



LA Medical

STAFF REPORT

Petition Number: 2025-0025-ARB

Owner: Ancoal Enterprises, LLC.
2326 S Congress Ave, Suite 2D
West Palm Beach, FL 33406

Applicant: M. Troy Holloway - 2GHO, INC
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Agent: Pat Lentini
1907 Commerce Lane, Suite 101
Jupiter, FL 33458
Pat@2gho.com

Site Address: 925 South State Road 7
Wellington, FL 33414

PCN(s): 73-41-44-12-23-000-0010

Future Land Use Map (FLUM) Designation:
Commercial

Zoning Designation:
Multiple Use Planned Development (MUPD)

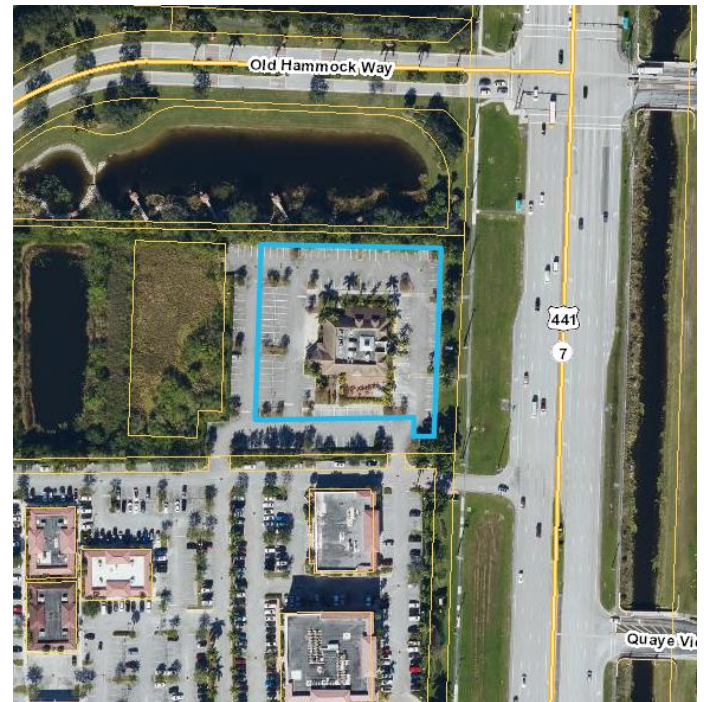
Acreage:
1.56 Acres

Request:
Architectural Review Board (ARB) approval of a wall sign with a Technical Deviation for LA Medical (clinic) at 925 South State Road 7.

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

Location/Map:

LA Medical is located along State Road 7 on the corner of Old Hammock Way and South State Road 7.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South	Commercial	MUPD
East	Mixed-Use	PUD
West	Residential C	MUPD

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 27, 2025



Site History and Current Request:

The subject site, located at 925 S. State Road 7, is situated on the southwest corner of State Road 7 and Old Hammock Way. The subject tenant space is an 8,800-square-foot commercial space that Cheddar's Scratch Kitchen previously occupied. The request is for a Technical Deviation of one (1) primary façade wall sign.

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.

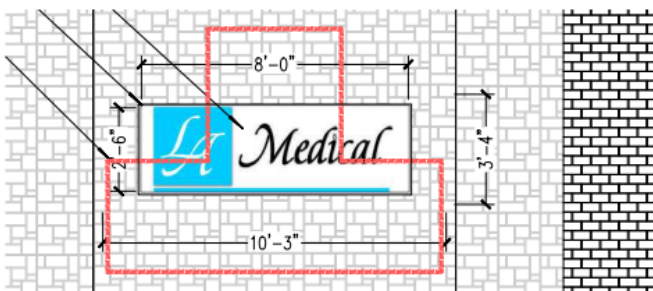
Per the LDR, one (1) primary façade wall sign is allowed per tenant primary façade with a maximum sign area of two (2) square feet per foot of primary façade length (tenant bay/unit), not to exceed 150 square feet, a maximum height of 30 inches (Minor Tenant Wall Sign), and a length not to exceed 80 percent of the façade. The tenant is within a building with a primary façade length of 200 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.

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)	48 sq. ft.	0
Height (Boxed)	30 in. (Minor Tenant)	87 in.	57 in.
Length	120 in. (80% Façade Length of 200')	10 ft.	0

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

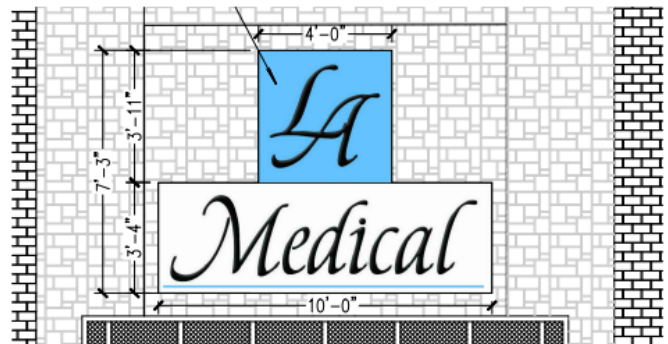
Wall Sign (Proposed)

Scale: 1/4"=1'-0"



Wall Sign (Code Compliant & Proposed) Blow-Up (22 s.f.)

Scale: 1/2"=1'-0"



Wall Sign (Proposed) Blow-up (48 s.f.)

Scale: 1/2"=1'-0"

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 87", which is 57" more than what is allowed by the LDR (30" 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 (30" 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 200" allowed. Also, due to the size of the façade in which it will be placed, it is already limited in size.

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. With the location of the tenant space being alongside State Road 7, the proposed sign height will have no negative off-site impact.

The applicant's complete Architectural Review Board application (2025-0025-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 2025-0025-ARB:

1. The LA Medical tenant space wall sign on the outer building located at 925 S State Road 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 200 feet:

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

August 27, 2025



Primary Wall Sign (East Façade)		
Standards	Approved	Deviation
Number of Signs	0	1
Sign Area (Boxed)	48 sq. ft	0
Height (Boxed)	87 in	57 in
Length	10 ft	0

2. Permit approval is required before the 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 Sign
- Exhibit B Applicant Justification Statement

Exhibit A – Proposed Wall Sign

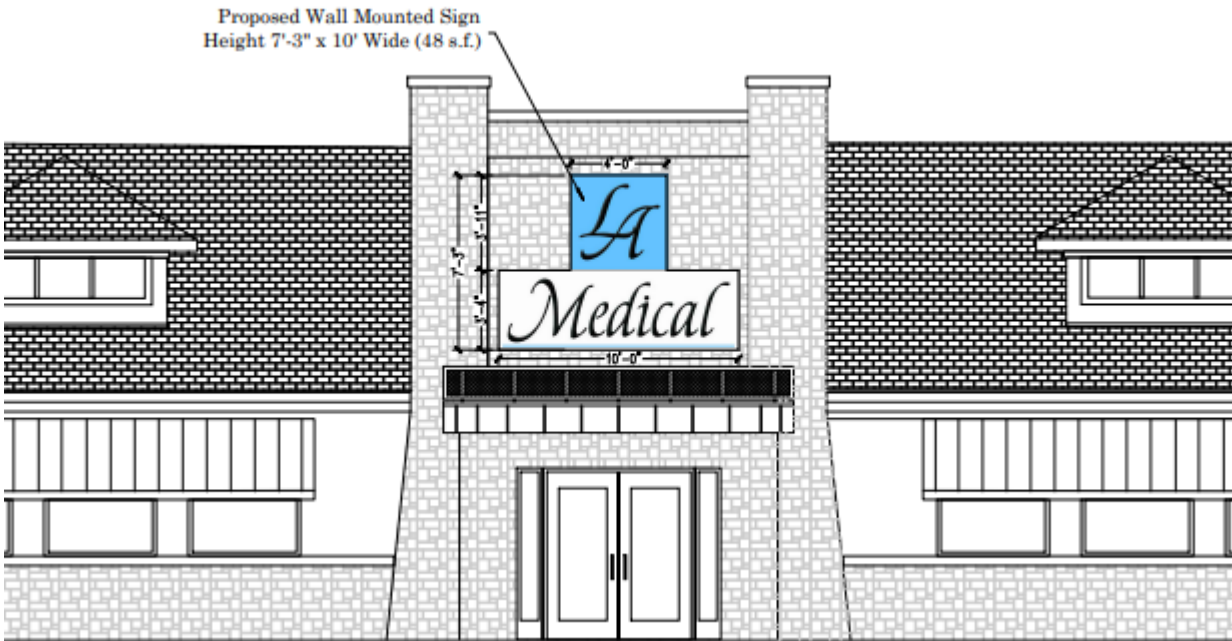
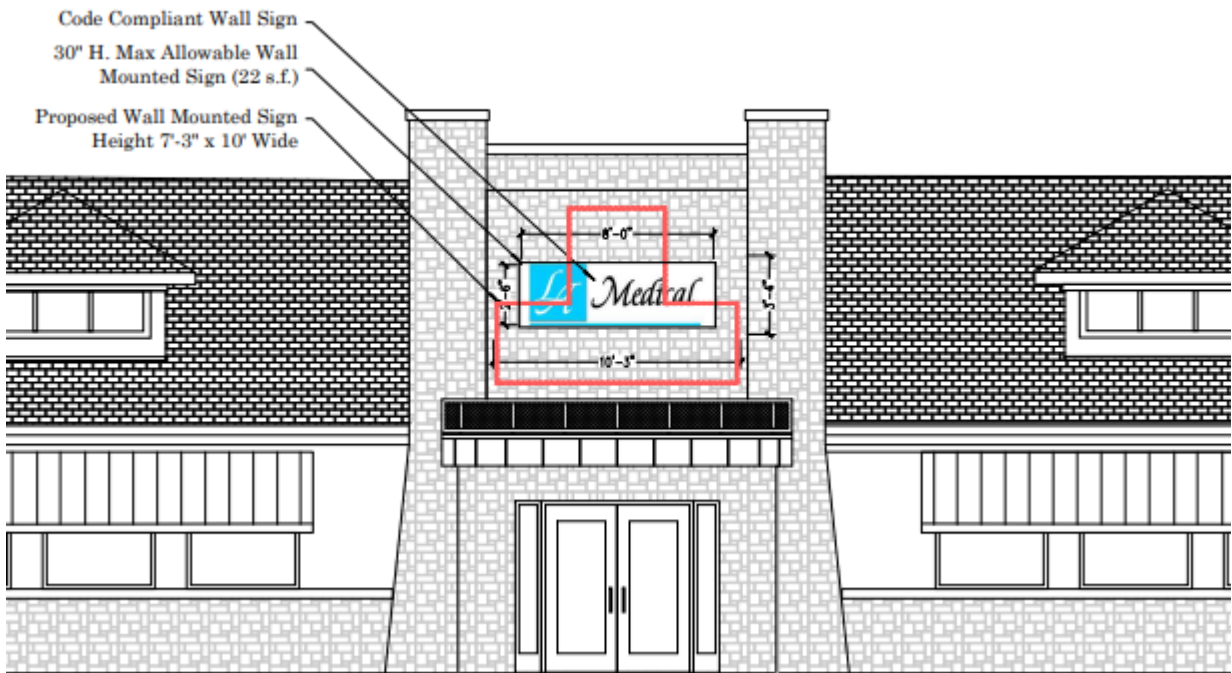




Exhibit B – Applicant Justification Statement

➤ Goals

Land Use & Community Design 3 - Protect Our Investment. Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

Response: The proposed wall mounted sign will provide the business with more visibility to their customers to locate the medical office building.

Land Use & Community Design 4 - Sustainability. Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability and reduces public facility and service costs.

Response: The proposed medical office will provide a needed service to the surrounding community that will also be a reduction in traffic generation, reduction in demand for water and sewer services, and reduction in impacts on public safety (fire rescue and police) services from the previously established restaurant use.

Objective LU&CD 2.5 - SR 7 Corridor Development

Facilitate the continued development and reinvestment in the properties along State Road 7 as a mixed-use corridor with businesses, job creation, and residential development consistent with the regional focus of the corridor.

Response: A larger sign is easier for customers—especially visitors unfamiliar with the area—to see from a distance. Better wayfinding means more foot traffic, higher revenue potential, and increased vibrancy for the surrounding commercial district. The proposed use of a medical office is directly consistent with the above-mentioned

2. That the proposed request is not in conflict with any portion of Wellington's Land Development Regulations (LDR), and is consistent with the purpose and intent of the LDRs.

Response: Note, in a previous application, the Village approved a use change to medical office for the subject site. This application only requests to modify the previous wall mounted sign that has been removed, by adding a wall mounted sign for LA Medical proposed to be 48 s.f. The Owner's proposal will remain consistent with the Village's land development regulations.

3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

Response: As the proposal only contains an external modification to an existing building, it will remain compatible and consistent with the existing surrounding properties, in addition to enhancing the aesthetics in the general area.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Response: As a traditional and popular architectural element, porches are often seen as enhancing a structure's character and curb appeal rather than detracting from it. When designed thoughtfully to complement the existing style, and materials of the existing structure. The proposed wall mounted sign will add aesthetics to the building.