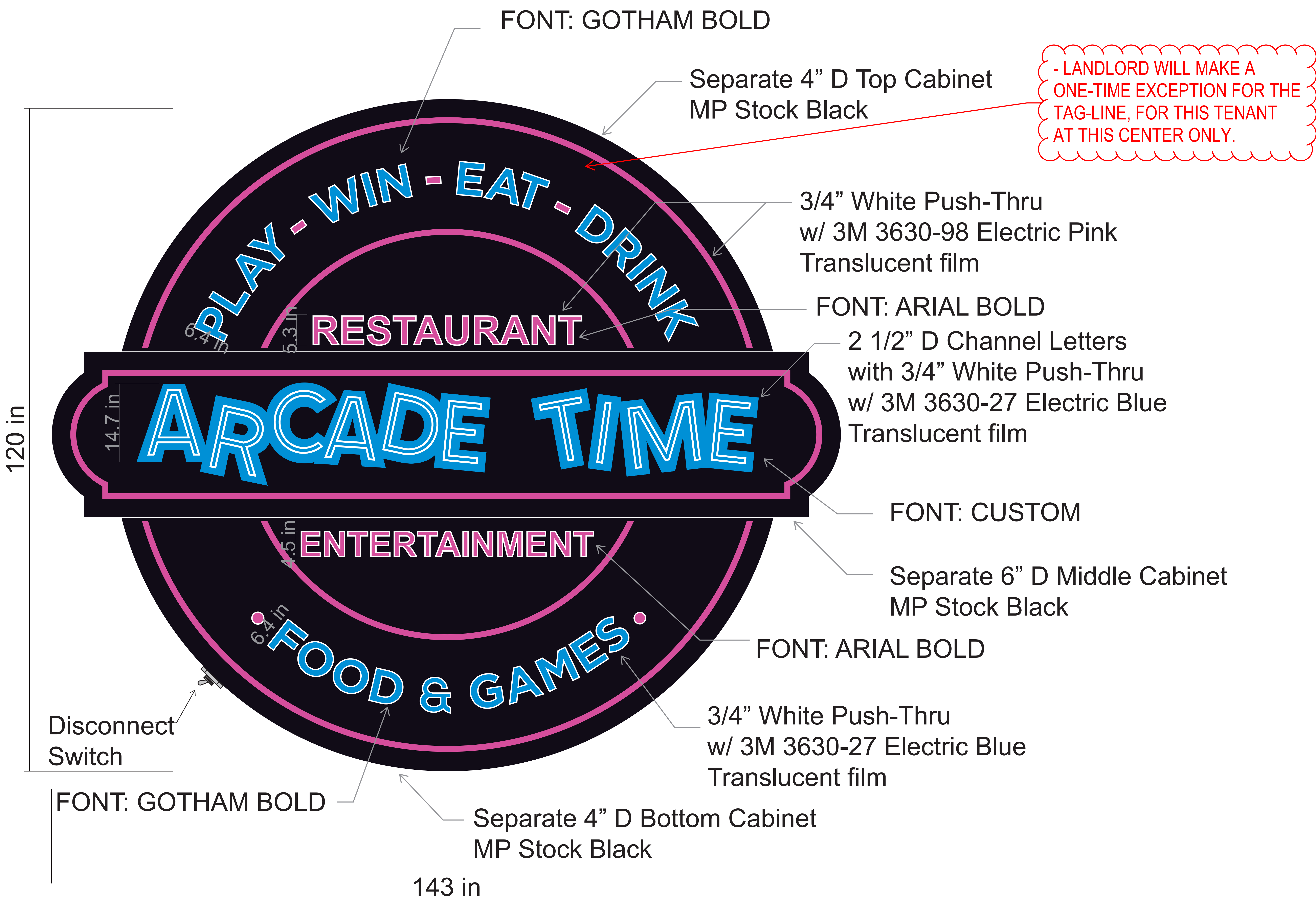


SIGN B

EXHIBIT A



P2

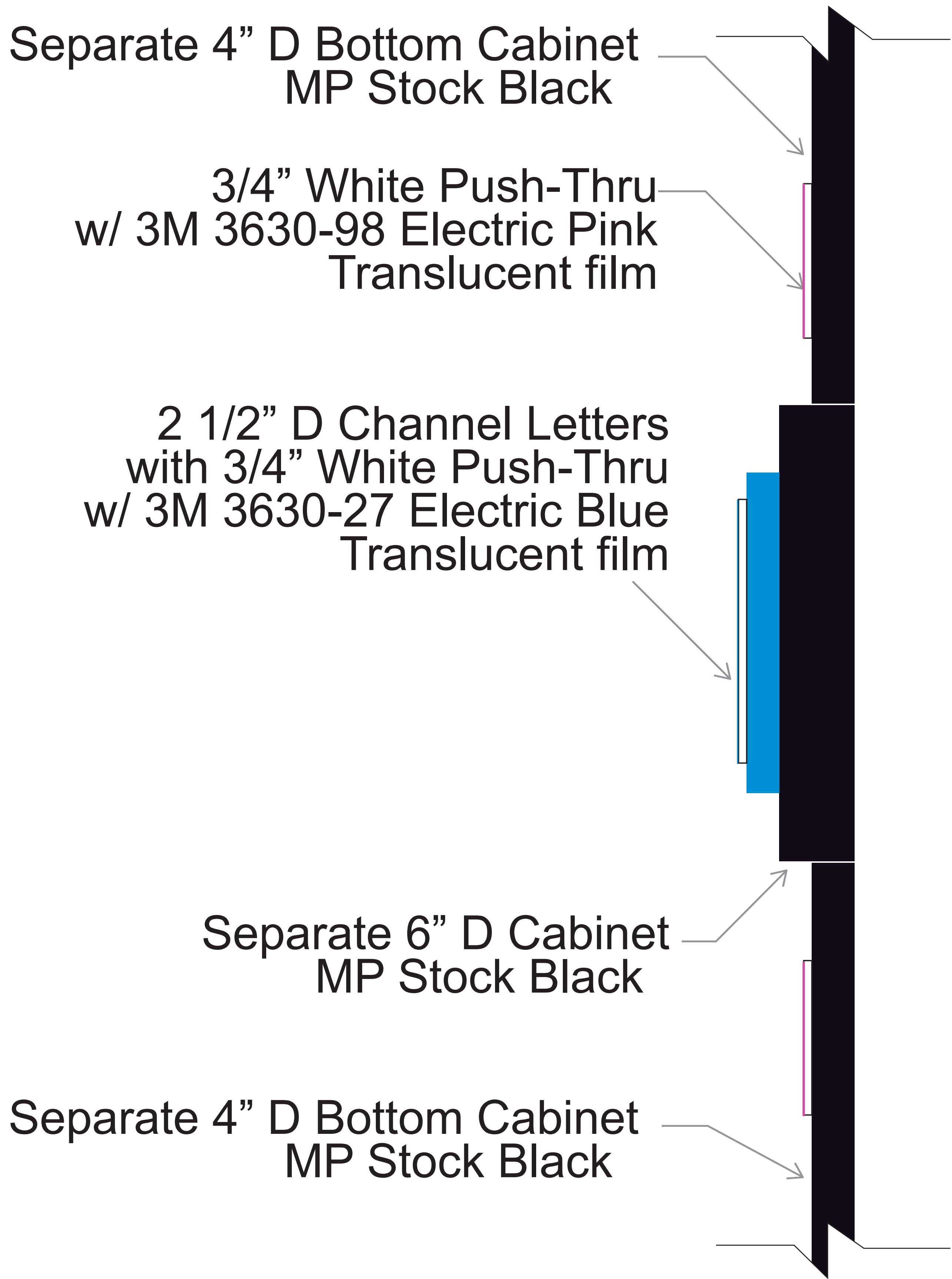


TOTAL SQ. FT: 119.2

A FRONT ELEVATION  
FULL SCALE

- NO EXPOSED FASTENINGS, MOUNTING HARDWARE / ELEMENTS, SWITCHES, WIRING OR MANUFACTURER'S / UNDERWRITER'S LABELS, RACEWAYS, CROSSOVER, TRANSFORMER BOXES OR CONDUITS - ALL MUST BE OUT OF VIEW FROM THE PUBLIC.
- UL LABELS MUST BE POSITIONED ON THE TOP SIDE OF SIGN OR AS NECESSARY TO KEEP FROM LINE OF SIGHT.
- CUT OFF SWITCH MUST BE OUT OF SIGHT - AVOID VISIBILITY.
- SCREWS MUST BE COUNTERSUNK & PAINTED TO MATCH SIGN.
- LED MODULES SHOULD BE EVENLY SPACED RESULTING IN NO DARK OR HOT SPOTS.

LED LIGHTING:  
6500K



B SIDE ELEVATION  
NTS

- MP Stock Black
- 3M 3630-98 Electric Pink Translucent film
- 3M 3630-27 Electric Blue Translucent film

ALL PENETRATIONS PROPERLY SEALED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRICAL NOTES  
TOTAL AMPS: 1.1  
1-120V / 20 AMP CIRCUIT REQUIRED

GENERAL NOTES:  
THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE CURRENT NATIONAL ELECTRICAL CODE.  
1. GROUNDED AND BONDED PER NEC 600.7 / NEC 250  
2. EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5 NOT TO EXCEED 20 AMPS  
3. SIGN IS TO BE UL LISTED PER NEC 600.3  
4. UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER.

Engineer: Ed Shinskie  
4707 Wild Turkey Rd. Mims, FL 32754  
P.E 47515  
(321)863-3223

Edward F Shinskie Jr.  
Digitally signed by Edward F Shinskie Jr.  
Date: 2025.04.22 12:10:15 -04'00'

This item has been digitally signed and sealed by Edward F. Shinskie, PE 47515 on the Date and/or Time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

ENGINEER STAMPS



SIGN TYPE:  
EXTERIOR CABINET SIGN

JOB NUMBER:

DATE: 04/22/2025

CUSTOMER:  
ARCADE TIME

DESIGNER: Fernando Lima

SALES REP: Luke Mullins

ADDRESS:  
Wellington, FL

SINGLE SIDED  
DOUBLE SIDED

ILLUMINATED  
NON ILLUMINATED

SQ FT: 119.2



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386-320-0623



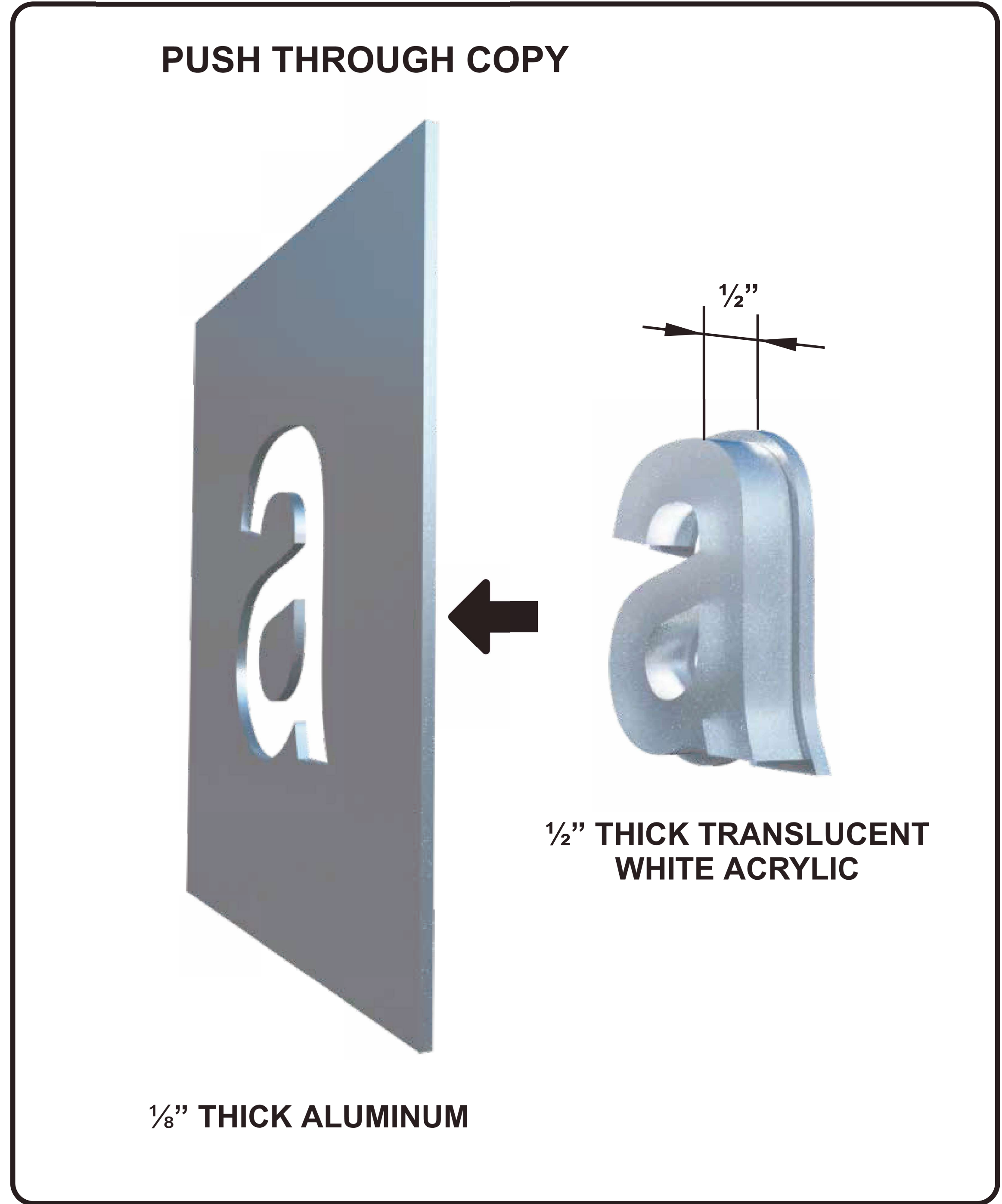
SIGN B

REVIEWED  
josuea Montoya  
04/22/2025 3:24:35 PM



TOTAL SQ. FT: 119.2

LED LIGHTING:  
6500K



(CABINETS SHOWN SEPARATELY  
FOR VIEWING PURPOSES)

A.1 FRONT ELEVATION (CABINETS)  
FULL SCALE

- MP Stock Black
- 3M 3630-98 Electric Pink Translucent film
- 3M 3630-27 Electric Blue Translucent film

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Digitally signed by Edward F Shinskie Jr.  
Date: 2025.04.22 12:11:55 -04'00'

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ENGINEER STAMPS

P3



SIGN TYPE:  
EXTERIOR CABINET SIGN

JOB NUMBER:

DATE: 04/22 /2025

CUSTOMER:  
ARCADE TIME  
AT WELLINGTONTRON

DESIGNER: Fernando Lima

SALES REP: Luke Mullins

ADDRESS:  
Wellington, FL

SINGLE SIDED  
DOUBLE SIDED

ILLUMINATED  
NON ILLUMINATED

SQ FT: 119.2



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## SIGN B



SIGN TYPE:  
EXTERIOR CABINET SIGN

JOB NUMBER:

DATE: 04/22/2025

CUSTOMER:  
ARCADE TIME  
AT WELLINGTON

DESIGNER: Fernando Lima

SALES REP: Luke Mullins

ADDRESS:  
Wellington, FL

SINGLE SIDED ☒  
DOUBLE SIDED

ILLUMINATED ☒  
NON ILLUMINATED

SQ FT: 119.2



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386-320-0623

2.5" D .080 ALUMINUM RETURNS

1/8" ALUMINUM FACE  
WITH 3/4" THICK  
ACRYLIC PUSH-THRU

LED LIGHTING:  
6500K

14 AWG WIRE FROM  
POWER SUPPLY TO L.E.D.

LED LIGHTING:  
6500K

1/2"x6" HILTI KWIK  
HUS CONCRETE  
AND MASONRY SCREW  
(HORIZONTAL FASTENING)

8" CMU BLOCK  
SOLID CONCRETE FILLED WALL

LED POWER SUPPLY.  
14 AWG WIRE FROM  
POWER SUPPLY TO L.E.D.  
CONNECTOR INSIDE EACH  
LETTER (18 AWG WIRE  
FOR LTR JUMPS)

HOOK INTO EXISTING CIRCUIT  
(120-277V DEDICATED BREAKERS)

ELECTRICAL TO POWER  
SUPPLY IN FLEXIBLE  
CONDUIT

ELECTRICAL J-BOX  
HOOK-UP BY ELECTRICIAN  
(120V-20 AMP CIRCUIT)

14 AWG WIRE FROM  
POWER SUPPLY TO L.E.D.

ON/OFF TOGGLE SWITCH

ALL PENETRATIONS PROPERLY SEALED

THIS SIGN IS INTENDED TO BE  
INSTALLED IN ACCORDANCE WITH  
THE REQUIREMENTS OF  
ARTICLE 600 OF THE NATIONAL  
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AND BONDING OF THE SIGN.

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- SCREWS MUST BE COUNTERSUNK & PAINTED TO MATCH SIGN.  
- LED MODULES SHOULD BE EVENLY SPACED RESULTING IN NO  
DARK OR HOT SPOTS.

Engineer: Ed Shinskie  
4707 Wild Turkey Rd. Mims, FL 32754  
P.E 47515  
(321)863-3223

Digitally signed  
by Edward F  
Shinskie Jr.  
Date: 2025.04.22  
12:12:11 -04'00'

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ENGINEER STAMPS

**B.1** SECTION DRAWING  
NTS





WHITE  
SIGN  
COMPANY

SIGN TYPE:  
EXTERIOR CABINET SIGN

JOB NUMBER:

DATE: 04/22/2025

CUSTOMER:  
ARCADE TIME  
AT WELLINGTON

DESIGNER: Fernando Lima

SALES REP: Luke Mullins

ADDRESS:  
Wellington, FL

SINGLE SIDED  
DOUBLE SIDED



ILLUMINATED  
NON ILLUMINATED



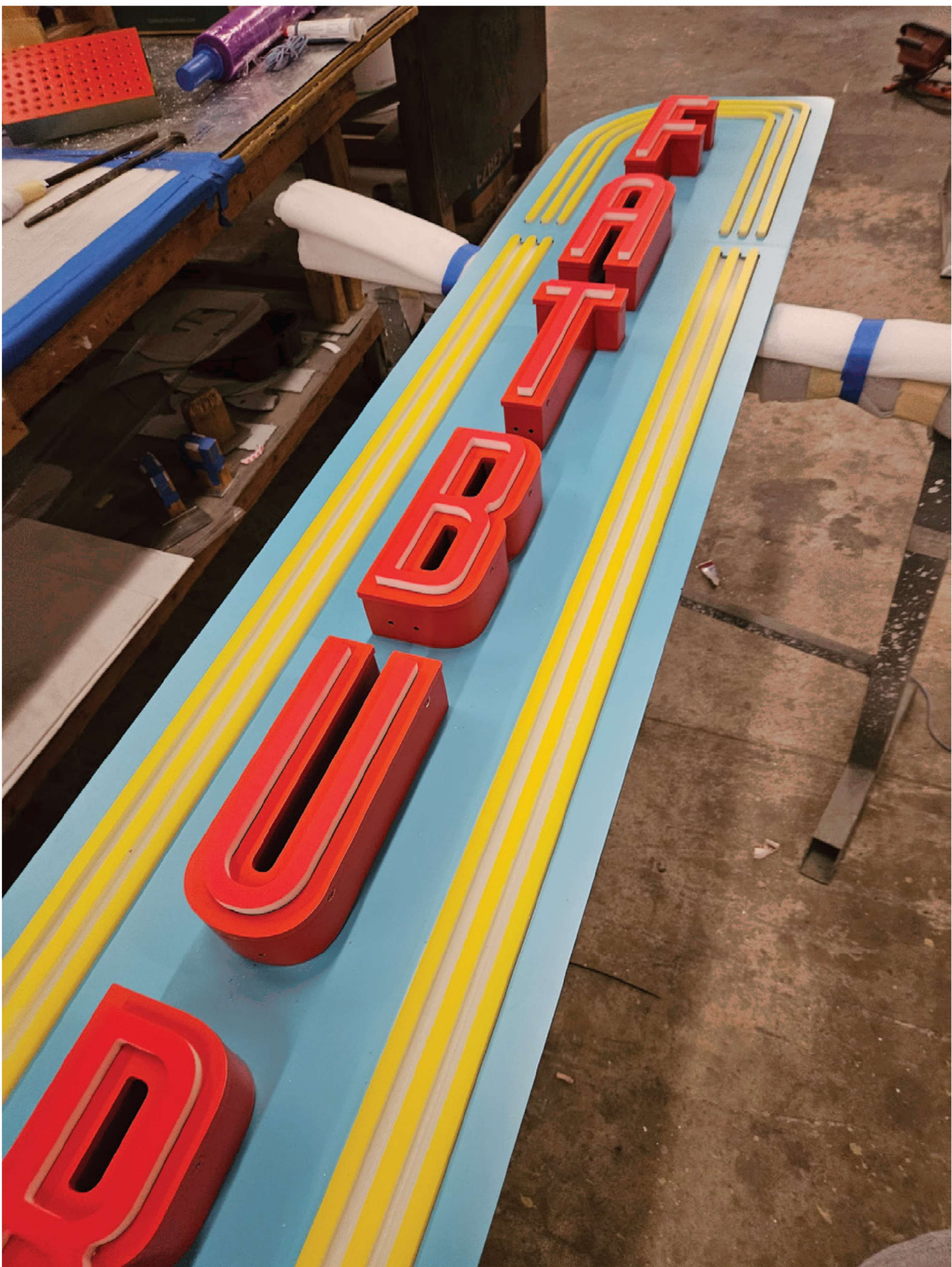
SQ FT: 119.2



LISTED  
E319-113  
ES 12000976

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D

#### REFERENCE (PREVIOUS WORK)

NTS

Engineer: Ed Shinskie  
4707 Wild Turkey Rd. Mims, FL 32754  
P.E 47515  
(321)863-3223

Edward F Shinskie Jr.  
Digitally signed  
by Edward F  
Shinskie Jr.  
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## 3-D Rendering

(Approximation: for Viewing Purposes Only)



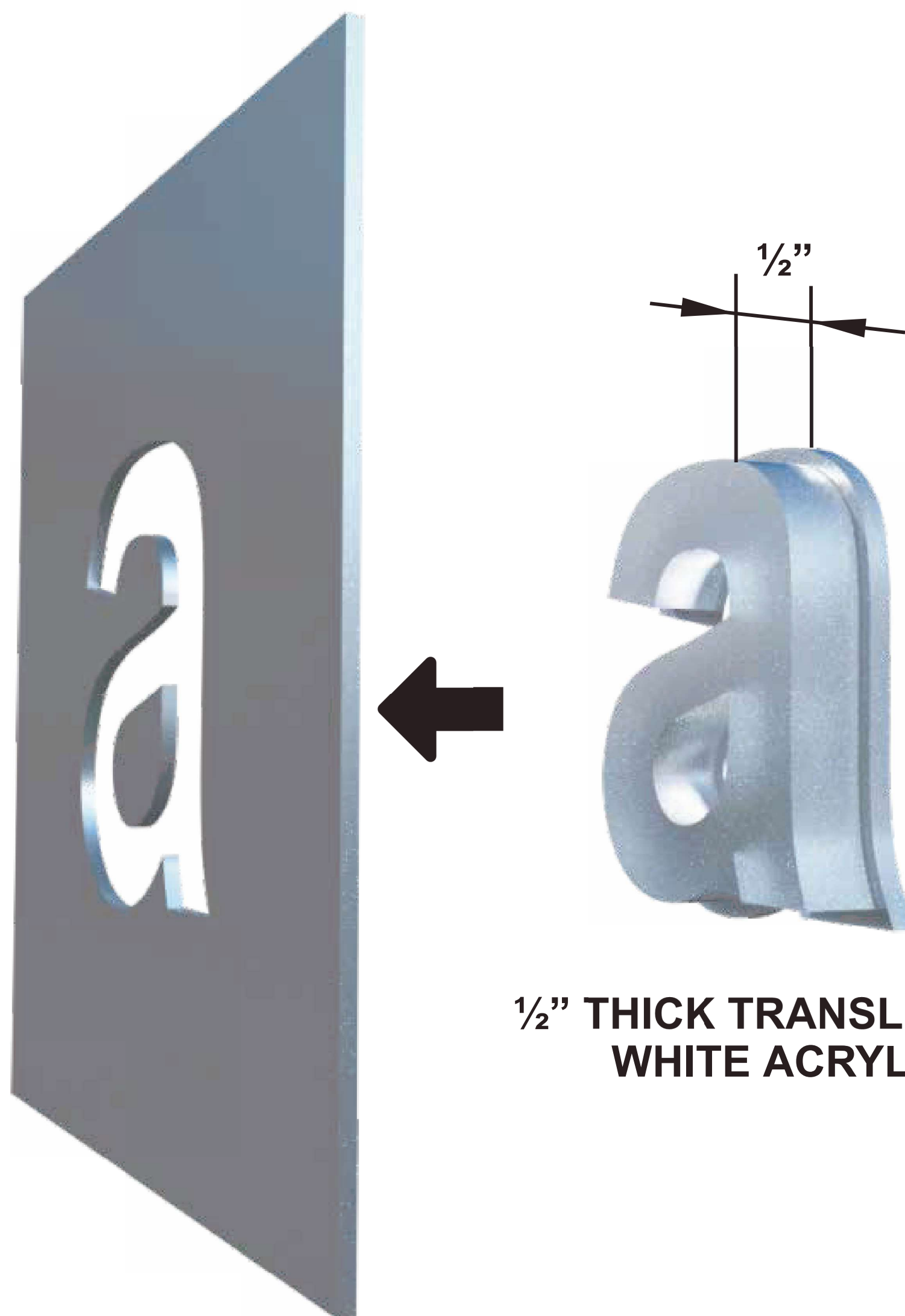
C

#### 3-D RENDERING

NTS

SIGN B

#### PUSH THROUGH COPY



1/8" THICK ALUMINUM

1/2" THICK TRANSLUCENT  
WHITE ACRYLIC





SIGN TYPE:  
EXTERIOR CABINET SIGN

JOB NUMBER:

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ARCADE TIME  
AT WELLINGTON

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ADDRESS:  
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SINGLE SIDED ☒  
DOUBLE SIDED

ILLUMINATED ☒  
NON ILLUMINATED

SQ FT: 119.2



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- PENETRATIONS OF THE BUILDING STRUCTURE REQUIRED FOR SIGN INSTALLATION SHALL BE NEATLY SEALED IN A WATERTIGHT MANNER, ACCEPTABLE TO LANDLORD.  
- DRAWING INFORMATION SHOULD REFERENCE ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND SHALL CONFIRM THAT THE METHOD OF ATTACHMENT HAS BEEN ENGINEERED TO MEET ALL DEAD LOAD AND WIND LOAD REQUIREMENTS DEFEND BY THE APPLICABLE CODE.

- TENANT IS REQUIRED TO PREFORM ON-SITE SURVEY OF ENTIRE PREMISES PRIOR TO COMPLETION OF TENANT CD'S. ANY VARIANCES BETWEEN THESE APPROVED PLANS & ACTUAL SITE CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT.  
- TENANT IS RESPONSIBLE FOR REPAIRING FAÇADE TO A LIKE NEW CONDITION. NO PATCHES SHALL BE VISIBLE.  
- ALL PREVIOUS TENANTS SIGNAGE / BRANDING SHALL BE REMOVED IN ITS ENTIRETY.  
- ALL SIGNS MUST FIT COMFORTABLY INTO THEIR STOREFRONT ARCHITECTURE, LEAVING SUFFICIENT MARGINS AND NEGATIVE SPACE ON ALL SIDES.

Engineer: Ed Shinskie  
4707 Wild Turkey Rd. Mims, FL 32754  
P.E 47515  
(321)863-3223

Edward F Shinskie Jr.  
Digitally signed by Edward F Shinskie Jr.  
Date: 2025.04.22 12:13:19 -04'00'

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ENGINEER STAMPS

E FRONT ELEVATION (SUPERIMPOSED)  
1/2 SCALE

SIGN B



# EXHIBIT B



To: Village of Wellington Planning and Zoning Department, Architectural Review Board (ARB)

Date: June 10, 2025

Subject: Technical Deviation Justification for New Monument Sign at 10300 Forest Hill Blvd, Wellington, FL 33414

## 1. Project Information:

- Project Name: Arcade Time Wellington
- Project Address:  
10300 Forest Hill Blvd, Wellington, FL 33414

Applicant: John Demare, Owner, Arcade Time

- Contact Information: [jdemare@arcadetimeusa.com](mailto:jdemare@arcadetimeusa.com)

The proposed wall sign is at the entrance to the Arcade Time Property at 10300 Forest Hill Blvd, Wellington, FL 33414. The sign will be made of aluminum and will measure 120" in height and 143" in width. It will have LED Lighting and translucent vinyl.

## 3. Reason for the Deviation:

The property at 10300 Forest Hill Blvd, Wellington, FL 33414 is set back from the road. This makes it difficult for traffic to see signs at the current code-mandated height. Increasing the height of the monument sign to [Proposed Height] is necessary to ensure clear visibility and public safety.

## 4. Justification:

Even with the proposed deviation from the height requirement, the sign will minimize visual clutter and not impede traffic. The increased height is essential for visibility, especially for visitors and delivery vehicles seeking the Arcade Time Sing. The sign will use high-quality materials and design elements that match the area's aesthetic character. This deviation will enhance the aesthetic result of the overall sign program for the property