

Wellington Regional Medical Center Master Sign Plan **STAFF REPORT**

Petition Number: 2024-0015-ARB

Owner/Applicant: Forest Hill Medical Properties LLC
 PO Box 92129
 Southlake, TX 76092

Agent: Fast Signs
 200110th Ave.
 Lake Worth, FL 33461
 89fastsigns@gmail.com

Site Address: 10111 Forest Hill Blvd.

PCN(s): 73-42-43-27-05-018-0211

Future Land Use Map (FLUM) Designation:
 Commercial

Zoning Designation:
 Medical Center Planned Development (MCPD)

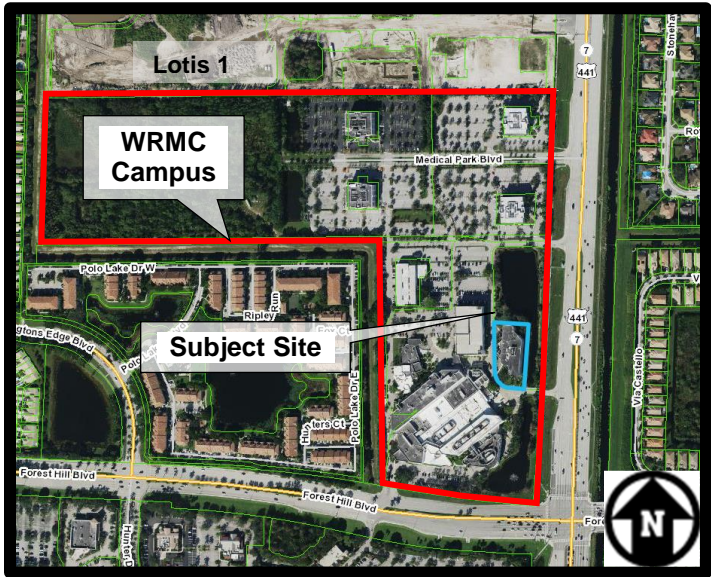
Acreage:
 1.00 Acre (+/-) (Subject Parcel)

Request:
 Architectural Review Board (ARB) approval to amend the Wellington Regional Medical Center Master Sign Plan to include an additional auxiliary ground sign with Technical Deviation for the medical office building (MOB).

Project Manager:
 Damian Newell, Senior Planner
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Site History and Current Request:
 The Wellington Regional Medical Center (WRMC) parcel was annexed into Wellington on September 14, 2004, through Ordinance No. 2004-031. A Comprehensive Plan Amendment to change the Future

Location/Map:
 The Wellington Regional Medical Center (WRMC) 57-acre campus at the northwest corner of the intersection of State Road 7/ US 441 and Forest Hill Boulevard. The subject site (MOB) is located within the southeast section of the WRMC campus as illustrated on the map below.



Adjacent FLUM and Zoning Designation:

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



Land Use Designation to Medical Commercial from Palm Beach County (PBC) Institutional was approved and adopted on May 6, 2006, through Ordinance No. 2005-009. The original planning, zoning and building permit approvals were granted by Palm Beach County.

On September 15, 2009, the Wellington Council approved the WRMC Rezoning (Ordinance No. 2009-14) and Master Plan (Resolution No. R2009-49) for the overall project. On April 20, 2011, the ARB approved the overall WRMC Master Sign Plan (ARB 10-17/HTE09-200001) for the 57-acre campus. The ARB approved a master sign plan amendment (ARB 13-16/HTE 13-0138) to relocate eight (8) ground signs and add five (5) ground signs in 2013 (November 20, 2013).

The owner/applicant is requesting approval to add a new ground sign to the WRMC Master Sign Plan for the existing Medical Office Building 1 (MOB 1), which is located northeast of the main hospital building and east of the parking garage.

Analysis:

Staff reviewed the request for ARB approval of the proposed WRMC Master Sign Plan amendment to add one (1) auxiliary ground sign for consistency with Wellington’s Land Development Regulations (LDR) Section 7.9.8.B.4. Auxiliary Ground Sign.

The proposed auxiliary ground sign was reviewed for compliance with LDR Section 7.9.8.B.4.a and 7.9.8.B.4.c. Per the LDR, one (1) auxiliary ground sign is allowed per interior access point with a maximum sign area of 16 square feet, and maximum height of six (6) feet. Below is what’s allowed per the LDR, being requested and deviation for the proposed auxiliary ground sign.

Auxiliary Ground Sign (MOB 1)			
Standards	Allowed	Requested	Deviation
Number of Signs	1	1	0
Sign Area (Boxed)	16 sq. ft.	16.47 sq. ft.	0.47 sq. ft.
Height (Boxed)	6 ft. (overall structure)	5 ft.	5 ft.
Length	N/A	5 ft.	0

Below is an illustration of the proposed auxiliary ground sign at the interior access point to the existing MOB 1.



The proposed location of the auxiliary ground sign is within an existing landscape area/median in front of MOB 1. The proposed location as shown in the owner/applicant request is too close to the drive aisle, and should be moved back to be more centrally located with the landscape area/median in front of MOB 1. If this request is approved by ARB, the applicant will need to submit a minor site plan amended application for review/approval of the proposed auxiliary ground sign.

The applicant's request requires ARB approval of a deviation to allow the auxiliary ground sign to exceed the allowed sign area. As shown above, the request is for a very minor 0.47 square feet sign area deviation to allow the proposed sign at 16.47 square feet. The proposed sign will help provide visibility interior to the 57-acre WRMC campus for this MOB along the access drive, which will not cause any negative off-site impacts due to the proposed minor increase in the sign area.

The applicant's complete Architectural Review Board application (2024-0015-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 recommends approval of Petition 2024-0015-ARB with the following conditions:

1. All previous conditions of approval not affected by this approval are in effect.
2. The auxiliary ground sign for Medical Office Building 1 (MOB 1) within the Wellington Regional Medical Center (WRMC) 57-acre campus shall be consistent with Exhibit A, and as approved below;
 - a) Shall not be installed within a clear/safe sight triangle.
 - b) Shall submit for and receive site plan approval of the sign on-site location prior to building permit approval, and be located within the existing landscape area/median in front of MOB 1.
 - c) Shall be consistent with the below approved standards:

Auxiliary Ground Sign (MOB 1)		
Standards	Requested	Deviation
Number of Signs	1	0
Sign Area (Boxed)	16.47 sq. ft.	0.47 sq. ft.
Height (Boxed)	5 ft. (overall structure)	5 ft.
Length	5 ft.	0

3. Permit approval is required prior to construction/installation of proposed improvements.
4. Any modifications to this approval during permitting and/or construction shall require ARB approval.
5. Amended plans as needed and consistent with these conditions shall be provided to Wellington (Planning and Zoning Division and/or Building Department), and 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 proposed improvement(s).

Exhibits:

- Exhibit A Proposed Auxiliary Ground Sign
- Exhibit B Applicant Justification Statement