

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda - Final

Monday, June 29, 2026

7:00 PM

Village Hall

Architectural Review Board

*Nathan George
Stacy Somers
Maria Wolfe
Hadar Goldberg
Lily Cho
John Greene
Maria Raspanti*

- I. CALL TO ORDER
- II. REMARKS BY CHAIRMAN
- III. PLEDGE OF ALLEGIANCE
- IV. APPOINTMENT OF CHAIR AND VICE CHAIR
- V. ADDITIONS/DELETIONS/REORDERING OF AGENDA
- VI. SWEARING IN OF SPEAKERS
- VII. EX-PARTE COMMUNICATION
- VIII. 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-401](#) Petition No. 2026-0025-ARB Mattress Warehouse Signage at Wellington Green MUPD E

Attachments: [Staff Report-Mattress Warehouse Bldg A WG MUPD E 2026-0025-ARB](#)

[Exhibit A Proposed Signs](#)

[Exhibit B Applicant Justification Statement](#)

[ARB-400](#) Petition No. 2026-0026-ARB Florida Center for Aesthetic Dentistry Signage

Attachments: [2026-0026-ARB 10140 Forest Hill Boulevard](#)

- IX. COMMENTS FROM THE PUBLIC
- X. COMMENTS FROM STAFF
- XI. COMMENTS FROM THE BOARD
- XII. 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-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

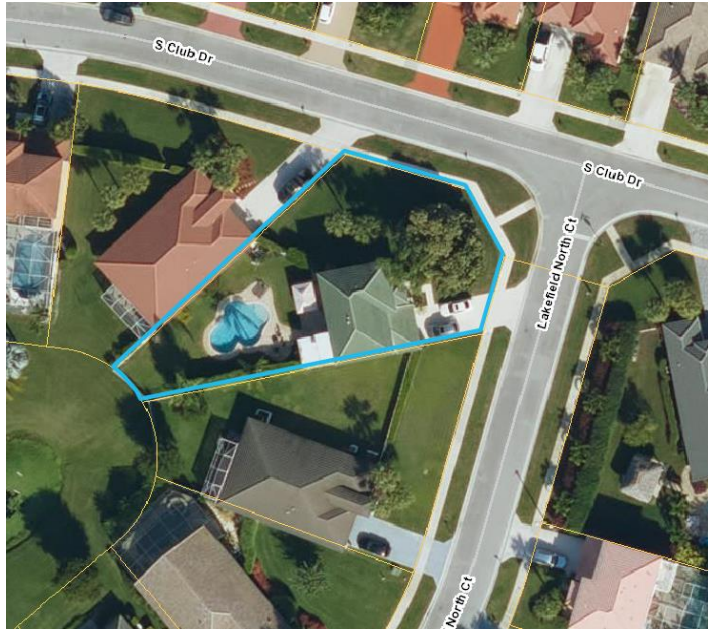
Future Land Use Designation (FLUM): Residential E

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. The pergola was approved by the Lakefield North HOA.

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 E | HOA Approval |

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.

Exhibit E – HOA Approval



Request to Architectural Review Committee for Approval to Modify Property

Complete all items (please print). Please read all conditions and sign where required below. Submit to Barnett Real Estate for the Association to review.

Name of Applicant(s): David White
Mailing Address: 1641 S. Club Dr., Wellington, FL 33414
Unit (Lot) Address:
Phone: 561-524-0113 Model Type
Email: davechefwhite@gmail.com Cell Phone:

In accordance with requirements of the Architectural Review Committee of the Association and/or the requirements to which I belong, I hereby request approval for the following modification: (Describe below the modification requested)

Fabricate and install 16'x12' freestanding pergola
Fabricate and install complete outdoor kitchen
including 12'x12' grilling island

Conditions:

- 1. Please consult the Association Architectural Review Guidelines for restrictions and proper procedures.
2. One complete set of plans and specifications prepared by an architect, landscaper, engineer, or other qualified person shall be attached to this application.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
4. One copy of the final Lot Survey indicating the location and dimensions of the proposed modifications must be attached.
5. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change and shall indemnify and hold each Association harmless from and against all claims, causes of action and expenses (including attorneys' fees) made against each Association in connection with, or as a result of the modification to be performed under this request.
6. The applicant acknowledges and agrees that they shall be responsible to any and all damage to roadways, sidewalks and landscaped areas and any other common areas governed by the Association or any other property within Lakefield North in connection with or arising out of the construction of the improvements.
7. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
8. An approval or denial for each applicable Association will be delivered within 30 days after that Association's receipt of this request together with all required materials.
9. Approval of this request does not constitute approval of the structural integrity or building code conformance of the requested modification and is intended solely to maintain harmonious visual aesthetics within the community.

No work may commence until the Association has a signed approval of this form.

Applicant's Signature: APPROVED Date:

Action Taken: Approved: APPROVED Disapproved:
The following information is required, or approval is conditioned upon:

Approval Signature: Julie Barnett For the Board of Lakefield North Date 5-26-2026



Legislation Text

File #: ARB-401, **Version:** 1

ITEM: Petition No. 2026-0025-ARB Mattress Warehouse Signage at Wellington Green MUPD E

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

SUMMARY: Architectural Review Board approval of the wall signs with technical deviation for Mattress Warehouse Suite 103 Building A within MUPD E of the Wellington Green project.

Mattress Warehouse Sign Wellington Green MUPD E STAFF REPORT

Petition Number: 2026-0025-ARB

Owner/Applicant: JBL Plaza at Wellington (2/3) LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020

Agent: Fabio Ladino
2028 Harrison Street, Suite 202
Hollywood, FL 33020
(954)932-0605
fabio@jblmgmt.com

Site Address: 2205 State Road 7

PCN(s): 73-41-44-13-01-005-0020

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

Zoning Designation:
Multiple Use Planned Development (MUPD)

Acreage:
10.25 Acres (+/-)

Request:
Architectural Review Board approval of the wall signs with technical deviation for Mattress Warehouse Suite 103 Building A within MUPD E of the Wellington Green project.

Project Manager:
Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(561) 753-2577

Location/Map:

The Wellington Green MUPD E project is located approximately half a mile south of the Forest Hill Boulevard and State Road 7/US 441 intersection, at the northwest corner of the State Road 7 and Lime Drive. The subject site is Building A (FKA Office Depot Building), located within the southeast section of the Wellington Green MUPD E project, as illustrated on the map below.



Adjacent FLUM and Zoning Designation:

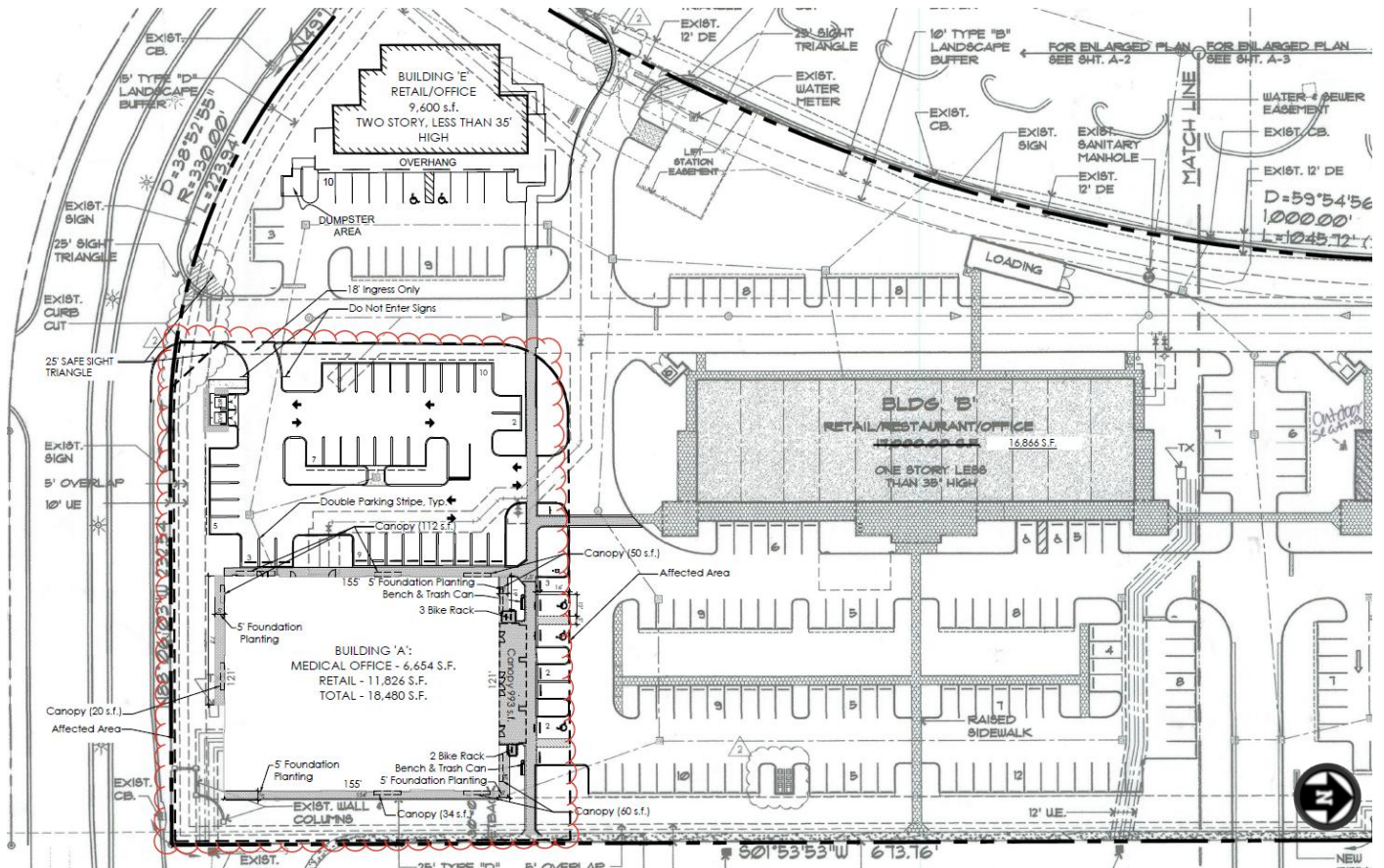
Adjacent Property	FLUM	Zoning
North	Regional Commercial (RC)/LSMU	Multiple Use Planned Unit Development (MUPD)
South	RC/LSMU	MUPD
East	Residential C	Planned Unit Development (PUD)
West	RC/LSMU	MUPD



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 MUPDs and one 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 site is located within MUPD E of the Wellington Green project. In 2025, the site plan was approved for the expansion of the existing Building A (Formerly Office Depot) from 15,986 to 18,480 square feet. The building was modified from a single retail tenant building to a multi-tenant building, with expansion of the building into the existing load area (on the south side). The expansion area is to accommodate a 6,654 square foot medical office. The existing building space (Office Depot) was divided into three (3) retail tenant bays/suites totaling 11,826 square feet. Also, ARB approved (2025-0005-ARB) the modification to the elevations/façade of the existing building, and includes proposed wall signs for each of the four (4) new tenant spaces/bays. Construction of these improvements is currently ongoing. See the affected area below.



This request (2026-0025-ARB) is for the proposed Mattress Warehouse tenant (Suite 103) wall signs on the north (primary) and east (secondary) elevations, with technical deviations for the sign heights.



Analysis:

Staff reviewed the request for Architectural Review Board (ARB) approval of the wall signs for consistency with Wellington’s Land Development Regulations (LDR) and the current approved Wellington Green Master Plan (Resolution No. R2017-10).

The applicant’s request is only for the proposed Suite 103 (Mattress Warehouse tenant) wall signs (Exhibit A) on Building A, which were reviewed for compliance with LDR Section 7.9.8.A. The request includes one (1) principal/main wall sign on the north façade/elevation and one (1) secondary wall sign on the east façade/elevation for the retail tenant space (Suite 103). Per LDR Section 7.9.8.A.2., the tenant space is allowed one (1) primary/principal wall sign for the tenant principal suite/bay north façade with a maximum sign area of two (2) square feet per foot of the bay façade or maximum of 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Signs/less than 10,000 SF of indoor space), and a length not to exceed 80 percent of the bay façade. The proposed secondary wall sign was reviewed for compliance with LDR Section 7.9.8.A.4, which allows tenants 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 primary/principal façade of the tenant bay/suite within the building. Below is what’s allowed per the LDR, being requested, and deviation for the proposed wall signs.

Wall Signs (Suite 103)			
Standards	Allowed	Requested	Deviation
Primary/Principal North Façade/Elevation			
Number of Signs	1	1	0
Sign Area	80 sq. ft. (40 ft. Bay Width)	83 sq. ft. ¹	3 sq. ft.
Height (Boxed)	30 in.	59 in. ¹	29 in.
Length (Boxed)	32 ft. (40 ft. Bay Width)	17 ft. ¹	0
Secondary East Façade/Elevation			
Number of Signs	1	1	0
Sign Area	40 sq. ft. (50% principal wall sign at 80 SF)	40 sq. ft. ¹	0
Height (Boxed)	15 in. (50% principal wall sign at 30 in.)	41 in. ¹	26 in.
Length (Boxed)	N/A	12 ft.	0

¹ Rounded up.

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 above, the applicant is requesting deviation to allow the primary wall sign area at 83 square feet (3 SF deviation) and height at 59 inches (29 in. deviation), and the secondary wall sign height at 41 inches (26 in. deviation) for Suite 103 north (primary) and east (secondary) façades/elevations.

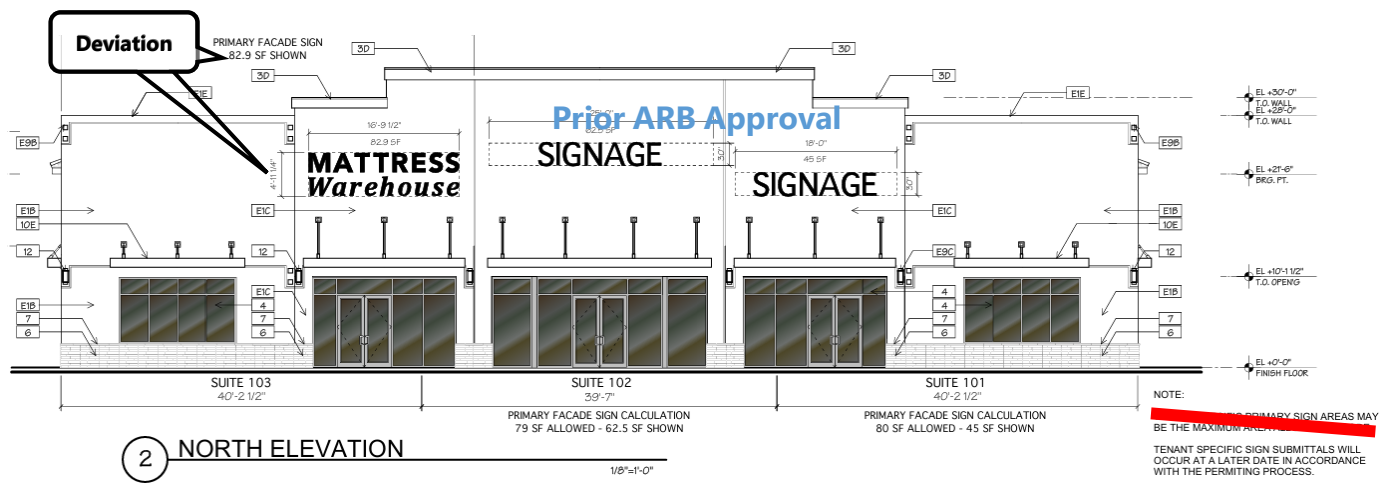
- 2. No deviation may be granted that has the effect of permitting any sign which is specifically prohibited by these regulations.

The proposed tenant wall 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 area and heights for Suite 103 wall signs, with deviations of three (3) square feet for sign area, and 41 and 59 inches for sign heights (Boxed).

- 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.

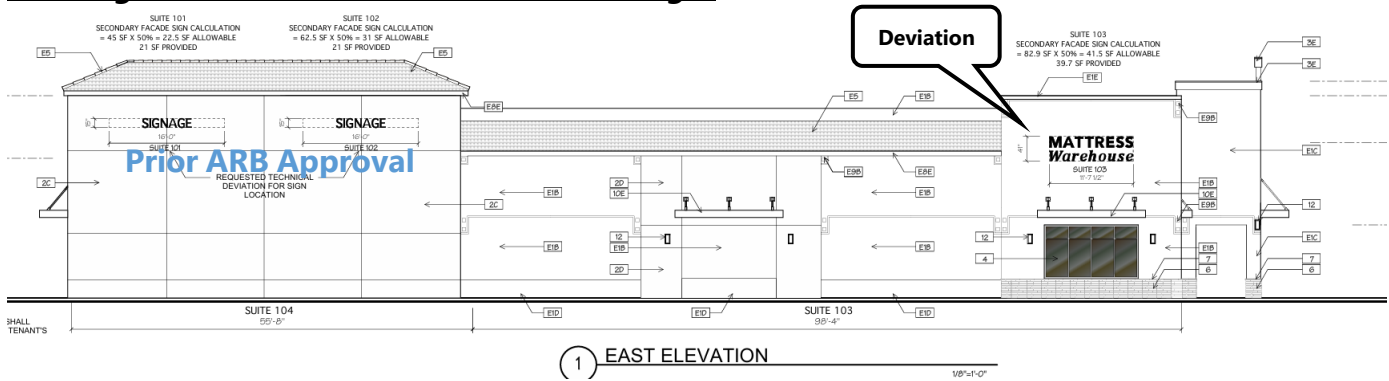
As shown in the illustration below, the wall signs will be proportional to the area of the building it is attached. The proposed wall signs are at an appropriate scale and will help with the overall building aesthetics of the north and east façades while providing visibility for the tenant.

Building East Elevation (State Road 7 Frontage)





Building East Elevation (State Road 7 Frontage)



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

The requested deviation to allow the two (2) wall signs as requested should not negatively impact another tenant or building within this project.

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

The primary wall sign area at 83 square feet (3 SF deviation) and height at 59 inches (29 in. deviation), and the secondary wall sign height at 41 inches (26 in. deviation) for Suite 103 north (primary) and east (secondary) façades/elevations of the in-line building will not cause any negative off-site impacts. The requested increase in sign area and height is minimal while still being a proportional scale for the section of the building façade it's affixed to, and will enhance the aesthetic of the building. The requested deviations will help with the tenant visibility to traffic along State Road 7 with the secondary wall sign, and traffic entering along the main access drive with the primary wall sign. The Wellington Green MUPD B project has existing mature and proposed landscaping along the project's frontage and internal areas that should help with the architectural landscape.

Exhibit B is the applicant's Justification Statement containing details on how this request meets the requirements. The applicant's complete Architectural Review Board application (2026-0025-ARB) is available for review at the Planning and Zoning Division office.

Summary:

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 prior conditions approved by 2025-0005-ARB are still in effect, except as amended with this approval.

- Suite 103 wall signs are hereby amended to be consistent with Exhibit A, and as approved below:

Wall Signs (Suite 103)		
Standards	Approved	Deviation
Primary/Principal North Façade/Elevation		
Number of Signs	1	0
Sign Area	83 sq. ft. ¹	3 sq. ft.
Height (Boxed)	59 in. ¹	29 in.
Length (Boxed)	17 ft. ¹	0
Secondary East Façade/Elevation		
Number of Signs	1	0
Sign Area	40 sq. ft. ¹	0
Height (Boxed)	41 in. ¹	26 in.
Length (Boxed)	12 ft.	0

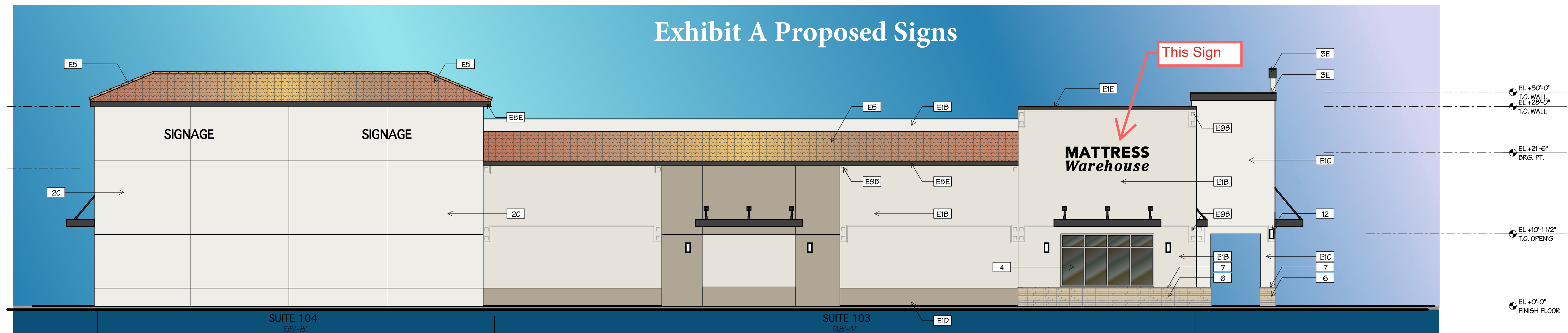
¹ Rounded up.

- Deviations are approved with the condition that the signs will be per the ARB-approved standards (which may be in addition to what is allowed by the LDR), and any modification above this approval will require ARB approval.
- If any exhibit conflicts with any condition(s), then in that event the condition(s) shall prevail to the extent of such conflict.

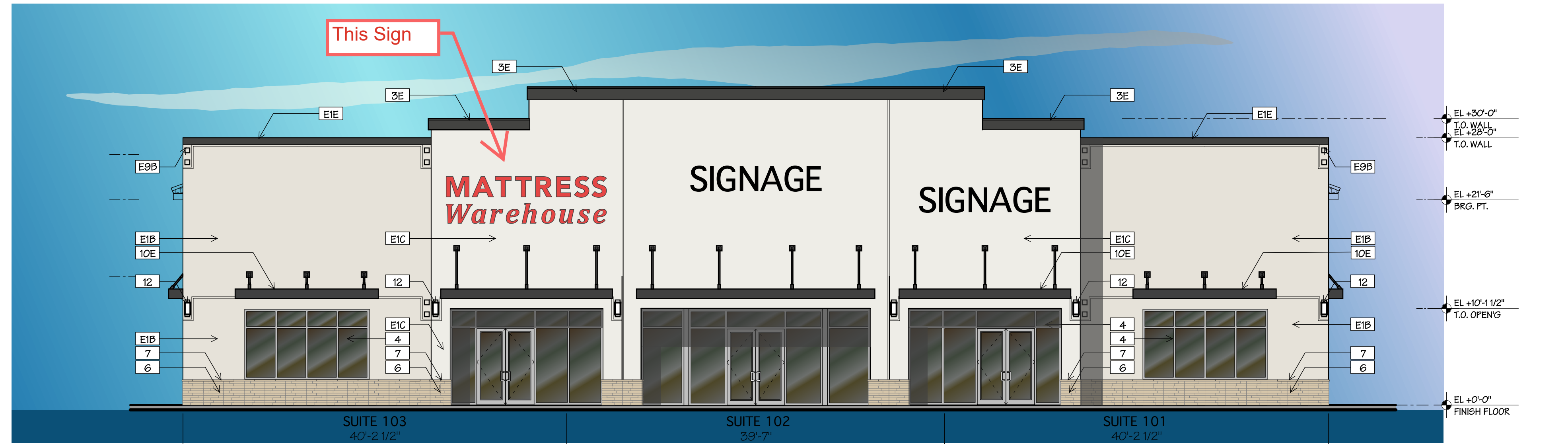
Exhibits:

- Exhibit A Proposed Building A Renderings/Elevations (with Color and Material Palette/
Scheme, and Wall Signs
- Exhibit B Applicant Justification Statement

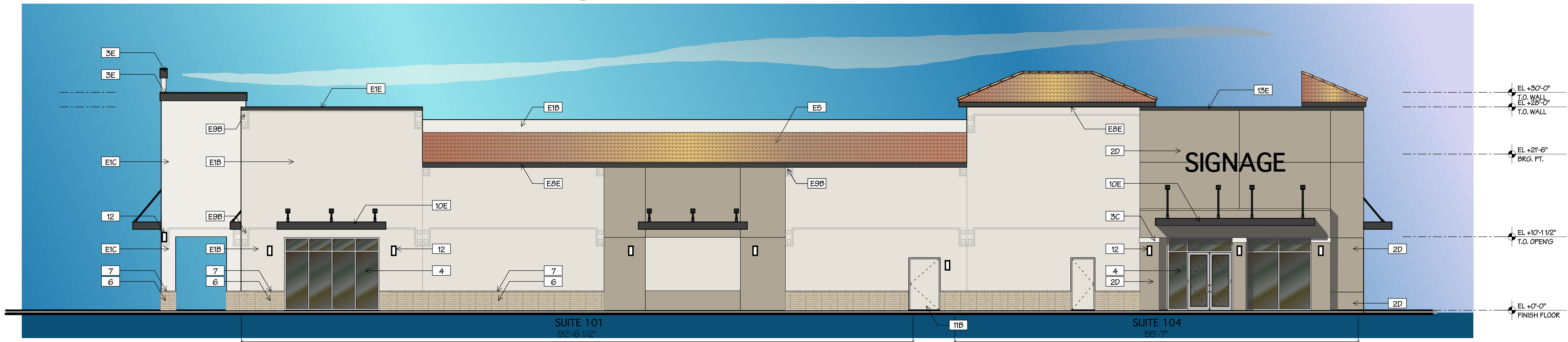
Exhibit A Proposed Signs



1 EAST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"



3 WEST ELEVATION
1/8"=1'-0"

MATERIAL SCHEDULE			
WELLINGTON E			7/23/25
MK	Material	Finish	Remarks
1	CONCRETE TILT PANEL	TEXTURE / PAINT	
2	CEMENT PLASTER	SAND FLOAT / PAINT	
3	E1F8 BAND	FINE SAND FINISH / PAINT	
4	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
5	CONCRETE ROOF TILE	BARREL ROOF TILE	PRESSURE WASH
6	STONE VENEER	DESERT SAND - STACK	ARRISCRAFT
7	CAST STONE TRIM	SAND FINISH	
8	WOOD FASCIA	SAND FLOAT / PAINT	
9	TILE EMBLEM		
10	METAL CANOPY	PRE-FINISHED ALUMINUM	
11	METAL DOOR	PRE-FINISHED ALUMINUM	
12	LIGHT FIXTURE		
13	METAL	PAINT	
B	PAINT - TAN	HERON PLUME SW 6070	SHERWIN WILLIAMS
C	PAINT - OFF-WHITE	PURE WHITE SW 7005	SHERWIN WILLIAMS
D	PAINT - TAUPE	ETHEREAL WOOD SW 7639	SHERWIN WILLIAMS
E	PAINT - DARK TAUPE	IRON ORE SW 7069	SHERWIN WILLIAMS

NOTES:
 - MATERIAL TAGS WITH THE 'E' PREFIX ARE EXISTING MATERIALS.
 - MATERIAL TAGS WITH A SUFFIX ARE NEW PAINT / FINISH COLORS

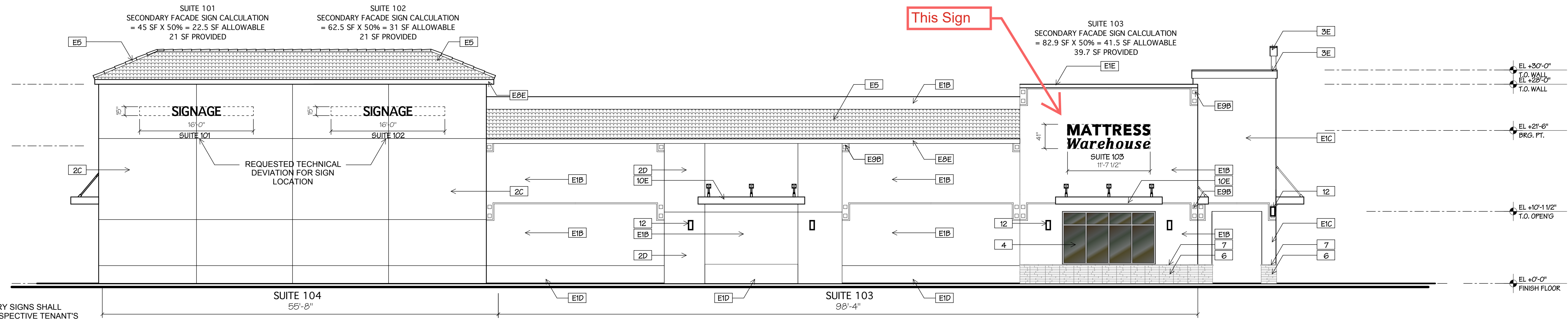
MARK	DESCRIPTION	DATE

IWA ARCHITECTURE, LLC
 ARCHITECTURE / PLANNING
 Robert Weber
 Florida Licensed Architect
 AR-0011313
 1701 West Hillsboro Blvd, Suite 308
 Deerfield Beach, Florida 33442
 P: 561-750-5208

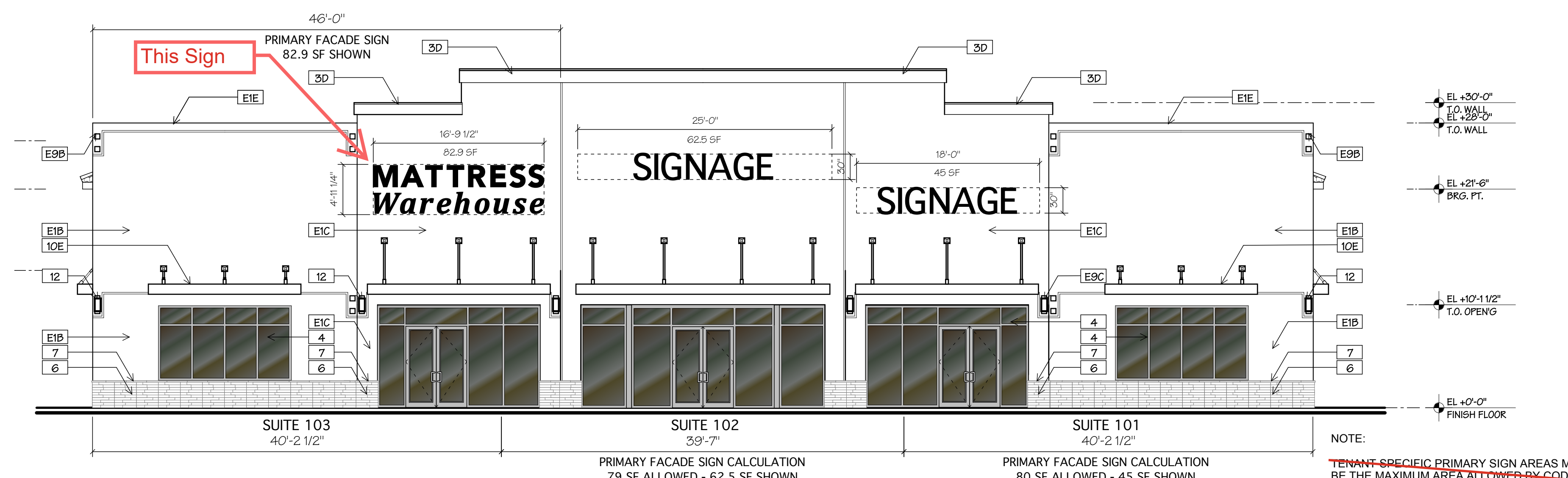
WELLINGTON MALL TRACT 'E'
OFFICE DEPOT REMODEL
 2495 S. State Road 7
 PALM BEACH COUNTY
 WELLINGTON, FL

JOB NUMBER	24017
SCALE	AS NOTED
ISSUE DATE	5/29/26
PERMIT DATE	
BID DATE	

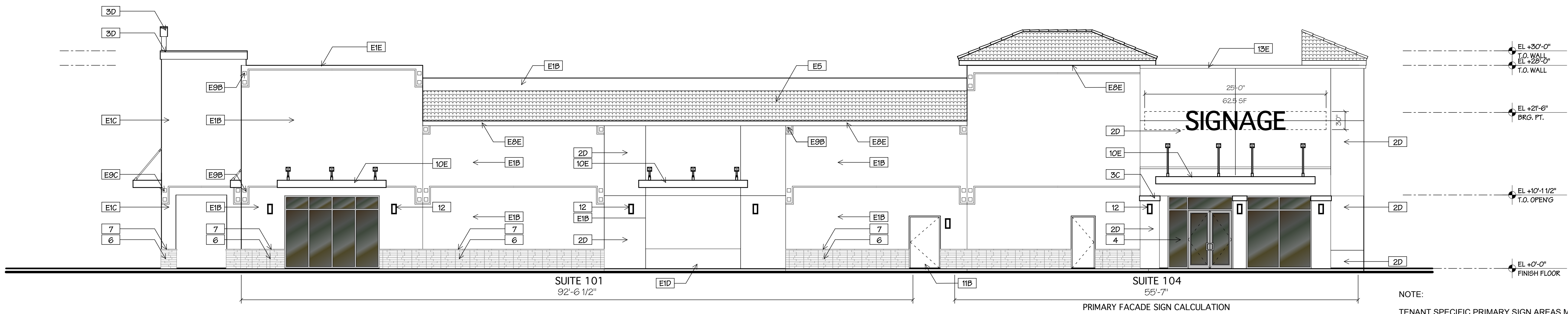
DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-6



1 EAST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"



3 WEST ELEVATION
1/8"=1'-0"

NOTE:
TENANT SPECIFIC SECONDARY SIGNS SHALL NOT EXCEED 50% OF THE RESPECTIVE TENANT'S ACTUAL PRIMARY SIGN SIZE.

MATERIAL SCHEDULE			
WELLINGTON E			7/23/25
MK	Material	Finish	Remarks
1	CONCRETE TILT PANEL	TEXTURE / PAINT	
2	CEMENT PLASTER	SAND FLOAT / PAINT	
3	EI#5 BAND	FINE SAND FINISH / PAINT	
4	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
5	CONCRETE ROOF TILE	BARREL ROOF TILE	PRESSURE WASH
6	STONE VENEER	DESERT SAND - STACK	ARRISCRAFT
7	CAST STONE TRIM	SAND FINISH	
8	WOOD FASCIA	SAND FLOAT / PAINT	
9	TILE EMBLEM		
10	METAL CANOPY	PRE-FINISHED ALUMINUM	
11	METAL DOOR	PRE-FINISHED ALUMINUM	
12	LIGHT FIXTURE		
13	METAL	PAINT	
B	PAINT - TAN	HERON PLUME SW 6070	SHERWIN WILLIAMS
C	PAINT - OFF-WHITE	PURE WHITE SW 7005	SHERWIN WILLIAMS
D	PAINT - TAUPE	ETHEREAL WOOD SW 7639	SHERWIN WILLIAMS
E	PAINT - DARK TAUPE	IRON ORE SW 7069	SHERWIN WILLIAMS

NOTES:
- MATERIAL TAGS WITH THE 'E' PREFIX ARE EXISTING MATERIALS.
- MATERIAL TAGS WITH A SUFFIX ARE NEW PAINT / FINISH COLORS

NOTE:
TENANT SPECIFIC PRIMARY SIGN AREAS MAY BE THE MAXIMUM AREA ALLOWED BY CODE.
TENANT SPECIFIC SIGN SUBMITTALS WILL OCCUR AT A LATER DATE IN ACCORDANCE WITH THE PERMITTING PROCESS.

SIGN AREA CALCULATIONS									
SUITE	FRONTAGE (FT)	PRIMARY SIGN AREA ALLOWED (SQ FT)	NUMBER OF PRIMARY SIGNS ALLOWED	PRIMARY SIGN AREA PROPOSED (SQ FT)	NUMBER OF PRIMARY SIGNS PROPOSED	SECONDARY SIGN AREA ALLOWED (SQ FT)	NUMBER OF SECONDARY SIGNS ALLOWED	SECONDARY SIGN AREA PROPOSED (SQ FT)	NUMBER OF SECONDARY SIGNS PROPOSED
101	40.2	80	1	45	1	22.5	2	21	1
102	39.6	79	1	62.5	1	31.25	2	21	1
103	46.40.2	82.9	1	82.9	1	41.45	2	39.7	1
104	55.6	111	1	62.5	1	31.25	2	21	1

TECHNICAL DEVIATION FOR SUITES 101 AND 102 SECONDARY SIGNS - FOR SIGN LOCATION

This Sign →

MARK	DESCRIPTION	DATE

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
P: 561-750-5208

WELLINGTON MALL TRACT 'E'
OFFICE DEPOT REMODEL
2495 S. State Road 7
PALM BEACH COUNTY
WELLINGTON, FL

JOB NUMBER	24017
SCALE	AS NOTED
ISSUE DATE	5/29/26
PERMIT DATE	
BID DATE	
DRAWN BY	RW
CHECKED BY	ARCHITECTURE
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-4

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

JBL Asset Management

2028 Harrison Street, Suite 202 | Hollywood, FL 33020

D: 954-932-0605 | Fabio@jblmgmt.com

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,

Fabio Ladino

JBL Asset Management
2028 Harrison Street, Suite 202 | Hollywood, FL 33020
D: 954-932-0605 | Fabio@jblmngmt.com



Legislation Text

File #: ARB-400, **Version:** 1

ITEM: Petition No. 2026-0026-ARB Florida Center for Aesthetic Dentistry Signage

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: Architectural Review Board (ARB) approval of a primary wall sign with technical deviations for Florida Center for Aesthetic Dentistry located at 10140 Forest Hill Boulevard, Unit 104, within MUPD D of Wellington Green.

FL CENTER FOR AESTHETIC DENTISTRY SIGNAGE STAFF

Petition Number: 2026-0026-ARB

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

Agent/Applicant: Sign Partners Inc
 1181 S Rogers Circle
 Boca Raton, FL 33487

Site Address: 10140 Forest Hill Boulevard,
 Unit 104

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 primary wall sign with technical deviations for Florida Center for Aesthetic Dentistry located at 10140 Forest Hill Boulevard, Unit 104, 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 10140 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 tenant has been operating as The Sadati Center for Aesthetic Dentistry and recently changed names to Florida Center for Aesthetic Dentistry.

The applicant applied for a sign permit (BP26-0252) to change out the existing tenant sign within the existing sign frame on the façade with a channel letter sign with a brushed gold finish. The permit was returned for corrections as the sign exceeded the maximum height for a minor wall tenant. However, the sign was already installed.

ARB approval is specific to the sign and not for the tenant space, so although the proposed signs are similar in size to the previous tenant sign, changeout of the sign requires ARB approval for technical deviations if it does not meet the code requirements. No ARB approval was found for the previous tenant signage.

Technical Deviation Analysis:

Exterior Sign | Florida Center for Aesthetic Dentistry

Proposed Condition



North West Elevation

Existing Condition



The applicant has installed one (1) wall sign along the front façade within the existing sign frame similar in size to the previous tenant.

Per Section 7.9.8.A.2. of Wellington’s LDR, Minor Tenants, defined as a tenant space less than 10,000 SF, shall be permitted one primary wall sign with a maximum height of 30 inches, maximum length of 80% of the tenant façade length and a maximum sign area of 2 square feet per linear foot of primary façade length not to exceed 150 SF. The Principal Wall Sign requires a Technical Deviation as the primary wall sign exceeds the maximum height and sign area permitted by Wellington’s LDR.

Staff reviewed the request for ARB approval of the proposed Primary Wall Sign for consistency with Wellington’s Land Development Regulations (LDR), Article 7, Chapter 9, Sign Regulations. 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 primary wall sign:

Minor Tenant Primary Wall Signs			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area – 2 SF/LF of Façade	59.71 SF	69.4 SF	+ 9.69 SF
Sign Height	30 inches	50 inches	+ 20 inches
Sign Length – 80% of LF of Façade	23.88 LF	16.67 LF	0

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

June 29, 2026



- 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 an increase height and sign area for a primary wall is a common technical deviation request for tenants. The proposed sign fits within the existing sign frame on the façade which is proportionate to the building. In addition, the actual letter height is only 35” and only the circular logo portion of the sign is proposed at 50”.

- 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 previous tenant sign was similar in overall size with larger text versus a larger logo on the proposed sign 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 conditions if the board desires to approve Petition 2026-0021-ARB:

- 1. The Florida Center for Aesthetic Dentistry Primary Wall Sign located at 10140 Forest Hill Boulevard shall be consistent with Exhibit B, and as approved below:

Minor Tenant Primary Wall Signs		
Standards	Approved	Deviation
Number of Signs	1	0
Sign Area – 2 SF/LF of Façade	69.4 SF	+ 9.69 SF
Sign Height	50 inches	+ 20 inches
Sign Length – 80% of LF of Façade	16.67 LF	0

- 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. 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 – Primary Wall Sign

Exterior Sign | Florida Center for Aesthetic Dentistry

Proposed Condition



North West Elevation

Existing Condition



Notes & Specifications

- 1 3" Aluminum Channel Letters and Logo (brushed gold-tone finish)
- 2 Back Lit w/ White LED
- 3 Mounted to the Wall w/ Spacers
- 4 Overall Dimensions: 50"H x 200"W
- 5 Quantity: 01



CONTRACTOR:

Sign Partners
 1181 S Rogers Circle, Suite 3
 Boca Raton, FL 33487
 Phone: 561.270.6919



CUSTOMER:

Florida Center for
 Aesthetic Dentistry
 10140 Forest Hill Blvd #104,
 Wellington, FL 33414

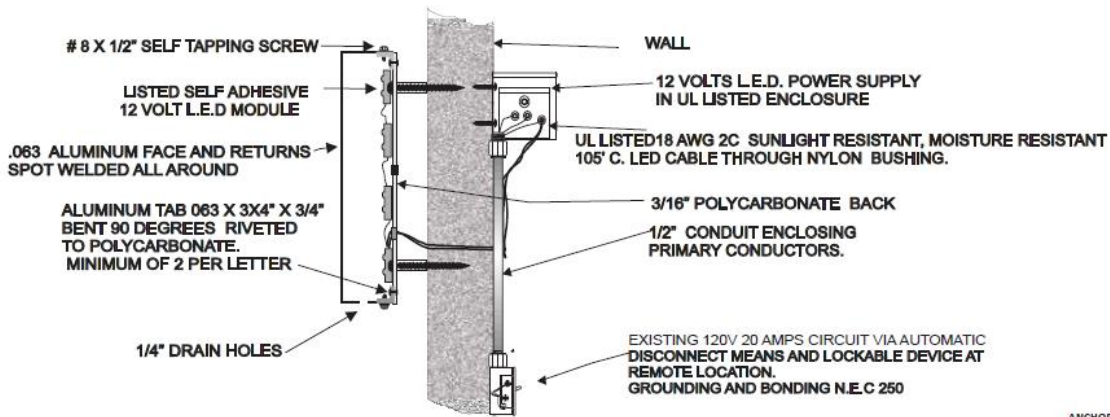
Proposed Square Footage:
 50" H X 200" W / 144 = 69.4 SQ. FT



Exterior Sign | Florida Center for Aesthetic Dentistry

CHRISTINA LI
 No. 51
 F.L.
 PROFESSIONAL
 This form signed by Christina Li on 09/26/2026
 Digitized by Christina Li
 Date: 09/26/2026

LISTED REVERSE CHANNEL LETTER SIGN



ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (Bolt) or HOLLOW MASONRY	1/4" TREATED RODS WITH MIN 3" EMBED IN ADHESIVE	(3) AT LOGO (5) PER LTR
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	(6) AT LOGO (3) PER LTR
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	(5) AT LOGO (3) PER LTR
	1/4" TONGUE BOLTS	(6) AT LOGO (3) PER LTR
METAL STUDS OR METAL PANELS	1/4" WOOD SCREWS, FULL EMBED	(7) AT LOGO (3) PER LTR
HOLLOW WALL (BLOCKING BEHIND)	#14 METAL SCREWS TO MIN 2 1/2" STEEL OR 0.090" ALUM	(6) AT LOGO (3) PER LTR
	1/4" THROUGH BOLTS OR LAGS TO SOLID BLOCKING BEHIND	(6) AT LOGO (3) PER LTR



Exterior Sign | Florida Center for Aesthetic Dentistry

Sign Location



Exhibit C – Applicant Technical Deviation Statement

JUSTIFICATION STATEMENT & TECHNICAL DEVIATION JUSTIFICATION

Project Address: 10140 Forest Hill Blvd, Suite 140, Wellington, FL 33414

Tenant: Florida Center for Aesthetic Dentistry

Applicant/Contractor: Sign Partners Inc.

PROJECT DESCRIPTION

Sign Partners Inc. respectfully submits this application on behalf of Florida Center for Aesthetic Dentistry for Architectural Review Board (ARB) review and approval of an existing exterior channel letter sign located at the above-referenced address. The applicant is requesting approval to permit and finalize an already installed signage element that was previously installed without completion of the formal permitting process.

The subject signage consists of professionally fabricated front-lit channel letters mounted within a designated architectural sign band provided on the building façade. The sign was installed by a prior contractor as part of the tenant’s build-out and in coordination with the property’s designated signage area; however, the formal permitting and inspection process was not completed at that time. This application is submitted in good faith to bring the installation into full compliance with the Town of Wellington Land Development Code.

The existing sign measures as follows:

- Width: 200 inches
- Overall Height: 50 inches (including logo element)
- Lettering Height: approximately 35 inches overall
- Total Area: 69.4 square feet

FACADE ANALYSIS

The tenant façade measures:

- Width: 358 inches
- Height: 214 inches

In accordance with the Town of Wellington Land Development Code (Minor Tenant Wall Sign standards), signage shall not exceed 80% of the tenant façade width.

- Maximum permitted width: 286.4 inches
- Proposed sign width: 200 inches
- Actual façade coverage: approximately 55.9%

The proposed signage therefore remains fully compliant with the façade length requirement and remains well within the allowable signage envelope. The installation is fully contained within the designated architectural sign band and maintains appropriate proportionality with the building elevation.

APPLICABLE CODE COMPLIANCE (CITY OF WELLINGTON LDR)

This application is evaluated under the Town of Wellington Land Development Code (Sign Regulations for Minor Tenants).

ARCHITECTURAL REVIEW BOARD

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A Minor Tenant is defined as a tenant with less than 10,000 square feet of interior space. Under this classification, wall signage is subject to the following standards:

- Maximum sign height: 30 inches
- Maximum sign length: 80% of tenant façade width

The subject tenant qualifies as a Minor Tenant under the City Code definition.

DIMENSIONAL COMPLIANCE CLARIFICATION

The proposed signage is substantially compliant with the applicable code, with limited dimensional deviations associated with the installed lettering and logo element.

Upon further field verification and dimensional review, the installed lettering measures approximately 35 inches overall, modestly exceeding the 30-inch maximum height requirement established under the City of Wellington Land Development Code. Additionally, the integrated logo element measures approximately 50 inches in height.

These dimensional deviations are limited in scope and do not create visual clutter, obstruct visibility, or negatively impact adjacent tenants or surrounding properties.

The increased dimensions are intended to maintain visual proportionality within the existing architectural sign band and to ensure effective business identification from vehicular and pedestrian viewpoints along Forest Hill Boulevard, consistent with the visibility needs of a professional medical and dental practice.

Importantly:

- The sign remains fully contained within the designated architectural sign band.
- The overall sign width remains fully compliant with code requirements.
- The signage is professionally fabricated and architecturally integrated into the building façade.
- The installation remains visually consistent with surrounding commercial signage within the plaza and surrounding corridor.

The signage remains well-proportioned within the architectural sign band and does not extend beyond the intended signage area of the façade.

Accordingly, the requested deviation is limited to the installed height of the lettering and logo element, while the overall sign configuration otherwise remains compliant with the City of Wellington Land Development Code.

TECHNICAL DEVIATION JUSTIFICATION

1. Description of Deviation

The requested deviation is limited to:

- The integrated logo element, which measures approximately 50 inches in height; and
- The installed lettering, which measures approximately 35 inches overall, modestly exceeding the 30-inch limitation established under the Town of Wellington Land Development Code for Minor Tenant wall signage.

2. No Prohibited Signage Elements

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

June 29, 2026



The proposed signage is not a prohibited sign type. It consists of standard front-lit channel letters with an integrated logo element commonly used in commercial branding.

3. Enhanced Architectural Integration

Approval of the requested deviation will result in a superior aesthetic outcome by preserving a professionally designed signage system that is fully integrated into a purpose-built architectural sign band. The increased dimensions improve visibility and brand recognition without compromising architectural intent or code objectives.

4. No Impact on Master Sign Plan or Adjacent Tenants

Approval of this request will not adversely affect the Master Sign Plan or surrounding tenant signage. The sign is exclusive to the applicant’s leased space and maintains full separation from adjacent tenants.

5. No Off-Site Impacts

The signage will not generate any negative off-site impacts. Lighting is controlled and directed solely toward the tenant façade, ensuring compliance with safety and visual standards.

CLOSING STATEMENT

Given the architectural integration of the existing signage, its professional design quality, and its compatibility with both the building and surrounding uses, Sign Partners Inc. respectfully requests ARB approval of the existing installation and the limited technical deviations associated with the installed lettering and logo height.

Approval will allow the project to be properly permitted and brought into compliance with the Town of Wellington Land Development Code while preserving the intended visual identity and architectural character of the site.

The signage is located within the designated sign band approved for tenant identification within the shopping center and is consistent with the property’s overall signage framework.