



Staff Report

File #: LN-290

ARCHITECTURE APPEARANCE COMMITTEE

Meeting Date: JUNE 07, 2022

FESTIVAL MARKETPLACE - MASTER SIGN PROGRAM

Request: Master Sign Program
P&Z# PZ22-30000001
Owner: Festival Real Estate, LLC
Project Location: 2900 W. Sample Road
Folio Number: 484221070010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 5 (Cyndy Floyd)
Agent: Tara Patton (561-736-6642)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting approval for a Master Sign Program for the Festival Marketplace located at 2900 West Sample Rd. Pursuant to §155.2416, [Master Sign Program], all multi-tenant mixed-use or multi-tenant nonresidential developments which exceed 5,000 square feet and which are located along a designated arterial or collector road(s) as defined by the Broward County Trafficways Plan are required to obtain Master Sign Program approval. The Master Sign Program must be reviewed and approved by the Architectural Appearance Committee (AAC), prior to Zoning Compliance Permit approval.

The proposed Master Sign Program is for signs associated with the Festival Marketplace building, the proposed RaceTrac gas station and other outparcels, and includes new and existing freestanding signs and wall signs.

The property is located on the south side of West Sample Rd, and east of the Florida Turnpike.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design

guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use):
B-3 (General Business | Large Retail Sales Establishment)

B. Surrounding Properties (Zoning District | Existing Use):

- 1) North - Broward County | County Regional Facility (Landfill)
- 2) South - I-1 (General Industrial| Retention/Drainage)
- 3) East - B-3/PCI (General Business/Planned Commercial Infill) |
- 4) West - ROW (Right-of-Way) | Florida Turnpike

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.